

Bradley Ranch Park Zone Change

CPC ZC 18-00019

May 22, 2018

Daniel Sexton, Senior Planner



Application



CPC ZC 18-00019 – ZONE CHANGE

The Bradley Ranch Park zone change, rezoning 8.7 acres from (PUD) Planned Unit Development (Single-Family Detached Residential, Maximum Density of 2.98 dwelling units per acres, and Maximum Building Height of 35 feet) to (PK) Public Park.

Vicinity Map



Future Filings
of Cordera

Future Filings
of Cordera

Future Filings
of Wolf Ranch

 **Approx. Boundary of Application**

 **Project Boundary**

General Information



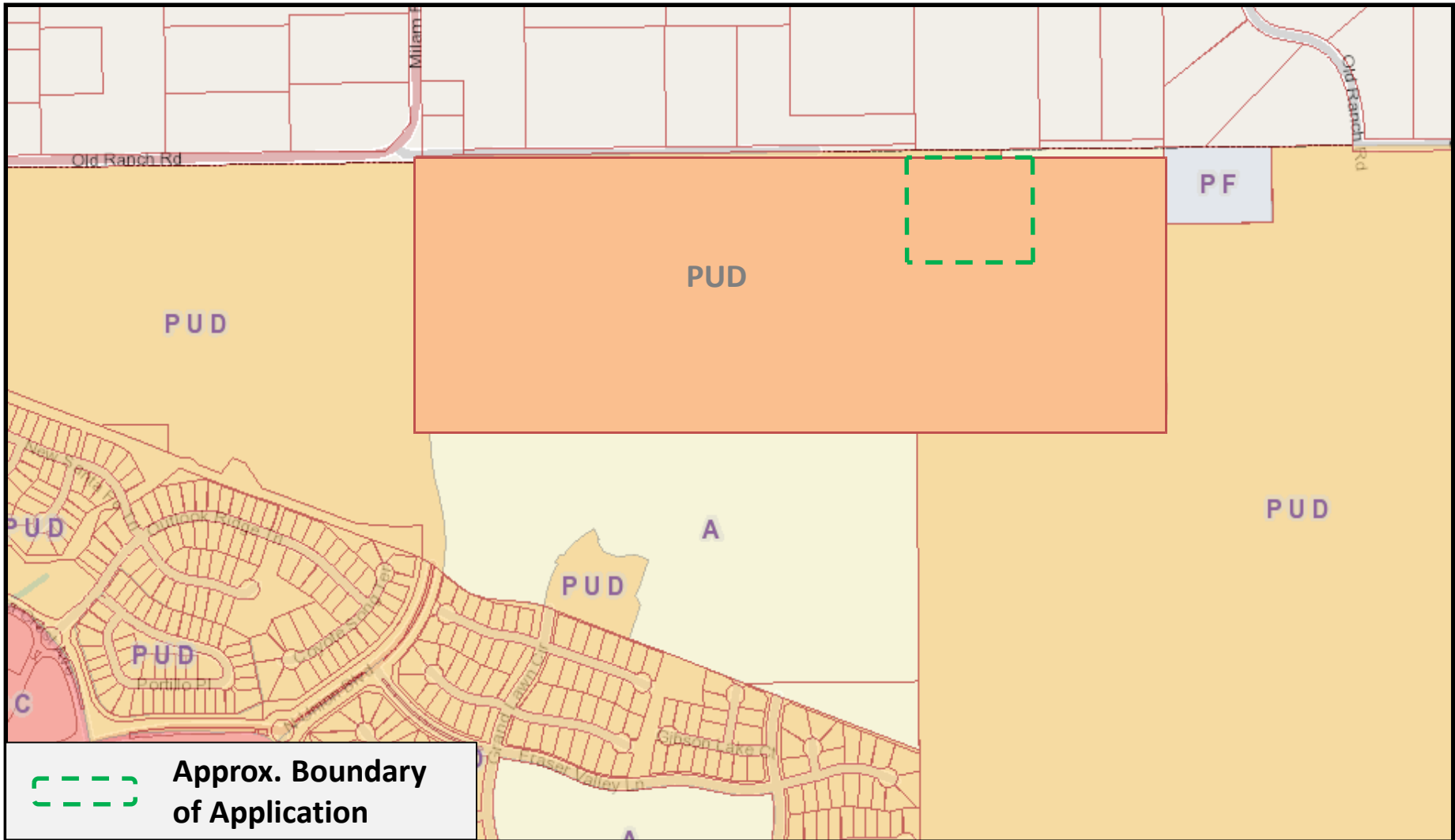
Site Details:

- 8.7 acres
- Zoned PUD (Planned Unit Development: Single-Family Detached Residential, Maximum Density of 2.98 dwelling units per acres, and Maximum Building Height of 35 feet)
- Per the Bradley Ranch Master Plan, the property is identified for a Neighborhood Park
- Vacant, with natural grass and some pockets of mature vegetation. The property slopes down from north to south, with a significant topography rise occurring near the northeast corner of the project.

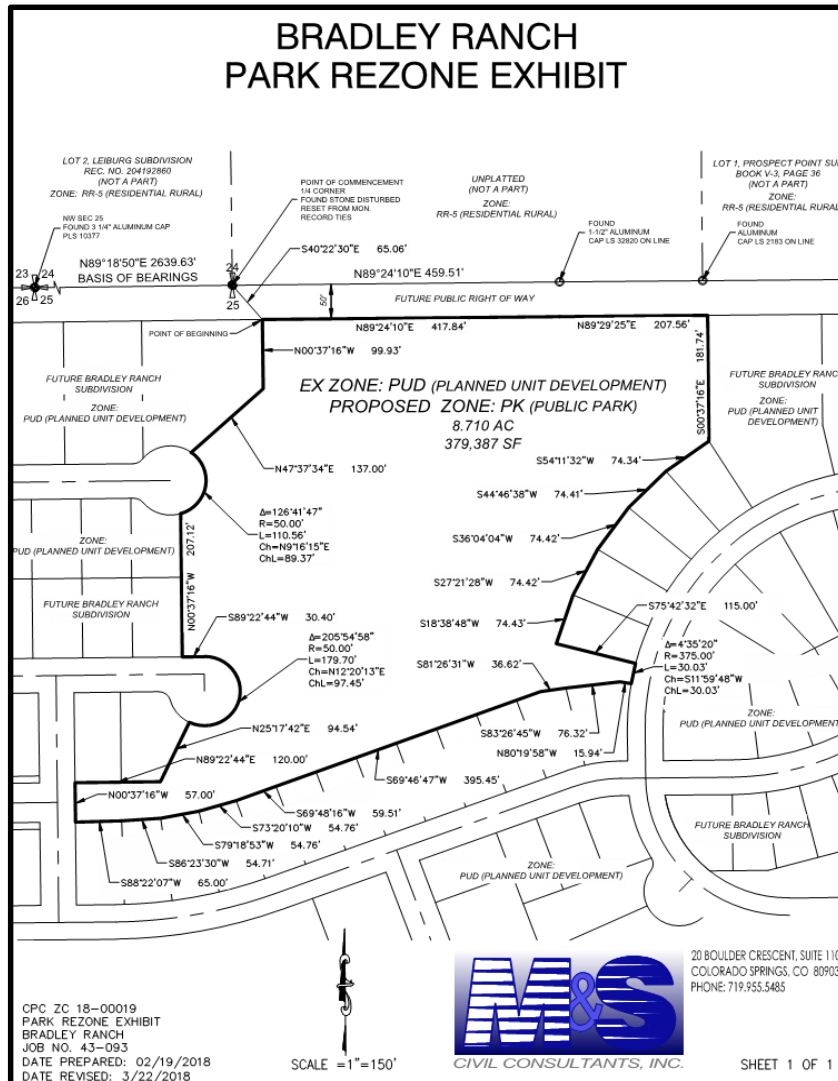
Public Notification and Involvement:

- Public notice was mailed to 50 property owners, on three occasions: during the internal review stage and prior to the Planning Commission and City Council meetings
- The site was also posted on those three occasions

Area Zoning



Zone Change Exhibit



Public Comment



Staff received a correspondent from a resident objecting to the application for the following reasons:

- **This park is extremely small and will likely serve only the homeowners in the neighborhood.**
- **Poor use of taxpayers money to maintain a park located primarily within a housing subdivision**
- **This is a little over 8 acres not exactly a destination for hiker, bikers, or any others outside of the subdivision.**

Staff finds that the applicant adequately addressed all agency comments and has complied with all applicable City codes, regulations and policies with regards to parkland dedication.

Per **City Code Section 7.7.1207(A) *Dedication of Land Required for Public Uses – Parks***, the applicant is required to dedicate or pay fees in lieu of as a condition of final plat approval for parkland.

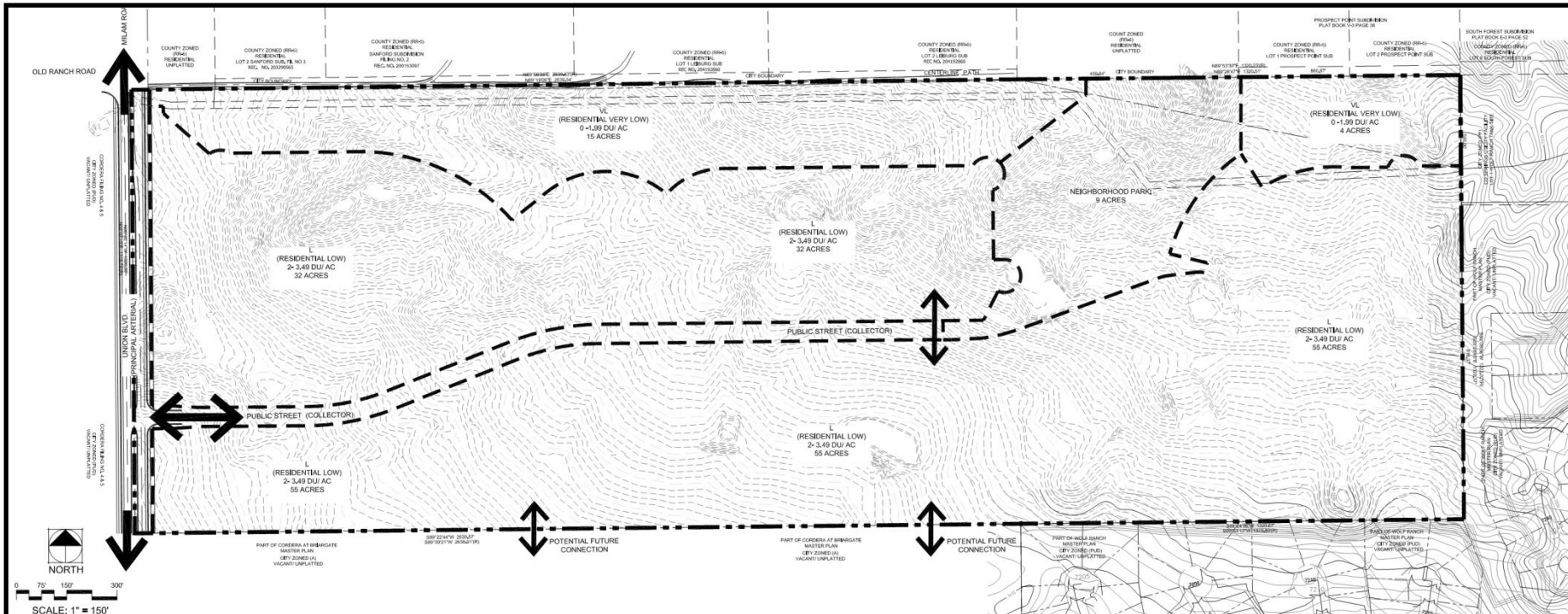
Recommendation



CPC ZC 18-00019 – CHANGE OF ZONING TO PK

Approve an ordinance amending the zoning map of the City of Colorado Springs pertaining to 8.7 acres from PUD (Planned Unit Development: Single-Family Detached Residential, Maximum Density of 2.98 dwelling units per acres, and Maximum Building Height of 35 feet) to PK (Public Park), based upon the findings that the change of zone request complies with the three (3) review criteria for granting a zone change as set forth in City Code Section 7.5.603(B).

Approved Master Plan



DATA CHART:

USE	DENSITY	AREA
L (RESIDENTIAL LOW)	2.00-3.49 DU/AC	87 ACRES
VL (RESIDENTIAL VERY LOW)	0-1.99 DU/AC	19 ACRES
NEIGHBORHOOD PARK:		9 ACRES
PUBLIC RIGHTS-OF-WAY:		5 ACRES
TOTALS:		120 ACRES

GENERAL NOTES:

- ACCESS LOCATIONS AND FUTURE POINTS OF CONNECTION AS SHOWN ARE CONCEPTUAL AND SUBJECT TO APPROVAL OF FINAL DESIGN.
- NUMERIC VALUES IDENTIFYING NUMBERS OR ACRES IS CONCEPTUAL AND SUBJECT TO CHANGE PENDING FINAL DESIGN.
- PARK SITE IS CONCEPTUAL AND SUBJECT TO CHANGE PENDING FINAL DESIGN.
- UNION BOULEVARD RIGHT-OF-WAY DEDICATION, IF ANY, WILL BE DETERMINED WITH FINAL DESIGN AND FUTURE SUBMITTALS. FINAL LOCATION AND ALIGNMENT OF UNION BOULEVARD WILL BE DETERMINED WITH FINAL DESIGN.
- THE POTENTIAL FUTURE ALIGNMENT AND EXTENSION OF OLD RANCH ROAD WILL BE DETERMINED THROUGH FURTHER COORDINATION WITH THE CITY OF COLORADO SPRINGS AND EL PASO COUNTY.
- BUFFERING AND/OR A TRANSITION OF LAND USE DENSITIES SHOULD BE PROVIDED ALONG SHARED CITY AND COUNTY BOUNDARIES.

LEGAL DESCRIPTION

A TRACT OF LAND BEING ALL OF BRADLEY ADDITION NO. 1 ANNEXATION PLAT AS RECORDED IN PLAT BOOK 561 AT PAGE 90, RECORDS OF EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING ASSESS TO BEAR S89°19'07" E, A DISTANCE OF 2039.54 FEET (2039.53'±) OF RECORD.

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 23, SAID POINT BEING A POINT ON THE NORTHERLY BOUNDARY LINE OF SAID BRADLEY ADDITION NO. 1 ANNEXATION PLAT, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE S89°24'47" (S89°23'07"±) OF RECORD ALONG THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4) SAID LINE ALSO BEING THE NORTHERLY BOUNDARY LINE OF SAID BRADLEY ADDITION NO. 1 ANNEXATION PLAT, A DISTANCE OF 1320.51 FEET (1320.51'±) FEET OF RECORD TO THE NORTHEAST CORNER OF SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4);

THENCE S89°24'47" (S89°23'07"±) OF RECORD ALONG THE EAST LINE OF SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4) SAID LINE ALSO BEING THE EASTERLY BOUNDARY LINE OF SAID BRADLEY ADDITION NO. 1 ANNEXATION PLAT, A DISTANCE OF 1322.37 FEET (1322.35'±) FEET OF RECORD TO THE SOUTHWEST CORNER OF SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4);

THENCE S89°24'47" (S89°23'07"±) OF RECORD ALONG THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4) SAID LINE ALSO BEING THE SOUTHERLY BOUNDARY LINE OF SAID BRADLEY ADDITION NO. 1 ANNEXATION PLAT, A DISTANCE OF 2039.55 FEET (2039.51'±) FEET OF RECORD TO THE SOUTHWEST CORNER OF SAID NORTH ONE-QUARTER (NW1/4 NE1/4);

THENCE S89°27'14" (S89°27'15"±) OF RECORD ALONG THE WEST LINE OF SAID NORTH ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NW1/4 NW1/4) SAID LINE ALSO BEING THE WESTERLY BOUNDARY LINE OF SAID BRADLEY ADDITION NO. 1 ANNEXATION PLAT, A DISTANCE OF 1320.53 FEET (1319.79'±) FEET OF RECORD TO THE NORTHWEST CORNER OF SAID NORTHWEST ONE-QUARTER (NW1/4);

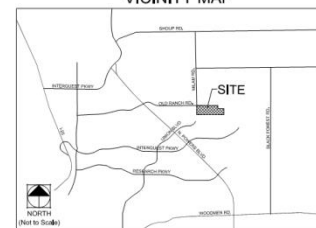
THENCE S89°19'07" (S89°20'33"±) OF RECORD ALONG THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER (NW1/4) SAID LINE ALSO BEING THE NORTHERLY BOUNDARY LINE OF SAID BRADLEY ADDITION NO. 1 ANNEXATION PLAT, A DISTANCE OF 2039.54 FEET (2039.53'±) FEET OF RECORD TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND CONTAINS A CALCULATED AREA OF 120.00 ACRES OF LAND, MORE OR LESS.

AMENDMENT HISTORY TABLE:

FILE NUMBER	APPROVAL DATE	PROPOSAL
CPC MP 86-00520		Initial Approval
CPC MP 86-00520-A1M07	Withdrawn 8/10/10	Reconfigurations of the proposed land use designations and envisioned road alignments.
CPC MP 86-00520-A2M17	City Council Approved 10/24/17	Removal of commercial land use designation and reorganization of residential and open space land. This amendment also changes the proposed roadway alignments and residential density.

VICINITY MAP



Approved PUD Development Plan



SITE DATA

MASTER PLAN:	BRADLEY RANCH
TAX SCHEDULE NUMBER:	630000099; 622500002; 622510001
GROSS SITE ACREAGE:	120.18 AC
EXISTING ZONING:	PUD/PK/PBC
PROPOSED ZONING:	PUD

BRADLEY RANCH CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO PUD DEVELOPMENT PLAN

GENERAL NOTES:

- THIS SITE MAY BE IMPACTED BY NOISE AND OTHER SMALL ACCIDENTAL SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT USED IN THE USAFA'S AIRMILITARY PROGRAM. THIS SHALL REMAIN IN EFFECT UNTIL THE USAFA SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN WITH THE LAND.
- THE GRAPHIC DRAWINGS CONTAINED WITHIN THIS DEVELOPMENT PLAN ARE EXTENDED TO DEPICT GENERAL LOCATION AND ILLUSTRATIVE DESIGN CONCEPTS. MINOR VARIATIONS IN ROAD ALIGNMENT, LOT SIZE AND SHAPE, AND EASEMENTS OF THE NATURE OF THAT SET FORTH IN THESE
- DIRECT ACCESS FROM THE COLLECTOR STREET (LOCAL DRIVE) AND PRINCIPAL ARTERIAL STREET (UNION BLVD) WILL BE PROVIDED FOR ALL LOTS.
- THE DEVELOPER SHALL DEDICATE 5.5 FEET OF RIGHT-OF-WAY FOR THE EXTENSION AND CONSTRUCTION OF UNION BOULEVARD IN THE AMOUNT OF \$100,000 TO BE PAID BY THE DEVELOPER AT THE TIME OF PLATING FOR FUTURE TRAFFIC CONTROL PURPOSES AT THE INTERSECTION OF UNION BLVD AND OLD RANCH RD. INLAND RD.
- THE DEVELOPER SHALL DEDICATE 5.5 FEET OF RIGHT-OF-WAY FOR THE EXTENSION AND CONSTRUCTION OF UNION BOULEVARD IN THE AMOUNT OF \$100,000 TO BE PAID BY THE DEVELOPER AT THE TIME OF PLATING FOR FUTURE TRAFFIC CONTROL PURPOSES AT THE INTERSECTION OF UNION BLVD AND OLD RANCH RD. INLAND RD.

Per Park Note #2:

“AN APPLICATION FOR A ZONE CHANGE SHALL BE FILED AND APPROVED FOR ALL PUBLIC PARKLAND TO BE DEVELOPED IN ACCORDANCE WITH CITY CODE PRIOR TO APPROVAL OF ALL FINAL PLATS THAT ACCOUNT FOR MORE THAN 50% OF THE PARKLAND BOUNDARY.”

DEVELOPMENT STANDARDS AND GUIDELINES: LOTS 76-86

Storage Sheds are permitted per City Code 7.3.105

DEVELOPMENT STANDARDS AND GUIDELINES: LOTS 76-86

Minimum Lot Area: 12,000 SF

- Setback Requirements:
- Front Yard: 18' from Property Line to Principal Structure
 - Garage Setback: 20' Minimum from Back of Sidewalk to Garage Door
 - Side Yard: 10'
 - Rear Yard: 40'
 - Corner Lot (Non-Driveway Side): 15'

Maximum Percentage of Structural Coverage of Lot: 45% for One-Story Residence (Including Walkouts) 40% for Two-Story Residence

Maximum Building Height: 35'

Storage Sheds are permitted per City Code 7.3.105

A	37,831 SF	X	X	X	X	X	BRND	BRND
B	3,746 SF	X	X	X	X	X	BRND	BRND
C	18,296 SF	X	X	X	X	X	BRND	BRND
D	37,244 SF	X	X	X	X	X	COS	COS
E	6,615 SF	X	X	X	X	X	BRND	BRND
F	15,537 SF	X	X	X	X	X	BRND	BRND
G	4,068 SF	X	X	X	X	X	BRND	BRND
H	11,013 SF	X	X	X	X	X	BRND	BRND COS
I	2,292 SF	X	X	X	X	X	BRND	BRND
J	7,772 SF	X	X	X	X	X	BRND	BRND
K	7,772 SF	X	X	X	X	X	BRND	BRND
L	2,627 SF	X	X	X	X	X	BRND	BRND
M	6,753 SF	X	X	X	X	X	BRND	BRND
N	11,686 SF	X	X	X	X	X	BRND	BRND
O	3,942 SF	X	X	X	X	X	BRND	BRND
P	333,526 SF	X	X	X	X	X	BRND	BRND COS
Q	6,600 SF	X	X	X	X	X	BRND	BRND
R	6,600 SF	X	X	X	X	X	BRND	BRND
S	67,963 SF	X	X	X	X	X	COS	COS

DEVELOPMENT STANDARDS AND GUIDELINES: LOTS 87-99 and 337-340

Minimum Lot Area: 21,780 SF

- Setback Requirements:
- Front Yard: 25'
 - Side Yard: 10'
 - Rear Yard: 75'
 - Corner Lot (Non-Driveway Side): 15'

Maximum Percentage of Structural Coverage of Lot: 25%

Maximum Building Height: 35'

Storage Sheds are permitted per City Code 7.3.105

BRND=BRADLEY RANCH METRO DISTRICT
COS=CITY OF COLORADO SPRINGS

TRACT NOTES:

- ALL COMMON OPEN SPACE ELEMENTS SUCH AS LANDSCAPE, FENCING, AND SOFT SURFACE TRAILS ARE TO BE OWNED AND MAINTAINED BY THE BRADLEY RANCH METROPOLITAN DISTRICT, UNLESS OTHERWISE NOTED. STREETSCAPE PLANTINGS WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE OWNED AND MAINTAINED BY THE BRADLEY RANCH METROPOLITAN DISTRICT.
- DETENTION FACILITIES LOCATED IN TRACT H AND TRACT P WILL BE OWNED BY THE BRADLEY RANCH METROPOLITAN DISTRICT BUT WILL MAINTAINED BY THE CITY OF COLORADO SPRINGS.
- TRACT Q IS TO BE DEDICATED TO THE CITY OF COLORADO SPRINGS FOR USE AS A PARK SITE. TRACT Q IS TO BE OWNED AND MAINTAINED BY THE CITY OF COLORADO SPRINGS.
- TRACT S IS TO BE DEDICATED TO THE CITY OF COLORADO SPRINGS FOR FUTURE UNION BOULEVARD RIGHT-OF-WAY.
- IF IT IS DETERMINED BY THE CITY OF COLORADO SPRINGS AND EL PASO COUNTY THAT THE RIGHT-OF-WAY RESERVATION AFFORDED BY TRACT R IS NOT REQUIRED, THIS TRACT SHALL REMAIN AS A LANDSCAPE BUFFER. HOWEVER, IF LAND IS NEEDED FOR THE FUTURE EXTENSION OF OLD RANCH ROAD, A PORTION OF TRACT R MAY BE USED TO DEDICATE AND CONSTRUCT SAID ROADWAY. LAND IN TRACT R SHALL BE REDUCED TO A WIDTH LESS THAN 15 FEET TO ENSURE ADEQUATE BUFFERING BETWEEN THE RESIDENTIAL PROPERTIES WITHIN BRADLEY RANCH DEVELOPMENT AND THE ALIGNMENT OF ANY FUTURE RIGHT-OF-WAY.
- ALL CENTRAL PUBLIC IMPROVEMENTS TO OLD RANCH ROAD, THE DEVELOPER BRADLEY RANCH METROPOLITAN DISTRICT WILL OWN AND MAINTAIN THIS TRACT UNTIL SUCH TIME, IF ANY, THAT THE COUNTY REQUESTS THE DEEDS CONCERNING THE PORTIONS OF THESE TRACTS NECESSARY TO BE PAID PURSUANT TO EL PASO COUNTY AND/OR TO THE COUNTY. EL PASO COUNTY ITS AGENTS OR ASSIGNEES MAY REQUEST THE DEEDS AND CONSTRUCT ROADWAY IMPROVEMENTS WITHIN THESE TRACTS AT ANY TIME AT THE COUNTY'S SOLE DISCRETION. LANDSCAPING ALLOWED TO REMAIN WITHIN THE ACQUIRED RIGHT-OF-WAY SHALL CONTINUE TO BE MAINTAINED BY THE DEVELOPER BRADLEY RANCH METROPOLITAN DISTRICT UNDER THE LANDSCAPE LICENSE AGREEMENT ALLOWING MAINTENANCE OF LANDSCAPING WITHIN THE PLATTED RIGHTS-OF-WAY.

GENERAL LOT DRAINAGE NOTES:

- FOR ALL LOTS ADJACENT TO THE DEVELOPMENT BOUNDARY, THE ROOF DRAIN DOWN SPOUTS ALONG THE FRONT OF ALL LOTS SHALL DISCHARGE FLOW TOWARDS THE FRONT STREET OF EACH LOT.
- FOR ALL LOTS ADJACENT TO THE DEVELOPMENT BOUNDARY, THE SIDE AND REAR ROOF DRAIN DOWN SPOUTS DIRECTLY DISCHARGING TO THE REAR OF THE LOT SHALL DISCHARGE AT OR BEFORE THE REAR BUILDING SETBACK LINE. AT NO TIME SHALL THE POINT OF DISCHARGE FROM THE FRONT OF THE LOT BE EXTENDED FURTHER THAN THE REAR BUILDING SETBACK. THIS ALSO APPLIES TO DISCHARGE AT SHEET FLOW.
- THE BUILDINGS SHALL BE RESPONSIBLE FOR MAINTAINING THE DRAINAGE PATTERN. ALL LOTS SHALL MAINTAIN THE DRAINAGE PATTERN.
- THE HOMEOWNERS SHALL BE RESPONSIBLE FOR MAINTAINING THE DRAINAGE PATTERN AFTER PURCHASING SUCH LOT.
- THE DEVELOPER OF BRADLEY RANCH SHALL COORDINATE WITH THE OWNERS OF NEARBY LOTS THE DISCHARGE OF WATER FROM THE DETENTION POND LOCATED ON TRACT H (AS SHOWN ON THE DEVELOPMENT PLAN). THE DEVELOPER OF BRADLEY RANCH SHALL BE RESPONSIBLE FOR THE REASONABLE COSTS INCURRED BY NEARBY LOTS TO ACCOMMODATE THE DISCHARGE FROM SUCH DETENTION FACILITY.

PARK NOTES:

- THE ALLOCATED PARK SITE SHALL BE DEDICATED TO THE CITY OF COLORADO SPRINGS FOR FUTURE USE AS A PARK SITE. THE CITY OF COLORADO SPRINGS SHALL BE RESPONSIBLE FOR THE DEVELOPMENT OF THE PARK SITE. THE CITY OF COLORADO SPRINGS SHALL BE RESPONSIBLE FOR THE DEVELOPMENT OF THE PARK SITE.
- AN APPLICATION FOR A ZONE CHANGE SHALL BE FILED AND APPROVED FOR ALL PUBLIC PARKLAND TO BE DEVELOPED IN ACCORDANCE WITH CITY CODE PRIOR TO APPROVAL OF ALL FINAL PLATS THAT ACCOUNT FOR MORE THAN 50% OF THE PARKLAND BOUNDARY.
- THE 4 FT SOFT SURFACE TRAILS AS DEPICTED WITHIN TRACT Q SHALL BE FIELD SITES WITH FINISH SOFT DESIGN DEVELOPMENT STAFF PRIOR TO ANY TRAIL INSTALLATION.
- GRASSY CONSTRUCTION FENCING SHALL BE ERRECTED BEFORE GRADING OPERATIONS BEGIN ALONG THE DEPICTED APPROXIMATE DISTURBANCE LINE BETWEEN THE PARK SITE AREA TO BE IMPROVED FIELD IDENTIFICATION FOR THE GRADING CONTRACTOR. FINAL LOCATION TO BE DETERMINED BASED ON FINAL DESIGN.

FLOODPLAIN:

This property is not located within a designated FEMA floodplain as determined by the Flood Insurance Rate Map (FIRM), community map number 0846-C0037, effective date March 17, 1997. This flood insurance rate map was updated per LOMR Case No. 05-08-0575P, effective date August 23, 2006.

VICINITY MAP



FENCING NOTES:

- FENCING TO BE SET WITHIN THE DETAILS OF SHEET P AND AS ILLUSTRATED ON THE DEVELOPMENT PLAN DRAWINGS.
- THE PROPOSED CONCRETE FENCING SHALL BE PERMITTED ONLY AS SHOWN. THERE SHALL BE NO CONCRETE SCREENING PERMITTED WITHIN THE INTERIOR OF THE DEVELOPMENT, INCLUDING ALONG INTERIOR ROADWAYS.
- GATES SHALL BE PERMITTED TO BE FENCED WITHIN THOSE LOTS ADJACENT TO OPEN SPACE TRACTS FOR ACCESS TO THE PROPOSED TRAIL SYSTEM.
- NO FENCES SHALL IMPERE DRAINAGE IN ANY WAY.

INDEX TO DRAWINGS

- P1 DEVELOPMENT PLAN COVER SHEET
- P2 DEVELOPMENT PLAN DETAILS
- P3-4 DEVELOPMENT PLAN
- P5 DEVELOPMENT PHASING PLAN
- PGR 6-7 PRELIMINARY GRADING PLAN
- PLUT 8-9 PRELIMINARY UTILITY PLAN
- LS 10-13 PRELIMINARY LANDSCAPE PLAN

PROJECT TEAM

OWNER/APPLICANT:
The LandPlus Company
702 N. TEJON STREET
COLORADO SPRINGS, CO 80903
Ph: (719) 635-3200

PLANNERS/ LANDSCAPE ARCHT.:
THOMAS S THOMAS
702 N. TEJON STREET
COLORADO SPRINGS, CO 80903
PHONE: (719) 578-8777

CIVIL ENGINEER:
MS CIVIL CONSULTANTS, INC.
PO BOX 1360
COLORADO SPRINGS, CO 80901
PHONE: (719) 491-0818



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