

**CITY OF COLORADO SPRINGS PLANNING COMMISSION
RECORD-OF-DECISION**

NEW BUSINESS CALENDAR

DATE: March 20, 2014

ITEM: 5.A-5.E

STAFF: Rick O'Connor

FILE NOS.: CPC MP 84-00361-A4MN13, CPC CP 13-00143, CPC ZC 13-00141, CPC PUZ 13-00142, CPC DP 13-00144

PROJECT: The Renaissance at Indigo Ranch

STAFF PRESENTATION

Mr. Rick O'Connor, City Principal Planner, presented PowerPoint slides (Exhibit A).

Commissioner Shonkwiler inquired if the roundabout has openings for three directions and the reason vehicles access from the roundabout into the commercial property rather than going down the road to gain access. Ms. Kathleen Krager, City Transportation manager, deferred to the applicant because it was their design choice.

Commissioner Markewich inquired of Dublin Boulevard lane width. Ms. Krager replied that Dublin Boulevard will remain a two-lane street until PPRTA funds are released next year to expand it to four lanes, two in each direction.

Commissioner Walkowski inquired if a traffic signal would be installed at the Issaquah and Dublin intersection. Ms. Krager stated the only traffic signals currently planned are at the Dublin and Marksheffel intersection, which will be constructed this summer, and the Dublin and Peterson intersection signal that will likely be installed during 2015 if traffic volumes build.

Commissioner Henninger now excused for the rest of the meeting.

Commissioner Gonzalez inquired of the reason for veering from the guidelines that recommend only 10% of lots with street frontage/non-greenway units compared with the 20% proposed. Mr. O'Connor stated the perimeter streets are collector streets that restrict frontage and cause more front-facing units onto a non-courtyard area. The garages are still accessed through alleyways.

Commissioner Gonzalez inquired why the units on the far south end have sound walls. Mr. O'Connor stated those outdoor private areas will have private sound walls. Five houses on the south side are

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adjacent to Dublin Boulevard and incorporate sound walls to buffer noise. Further to the west the houses are pushed back farther delineating the need for sound walls.

APPLICANT PRESENTATION

Mr. Kyle Campbell, Classic Consulting, displayed an enlarged graphic of the proposed plan. The Chaparral development was built 10 years ago and is now being used as an example. He addressed the roundabout and displayed the plan. The intent was to include an additional access point along the roundabout into the commercial area. An additional black arrow was erroneously left off the final plan. If Planning Commission prefers an additional access, he'd agree to amend the plan.

All items on the Small Lot Guidelines checklist were met with the exception of 20% of the lots fronting a greenway. The Chaparral development developed with 30% non-greenway fronting lots. If the guidelines are strictly adhered to, the perimeter buildings would be front-facing streets.

Commissioner Markewich inquired of the connection to open space for the east-west connection. Mr. Campbell pointed out the sidewalks that connect to the greenways. There is on-street parking allowed in the residential area as well.

CITIZENS IN FAVOR

None

CITIZENS IN OPPOSITION

None

APPLICANT REBUTTAL

None

STAFF REQUESTED TO SPEAK

None

DECISION OF THE PLANNING COMMISSION

Commissioner Donley liked the idea of detached housing with increased density. He supported the applications.

Commissioner Markewich stated the applications comply with all City Code review criteria. He recommended that the developer coordinate with Falcon School District 49 in regard to their letter outlining their concerns of overburdening their district.

Commissioner Shonkwiler stated this type of development is needed and supported the applications. He suggested including access off the roundabout into the commercial area.

Commissioner Phillips supported the applications and agreed with Commissioner Markewich's comments regarding School District 49.

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Commissioner Sparks stated the plans were designed well and all necessary elements are included.

Commissioner Walkowski supported the applications. He stated they applications meet the Comprehensive Plan and the City Code review criteria.

Commissioner Gonzalez stated the challenge of a Traditional Neighborhood Development (TND) or PUD neighborhood is including open space while making it livable. He felt that was accomplished with this plan. He also determined that the plans met the Comprehensive Plan and City Code review criteria. If a motion to approve is made, he supported additional access off the roundabout. He suggested striking technical modification 4 under the development plan recommendation.

Moved by Commissioner Markewich, seconded by Commissioner Walkowski, to approve **Item No. 5.A-File No. CPC MP 84-00361-A4MN13**, the amendment to the Stetson Ridge Master Plan, based upon the finding that the master plan complies with the master plan review criteria in City Code Section 7.5.408. The motion carried 7-0 (Commissioner Henninger excused and Commissioner Ham absent)

Moved by Commissioner Markewich, seconded by Commissioner Phillips, to approve **Item No. 5.B-File No. CPC CP 13-001430**, the Renaissance at Indigo Ranch Concept Plan, based upon the finding that the plan complies with the concept plan review criteria in City Code Section 7.5.501 E, subject to the following condition:

Condition of Approval:

The plan shall provide access on the commercial side from the roundabout

The motion carried 7-0 (Commissioner Henninger excused and Commissioner Ham absent).

Moved by Commissioner Markewich, seconded by Commissioner Phillips, to approve **Item No. 5.C-File No. CPC ZC 13-00141**, the PBC/AO (Planned Business Center with Airport Overlay) rezoning, based upon the finding that the rezoning complies with the three review criteria in City Code Section 7.5.603 B. The motion carried 7-0 (Commissioner Henninger excused and Commissioner Ham absent).

Moved by Commissioner Markewich, seconded by Commissioner Phillips, to approve **Item No. 5.D-File No. CPC PUZ 13-00142**, the Renaissance at Indigo Ranch PUD/AO rezoning (single family residential detached, 35-foot maximum height, 4.78 dwelling units per acre with Airport Overlay), based upon the finding that the rezoning complies with the three review criteria in City Code Section 7.3.603. The motion carried 7-0 (Commissioner Henninger excused and Commissioner Ham absent).

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Moved by Commissioner Markewich, seconded by Commissioner Shonkwiler, to approve **Item No. 5.E-File No. CPC DP 13-00144**, the Renaissance at Indigo Ranch Development Plan, based upon the finding that the development plan complies with the development plan review criteria in City Code Section 7.5.502.E and with the PUD development plan review criteria in City Code Section 7.3.606, subject to compliance with the following technical and/or informational plan modifications:

Technical and Informational Modifications:

1. Sound study information from LSC was not provided. The development plan needs to include information as to specific units that are subject to additional sound attenuation. Provide a copy of the study and indicate on the development plan the affected units and the necessary noise mitigation.
2. Provide a detail of the retaining walls (materials).
3. Address the items noted by the Landscape Architect consisting of the following:
 - a. Include all street names and classifications on the landscape plan.
 - b. Show all Landscape categories requirements (setbacks, internal, and buffers if there are commercial uses across the non-arterial).
4. ~~Provide a letter from the Metro District which indicates that they will accept all responsibility for the ownership and maintenance of properties as noted on the plan.~~

The motion carried 7-0 (Commissioner Henninger excused and Commissioner Ham absent).

March 20, 2014

Date of Decision

Edward Gonzalez, Planning Commission Chair

Planning Commission Meeting March 20, 2014

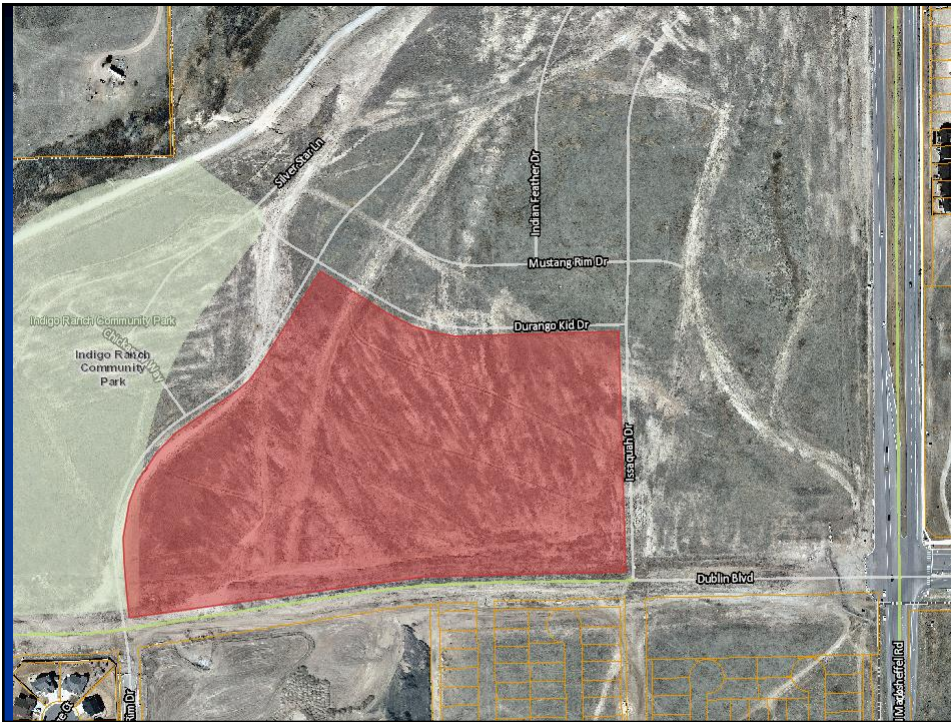
The Renaissance at Indigo Ranch

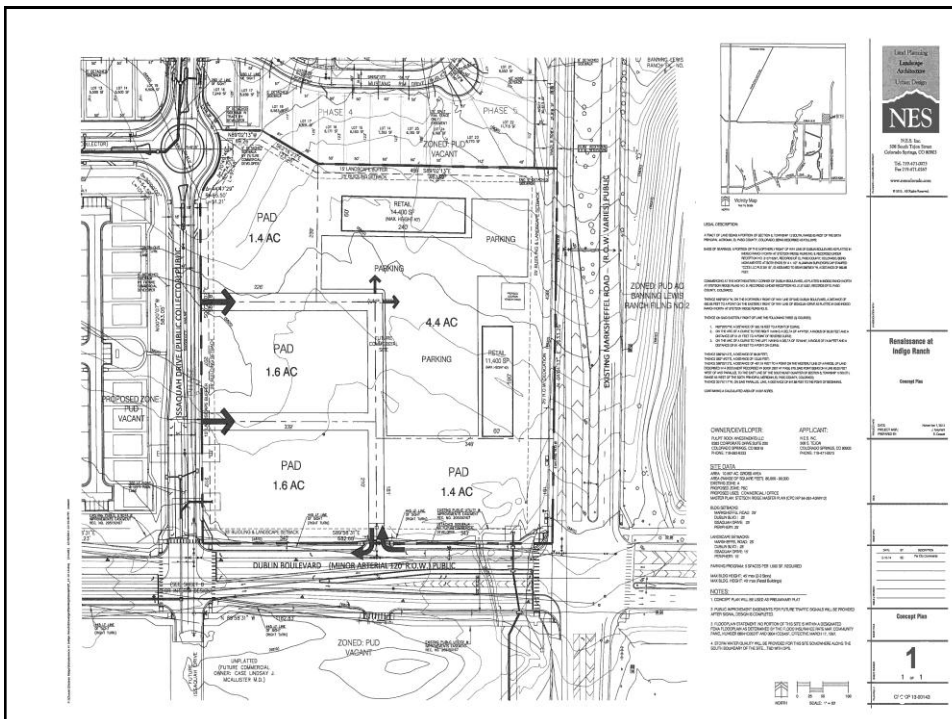
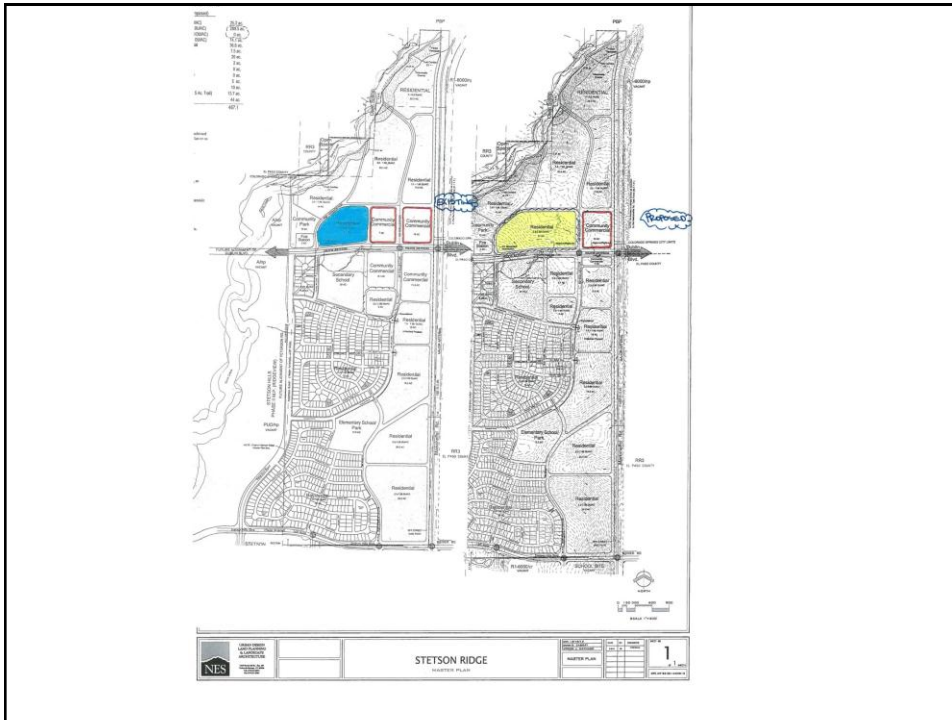
File Numbers: CPC MP 84-361-A4MN13; CPC ZC
13-00141; CPC PUZ 13-00142; CPC CP 00143;
CPC DP 13-00144

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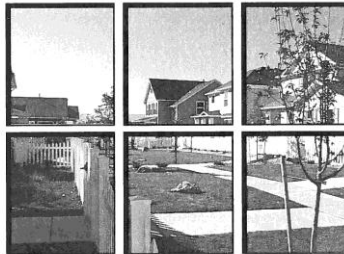
- SUMMARY OF THE FIVE APPLICATIONS:
 - Master Plan amendment
 - Rezoning of 10 acres from A to PBC
 - Rezoning of 21 acres from A to PUD
 - Five lot concept plan for a 10 acre commercial development
 - Develop plan for a 101 lot small lot single family development.

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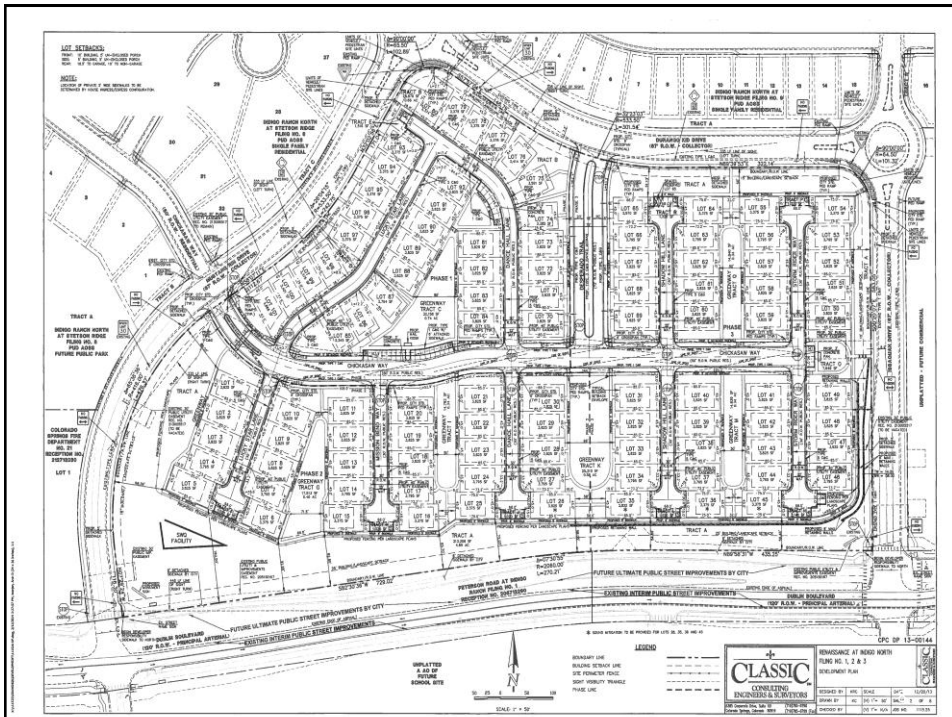


Item: 5.A-5.E
 Exhibit: A
 CPC Meeting: March 20, 2014

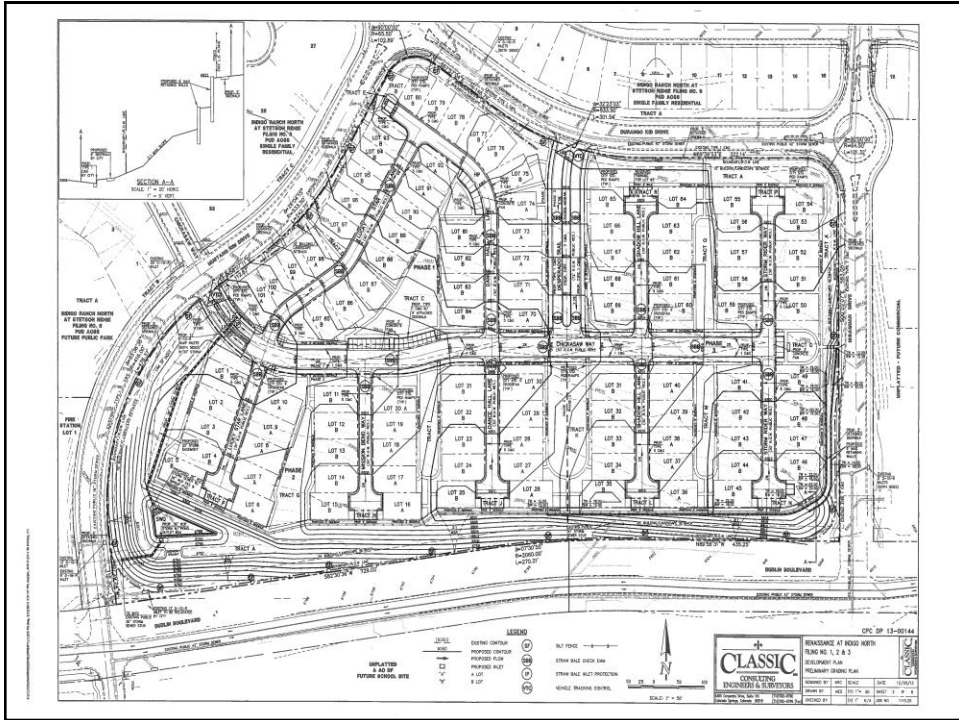


Small Lot Planned Unit Developments

Review Criteria and Guidelines



Item: 5.A-5.E
Exhibit: A
CPC Meeting: March 20, 2014

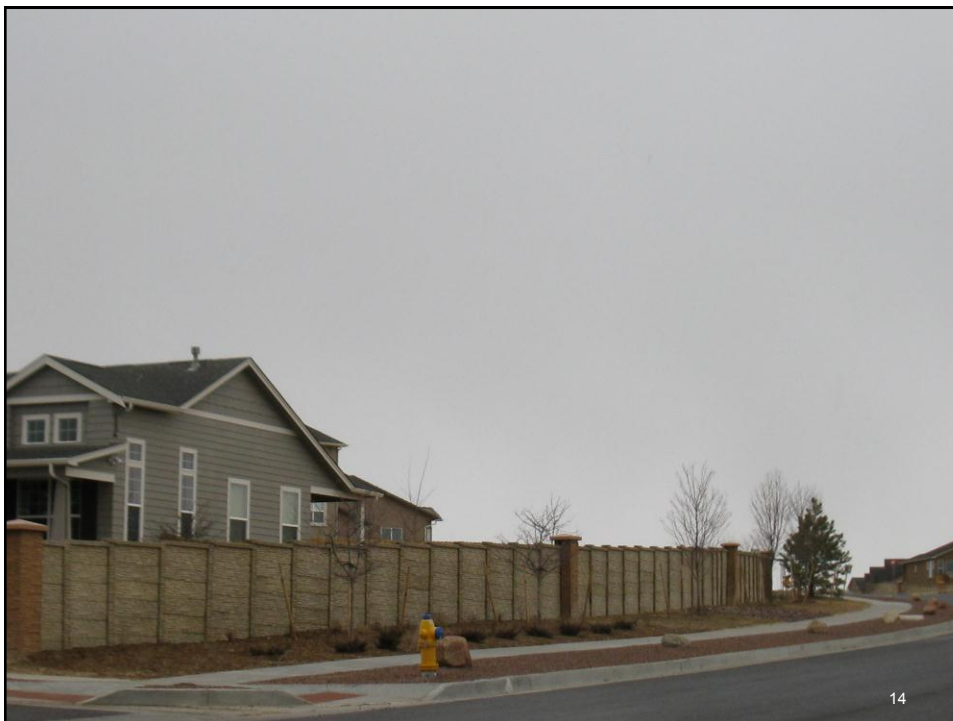


Existing site





13



14



Chaparral at Indigo Ranch

16





