

# Park Vista Addition No. 5B

CPC A 17-00127, CPC ZC 20-00037, and  
CPC PFP 20-00038

November 22, 2022

Daniel Sexton, AICP  
Planning Supervisor



# Applications



A resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Park Vista Addition No. 5B annexation consisting of 0.579 acres. (Legislative)

## **CPC A 17-00127**

Park Vista Addition No. 5B Annexation located at 1122 Orchid Street and consisting of 0.579 acres. (Legislative)

## **CPC ZC 20-00037**

Park Vista Addition No. 5B zone change for 0.165-acres establishing R-5 (Multi-Family Residential) located at 1122 Orchid Street. (Legislative)

## **CPC PFP 20-00038**

Park Vista Addition No. 5B Subdivision Preliminary and Final Plat for 0.165-acres located at 1122 Orchid Street. (Quasi-Judicial)

# Context Map



# General Information



## Site Details:

- El Paso County zoned RM-30 (Residential Multi-dwelling)
- The project site not part of a master planned neighborhood.
- The proposed annexation area is vacant land with primarily native vegetation with no areas of major slope.

## Public Notification and Involvement:

- Public notice was mailed to 261 property owners, on three occasions: internal review and prior to the Planning Commission and City Council hearings
- The site was also posted on the three occasions above
- City Planning staff did not receive any comments in response to the notification.

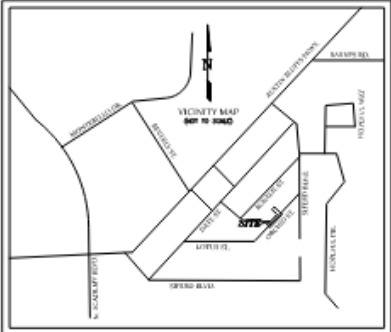
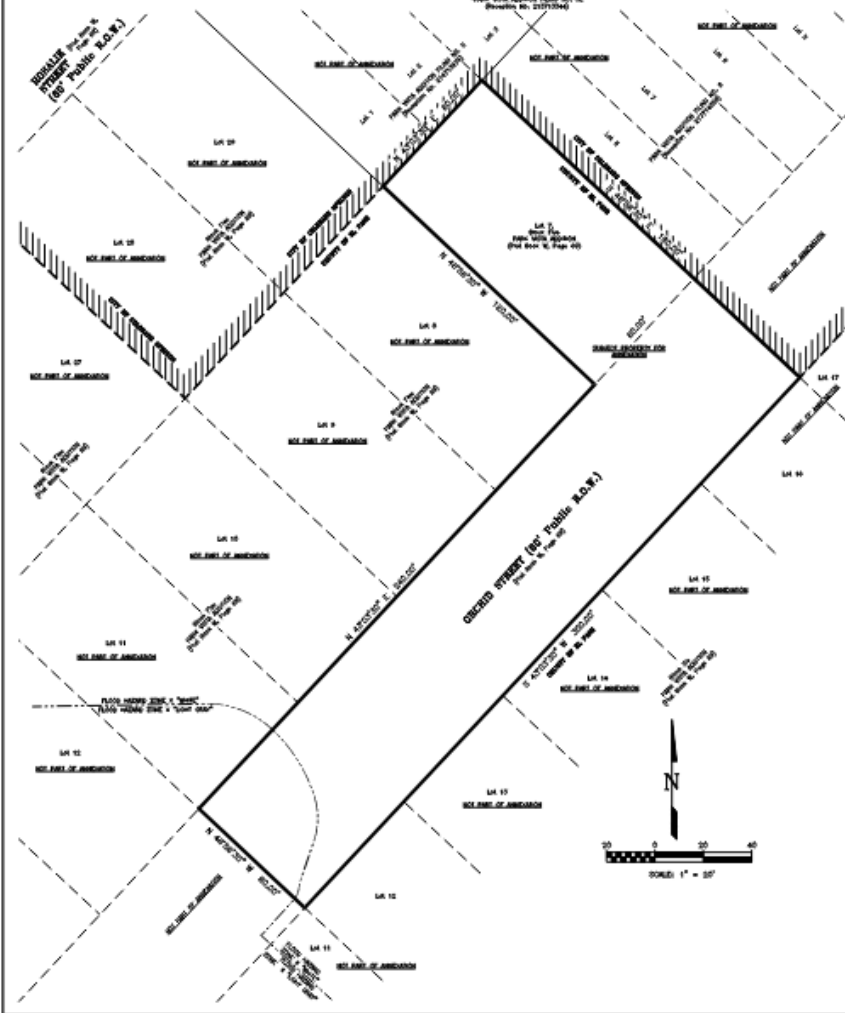


# Annexation



## ANNEXATION PLAT - PARK VISTA ADDITION NO. 5B

AN ANNEXATION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., TO THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



**BE IT KNOWN BY THESE PRESENTS:**  
That **MORGAN PROPERTY BUILDERS, LLC**, a Colorado Corporation, being the author for the annexation of the following described lands to wit:

A portion of the Northwest Quarter of Section 26, Township 13 South, Range 66 West of the 6th P.M., within the City of Park County, Colorado, described as follows:

Lot 7, Block Five, TOUGHER with a portion of Circle Street lots 20 and 21, Subdivisions of Lots 7 through 11, Block Five located, as in Park Vista Addition Plat Book 42, Page 46, D-Page County, Colorado records, in D-Page County, Colorado.

Containing 6,575 some 252,250 square feet, more or less.

**IN WITNESS WHEREOF:**  
The aforementioned, MORGAN PROPERTY BUILDERS, LLC, a Colorado Corporation, has caused this instrument to be signed by \_\_\_\_\_ on \_\_\_\_\_ A.D.

**Suff A. Carter, President**

**NOTARIAL:**  
STATE OF COLORADO } 20  
COUNTY OF EL PASO }  
The above and aforementioned was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ A.D., by \_\_\_\_\_ as the President of MORGAN PROPERTY BUILDERS, LLC, a Colorado Corporation.

Witness my hand and seal.  
My Commission expires \_\_\_\_\_  
**ROBERT FUSCO**

- SURVEYOR'S NOTES**
1. This annexation plat does not constitute a total survey nor a total survey plat.
  2. The base units used in this annexing are U.S. Survey Feet.
  3. According to the National Fire Insurance Program, three insurance Risk Map Zones are shown as follows on or about the date of December 7, 2010; the subject property is located in Zone 1 (as was determined to be outside the CLS owner chosen program).
  4. Lot 7 Block Five, WITH WITH APPURTENANCES, contains a geological hazard of 200 ft. water that with 160 ft. floor level today conforms with the City of Colorado Surface (180/500+50,000 contour).
- L. = -- Includes Association Plot Name.

**CITY APPROVAL:**  
On behalf of the City of Colorado Springs, the undersigned hereby approves for filing the accompanying annexation plat of "PARK VISTA ADDITION NO. 5B".

**CITY PLANNING DIRECTOR** \_\_\_\_\_ DATE \_\_\_\_\_  
**CITY ENGINEER** \_\_\_\_\_ DATE \_\_\_\_\_  
**CITY CLERK** \_\_\_\_\_ DATE \_\_\_\_\_

**RECORDING:**  
STATE OF COLORADO } 20  
COUNTY OF EL PASO }  
I hereby certify that this instrument was filed for record in my office at \_\_\_\_\_ A.D., this \_\_\_\_\_ day of \_\_\_\_\_ A.D., and is duly received under Recording No. \_\_\_\_\_ of the records of D-Page County, Colorado.

**FORWARDED** \_\_\_\_\_ **CHECK RECORDMAN, RECORDER**  
**FEE:** \_\_\_\_\_ **RE:** \_\_\_\_\_

**BEFORE ME,** Notary Public in and for the State of Colorado, on this \_\_\_\_\_ day of \_\_\_\_\_ A.D., personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same for the purposes and consideration therein expressed. I declare under oath that the foregoing instrument is the free and voluntary act and deed of the said \_\_\_\_\_.

My Commission Expires: \_\_\_\_\_

**CALL BEFORE YOU GO**  
811  
DIAL 811  
FOR MORE INFORMATION VISIT US AT: [WWW.811COLORADO.COM](http://www.811colorado.com)

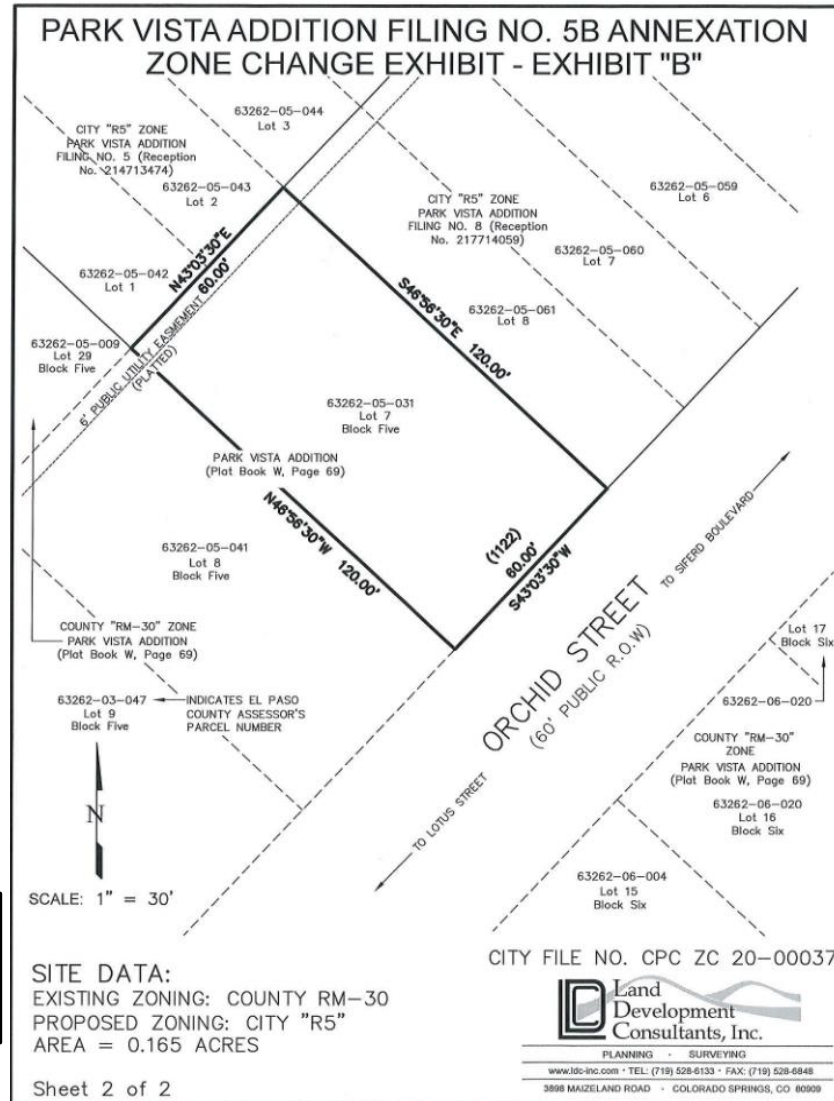
Reference No.	Section	Block	Lot	Area	Date	Owner	Notes

**Land Development Consultants, Inc.**  
AN EQUAL OPPORTUNITY AFFAIR  
915 W. WATSON ST., SUITE 200, COLORADO SPRINGS, CO 80902  
P. (719) 520-2660 F. (719) 520-2660  
WWW.LDCONCONSULTANTS.COM

**ANNEXATION PLAT  
PARK VISTA ADDITION NO. 5B**

Project No: 21047  
Sheet: 1 of 1

# Zone Establishment



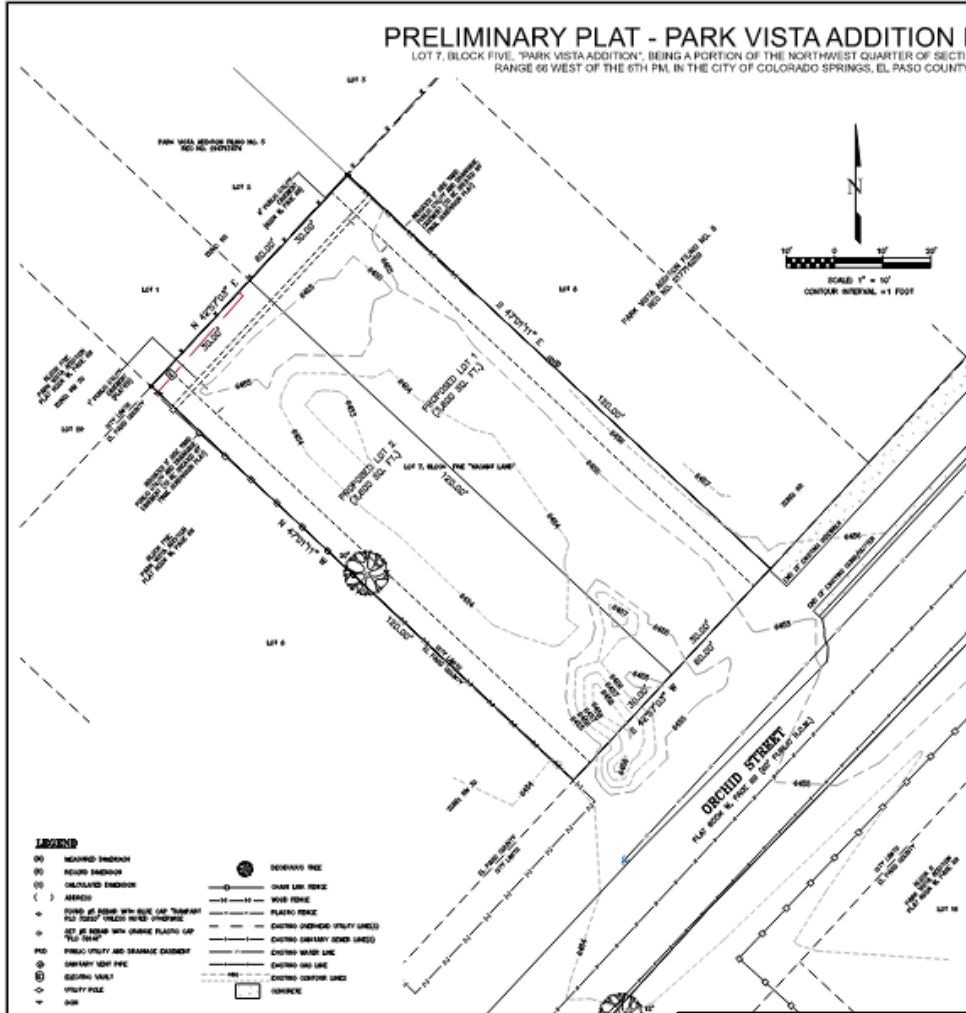
**Existing Zone:** RM-30 (Residential Multi-dwelling) (El Paso County Zoning)  
**Proposed Zone:** R-5 (Multi-Family Residential)

# Preliminary Plat



## PRELIMINARY PLAT - PARK VISTA ADDITION FILING NO. 5B

LOT 7, BLOCK FIVE, "PARK VISTA ADDITION", BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH PM, IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



### SHEET INDEX:

PRELIMINARY PLAT	1 OF 6
SITE PLAN	2 OF 6
PRELIMINARY GRADE PLAN	3 OF 6
PRELIMINARY UTILITY SERVICES PLAN	4 AND 5 OF 6
FINAL PLAT	6 OF 6



VICINITY MAP  
(NOT TO SCALE)

### PROPERTY DESCRIPTION:

1122 ORCHID STREET  
A portion of the Northwest Quarter of Section 26, Township 13 South, Range 66 West of the 6th PM, located in the City of Colorado Springs, El Paso County, Colorado. Measured as follows:

Lot 7, Block Five, PARK VISTA ADDITION (Final Book N, Page 46, D. Pace County, Colorado records).

Containing 0.165 acres (7,200 square feet), more or less.

To be platted as: PARK VISTA ADDITION FILING NO. 5B, Lots 1 and 2.

### APPLICANT/PROPERTY OWNER:

MOUNTAIN PROPERTIES BUILDERS, INC.  
5524 ANDERSON CREEK PKWY, #-201  
MORRISTOWN, TN, 37052  
PHONE: (719) 272-1765

### BENCHMARK:

SITE BENCHMARK: 2" PMS CAP MARKED "ABAS" IN CONCRETE ELECTRIC UNITS LOCATED ON 4255 NORTH ACADEMY BOULEVARD. ELEVATION = 6429.20 "NAD83" DATUM.

### NOTES:

- FEDERAL EMERGENCY MANAGEMENT AGENCY: Flood Insurance Rate Map, Map Number 08000020E (0), effective date December 7, 2016, indicates this parcel of land is located in Zone "X" (Area determined to be out of the 500 year flood plain).
- Preliminary Final Plat is required by City Code as the accompanying document with application and site plan. With this Preliminary Final Plat including details needed for matter of subdivision, and due to the nature of this project, the required subdivision site plan has been waived by the Planning Director (877-5000003). This Preliminary Final Plat, including the subdivision design for the subject property, a standard Site Plan review will be required through the City Development Review Department prior to issuance of building permit.
- Date of Preliminary Plat: November 10, 2021, with subsequent City council approval.
- There are no proposed drainage improvements, drainage facilities or water quality features associated with Acquisition of the property. Therefore, there will be no changes in proposed improvements, and no effect on existing drainage facilities on plan in the preliminary approved Submittal Site Drainage Study and the Master Development Drainage Plan for Park Vista Subdivision. A Drainage Letter will be required for construction activities on the site.
- New residential units bigger than Plan and Street Land Dedication Ordinance. Proposed fees in line of land will be submitted. Street fees will be collected.
- Lot owner/developer will be required to construct curb, gutter (Per 15), widening the asphalt pavement road, City Standard D-198 wall driveway aprons and 3" detached public sidewalk along the Submittal site frontage of this property. Plans to be submitted showing curb, gutter and widening existing street cross-section of the line of lot construction. These improvements shall be finished by the property owner, unless acceptable monetary agreement are entered and/or completed no later than 180 days of occupancy.
- Plan and profile construction plans are required for any public improvements to be installed and all to be submitted to Engineering Development Review Division and Traffic Engineering for review and approval.
- The existing utilities at the rear of the lot and the gas line, water main and sanitary sewer line in Credit Street are existing and will be incorporated into the project. Utilities will be extended from the existing rear of lot and running Southeast along Credit Street. The main Sanitary Sewer line is 24" PVC installed in January 2020 with 4" PVC service lines. The Water main is 36" PVC installed in January 2020 with 3/4" copper service lines. The Gas main is 8" steel.

### ZONING:

EXISTING ZONING: EL PASO COUNTY RM-20, EXISTING USED VACANT LAND  
PROPOSED ZONING: CITY OF COLORADO SPRINGS PD  
MEDIUM DENSITY PD ZONING  
HEIGHT = 35'  
FLOOR = 25'  
SIDE = 25'REAR = 25'

SEVERALS APPLY TO THE PERIPHERY OF THE DEVELOPMENT PROJECT AND DOES NOT APPLY WHEN PLATED AROUND INDIVIDUAL UNITS OR PLATING AROUND A COMMON WALL.

PRELIMINARY COPY  
SUBJECT TO  
CITY APPROVAL

### LEGEND

(D)	MEASURED DIMENSION	(C)	CONCRETE CURB
(E)	REAR DIMENSION	(D)	CHAIN LINK FENCE
(F)	CALCULATED DIMENSION	(E)	WOOD FENCE
(G)	ADJACENT	(F)	PLASTIC FENCE
(H)	BOUNDARY WITH ADJACENT PROPERTY	(G)	CONCRETE (ADJACENT UTILITY LINES)
(I)	BOUNDARY WITH ADJACENT PROPERTY	(H)	CONCRETE (SANITARY SEWER LINES)
(J)	BOUNDARY WITH ADJACENT PROPERTY	(I)	CONCRETE WASTE LINE
(K)	BOUNDARY WITH ADJACENT PROPERTY	(J)	CONCRETE GAS LINE
(L)	BOUNDARY WITH ADJACENT PROPERTY	(K)	CONCRETE CEMENT LINES
(M)	BOUNDARY WITH ADJACENT PROPERTY	(L)	HOUSING

Existing Conditions

CALL BEFORE YOU DIG ...

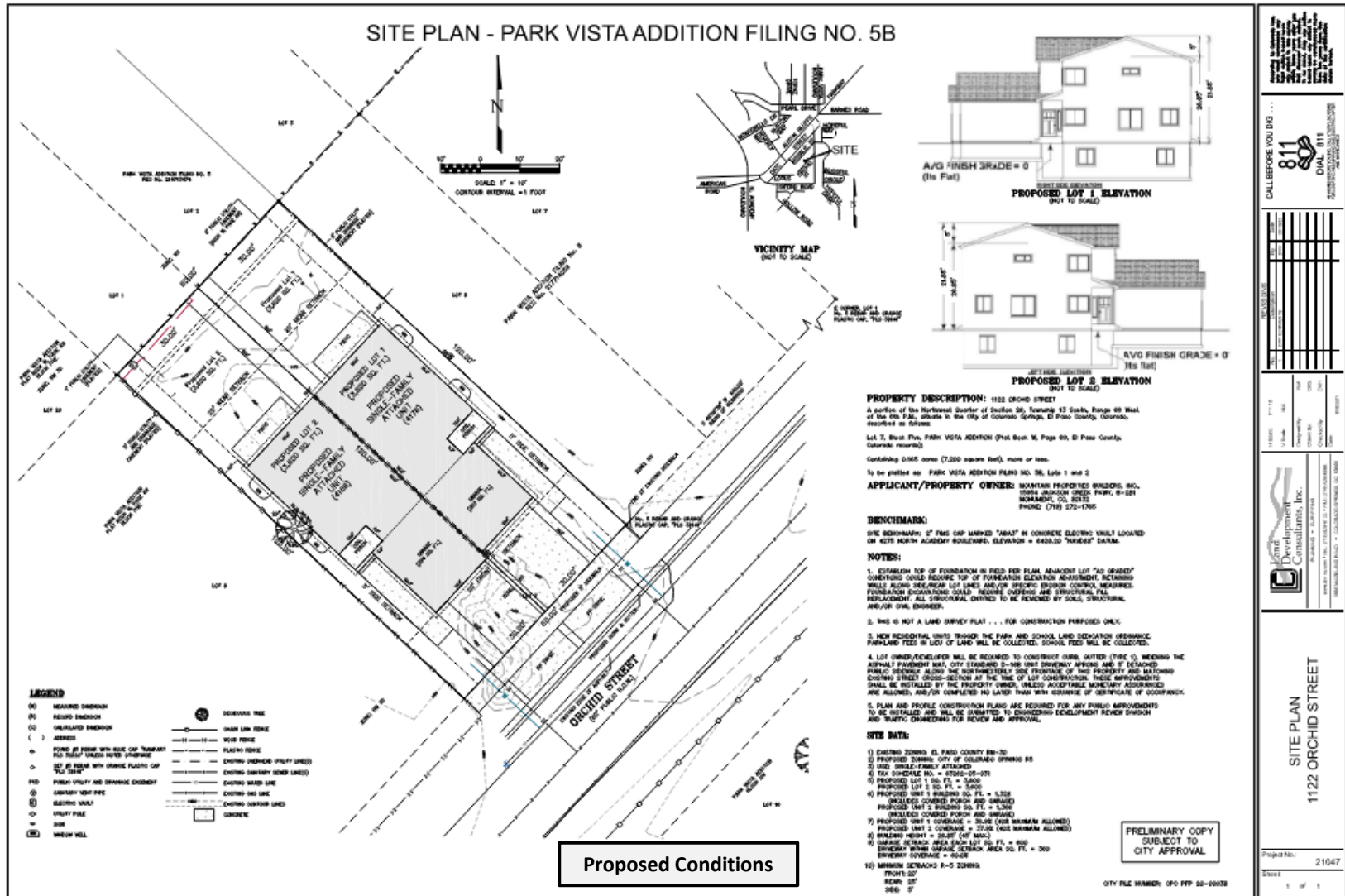
811  
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UNIVERSITY OF COLORADO

PROJECT NO.	21047
SHEET	1 OF 1

PRELIMINARY PLAT  
1122 ORCHID STREET  
LOT 7, BLOCK FIVE, "PARK VISTA ADDITION",  
CITY OF COLORADO SPRINGS, EL PASO COUNTY  
COLORADO

Project No. 21047  
Sheet 1 of 1

# Preliminary Plat, cont.





# PlanCOS Conformance

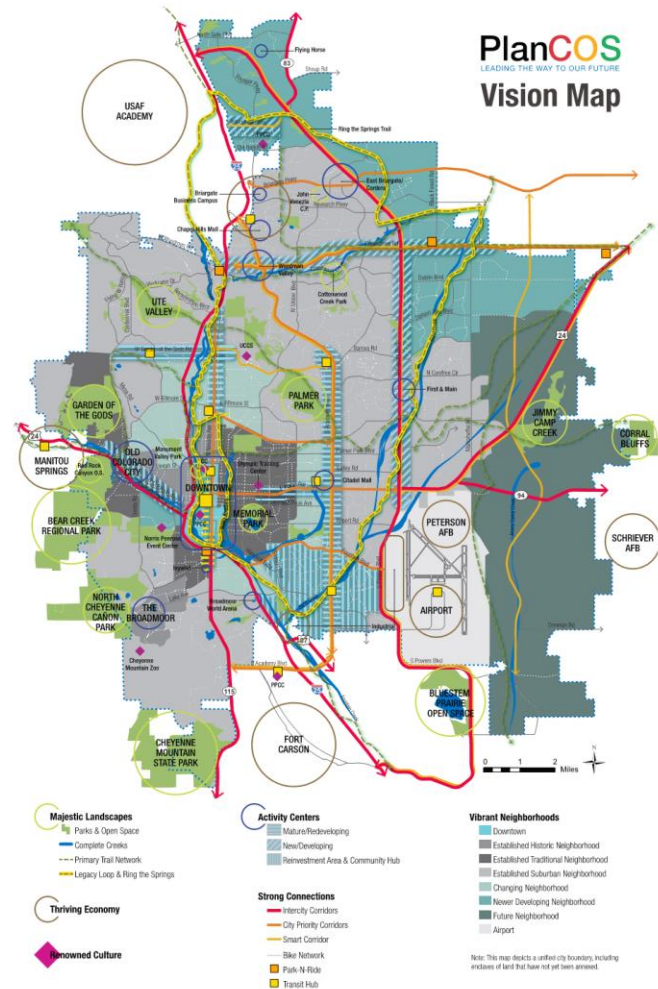


## Ch. 2 – Vibrant Neighborhoods

- Established Neighborhoods
  - Encourages the incorporation of addition housing and other uses along larger roadways with supported neighborhood amenities
  - New development/redevelopment should also be approached to support ongoing investment and improved adaptation of existing neighborhoods

## Ch. 8 – Adaptable Implementation

- *Provides broad policy direction for annexation*
- *reinforce compliance with State law*
- *Supports strategic annexation for community, fiscal, and long-range benefits*
- *Proactively work to incorporate existing enclaves*



# Recommendations



Approve a resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Park Vista Addition No. 5B annexation consisting of 0.579 acres.

## **CPC A 17-00127**

Adopt an ordinance annexing to the City of Colorado Springs that area known as Park Vista Addition No. 5B consisting of 0.579 acres, located at 1122 Orchid Street, based upon the findings that the annexation complies with the Conditions for Annexation Criteria as set forth in City Code Section 7.6.203.

## **CPC ZC 20-00037**

Adopt an ordinance establishing 0.165 acres as R-5 (Multi-Family Residential) zone district, based upon the findings that the change of zone request complies with the three (3) criteria for granting of zone changes as set forth in City Code Section 7.5.603(B)

# Recommendations, cont.



## **CPC PFP 20-00038**

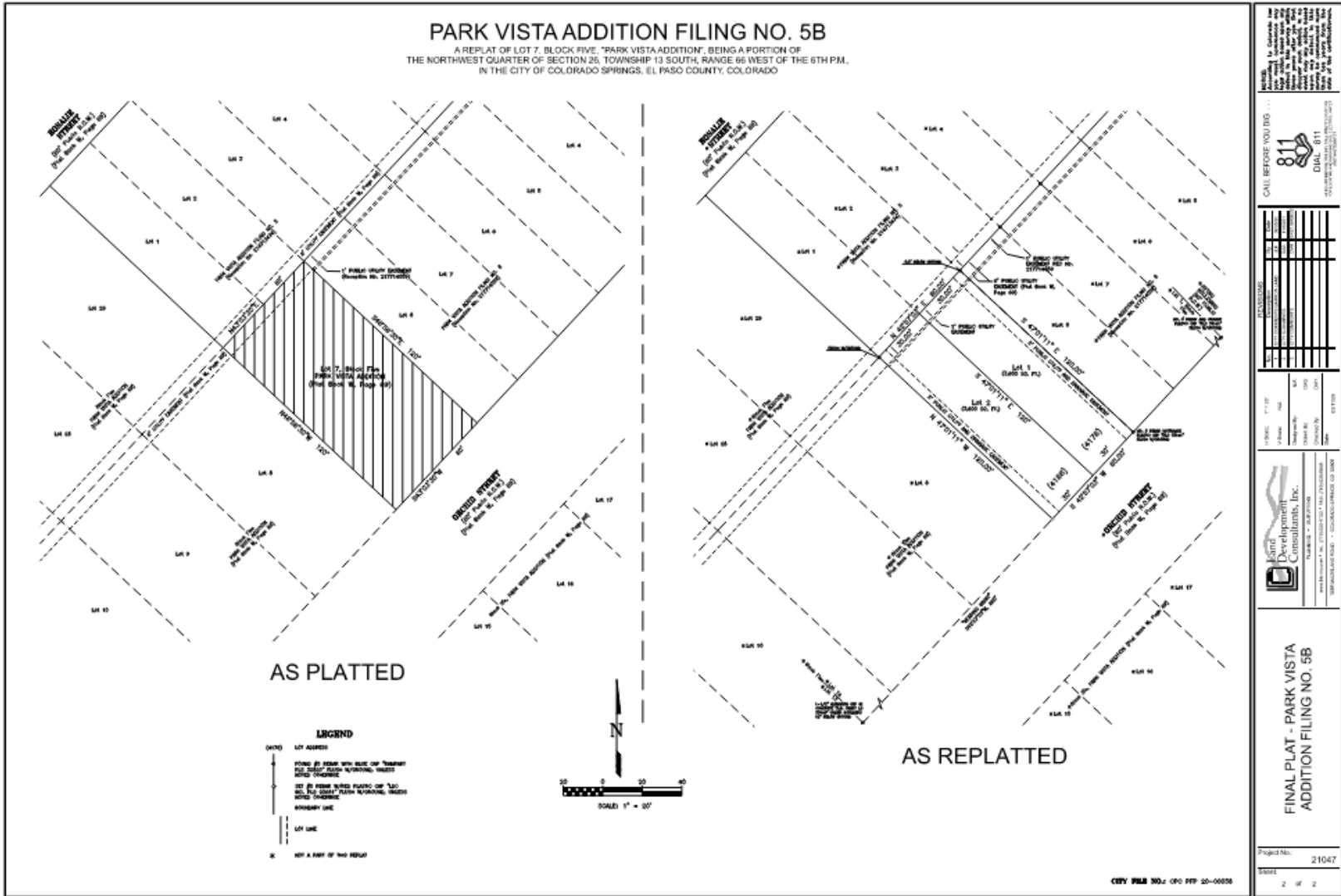
Approve the Park Vista Addition No. 5B Subdivision, based upon the findings that the proposal meets the review criteria for a final subdivision plat, as set forth in City Code Section 7.7.102; a preliminary plat, as set forth in City Code Section 7.7.204; and a final subdivision plat, as set forth in City Code Section 7.7.303.

# Final Plat



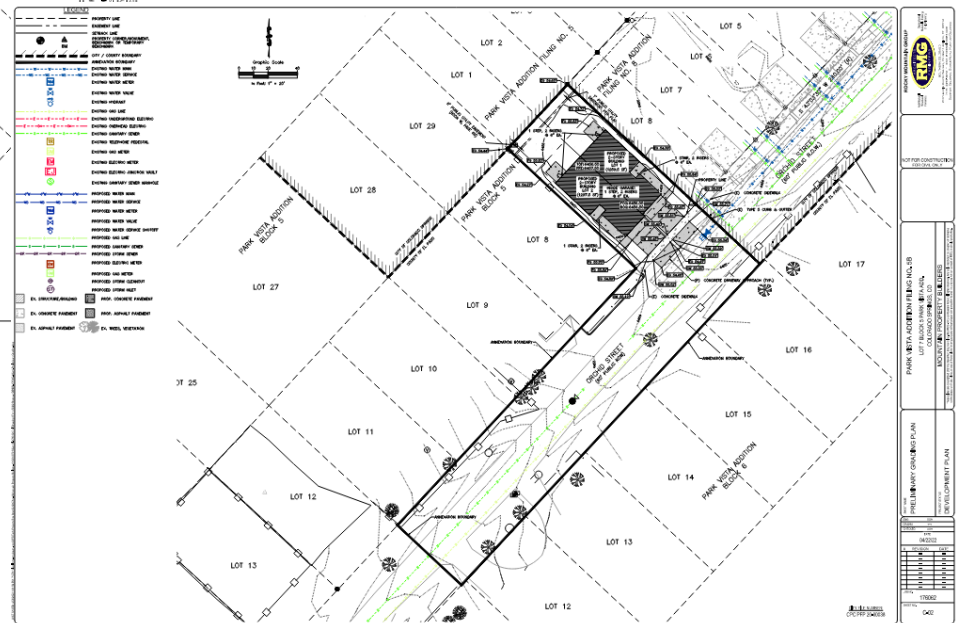
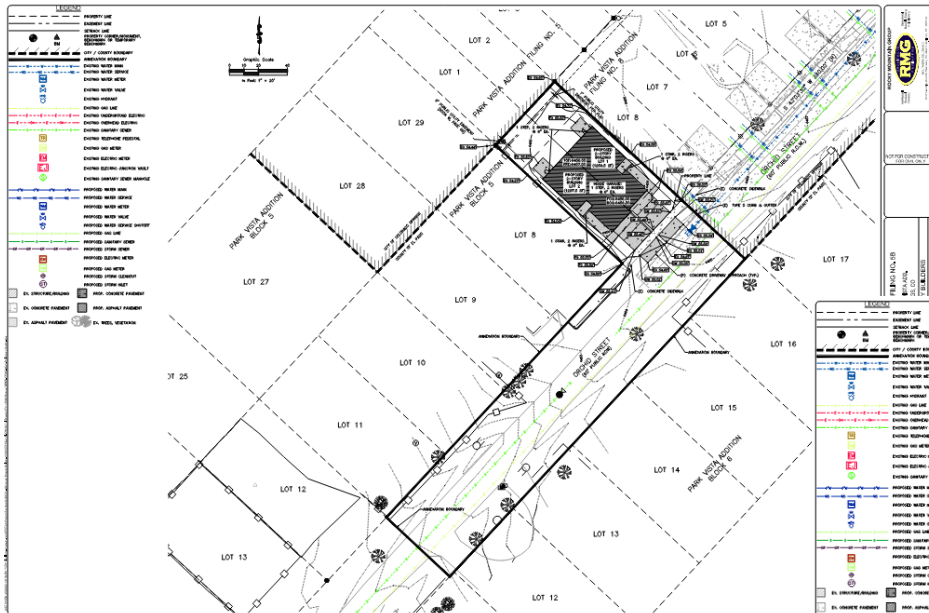
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# Preliminary Plat, cont.



Roadway and Utility Improvement Plans