

Country Lane No 2

SUBD-23-0017

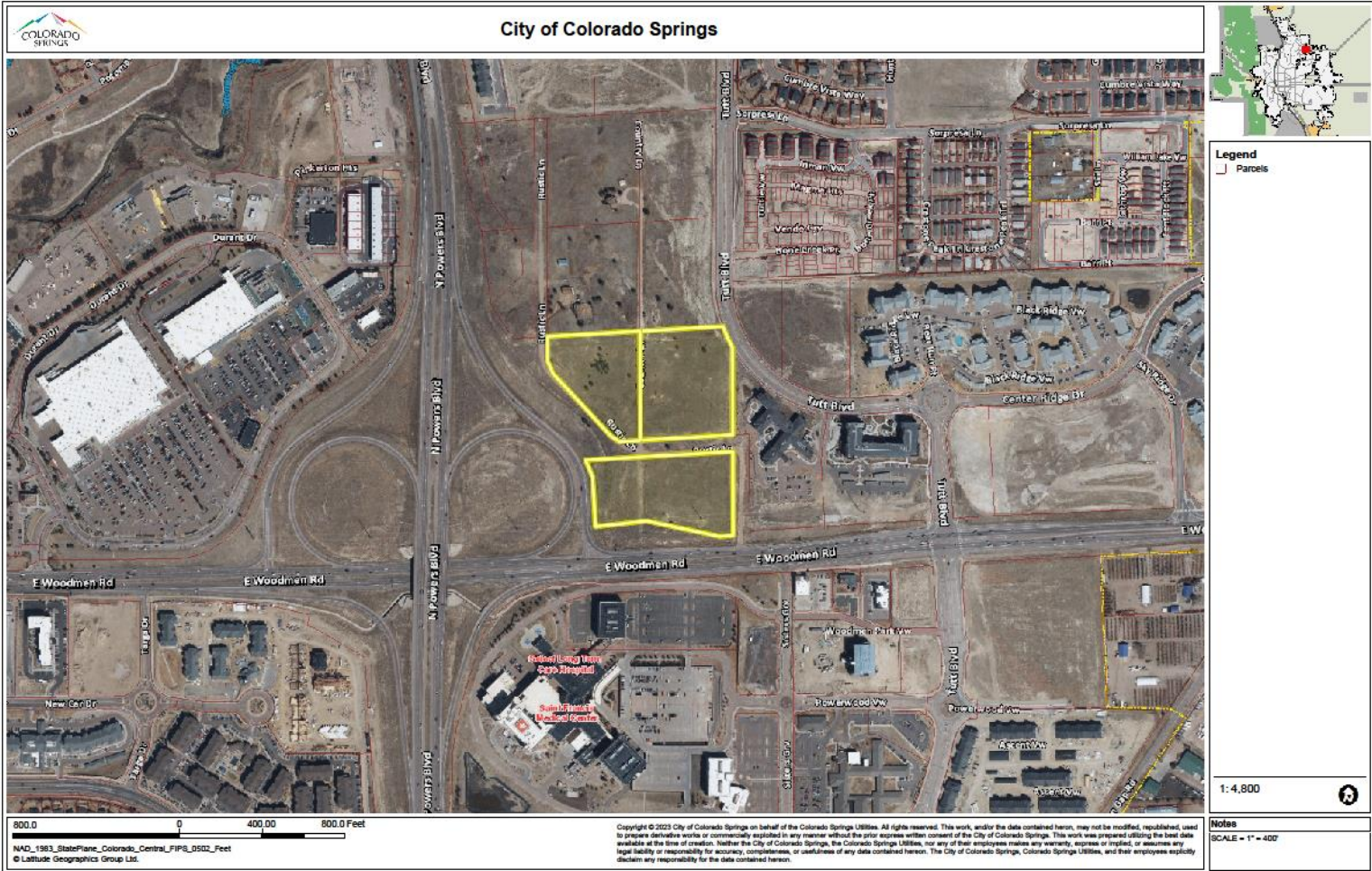
City Council

May 23, 2023

Gabe Sevigny, Planning Supervisor



SITE LOCATION



BACKGROUND



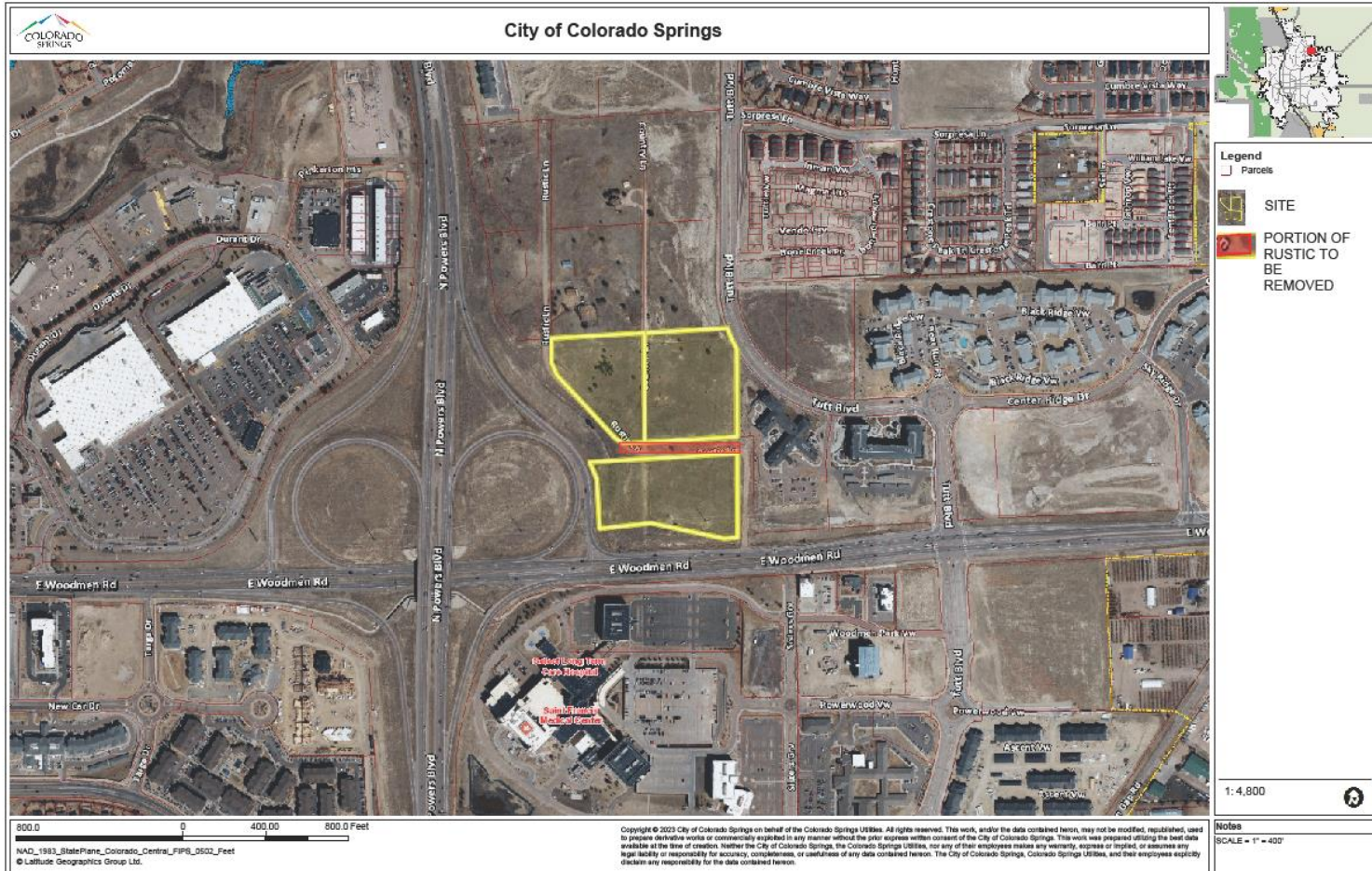
- Annexed October 2003
- Surrounding properties are zoned C-6-AO (General Commercial with Airport Overlay) in Chapter 7 (current City Code) in January 2010
- C-6 will become MX-L-AO (Mixed-Use Large Scale with Airport Overlay) in UDC (Unified Development Code)
- The over-all site is mostly vacant with a couple of single-family dwelling units that are expected to be removed with the future development of the area.
- A development plan and final plat approval is required prior to any future development

Vacation of Right of Way

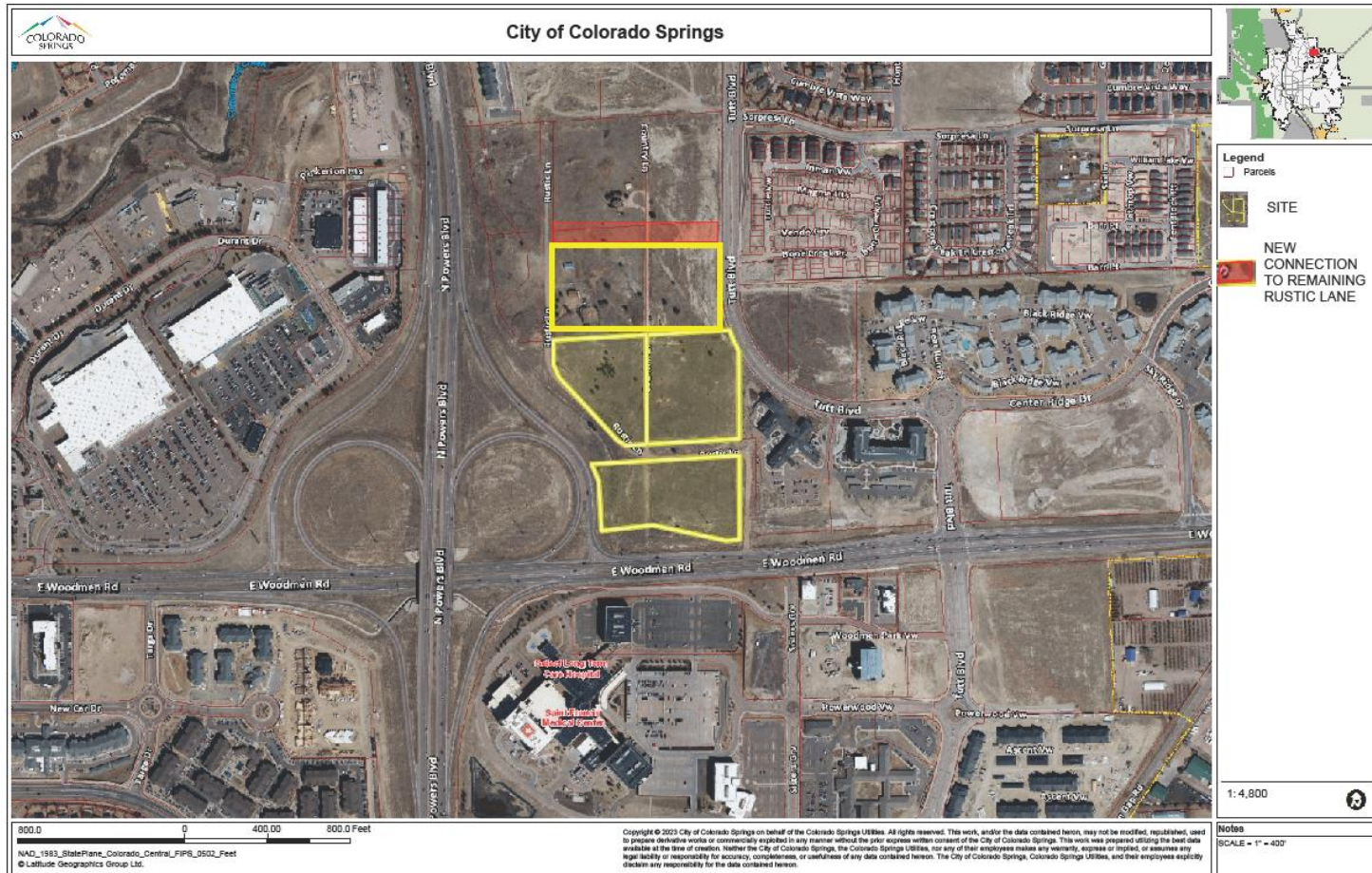


- The proposed vacation of right-of-way will not adversely affect the surrounding properties, as there is no active public roadway being vacated with this request. Furthermore, the northern and southern portions of Country Lane have already been vacated by a separate instrument. The current configuration overlaps a portion of Rustic Lane, which is currently owned and maintained by CDOT (Colorado Department of Transportation).
- The applicant has held meetings and are in agreement with CDOT that portions of Rustic Lane could go through a process of disposition with that department in order to remove portions of Rustic Lane. However, the applicant is required to provide an east to west connection from Tutt Boulevard to the remaining portion of Rustic lane to the west. The connection must be constructed and accepted by the City of Colorado Springs prior to the disposition process with CDOT. This process will require a development plan approval and final plat approval for the portions north of the current configuration of Rustic Lane.
- Once the disposition is completed by the applicant and CDOT, a further development plan and final plat would be required for approval prior to any land disturbance for the current configuration of Rustic Lane and to the south.

CDOT Area of Future Disposition



Future Area to be Provided



STAKEHOLDER PROCESS



PUBLIC POSTING AND NOTIFICATION

- Postcards sent to 19 property owners within 1000-foot buffer
 - Internal review and prior to public hearing
- Posters were required on the site for each of the cycles above

PUBLIC PARTICIPATION COMMENTS

- No comments in opposition or support were received with this proposal

Planning Commission

- A request to vacate City Rights-of-Way is not brought before Planning Commission and only an action from City Council is required.

RECOMMENDATION



SUBD-23-0017

Adopt an ordinance vacating portions of a public right-of-way consisting of 4,807 square feet of Country Lane No. 2 based upon the finding that the application complies with the review criteria in City Code Section 7.7.402.C.

Questions?

