

CITY PLANNING COMMISSION AGENDA

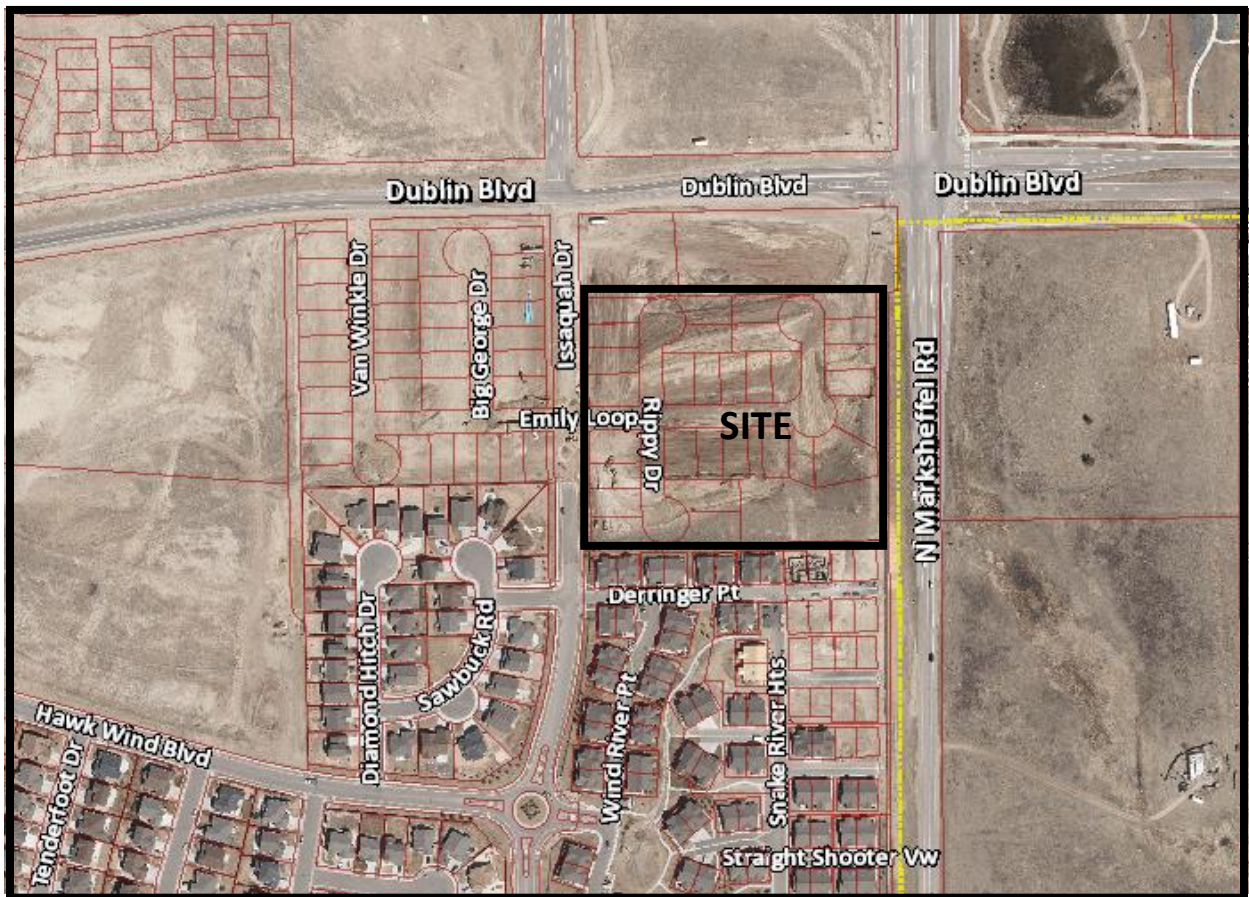
ITEM NOS.: B.1 – B.2
STAFF: RACHEL TEIXEIRA

FILE NOS:
B.1 CPC ZC 15-00088 – QUASI-JUDICIAL
B.2 CPC PUD 13-00048-A2MJ15 – QUASI-JUDICIAL

PROJECT: RESERVE AT INDIGO RANCH FILING NO. 2

APPLICANT: CLASSIC CONSULTING

OWNER: ROCKWOOD HOMES, LLC.



PROJECT SUMMARY:

1. Project Description: This project includes concurrent applications for a zone change and an amendment to the development plan for a 6.055-acre site situated southwest of Marksheffel Road and Dublin Boulevard.

The applicant is requesting to rezone the site from PUD to PUD to change from single family attached units to single family attached and detached units. The development plan amendment reflects the proposed 49 lots (9 single family detached and 40 single family attached units) and includes three private streets off of Emily Loop. Portions of the public street right-of-ways within this area of amendment that were dedicated in the original Reserve at Indigo Ranch Filing No. 1 subdivision plat have been vacated. **(FIGURE 1)**

2. Applicant's Project Statement: **(FIGURE 2)**
3. Planning and Development Department's Recommendation: Staff recommends approval of these applications with the technical modifications.

BACKGROUND:

1. Site Address: To be determined.
2. Existing Zoning/Land Use: PUD/AO (Planned Unit Development with Airport Overlay) / vacant lot previously planned for 30 single-family attached units (proposed 49 lots; 9 single family detached and 40 single family attached units).
3. Surrounding Zoning/Land Use:
 - North: PBC/AO / vacant – future commercial
 - South: PUD/AO / single-family residential
 - East: County zoned / low density residential
 - West: PUD/AO / single-family residential
4. Comprehensive Plan/Designated 2020 Land Use: General Residential
5. Annexation: Stetson Ridge Addition Annexation, January 1986
6. Master Plan: Stetson Ridge Master Plan / Residential
7. Subdivision: The Reserve at Indigo Ranch Filing No. 1
8. Zoning Enforcement Action: none
9. Physical Characteristics: The vacant 6.055 site has no existing vegetation or significant natural features.

STAKEHOLDER PROCESS AND INVOLVEMENT:

Standard public notification and posting process was used during the internal review. Eighty-seven property owners within a 500 foot buffer distance were notified via postcard and a poster was posted on site. City planning staff received no written correspondence either in support or opposition to the project.

The property will be posted and mailing notification sent again prior to the December 17th City Planning Commission meeting.

ANALYSIS OF REVIEW CRITERIA/MAJOR ISSUES/COMPREHENSIVE PLAN & MASTER PLAN CONFORMANCE:

1. Review Criteria / Design & Development Issues:

The applicant proposes to modify 'The Reserve at Indigo Ranch Filing No. 1' with the proposed zone change, amendment to the development plan, and final subdivision replat applications. The project is to revise the lot layout to include single family attached units, where the approved zone change, development plan and subdivision plat was for thirty (30)

single family detached units. The proposed 'The Reserve at Indigo Ranch Filing No. 2' includes a total of 49 units, of which nine (9) are single-family detached and forty (40) are single family attached units.

The zone change request includes the proposed single family attached and detached units and the layout now incorporates three private streets that provide access off of Emily Loop. Portions of the public street right-of-ways within this area of amendment that were dedicated in The Reserve at Indigo Ranch Filing No. 1 subdivision plat will be vacated by City Council after the approval of The Reserve at Indigo Ranch Filing No. 2.

The maximum building height still remains at 30 feet, and the front and side yard setbacks also do not change. The proposed lot coverage has been modified from 35%, 40%, and 45% based on the lot size and height of the building to 50% while the rear yard has been changed from a 20 foot setback to a 10 foot setback distance. The general roadway layout is not changing.

Staff finds that the zone change review criteria found in City Code Section 7.5.603.B. and 7.3.603, and the amended PUD Development Plan review criteria found in City Code Sections 7.5.502.E and 7.3.606 have been met.

The project amendments have been reviewed by the City's Transportation Division. It was concluded that the amendments have no impact on the traffic levels of service.

2. Conformance with the City Comprehensive Plan:

Objective LU 5: Develop Cohesive Residential Area

Neighborhoods are the fundamental building block for developing and redeveloping residential areas of the city. Likewise, residential areas provide a structure for bringing together individual neighborhoods to support and benefit from schools, community activity centers, commercial centers, community parks, recreation centers, employment centers, open space networks, and the city's transportation system. Residential areas also form the basis for broader residential land use designations on the citywide land use map. Those designations distinguish general types of residential areas by their average densities, environmental features, diversity of housing types, and mix of uses. Residential areas of the city should be developed, redeveloped and revitalized as cohesive sets of neighborhoods, sharing an interconnected network of streets, schools, parks, trails, open spaces, activity centers, and public facilities and services.

Policy LU 601: Assure Provision of Housing Choices

Distribute housing throughout the City so as to provide households with a choice of densities, types, styles and costs within a neighborhood or residential area.

Strategy LU 601a: Establish Standards to Support Housing Choice

Develop standards to support a range of housing types, styles and costs within individual neighborhoods.

Staff finds that the project is in conformance with the City of Colorado Springs Comprehensive Plan. It includes the residential use as designated by the general residential comprehensive plan designation.

3. Conformance with the Area's Master Plan:

This development is part of the Stetson Ridge Master Plan and is planned for both attached and detached single-family residential uses. This use conforms to the land use designation on the master plan for Stetson Ridge.

STAFF RECOMMENDATIONS:

ITEM NO. B.1 CPC ZC 15-00088 – PUD ZONE CHANGE

Approve the zone change to PUD/AO for The Reserve at Indigo Ranch Filing No. 2, based upon the finding that the zone change complies with the review criteria in City Code Section 7.5.603.B. and 7.5.603.

ITEM NO. B.2 CPC PUD 13-00048-A2MJ15 – PUD DEVELOPMENT PLAN AMENDMENT

Approve the amendment to The Reserve at Indigo Ranch Filing No. 2 Development Plan, based upon the finding that the project complies with the PUD Development Plan review criteria in City Code Sections 7.5.502.E and 7.3.606, subject to the following technical and informational plan modifications:

Technical and Informational Modification to the PUD Development Plan:

1. Provide the following note to the development plan: "Prior to issuing the building permits, the developer is required to escrow the amount of \$62,500.00 for the future anticipated traffic signal at the intersection of Dublin Boulevard with Issaquah Road."
2. Please add the following note to the development plan, "Prior issuing the building permits, the developer is required to escrow the amount of \$62,500 for the future anticipated traffic signal at the intersection of Dublin Boulevard with Issaquah Drive."