

Reserve at Northcreek Annexation

CPC A 15-00099 – LEGISLATIVE

CPC ZC 16-00016 – LEGISLATIVE

CPC CP 16-00017 – QUASI-JUDICIAL

October 25, 2016

Mike Schultz, Principal Planner



Reserve at Northcreek

Vicinity Map



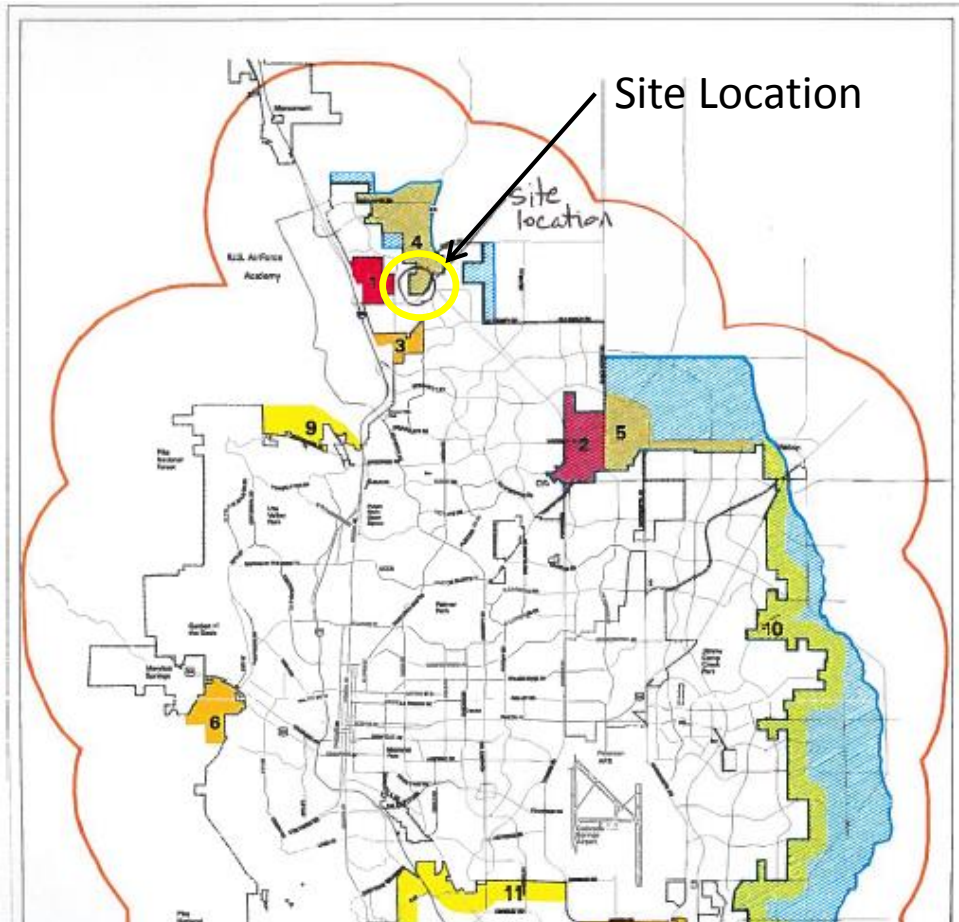
Reserve at Northcreek

Vicinity Map



Reserve at Northcreek

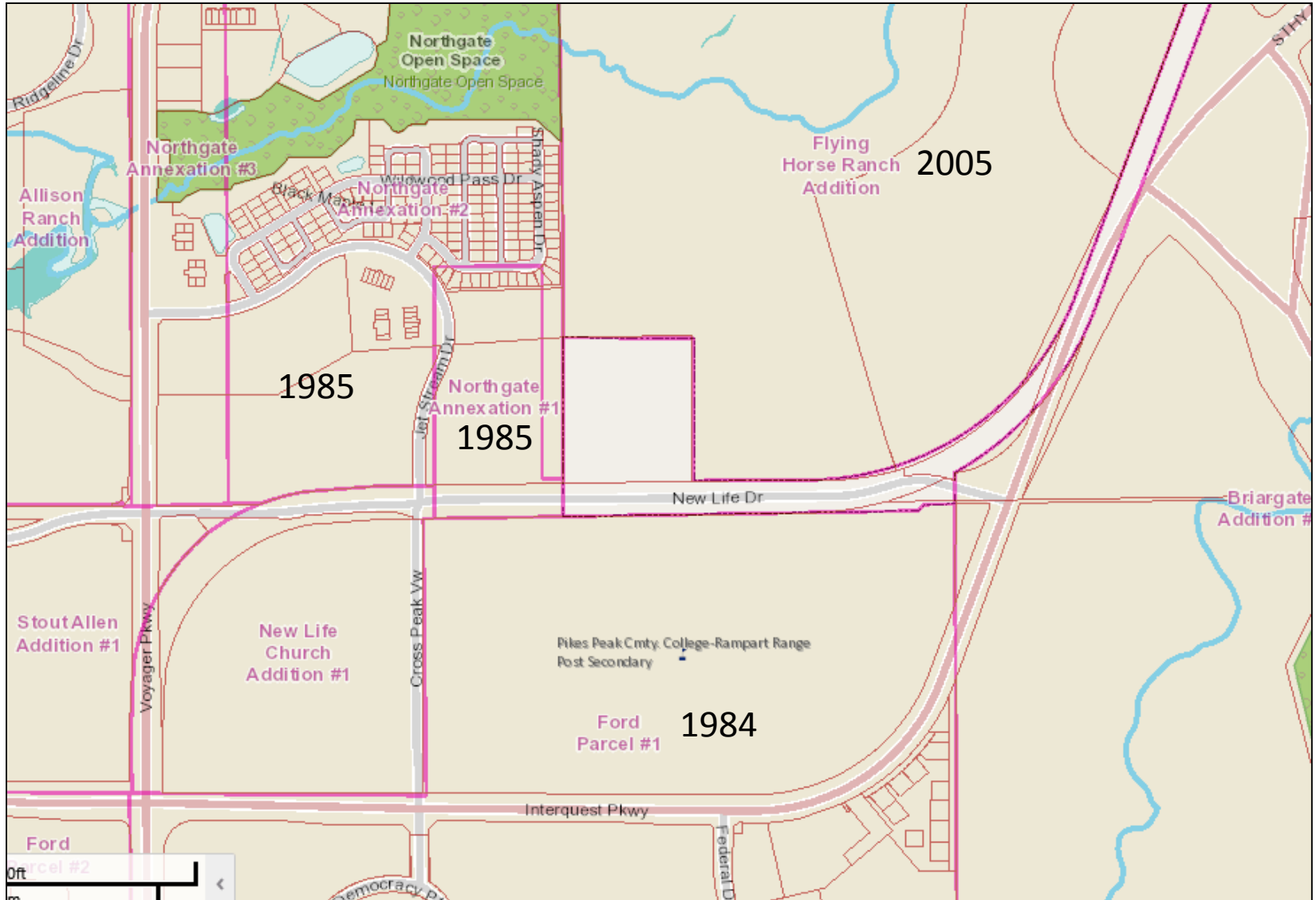
City Annexation Plan



Part of original Flying Horse recommended annexation area

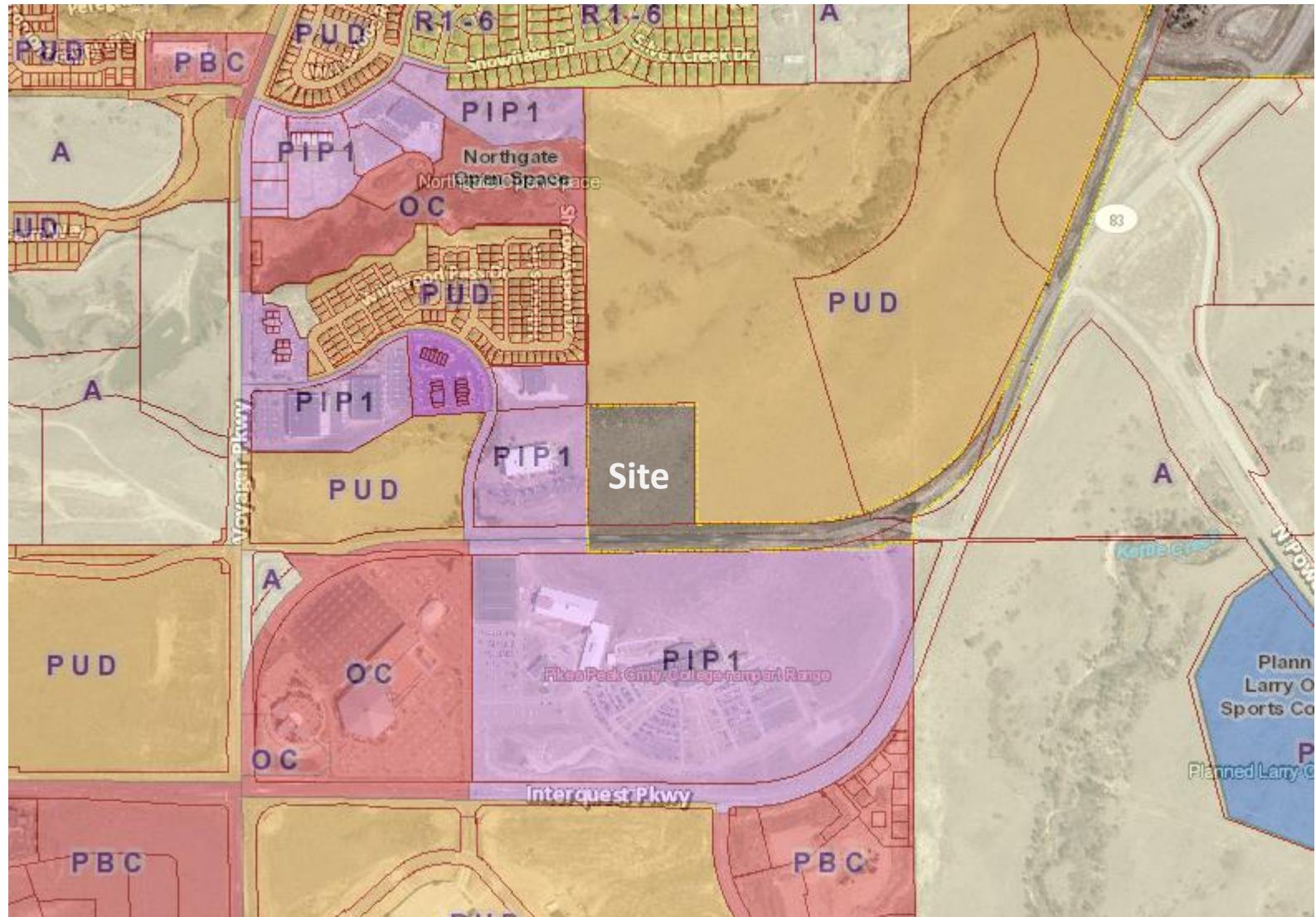
Reserve at Northcreek

Annexation History



Reserve at Northcreek

Zoning Map



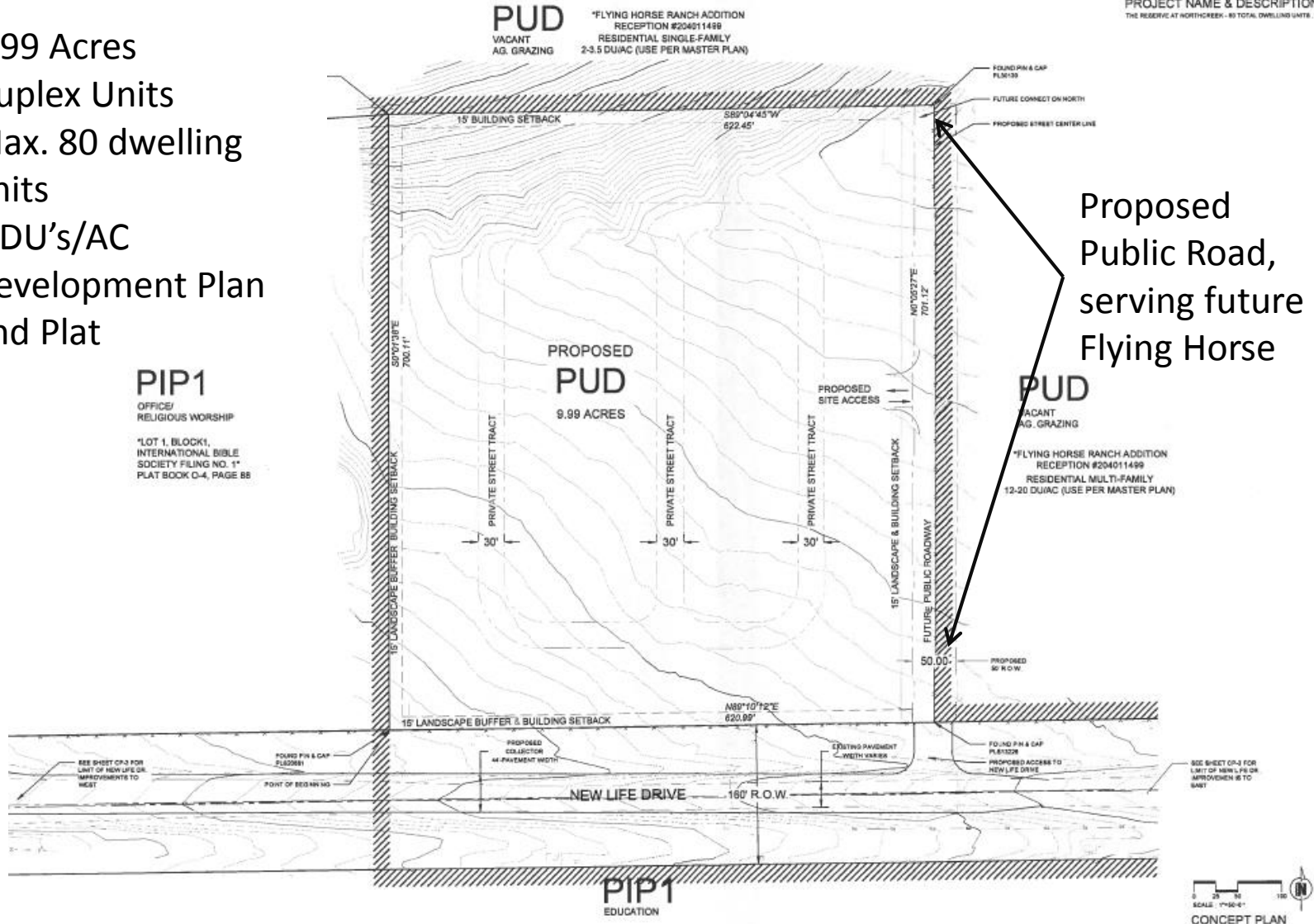
Reserve at Northcreek

Concept Plan



- 9.99 Acres
- Duplex Units
- Max. 80 dwelling units
- 8 DU's/AC
- Development Plan and Plat

PROJECT NAME & DESCRIPTION:
THE RESERVE AT NORTHCREEK - 80 TOTAL DWELLING UNITS

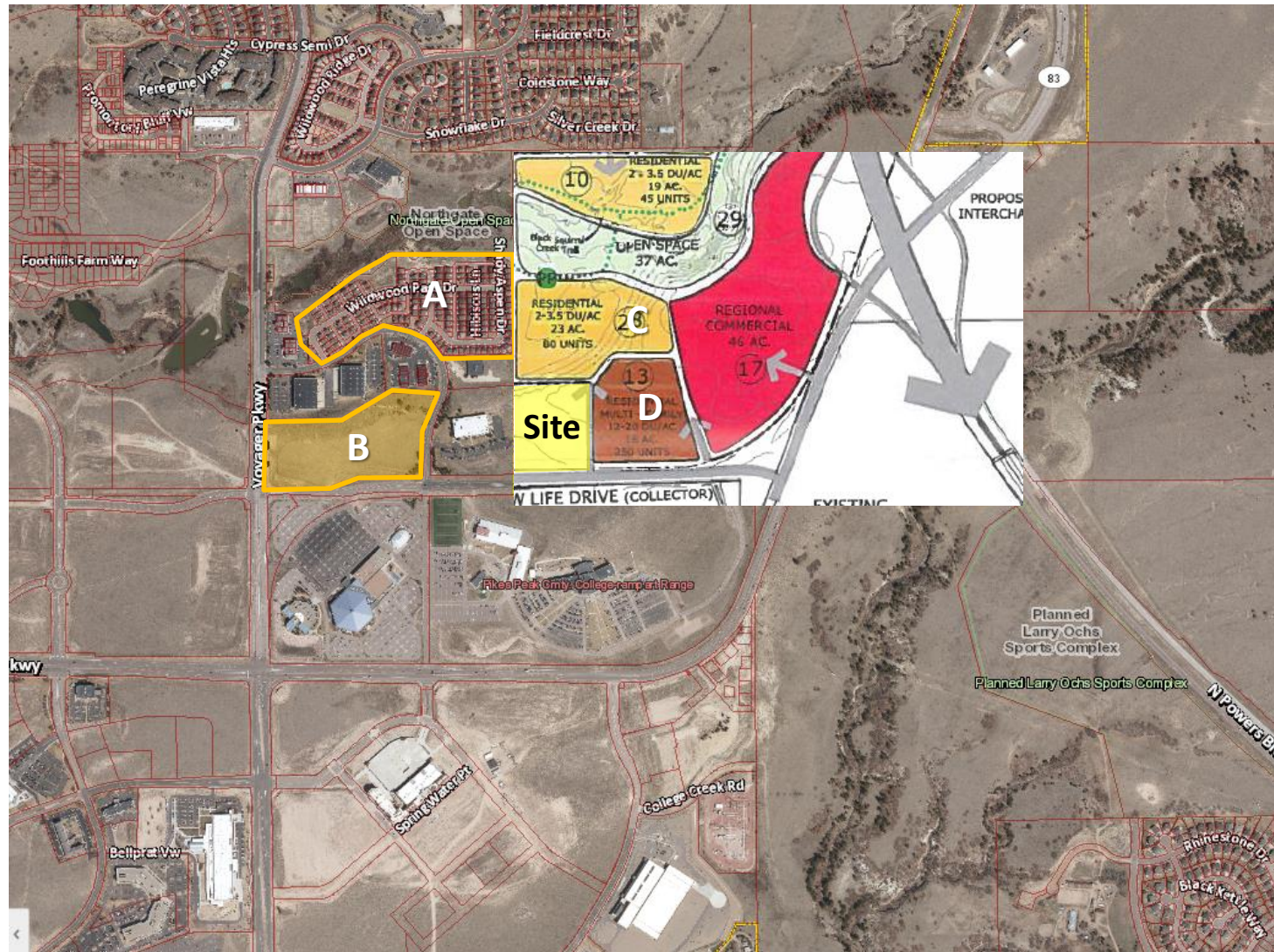


Reserve at Northcreek

Surrounding Density



- A** Wildwood at Northcreek
6.55 DU's/AC
- B** 11305 Voyager
Max 30 DU's/AC
- C** Flying Horse MP
2 – 3.5 DU's/AC
- D** Flying Horse MP
12 – 20 DU's/AC



Reserve at Northcreek

AFA Flight Paths



AFA notes flight patterns are modified subject to factors such as weather, training protocol and deconflicted flight patterns.



Reserve at Northcreek

AFA Flight Paths



DEPARTMENT OF THE AIR FORCE
10TH MISSION SUPPORT GROUP
USAF ACADEMY COLORADO

MAR 29 2016

Lieutenant Colonel Jose L. Rivera
Commander
10th Civil Engineer Squadron
8120 Edgerton Drive, Suite 40
USAF Academy CO 80840-2400

Mr. Mike Schultz
City of Colorado Springs
Land Use Review Division
PO Box 1575
Colorado Springs CO 80901

Dear Mr. Schultz

The United States Air Force Academy (USAFA) received the proposed development plan for The Reserve at Northcreek. The property is located east of Voyager Parkway, on New Life Road.

USAFA does not object to the project, to include temporary cranes necessary to complete the project. We do, however, want to identify the fact that this project is being built directly underneath an active aircraft traffic pattern and heavily used arrival/departure routes used to train USAFA cadets. These aircraft operations occur from sunrise to sunset, Monday through Friday and occasional Saturdays with high volume general aviation training type aircraft.

While noise generated by our aircraft will be well within federal standards, we believe that it is important that proposed land owners be advised concerning USAFA flight operations in advance of their purchases to alleviate future complaints concerning flight operations.

If the annexation and proposed zoning is approved by City Council, USAFA requests the City require the owner to add this note to the final development plan, property plat maps, deed transfers, and lease agreements, to provide full disclosure at any future time of sale or lease of nearby training operations.

NOTICE: This property may be impacted by noise and other similar sensory effects of flight by aircraft used in the United States Air Force Academy's Airmanship Program. This notice shall remain in effect until the Air Force Academy shall cease to be used for flight training purposes. This notice shall run with the land.

“NOTICE: This property may be impacted by noise and other similar sensory effects of flight by aircraft used in the United States Air Force Academy’s Airmanship Program. This notice shall remain in effect until the Air Force Academy shall cease to be used for flight training purposes. This notice shall run with the land.”

This note will be added to the concept plan, development plan and final plat

Reserve at Northcreek

Staff Recommendations



CPC A 15-00099 – ANNEXATION

Recommend approval to the City Council the Reserve at Northcreek Annexation, based upon the findings that the annexation complies with all of the Conditions for Annexation Criteria as set forth in City Code Section 7.6.203 with the following conditions of approval:

Letter of Assent approval from Southeastern Colorado Water Conservancy District must be received prior to scheduling the City Council Hearing.

CPC ZC 16-00016 – ESTABLISHMENT OF ZONE

Recommend approval to the City Council the establishment of the PUD (Planned Unit Development) zone district to allow attached single-family homes with a maximum density of 8 dwelling units per acre and maximum building height of 35-feet; recommendation is based upon the findings that the change of zoning request complies with the three (3) criteria for granting of zone changes as set forth in City Code Section 7.5.603(B) and the criteria for the establishment and development of a PUD zone as set forth in City Code Section 7.3.603.

CPC CP 16-00017 – PUD CONCEPT PLAN

Recommend approval to the City Council of the Reserve at Northcreek PUD concept plan based upon the findings that the concept plan complies with the review criteria in City Code Section 7.3.605 and meets the eight (8) review criteria for granting a concept plan as set forth in City Code Section 7.5.501(E).

Reserve at Northcreek



QUESTIONS?