

CITY PLANNING COMMISSION AGENDA
July 18, 2019

STAFF: CHRIS STALEY

ASSOCIATED FILES:
CPC SN 19-00060 – QUASI-JUDICIAL

PROJECT: CATHEDRAL SKY VIEW STREET NAME CHANGE
OWNER/APPLICANT: GGC, LLC
CONSULTANT REPRESENTATIVE: ROCKWELL CONSULTING



PROJECT SUMMARY

1. Project Description: This project is a street name change from Cathedral Rock View to Cathedral Sky View (**FIGURE 1**). The eastern stem of Cathedral Rock View currently begins at Treeline View and continues south through the subdivision and terminates at the unplatted land at the southern end of Tract A. The future plans of the developer were to loop the private drive; the western and eastern existing stems of Cathedral Rock View will no longer be looped. Each stem currently has the Cathedral Rock View street name; thus a duplicate name now that the road will not connect by a loop. The street name change request for the eastern stem to Cathedral Sky View will resolve the potential for two private streets with the Cathedra Rock View name.
2. Applicant's Project Statement: (**Refer to FIGURE 2**)
3. Planning and Development Team's Recommendation: Staff recommends approval of the application.

BACKGROUND

1. Site Address: The street begins at Treeline View and continues south through the subdivision and terminates at the unplatted land at the southern end of Tract A.
2. Existing Zoning/Land Use: PUD (Planned Unit Development)
3. Surrounding Zoning/Land Use:
 - North: PUD (Planned Unit Development)
 - South: PUD (Planned Unit Development)
 - East: PUD (Planned Unit Development)
 - West: PUD (Planned Unit Development)
4. Annexation: The property was annexed in 1971 as part of the Mesa Addition #2.
5. Master Plan/Designated Master Plan Land Use: Garden of the Gods Club/Residential
6. Subdivision: Cathedral Ridge At Garden of the Gods Filing No. 5A
7. Zoning Enforcement Action: None
8. Physical Characteristics: The road is under construction - graded and curb/gutters installed along the extent of Tract A.

STAKEHOLDER PROCESS AND INVOLVEMENT

The public notification process for the associated applications consisted of providing notice to the neighbors by placing a poster for the project on-site and sending postcards to 220 property owners within 1000-feet of the project site. There was one (1) public comment received concerning what the impact of the street name change would be to their property located on the western stem of Cathedral Rock View. Staff confirmed with the owner their property would not be affected by the street name change. No further public comments were received.

The application was sent to the standard internal and external agencies for review and comment. The review comments received have been addressed. Review agencies for this project included Engineering, Colorado Springs Police Department, Enumerations, United States Postal Service, Streets Division, and Traffic.

ANALYSIS OF REVIEW AND CONFORMANCE WITH CITY COMPREHENSIVE PLANNING

1. Review Criteria/Design & Development

Background:

All requests for street name changes must meet City Code 7.7.704.D.7 and be reviewed by City review agencies including City Engineering, Colorado Springs Police Department, Enumerations, United States Postal Service, the Street Division, and City Traffic Engineering. Staff has completed each review and addressed any comments from those agencies. In order to clearly show that the criteria of a street name changes was met, the street name change criteria and the street naming regulations are listed and justified. In this case only Lots 2-16 and Tract D of the subdivision will be impacted by the change, and all but one of these properties is owned by the developer. No additional addresses will be required to be changed.

7.7.704. D.7. Street Name Changes: All applications for street name changes, for both public and private streets, or rights of way, shall be submitted to the Community Development Department in accord with the requirements of the Community Development Department and are subject to the jurisdiction of the Planning Commission.

In reviewing an application for a street name change, the Planning Commission shall grant the street name change only upon determination that all of the following criteria are met:

a. No Adverse Impact: That the efficient, timely and convenient delivery of services and goods, public and private, to the people and their property will not be adversely affected.

Review by City Engineering, Colorado Springs Police Department, Enumerations, United States Postal Service, the Street Division, City Traffic Engineering and Land Use Review was completed. During the initial review only Land Use Review had comments; subsequent submittals addressed Land Use Review comments. The agencies listed are tasked with determining if a street name change would adversely impact delivery of public and private goods and no issues were raised; therefore, renaming this street to Blamires Way has no adverse impact.

b. Requirements Of This Section: That the requirements of this section have been met.

Staff has reviewed this section (7.7.704.D) to ensure that all the requirements are met. These requirements include:

- 1- Approval of the name by Community Development Department (Land Use Review), Traffic Engineering, Colorado Springs Police Department, and Enumerations. As noted previously approval is recommended.
- 2- Meeting the street name regulations for renamed streets. Cathedral Sky View meets the street name regulations.
- 3- Meeting the Public Street Name Designation. In this case View was approved as no change to the Designation.

c. Purpose Of Part: That the street name change comes within the purpose of this part, that is, to promote the health, safety, convenience and general welfare of the citizens.

Staff has determined that the street name change from Cathedral Rock View to Cathedral Sky View meets the purpose of this part of City Code. The name of Cathedral Sky View will not negatively impact the health, safety, convenience and general welfare of citizens.

Staff finds that the request for the street name change is in conformance with the City Code standards and criteria for a street name change.

2. Conformance with the City Comprehensive Plan

PlanCOS, the City's Comprehensive Plan, is a high level and visionary document. This location falls under the Established Suburban Neighborhood. The theme that best aligns with this street name change is Majestic Landscapes.

The western part of Colorado Springs values the natural and man-made outdoor spaces and celebrates their location at the base of the mountains. This area is surrounded by the foothills of Rampart Range and Garden of the Gods. The residents of this neighborhood have the opportunity to engage with these places surrounding their community (**FIGURE 3**).

PlanCOS does not specifically address street naming or give any specific goals or strategies related to street naming or re-naming. Therefore, it is the finding of the Planning and Development Department that the Cathedral Sky View Street Name Change application substantially conforms to the PlanCOS goals and objectives.

3. Conformance with the Area's Master Plan

This site is within the Garden of the Gods Master Plan. The master plan calls out this area as residential. The application proposed is a street name change for a residential subdivision and complies with the Garden of the Gods Master Plan.

STAFF RECOMMENDATION

CPC SN 19-00060 – Street name change

Approve the street name change for Cathedral Rock View to Cathedral Sky View, based upon the finding that the street name change complies with the review criteria in City Code Section 7.7.704.D.7.