

CITY PLANNING COMMISSION AGENDA
AUGUST 15, 2019

STAFF: HANNAH VAN NIMWEGEN

FILE NO(S):

A. - CPC PUZ 19-00006 – QUASI-JUDICIAL

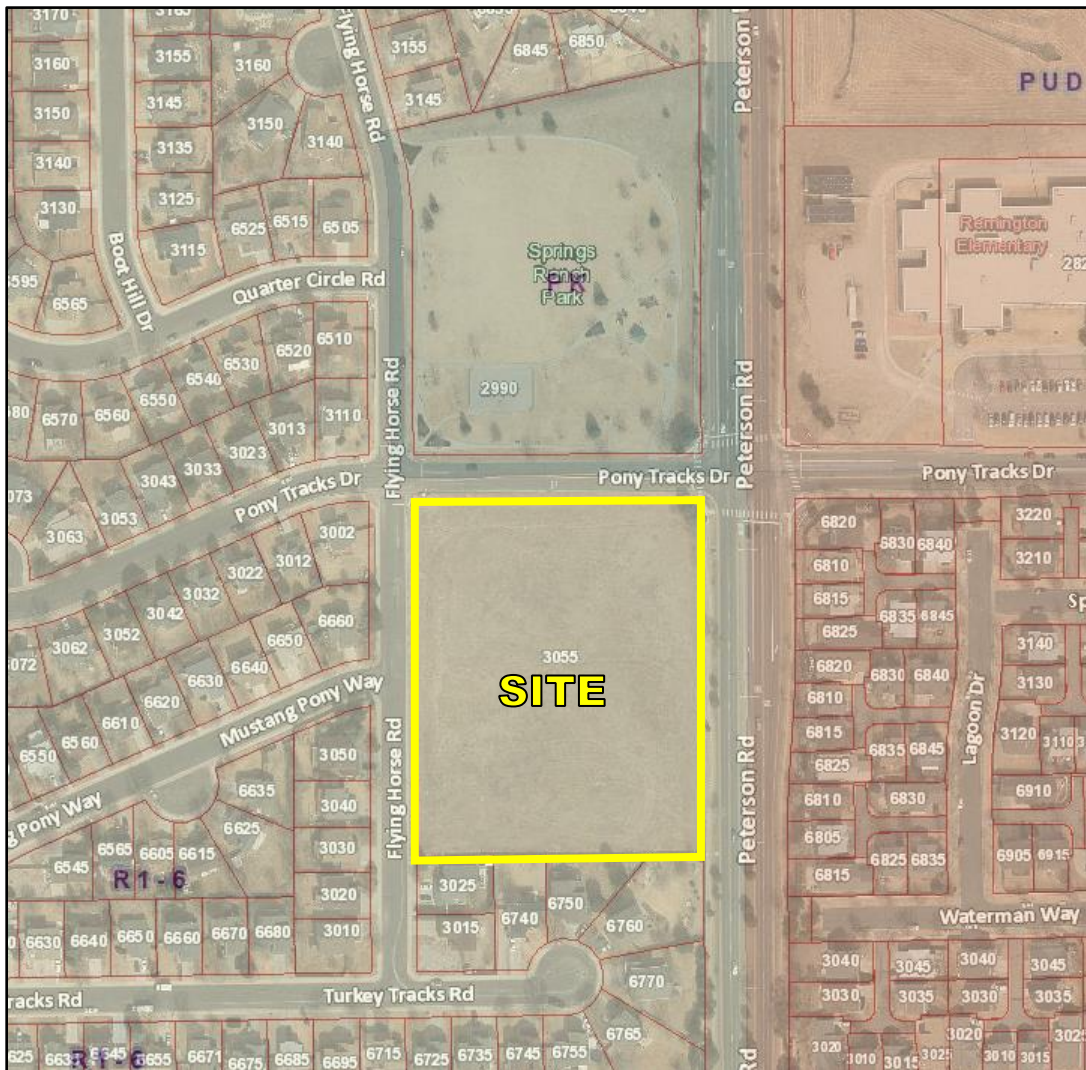
B. - CPC PUD 19-00007 – QUASI-JUDICIAL

PROJECT: PONY PARK RESIDENCES

OWNER: ROCKWOOD HOMES, LLC

DEVELOPER: ROCKWOOD HOMES, LLC

CONSULTANT: ALTITUDE LAND CONSULTANTS



PROJECT SUMMARY:

1. Project Description: The applications under consideration are a zone change from R-1 6000/DF/AO (Single-family Residential with a Design Flexibility Overlay and an Airport Overlay) to PUD (Planned Unit Development: Single-family Residential with a maximum height of 35 feet and a maximum gross density of 9 dwelling units per acre) and a Development Plan illustrating 36 single-family detached homes. **(FIGURE 1)**
2. Applicant's Project Statement: **(FIGURE 2)**
3. Planning and Development Recommendation: Staff recommends approval of the applications.

BACKGROUND:

1. Site Address: 3055 Flying Horse Road
2. Existing Zoning/Land Use: R-1 6000 (Single-family Residential) / Vacant **(FIGURE 3)**
3. Surrounding Zoning/Land Use: North: PK (Park) / Pony Tracks Drive then Springs Ranch Park
East: PUD (Planned Unit Development) / Peterson Road then single-family residential
South: R-1 6000/DF/AO (Single-family Residential with a Design Flexibility and Airport Overlays) / Single-family residential
West: R-1 6000/DF/AO (Single-family Residential with a Design Flexibility and Airport Overlays) / Flying Horse Road then single-family residential
4. PlanCOS Vision: Established Suburban Neighborhood
5. Annexation: This parcel was annexed as a part of the Springs Ranch Addition in 1984.
6. Master Plan/Designated Master Plan Land Use: Springs Ranch Master Plan (Implemented) / Minor Public Assembly
7. Subdivision: The Colorado Springs Ranch Filing Number 4
8. Zoning Enforcement Action: None.
9. Physical Characteristics: The property is currently undeveloped with no significant changes in grade.

STAKEHOLDER PROCESS AND INVOLVEMENT:

Prior to the official application to rezone the property, City Planning staff held a pre-application neighborhood meeting with surrounding neighbors on June 28th, 2018. At the time of this meeting, the applicant was proposing 42 townhomes for consideration. To notify the surrounding property owners of the proposal, staff mailed postcards to 479 property owners within a 1000-foot radius of the subject site. Staff also posted a sign on the property indicating the neighborhood meeting date, time, and location. The pre-application neighborhood meeting was attended by roughly 74 individuals. Generally, those in attendance expressed concerns regarding traffic, parking, queueing for Remington Elementary, and residential density.

An application to rezone the property and a development plan was submitted on January 9, 2019. This application revised the proposed product from townhomes to a small-lot PUD with 38 units. At the time of application, the site was posted and 520 postcards were sent property owners within a 1000-foot buffer of the subject property. During the initial review, approximately 21 emails were received from different property owners detailing concerns **(FIGURE 4)**.

It was requested that a second neighborhood meeting be held and one was scheduled for April 2nd, 2019. For this meeting, City Planning staff mailed 503 additional postcards and posted the site a third time to notify the public of the second neighborhood meeting. The 44 individuals who attended also signed-in. Similar concerns were discussed at this meeting—traffic, parking, queueing for student pick up and drop off for Remington Elementary, and residential density (though reduced from 42 units to 36). Roughly 10 additional emails were received following the second neighborhood meeting **(FIGURE 5)**.

Staff input is outlined in the following section of this report. Staff sent plans to the standard internal and external review agencies for comments. All comments received from the review agencies are addressed. Commenting agencies included Colorado Springs Utilities, City Engineering, Water Resources Engineering, City Traffic, City Fire, School District 49, the Colorado Springs Airport, Police, and E-911.

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

1. Review Criteria / Design & Development:

a. Summary:

The applications under consideration are a zone change from R-1 6000/DF/AO (Single-family Residential with a Design Flexibility Overlay and an Airport Overlay) to PUD (Planned Unit Development: Single-family Residential with a maximum height of 35 feet and a maximum gross density of 9 dwelling units per acre) and a Development Plan illustrating 36 single-family detached homes (**FIGURE 1**).

The subject area was annexed in 1984 as part of the 1,327 acre Springs Ranch Addition. The Colorado Springs Ranch Master Plan was established with annexation and designated the area containing the subject parcel as Single-Family Residential. The Colorado Springs Master Plan's name was changed to Springs Ranch Master Plan in 1994.

b. Zone Change:

The existing zone district was established in 1993 for the Colorado Springs Ranch Filing Number 4 subdivision. The R-1 6000 zone district in this area has a DFOZ (Design Flexibility Overlay Zone) which allows flexibility in development standards. According to zoning code section 7.3.502 DFOZ - *Design Flexibility Overlay*, "The DFOZ may be used to increase design flexibility by providing for greater variations in lot sizes, reduced setbacks, narrower lot widths, and increased lot coverages." Essentially, this overlay allows a developer to have lots that are 4,000 square feet as long as the average of all the lot's sizes is the zone district is a minimum of 6,000 square feet. The overlay then allows reduced setbacks and narrower lots to accommodate the smaller allowed lot size.

The proposed zone district is PUD (Planning Unit Development) for single-family residential with a maximum building height of 35 feet and a maximum density of nine dwelling units per acre. The development plan, further discussed in the next section, illustrates a total of 36 single-family detached homes on lots which range between 1,800 square feet and 2,100 square feet. This pattern of development is often referred to as a "small lot PUD."

It is City Planning staff's opinion that the request meets the review criteria for a zone change as stated in zoning code section 7.5.603. City Planning staff believe the applications will not be detrimental to the public interest, health, safety, or general welfare; largely due the surrounding single-family residential land uses including a similar small lot PUD development on the southeast corner of Peterson Road and Pony Tracks Drive with a similar building height and density. Staff is also of the opinion the application is in conformance with the Springs Ranch Master Plan and with PlanCOS—both are further discussed below.

In addition to the zone change review criteria, PUDs have a separate set of criteria (zoning code section 7.3.603) to help guide when a PUD zone district would be appropriate. It is City Planning staff's opinion that the subject applications do promote the stabilization and preservation of the existing single-family residential neighborhood by proposing a detached residential product, over townhomes or requesting a zone change to commercial, which is more compatible. The small lot, detached residential product allows for a higher density land use adjacent to a minor arterial roadway providing a better transition to Peterson Road and helping buffer the existing single-family neighborhood from the irritants of an arterial roadway. The proposed landscaping is appropriate for the scale of the development while meeting landscape code requirements.

City Planning staff also believes the proposed development will not overburden the capacities of existing streets, utilities, and other public facilities. When a development plan is submitted, it is reviewed by key agencies with the knowledge and expertise to consider each system's capacity. The City Traffic Engineering, Colorado Springs Utilities, Parks and Recreation did not have concerns with the proposal overburdening the roadways, the utility system, or the nearby public parks. Additionally, the Fire Department did not have concerns with servicing the additional homes, and all other review agencies have recommended approval of the subject applications.

c. Development Plan:

The development plan under consideration proposes 36 single-family detached homes on lots which vary between 1,800 square feet and 2,100 square feet. The development plan also illustrates off-street guest parking areas, landscaped greenspace between homes and the internal private roads, a private detention basin, and sidewalks leading from each front door to a public right-of-way. **FIGURE 6** illustrates the development plan overlaid onto an aerial image to help compare the proposal with the surrounding development.

Due to the proposed lot sizes, the small lot PUD guidelines can be used to help design a development which is harmonious with surrounding land uses and healthy and functional for perspective residents. The proposed development plan utilizes these guidelines in a number of ways such as providing a variety in building placement, having building entries front open areas or courtyards, providing guest parking spaces in addition to garage and driveway parking, providing sidewalk connectivity, and being located adjacent to a four acre public park.

The proposed development plan meets the review criteria as stated in zoning code section 7.3.606 for such applications. The single-family residential product is harmonious and compatible to the surrounding neighborhood, it substantially complies with the adopted plans applicable to the site, the development provides off-street parking above the required minimum including two accessible parking stalls, and the preliminary landscape plan illustrates buffers and materials which meet code requirements.

The proposed detention basin meets the City's Drainage Criteria Manual and the drainage report for the proposal has been approved. Generally, drainage would travel west down Pony Tracks Road towards Sand Creek. However, the proposed detention basin will release runoff well under the pre-developed conditions.

Lastly, the development is adjacent to Springs Ranch Park which is approximately four acres in size and is less than a quarter mile from Remington Park which is just under five acres in size. This application was routed to Parks, Recreation, and Cultural Services for consideration and concurred the provided park space was sufficient to service the proposed development.

d. Traffic

Many residents voiced concerns with the existing traffic, particularly during the morning and evening rush hours. A traffic impact study was submitted with the applications to better characterize the existing traffic in the area as well as the impact of the proposed development. According to the traffic report, a total of 32 vehicles will enter and leave the site during the morning peak hour and a total of 40 vehicles will enter and leave the site during the evening peak hour. Over a 24-hour period, 427 vehicles will enter and leave the property.

The morning peak hour, the afternoon school peak hour, and the evening peak hour were studied to determine the level of service of the Pony Tracks Drive and Peterson Road intersection. The report states, "all turning movements are projected to operate at LOS

[Level of Service] D or better during all short- and long-term peak-hour traffic scenarios. Overall, the intersection of Peterson Road/Pony Tracks is projected to operate at LOS C during the morning peak hour, LOS C or better during the school afternoon peak, and LOS B or better during evening peak hour, with or without site buildout.” The traffic report also recommends adjustments to the pavement markings on Pony tracks Drive adjacent to the site to allow access to the northern driveway. The recommended configuration has been approved by the Traffic Engineering division with some adjustments. The developer will be responsible for removing the existing paint and then installing the new striping pattern.

Residents also had complaints regarding Remington Elementary’s student pickup and drop off process describing issues with parking along Pony Tracks Drive east of Peterson Road in front of the school. Parking on Pony Tracks drive adjacent to the site on the west side of Peterson Road is not permitted. School District 49 has been made aware of the issue and is currently looking into potential solutions.

2. Conformance with the City Comprehensive Plan:

The City has recently adopted, in January 2019, the updated Comprehensive Plan, PlanCOS. PlanCOS is a high level and visionary document foundationally laid out as a theme based approach to alignment of development intentions for the City. The proposed applications appear to be consistent with the envisioned land use patterns for the subject parcel as it relates to several themes in PlanCOS (**FIGURE 7**).

The Vibrant Neighborhoods chapter of PlanCOS calls out the associated area for development as an Established Suburban Neighborhood. The Plan identifies the need for a variety of housing types, styles, and price points to be distributed throughout the city. This application supports Strategy VN-2.A-3, “Support land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels”, by providing a housing product with a smaller lot for those who are uninterested or unable to take care of a large standard residential yard but who also desire to live closer to a school and park.

Additionally, the Vibrant Neighborhoods chapter also states that established neighborhoods should expect some degree of infill and redevelopment and encourages infill development to incorporate elements of the existing neighborhoods. Staff believes that the Pony Park Residences, as an infill project, incorporates elements of the existing neighborhood with a single-family detached project and front yard tree lawns. This chapter also states “new development should focus on safe connections into and within these neighborhoods.” Pony Park does provide connections from the public right-of-way to each home as well as pedestrian crossing striping across the new driveways.

Staff finds the Pony Park Residences development in substantial compliance with PlanCOS.

3. Conformance with the Area’s Master Plan:

The Pony Park Residences project is located within the Springs Ranch Master Plan area and is designated as Minor Public Assembly. This master plan is considered “implemented” meaning all land is currently zoned for the desired land use, however, zone changes within implemented master plans do not require subsequent amendments to said master plan. Zoning code section 7.5.603 *Findings* states, “... Master plans that have been classified as implemented do not have to be amended in order to be considered consistent with a zone change request.” The Minor Public Assembly land use designation was established in 1995 where previously had been designated Single-Family Residential.

Staff finds the Pony Park Residences development in substantial compliance with the Springs Ranch Master Plan.

STAFF RECOMMENDATION:

CPC PUZ 19-00006

Recommend approval to City Council the zone change of 4 acres from R-1 6000/DF/AO (Single-family Residential with a Design Flexibility Overlay and an Airport Overlay) to PUD (Planned Unit Development: Single-family Residential with a maximum height of 35 feet and a maximum gross density of 9 dwelling units per acre), based upon the findings that the change of zone request complies with the three (3) review criteria for granting a zone change as set forth in City Code Section 7.5.603(B) and the criteria for establishment of a PUD zone as set forth in City Code Section 7.3.603

CPC PUD 19-00007

Recommend approval to City Council the development plan for the Pony Park Residences, based upon the findings that the development plan meets the review criteria for PUD development plans as set forth in City Code Section 7.3.606, and the development plan review criteria as set forth in Section 7.5.502E.