

ADVENTURE WAY TOWNHOMES ZONE CHANGE & CONCEPT PLAN

City Council
May 9, 2023

Kyle Fenner
Senior Planner



PROJECT SUMMARY

ZONE-23-0002 – QUASI-JUICIAL
COPN-23-0001 -- QUASI-JUDICIAL



A **Zone Change** of 3 contiguous parcels totaling 3.83 acres from Agriculture with Airport Overlay (Herein referenced A/AO) to Mixed-Use, Medium Scale- with Overlay (Herein referenced MX-M/AP-O). The site is currently zoned A/AO.

Tracking with this zone change is the **Adventure Way Townhomes Concept Plan**, which generally illustrates a plan for 11, 4-plex townhomes with a maximum density of 11.5 du/acre.

CONTEXT MAP

ZONE-23-0002 – QUASI-JUDICIAL
COPN-23-0001 – QUASI-JUDICIAL



THE PASTEL-COLORED, SHADED AREAS ARE CITY OF COLORADO SPRINGS. THE UNSHADED, AREAS ARE UNINCORPORATED EL PASO COUNTY.

BACKGROUND

ZONE-23-0002 – QUASI-JUDICIAL

COPN-23-0001



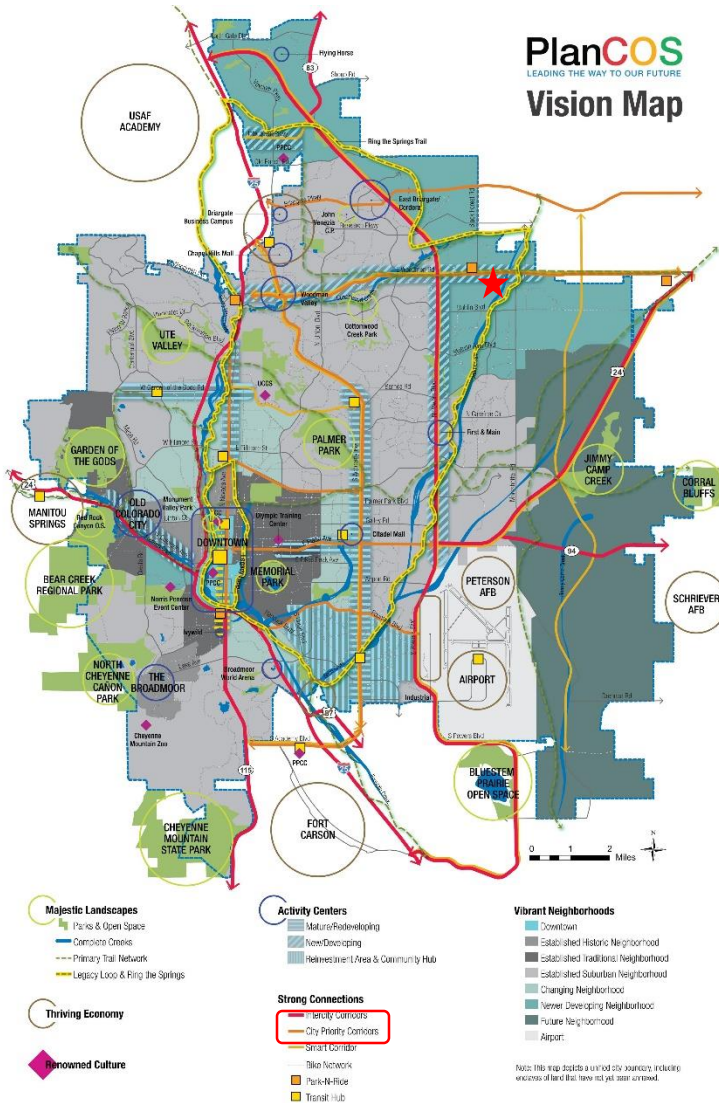
- Located on East Woodmen just east of Black Forest Road, on the south side.
- It is zoned Agriculture with Airport Overlay (A AO).
- The property is accessed via Adventure Way which connects to Black Forest Road and then the controlled light at Black Forest Road and Woodmen.
- The application conforms ideally with the Dublin North Master Plan and was brought into the Dublin North Master Plan in March of 2008.
- Surrounding the property are El Paso County enclaves and small-lot PUD within Colorado Springs City Limits.

BACKGROUND

ZONE-23-0002 – QUASI-JUICIAL



PlanCOS
LEADING THE WAY TO OUR FUTURE
Vision Map



The PlanCOS Vision Map identifies the project site as “New/Developing.” Additionally, the Vision Map identifies the location as a on a “City Priority Corridor” and an “Intercity Corridor.” It is also due east of a Park-N-Ride.

STAKEHOLDER PROCESS & INVOLVEMENT



Public notice postcards went to twenty-nine (29) properties within the 1,000-foot notification buffer on two occasions, once at initial review and again prior to the Planning Commission hearing. The site was posted for the required 10-day posting period during both occasions noted above.

Staff received emails of opposition from eight (8) individuals, seven (7)-opposed and one (1) in support. *(staff has included copies of Stakeholder Correspondence received as a result of the public notice process). Staff responded to each email individually.*

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

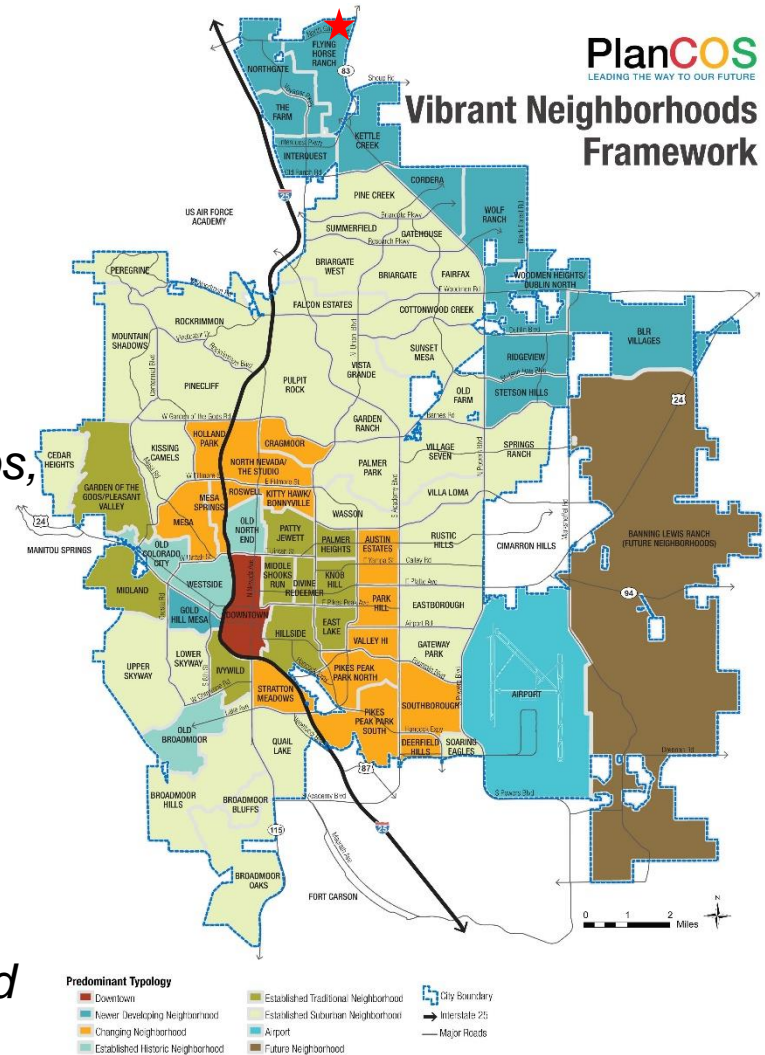


Vibrant Neighborhood Chapter 2 of PlanCOS that is entitled “Housing for All”, which has goal VN-2 that states:

“Strive for a diversity of housing types, styles, and price points distributed throughout our city through a combination of supportive development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs.”

To do this PlanCOS suggests:

“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.”



PLANNING COMMISSION RECOMENDATION



At the April 12, 2023, Regular City Planning Commission meeting, the Commission unanimously approved the rezoning as a part of the consent agenda.

STAFF RECOMMENDATION(S):



Proposed Motion:

ZONE-23-0002

Approve an ordinance amending the zoning map of the City of Colorado Springs relating to 3.83 acres located at the intersection of Adventure Way and Quail Brush Drive from A/AO (Agricultural with Airport Overlay) to PBC/AO (Planned Business Center with airport overlay [to be known as MX-M AP-O (Mixed Use Medium Scale with Airport Overlay)]).

COPN-23-0001

Approve the Adventure Way Townhomes Concept Plan.