

Pikes Peak Heights

CPC MP 85-217-A7MJ18

CPC PUZ 18-00089

CPC PUD 18-00091

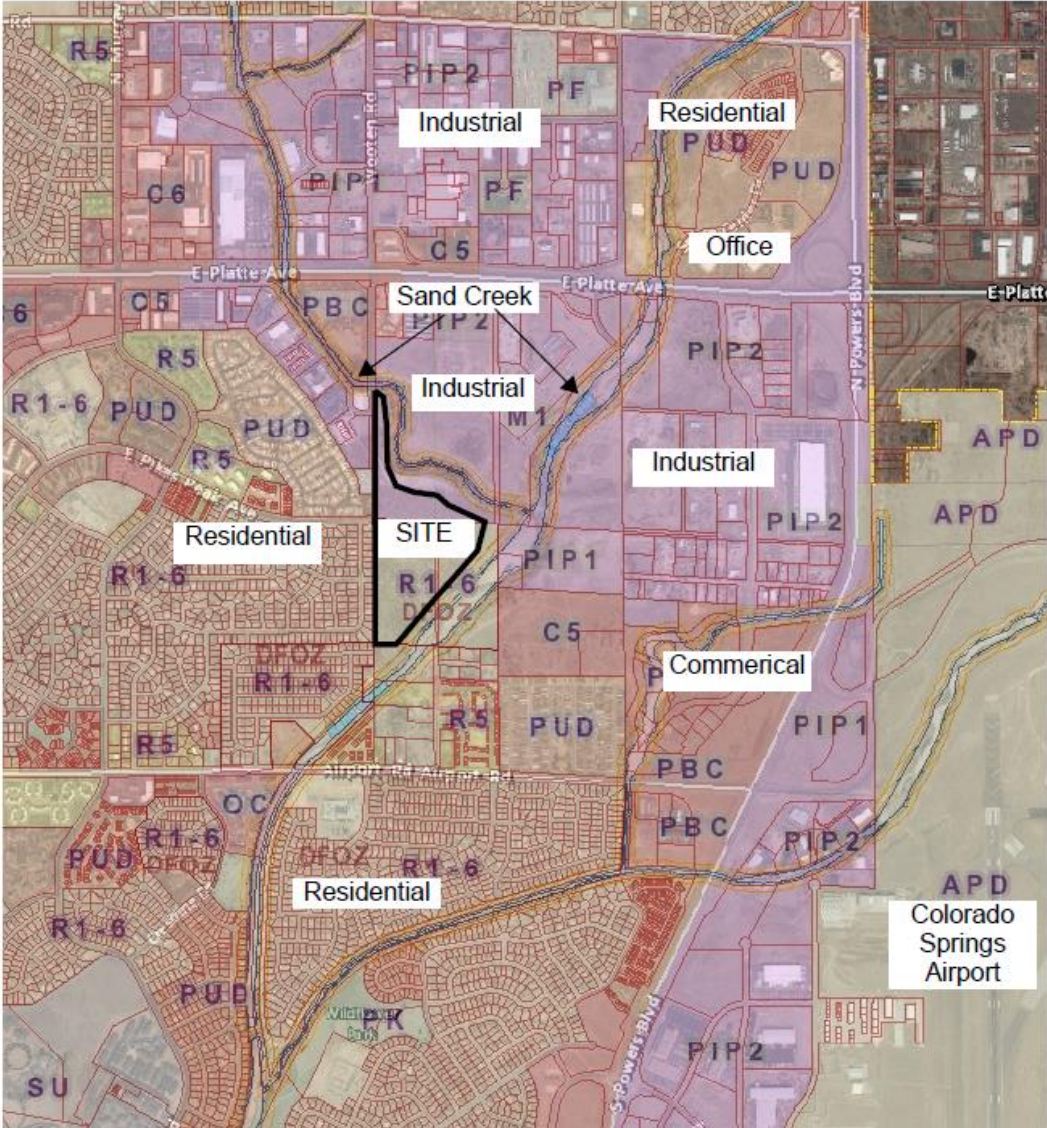
March 10, 2020

Lonna Thelen, Principal Planner

Land Use Review



Vicinity Map



Pikes Peak Heights



- Existing Property
 - Zoned R1-6, M-1 and PIP-2
 - Currently a vacant property
- Three applications:
 - Master Plan Amendment
 - Change 23.9 acres of research and industrial to residential
 - Zone Change
 - Rezone 42.9 acres from R1-6, M-1 and PIP-2 to PUD (35' max height, 3.5-7.99 du/ac, single-family attached and detached units)
 - Development Plan
 - 120 single-family detached units
 - 74 single-family attached units

Pikes Peak Heights



- Two neighborhood meetings:
 - August 30, 2018
 - October 7, 2019
- Concerns raised at the meetings included:
 - Traffic
 - Environmental impacts
 - Closure of the existing landfill
 - Access points to the site

Master Plan



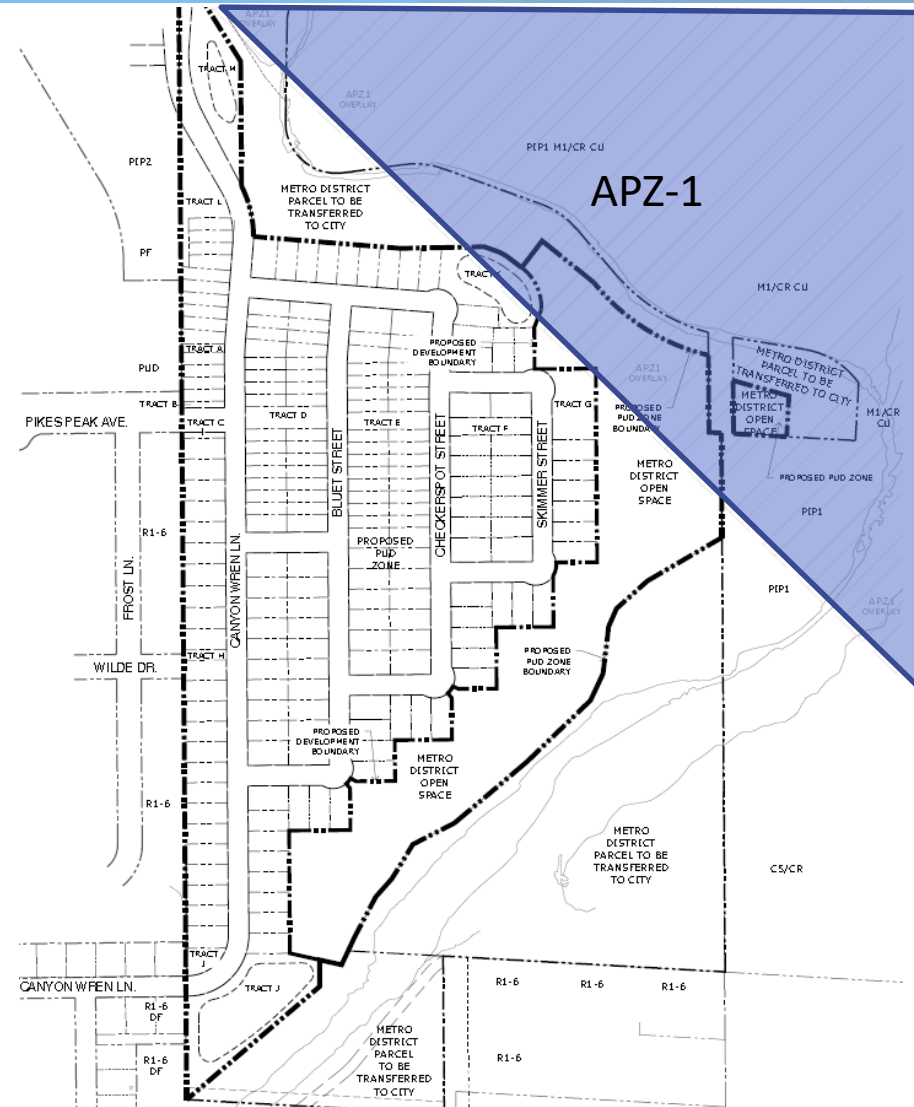
- 23.9 acres amended from Research and Development to Residential



Zone Change



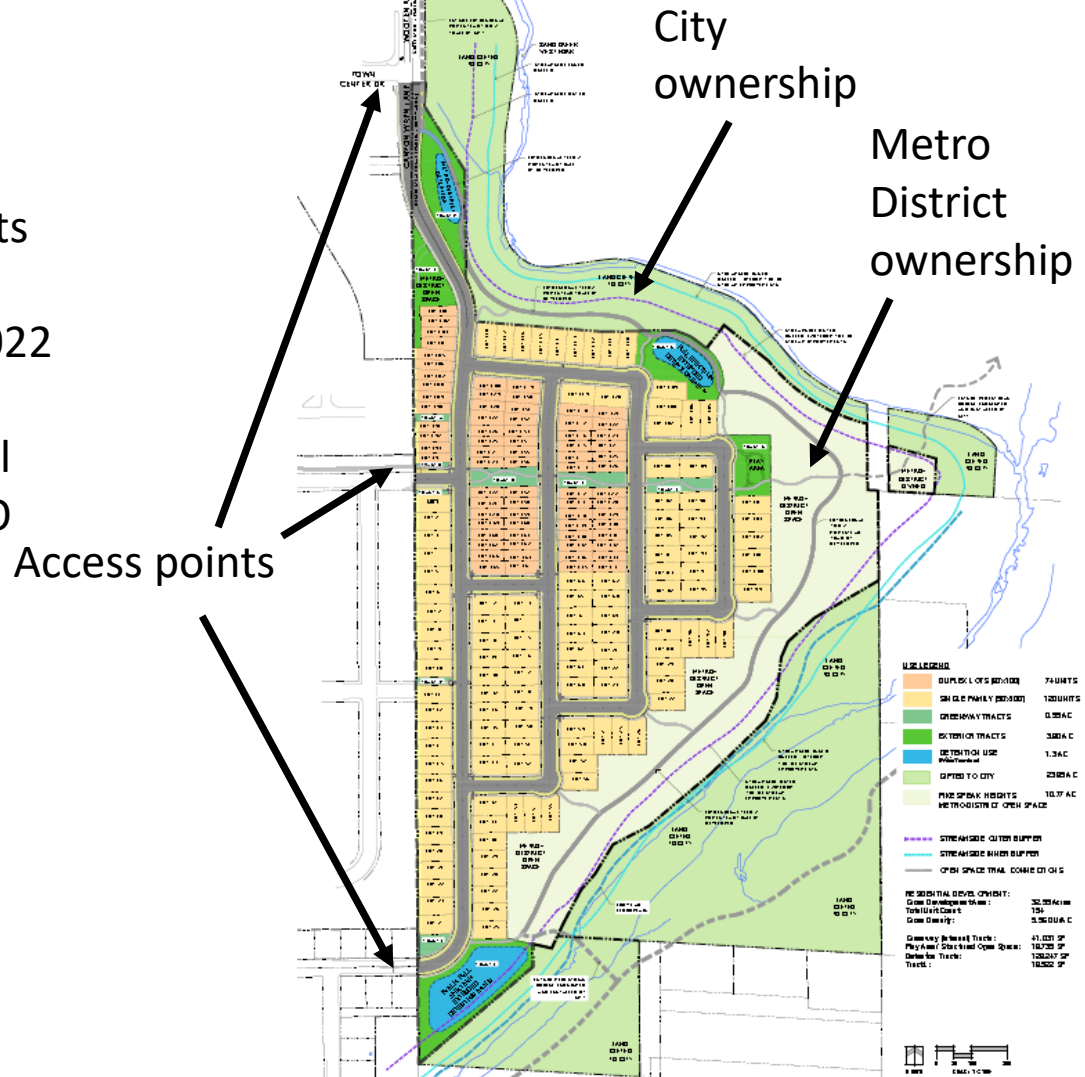
- Rezone of 42.9 acres
 - Existing zone - R1-6/DP/AO, M-1/PIP-2/AO/APZ1
 - Proposed zone - PUD/AO/APZ1
 - 35' max height
 - 3.5-7.99 du/ac
 - Single-family attached and detached units



Development Plan



- 120 single-family detached units
- 74 single-family attached units
- SWENT and CSU project on Sand Creek. Scheduled for 2022
- Developer to construct 3,260 linear feet of Homestead Trail connection as offset for PLDO fees.



Geologic Hazard Report



- This geological hazard report was approved on December 27, 2019.
- The primary geologic hazard issues identified in the report include:
 - Uncontrolled soil and debris laden fill
 - Potentially hydro compactive soils
 - Shallow groundwater
 - Erosion
 - Regional issue of seismicity
- Mitigations:
 - Removing landfill soils and replacing with controlled fill
 - Using spread footings or slab-on-grade foundations
 - Directing surface runoff away from foundations

Certificate of Designation



- The applicant has prepared a Material Management Plan (MMP) and Construction Quality Assurance Plan (CQAP) for review by the City and the Colorado Department of Public Health and Environment (CDPHE).
- Prior to 1996, construction debris from Colorado Springs Utilities were placed on this site.
- The applicant will uncover the construction debris and remove hazardous debris from the site. The non-hazardous debris will be buried on the north and east side of the site.
- The CQAP is used to document the excavation, placement and cover of the landfill material.
- The evaluation process for the debris is outlined in the MMP.
- CDPHE and the City recommend approval of the MMP and CQAP

City Planning Commission



- The Planning Commission voted 7-0 to recommend approval the land use applications to the City Council at their February 20, 2020 meeting (Aye: Raughton, Wilson, Hente, Graham, Rickett, Almy and Eubanks).

Recommendation



CPC MP 85-217-A7MJ18

Approve the major amendment of The Towne East Master Plan changing the land use classification of 23.9 acres from Research and Development to Residential 3.5-7.99 dwelling units per acre, located on Pikes Peak Avenue, east of Academy Boulevard, based upon the findings that the master plan amendment request complies with the criteria for granting of a master plan amendment as set forth in City Code Section 7.5.408.

CPC PUZ 18-00089

Adopt an ordinance amending the zoning map of the City of Colorado Springs pertaining to 42.9 acres from R1-6/DF/AO, M-1/AO/APZ1 and PIP-2/AO/APZ1 to PUD/AO/APZ1 (Planned Unit Development: 35 feet maximum height, 3.5-7.99 dwelling units per acre, single-family attached and detached units with airport overlay and accident potential zone 1), 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), as well as the criteria for establishment of a PUD zone district as set for in City Code Section 7.3.603.

CPC PUD 18-00091

Approve the development plan for 120 single-family detached and 74 single-family attached units based upon the findings proposal meets the review criteria for development plans as set forth in City Code Section 7.5.502(E) and criteria for PUD development plans set forth in City Code Section 7.3.606 subject to the following technical modifications:

1. Receive approval of the MDDP by City Stormwater Engineering.
2. Rename the 30-ft easement to "Public Drainage Easement"
3. Show the proposed public EDB maintenance access road a minimum of 15-ft wide.
4. Ensure Tract J is large enough to encompass the entire EDB and associated appurtenances.
5. Finalize developer built scope of trail construction on the plans to show the beginning and ending point.
6. Include a note that states "The ownership of Karr Road and additional easements was granted with Reception number 205200433 to the of Debarbet, LLC."

Questions?

