



Legislation Details (With Text)

File #:	SUBD-23-0011	Version:	2	Name:	Extol Park Vista Addition No 2 Subdivision
Type:	Planning Case	Status:	Agenda Ready		
File created:	3/13/2024	In control:	City Council		
On agenda:	7/9/2024	Final action:			
Title:	A preliminary and final plat for Extol Park Vista Subdivision No. 2 Preliminary/Final Plat for 0.67 acres located 4401 Siferd Boulevard. (Quasi-Judicial) Presenter: Gabe Sevigny, Planning Supervisor, Planning and Neighborhood Services Kevin Walker, Interim Planning Director, Planning and Neighborhood Services				

Sponsors:

Indexes:

Code sections:

Attachments: 1. Attachment 9 - Preliminary Plat - Extol Park Vista Sub No 2, 2. Attachment 10 - Final Plat - Extol Park Vista Sub No 2, 3. 7.7.204 Preliminary Plat Requirements, 4. 7.7.303 Final Plat Req - Subdivision Plats Review Criteria

Date	Ver.	Action By	Action	Result
5/8/2024	1	Planning Commission	accepted	Pass

A preliminary and final plat for Extol Park Vista Subdivision No. 2 Preliminary/Final Plat for 0.67 acres located 4401 Siferd Boulevard.

(Quasi-Judicial)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Neighborhood Services
Kevin Walker, Interim Planning Director, Planning and Neighborhood Services

Summary:

Owner: Extol Homes, LLC, Brad Griebenow
Representative: Land Development Consultants, Inc, Dave Hostetler
Location: 4401 Siferd Boulevard

The proposed annexation is located within the Park Vista enclave and is comprised of 0.66 acres. The application seeks to bring this property into the City municipal limits. There is an associated zone establishment of R-5/AP-O (Multi-Family High with Airport Overlay) and a Preliminary/Final Plat showing the future use as single-family attached housing. The difference in acreage from the annexation total of 0.66 acres to the Preliminary/Final Plat total of 0.67 acres is due to addressing a platting error of a northern small tract that has already been annexed into the municipal boundaries of Colorado Springs.

The proposed annexation and associated applications were reviewed under City Code Chapter 7.

Background:

Please see the attached City Planning Commission Staff Report for a complete analysis of the proposed applications.

Review Criteria:

The below criteria from City Code (Chapter 7) outline the applicable codes associated with this overall project and each associated application.

The proposal is in compliance with the requirements for a Preliminary/Final Plat as set forth in Chapter 7 Code Sections 7.7.204 (Preliminary Plat) and 7.7.303 (Final Plat).

Previous Council Action:

On September 14, 2021, the City Council accepted the original petition for annexation. On May 28, 2024, the City Council approved a resolution finding the Extol Park Vista Addition No. 2 Annexation petition to be in substantial compliance with C.R.S. section 31-12-107, setting a public hearing date of July 9, 2024, to consider the annexation, and directing the City Clerk to provide notice of the hearing in accordance with C.R.S. section 31-12-108.

Financial Implications:

The annexation falls below the threshold for a Fiscal Impact Analysis. The memo received from the City Budget Office is attached.

City Council Appointed Board/Commission/Committee Recommendation:

Colorado Springs Utilities Board provided a unanimous recommendation at their May 17, 2023 meeting. This item was heard before the City Planning Commission on May 8, 2024 as part of the New Business, Public Hearing agenda. The Planning Commission voted unanimously to approve the applications.

Proposed Motions:

Approve the Extol Park Vista Subdivision No. 2 Preliminary/Final Plat, based upon the findings the proposal meets the requirements for a preliminary plat as set forth in Chapter 7 Section 7.7.204 and the requirements for a final plat as set forth in Chapter 7 Section 7.7.303 with the following technical modification:

1. Receive final approval for the drainage letter from Stormwater Enterprise (SWENT) prior to recording of the final plat.

Deny the Extol Park Vista Subdivision No. 2 Preliminary/Final Plat, based upon the findings the proposal does not meet the requirements for a preliminary plat as set forth in Chapter 7 Section 7.7.204 nor the requirements for a final plat as set forth in Chapter 7 Section 7.7.303.

N/A