



Legislation Details (With Text)

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Title: Dublin Towne Centre Concept Plan
(Quasi-Judicial Matter)

Sponsors:

Indexes:

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Attachments: 1. 7.5.501E-Concept Plan Criteria

Date	Ver.	Action By	Action	Result
4/28/2015	1	City Council	approved	Pass

Dublin Towne Centre Concept Plan
(Quasi-Judicial Matter)

From:

Peter Wysocki, Planning and Development Director, Planning and Development Department

Summary:

CPC A 14-00010 - LEGISLATIVE
CPC ZC 14-00011 - LEGISLATIVE
CPC CP 14-00012 - QUASI-JUDICIAL

This project includes the following applications: 1.) the Dublin Towne Centre Annexation; 2.) Establishment of the C-5/AO (Intermediate Business with Airport Overlay) zone district; and 3.) Dublin Towne Centre Concept Plan.

If approved, the applications would allow 9.96 acres to be included within the City. The property to be developed is 8.66 acres and will be developed as six commercial pad sites ranging in size from 0.7 acres to 1.11 acres.

The property is located at the southeast corner of Dublin Boulevard and Marksheffel Road and consists of an 8.66-acre developable property and 1.3 acres of road right-of-way.

Previous Council Action:

The City Council accepted the petition and referred the annexation to staff on August 27, 2013. The City Council approved a resolution setting the public hearing date for April 28, 2015, at their regular meeting of March 24, 2015.

Background:

The request is to annex the 9.96 acre property into the municipal limits of the City of Colorado Springs and develop 8.66 acres as mixed commercial uses. The annexation includes 1.3 acres of public road right-of-way for Marksheffel Road. That section of Marksheffel Road will be brought into the City with this annexation.

The zoning will be established as C-5/AO (Intermediate Business with Airport Overlay). This will allow the development of the property as illustrated on the concept plan for six future commercial pad sites from 8.66 developable acres ranging in size from 0.7 acres to 1.1 acres. There is a large gas easement that runs along the eastern boundary of the site that is designated as a 1.3 acre landscape and buffer tract. This tract provides an excellent buffer to the large rural properties to the east. There is also a proposed north-south public road. The road will temporarily dead-end at the southern property line and will be extended south as other properties annex. Currently, there are three properties directly south that are beginning the annexation process and will have access to Dublin Boulevard via this new public road named Mountain Dale Drive.

Roadway improvements, cost recovery and other public facility obligations are specified in the attached Annexation Agreement. The annexor agrees to all obligations and has signed the Agreement.

Financial Implications:

The City Finance Department prepared a 10-year fiscal impact analysis report for this annexation as required by City Code; they found a positive cumulative cash flow for the City.

Board/Commission Recommendation:

The City Planning Commission unanimously approved the applications at their December 18, 2014, regular meeting.

Stakeholder Process:

The public process included posting the site and sending postcards to 103 property owners within 500 feet and posting notice of the application submittal, and both public hearings.

Staff also sent the plans to the standard internal and external review agencies for comments. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, City Finance, Police and E-911, and the Airport.

Alternatives:

1. Uphold the action of the City Planning Commission;
2. Modify the decision of the City Planning Commission;
3. Reverse the action of the City Planning Commission; or
4. Refer the matter back to the City Planning Commission for further consideration.

Proposed Motion:

CPC CP 14-00012 - DUBLIN TOWNE CENTRE CONCEPT PLAN:

Approve the Dublin Towne Centre Concept Plan based upon the findings that the concept plan meets the review criteria for concept plans as set forth in City Code Section 7.5.501, subject to the technical modifications found in the City Planning Commission's Decision of Record, dated December 18, 2014.

Not Applicable.