



Legislation Details (With Text)

File #: AR FP 20-00539 **Version:** 4 **Name:** Kettle Creek North

Type: Planning Case **Status:** Passed

File created: 4/26/2021 **In control:** City Planning Commission

On agenda: **Final action:**

Title: A referral from City Council of 61.71-acre PUD Development Plan for Kettle Creek North
(Quasi-Judicial)

A referral from City Council of a 21.33-acre final plat application for Kettle Creek North Filing No. 1 subdivision, illustrating 74 single-family detached lots.
(Quasi-Judicial)

Related Files: AR PUD 20-00538

Presenter:
Katelynn Wintz, Planning Supervisor, Planning & Community Development

Sponsors:

Indexes: Appeals

Code sections:

Attachments: 1. Staff Report, 2. Final Plat 07.15.20, 3. 7.7.303 Final Plat Req - Subdivision Plats Review Criteria

Date	Ver.	Action By	Action	Result
6/14/2023	4	City Planning Commission	referred	Pass
4/12/2023	4	City Planning Commission	postponed to a date certain	Pass
3/8/2023	3	City Planning Commission	postponed to a date certain	Pass
7/13/2021	2	City Council	referred	Pass
6/22/2021	2	City Council	postpone to a date certain	Pass
5/20/2021	1	City Planning Commission	approved	Pass

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Katelynn Wintz, Planning Supervisor, Planning & Community Development

Proposed Motion:

AR FP 20-00539 - Final Plat

Approve the final plat for Kettle Creek North Filing No. 1 subdivision illustrating 74 single-family detached lots, based on the finding that the application meets the review criteria contained in City Code section 7.7.303, subject to the following conditions:

Conditions of Approval:

1. The standards for the Wildland Urban Interface, as set forth in the Fire Prevention section of Chapter 8 of the City Code, will be required and applied to all new construction in the Kettle Creek North subdivision.
2. There will be a 50-foot wide fuels management area, as described in City Code section 8.4.105-K102, along the northern boundary of the development and that Kettle Creek North's metropolitan district documents require the metropolitan district to maintain the fuels management area according to the requirements of that code section.
3. An access point to Howells Road will be constructed and maintained by the metropolitan district and must be sufficient for use by emergency vehicles and approved by the Fire Department.

Technical Modification:

- Add note to final plat: "Until such time as the new fire station located at Powers Boulevard and Highway 83 is operational, Colorado Springs Fire Department may have slower response times."