



## Legislation Details (With Text)

**File #:** 14-0311      **Version:** 1      **Name:**  
**Type:** Ordinance      **Status:** Mayor's Office  
**File created:** 6/6/2014      **In control:** City Council  
**On agenda:** 7/8/2014      **Final action:** 7/8/2014

**Title:** Ordinance No. 14-37 amending the zoning map of the City of Colorado Springs relating to 12.91 acres located north of Old Ranch Road, east of Chapel Ridge Drive, west of Rhinestone Drive and approximately 800 feet west of Powers Boulevard

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Bison Ridge-Ordinance, 2. Bison Ridge-Ordinance Exhibit A, 3. Bison Ridge-Review Criteria-Zone Change, 4. Bison Ridge-CPC Record of Decision, 5. Bison Ridge-CPC Agenda Report

Date	Ver.	Action By	Action	Result
7/8/2014	1	City Council	finally passed	
6/24/2014	1	City Council	approved on first reading	Pass

Ordinance No. 14-37 amending the zoning map of the City of Colorado Springs relating to 12.91 acres located north of Old Ranch Road, east of Chapel Ridge Drive, west of Rhinestone Drive and approximately 800 feet west of Powers Boulevard

**From:**

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

**Summary:**

This project consists of four applications:

1. An amendment to the Briargate Master Plan which changes 12.7 acres of commercial to 12.7 acres of residential at 3.5-7.99 dwelling units per acre (du/ac);
2. A concept plan showing the proposed change from commercial to residential and the adjoining commercial;
3. A rezoning of 12.7 acres from PBC (Planned Business Center) to PUD (Planned Unit Development, single family detached, 35-foot maximum height, 4.4 du/ac) for a single-family residential development; and
4. A development plan for a 50-lot single family development.

**Previous Council Action:**

City Council approved of the initial annexation and master plan in 1982 and a rezoning to PBC (Planned Business Park) for this property in 2003.

**Background:**

This project involves a minor master plan amendment, a rezoning to PUD, a concept plan amendment to reflect the change to residential and a development plan for 50 single family lots on

12.7 acres. The property is located along the north side of Old Ranch Road, east of Chapel Ridge Drive, west of Rhinestone Drive and approximately 800 feet west of Powers Boulevard.

**Financial Implications:**

None

**Board/Commission Recommendation:**

The Planning Commission, at their May 15, 2014 meeting, approved of all four items unanimously.

**Stakeholder Process:**

The public process involved the mailing of postcards to 154 properties within 500 feet of the property and the posting of the site during the internal review period and prior to the Planning Commission meeting.

Two homeowner associations (HOA) are located within this area, the Kettle Creek HOA ((KCHOA) primarily to the north) and the Townes at Kettle Creek (townhome HOA to the northeast) provided comments. In addition to the HOA comments, one letter was provided in favor of the request, one with a signal concern, four comments in opposition/significant concerns to the request, and two phone calls in support of the request. At the Planning Commission meeting, the KCHOA indicated support for the project.

**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 PUZ 13-00124

Approve the Bison Ridge at Kettle Creek Filing No. 4 PUD rezoning (single family residential detached, 35-foot maximum height, 4.4 du/ac), based upon the finding that the rezoning complies with the three review criteria in City Code Section 7.5.603 E.

An ordinance amending the Zoning Map of the City of Colorado Springs by rezoning 12.91 acres from PBC (Planned Business Center) to PUD (Planned Unit Development: single-family detached residential, 35-foot maximum height, 4.4 dwelling units per acre) located north of Old Ranch Road, east of Chapel Ridge Drive, west of Rhinestone Drive and approximately 800 feet west of Powers Boulevard.