# City of Colorado Springs

City Hall
107 N. Nevada Avenue
Colorado Springs, CO 80903

## Legislation Details (With Text)

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| **File #:** | CPC PUD 21-00020 **Version:** 2 | **Name:** | Skyview Village |
| **Type:** | Planning Case | **Status:** | Passed |
| **File created:** | 6/29/2021 | **In control:** | City Council |
| **On agenda:** | 9/14/2021 | **Final action:** | 9/14/2021 |

**Title:** A Planned Unit Development for Skyview Village creating a 73-lot, single-family residential development consisting of 7.32 acres with lots ranging in size from 2,224 to over 3,000 square feet located at the northwest corner of Powers Boulevard and Hancock Expressway.

(Quasi-Judicial)

Related File: CPC PUZ 21-00019

Presenter:
Tasha Brackin, Senior Planner, Planning & Community Development
Peter Wysocki, Director, Planning & Community Development

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Skyview Village Development Plan, 2. 7.3.606 PUD Development Plan

| Date | Ver. | Action By | Action | Result |
|---|---|---|---|---|
| 9/14/2021 | 2 | City Council | approved | Pass |
| 8/24/2021 | 2 | City Council | postpone to a date certain | Pass |
| 7/15/2021 | 1 | City Planning Commission | referred | Pass |

A Planned Unit Development for Skyview Village creating a 73-lot, single-family residential development consisting of 7.32 acres with lots ranging in size from 2,224 to over 3,000 square feet located at the northwest corner of Powers Boulevard and Hancock Expressway.

(Quasi-Judicial)

Related File: CPC PUZ 21-00019

### Presenter:
Tasha Brackin, Senior Planner, Planning & Community Development
Peter Wysocki, Director, Planning & Community Development

### Summary:
Owner: Challenger Communities, LLC
Developer: Challenger Communities, LLC
Representative: Challenger Homes
Location: Northwest corner of Powers Boulevard and Hancock Expressway

The project includes applications for a zone change and PUD development plan for 7.32 acres of land. The project is herein referred to as “Skyview Village”. The zone change request would change the current zoning from PBC AO (Planned Business Park with Airport Overlay) to PUD (Planned Unit Development with Airport Overlay, with a proposed density of 9.9 units per acre and maximum height of 35 feet). The proposed development plan illustrates the envisioned development for a small lot single-family residential development.

**Background:**

The Applicant has requested a change of zone to rezone the project site in order to accommodate the envisioned small lot single-family residential use. The PUD zone change will accommodate the proposed density of 9.9 units per acre and maximum height of 35 feet. The proposed PUD development plan incorporates project-specific development standards tailored to the proposed use and density. City Planning staff notes that the Applicant has proposed project specific standards that are less intensive then the proposed zone district and surrounding developments.

The zoning for this parcel was established in 1980 under ordinance 80-89, and the parcel is located within the Commercial Aeronautical Zone as well as the Pikes Peak Enterprise Zone. Existing development to the north of the property is residential (a mobile home park), and to the west is another small-lot single-family residential development. South of Hancock Expressway is also approved for a single-family residential project of 6,000 square-foot homes; and Powers Boulevard and associated right-of-way forms a barrier to the east, buffering the proposed residential uses from the commercial uses on the opposite side of Powers Boulevard. The proposed zone change to a residential development would be compatible to all of the surrounding zones and uses. As an infill development, the proposal is a good fit for the surrounding area because the proposed small-lot single-family residential use functions as a transitional land use between the less dense single-family detached residential units to the west and the mobile home park to the north. East of the site is the Powers Boulevard Corridor, and on the opposite side of Powers there are a variety of commercial and industrial uses in addition to the recreational uses.

From a site design and layout perspective, the development plan provides for a vibrant housing community with five different home models and recreational amenities to serve the residents. Proposed lot sizes range in size from 2,224 to over 3,000 square feet, with access provided by private streets. The design follows the recommendations of the small-lot PUD guide for residential development, with both greenway-oriented units and street-oriented units. Safe pedestrian walks are provided both by the greenways as well as attached sidewalks. Each lot will have its own private yard and perimeter green space and open areas will enhance the overall development, similar to adjacent residential properties. A playground and central green area will provide additional common greenspace for the enjoyment of residents. Setbacks from exterior property lines are required by the Zoning Code to be 20 feet from the front property line (facing any street); 5 feet on side property lines; and 25 feet on rear property lines. In addition, 15-foot landscape buffers are required where multi-family products are located adjacent to single-family homes. This project proposes a 20-foot setback from the north property line and 15 feet adjacent to the east property line, as well as a landscape buffer that includes both deciduous and evergreen trees, in addition to the existing six-foot masonry wall.

The development involves two- and three-story homes, with a height limit of 35-feet and a density of 9.9 dwelling units per acre. The main access to the development will be via one main private residential street named Painted Sky View, designed to City standards, and two looped drives accessed off of that roadway that are designed to private street standards, consistent with small-lot

PUD guidelines. A total of 280 parking spaces are provided for the development, including 131 garage spaces and 125 visitor spaces in driveways. Additional visitor parking spaces are provided with eight on-street spaces and sixteen designated visitor spaces near the playground that also accommodate handicapped spaces.

With project construction, street improvements will be required at the intersection of Silver Hawk Avenue and Painted Sky View, including a stop sign installed to control traffic exiting the subdivision. Improvements are also planned along the east side of Silver Hawk Drive (which transitions to become Mason Way at the north project boundary) including sidewalks, landscaping, and repair of damaged curbs and gutters. A traffic study was provided with the project application, and indicates a low percentage of traffic will be added to the existing street system (approximately 1%) and the Traffic Engineering division stated their agreement with the Traffic Impact Analysis (TIA) findings and recommendations.

The City's Water Resources Engineering Division of Public Works (herein referenced as "SWENT") has reviewed the development plan and accompanying final drainage report prepared for the project. SWENT has accepted the analysis and recommendations set forth in the report, which determine the design and placement of stormwater improvements and ensure compliance with the City's Drainage Control Manual. The report has been designed to a point where the City reviewer is satisfied that no major items remain, and the Final Drainage report will obtain final approval prior to issuance of any building permits.

The project applications have been evaluated for conformance with the City's current comprehensive plan (herein referred to as "PlanCOS"), adopted in January 2019. According to PlanCOS, the project site is identified as being located within a Changing Neighborhood identified as "Southborough". The proposal is complementary to the envisioned comprehensive land use pattern for the surrounding neighborhood based on several themes in PlanCOS. The Vibrant Neighborhoods chapter of PlanCOS identifies the area proposed for development as a Changing Neighborhood identified as "Southborough". The Plan identifies goals to enhance the character of such neighborhoods, while supporting their ongoing investment and improved adaptation. PlanCOS notes that most established neighborhoods should expect some degree of infill. This statement underscores the fact that infill development is one of the key indicators of PlanCOS, and extends across many of the plan's themes. The proposed development will further the PlanCOS policies regarding infill and investment in mature and developed areas by providing an additional housing choice in proximity to open space, major thoroughfares, and activity centers. Another primary goal of the Vibrant Neighborhoods chapter of PlanCOS is the provision of "Housing for All" (Goal VN-2). Strategy VN-2.A-3 suggests support for land use decisions and projects that provide a variety of housing types and sizes that serve a range of demographic sectors and meet the needs of residents through various life stages and income levels. The Unique Places chapter of PlanCOS contains policies supporting the enrichment of the city and its livability with vibrant and walkable places. Strategy UP-1.B-3 recommends the creation of connections between urban places and natural settings. The proposed development contains multiple walkable areas within the greenways and common areas to promote the development's livability and vibrancy. The Thriving Economy Chapter of PlanCOS includes a goal to "Embrace Sustainability", along with Policy TE-4.A which reads: "Prioritize development within the existing City boundaries and built environment (not in the periphery)." The proposed project is an example of infill development, hence advancing this objective.

**Previous Council Action:**

City Council previously took action on this property in 1980 when it was annexed as part of the

Valerie Addition.

**Financial Implications:**
N/A

**City Council Appointed Board/Commission/Committee Recommendation:**
At the City Planning Commission meeting held on July 15, 2021, the project applications were considered under the Consent portion of the agenda. The Planning Commission voted 9-0 to approve the project applications.

**Stakeholder Process:**
The public notification process consisted of providing notice to adjacent property owners within 1,000 feet of the site upon initial submittal, and prior to the Planning Commission hearing. A city-generated poster was placed on the site, and postcards were mailed to property owners on each occasion. The City received one email with comments related to parking concerns along Silver Hawk Avenue, and one phone call from a nearby resident asking about the proposed design of the single-family homes. The applicant responded to the emailed comment about parking during the second review cycle for the project, and the comment email is included as an attachment In terms of internal and external agency reviews, staff sent the applications to the standard agencies and service providers. Various comments specific to the project design, notably regarding utilities and stormwater infrastructure, were provided to the applicant. The Parks Department requested that fees be paid for school and park impacts in accordance with the City's Park Land Dedication Ordinance. These fees will be due for each unit at the issuance of the building permit.

The parcel is within the Airport Overlay zone and was reviewed by the Airport Advisory Commission on March 24, 2021. The Commission had no objection to the development, with the conditions included in the attached letter (see attached Airport Commission Comments).

The project design was brought to a point where comments had been substantially addressed, and reviewers were satisfied that the project was ready to move forward for public hearings.

**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 PUD 21-00020
Approve a Planned Unit Development for Skyview Village creating a 73-lot, single-family residential development consisting of 7.32 acres with lots ranging in size from 2,224 to over 3,000 square feet located at the northwest corner of Powers Boulevard and Hancock Expressway based upon the findings the proposal meets the review criteria for a development plan as set forth in City Code Section 7.5.502(E) and criteria for a PUD development plan set forth in City Code Section 7.3.606.

N/A