



Legislation Text

File #: CPC PUD 17-00072, **Version:** 2

Midtown Collection at Foothills Farm PUD Development Plan for 10.08 acres to be developed as a small lot single-family residential development consisting of 83 single family detached lots, located northeast of the Federal Drive and New Life Drive intersection.

(Quasi-Judicial)

Related File: CPC PUZ 17-00071

Presenter:

Peter Wysocki, Director Planning and Community Development
Daniel Sexton, Senior Planner, Planning and Community Development

Summary:

Applicant: Classic Consulting Engineers & Surveyors, LLC
Owner: Allison Valley Development Company, LLC
Location: located northeast of the Federal Drive and New Life Drive intersection

This project includes concurrent applications for a zone change from A (Agricultural) and PUD (Planned Unit Development) to PUD (Planned Unit Development: Small lot single-family detached residential; Maximum Density of 8.23 dwelling units per acre; and Maximum Building Height of 35 feet) and the Midtown Collection at Foothills Farm PUD Development Plan for 10.08 acres of land to be developed as a small lot single-family residential development consisting of 83 single-family detached lots. This property was envisioned for residential development as identified on the approved Farm Master Plan.

Previous Council Action:

City Council previously took action on this property with Annexation in September 2005.

Background:

The subject properties are part of the southern portion of the Farm Master Plan area. The properties were annexed into the City under the Allison Ranch Addition Annexation Plat (Ord. 05-131), Stout Allen Addition Annexation Plat (Ord. 03-148), and Stout Allen Addition Annexation Plat (Ord. 91-107). Per the Farm Master Plan, the 10.08 acre project, which part of a larger 30 acre parcel, is identified as High Density Residential at 12-24 dwelling units per acre. The recently approved applications for the Farm Apartments (east) and Interquest Apartments (south) will establish the surrounding residential context for this type of high density residential land use pattern for the area.

The property is currently zoned A (Agricultural) and PUD (Planned Unit Development: commercial, 45-foot maximum building height and 75-foot maximum building height for architectural features, 844,361 square feet), and is vacant. The majority of the property is currently zoned A (Agricultural)

which was established as a holding zone when it was annexed into the City in 2005. The southern portion of the project site was zoned PUD in 2006 in preparation for the future development of this area as part of the Interquest Marketplace development project. The boundary between the Farm Master Plan and Interquest Marketplace Master Plan was subsequently adjusted under a previous application to correlate with the constructed alignment of New Life Drive; however the PUD commercial zoning was not changed at that time. The applicant's proposed PUD zone district resolves the alignment of the zoning districts and sets the specific density, dimensional, and use controls for the development of the Midtown Collections at Foothills Farm project, and cleans up the prior zoning. The proposed PUD zone change will change the subject parcels A (Agricultural) and R1-6000 (Single-Family Residential) to PUD (Planned Unit Development: Single-Family Detached Residential; Maximum Density of 2.3 Dwelling Units per Acre; and Maximum Building Height of 35 feet).

The proposed PUD development plan for the Midtown Collections at Foothills Farm project establishes the site design and layout for the development of a small lot single-family detached residential development consisting of 83 lots and public and private improvements consisting of landscaping, streets, utilities, and open space. In accordance with the City's Small Lot Planned Unit Development Review Criteria and Guidelines, dated April 2005, the applicant utilized a green-way oriented layout and architecturally distinct unit designs to mitigate the higher density and intensity of the development. The applicant incorporated pedestrian connections throughout the green-way and landscaped areas to afford links to guest parking areas, open space, and the street system. The project completes a segment of the Farm Master Plan that was envisioned for higher density residential development.

The project supports the City's Strategic plan to building community and collaborative relationships by providing a well-designed residential community with on-site amenities and connectivity to the surrounding neighborhood through trails and open space. The project also promotes a mutually supportive development pattern in the neighborhood which provides buffering and protection to the sensitive habitats present in and around the Black Squirrel Creek drainage. The development proposal also integrates variety into the neighborhood that generates opportunities and choices for households, while ensuring this area develops as a well-functioning neighborhood. This project will support the future creation of employment opportunities and maintain prospects for strengthening the Colorado Springs economy through the orderly growth of the corridor and the development of addition roof tops, which ultimately will support the critical mass of dwelling units needed for the development of commercial uses.

Please see the attached Planning Commission staff report for more details.

Financial Implications:

N/A

Board/Commission Recommendation:

At the Planning Commission hearing held on August 17, 2017, these items were pulled from the consent calendar, along with another proposed small lot PUD project for discussion. Planning Commission discussed the small lot PUD development and if it was appropriate within certain portions of the City, primarily from the perspective of build and site design particularly in green-field areas. Planning Commission ultimately voted 5 - 0 in favor of the PUD zone change and 4-1 in favor of the PUD development plan (four (4) Commissioners were absent). Please reference the minutes

from the hearing for a detailed record. Commissioner Henninger casted the only “no” vote on the PUD development plan. To summarize, Commissioner Henninger felt that the project was too dense, the homes were too small (calling them “tiny homes”), the homes were too close together, and the homes were too vertical.

Stakeholder Process:

The public process included public notice provided to 37 property owners within 1,000 feet of the site on two occasions; during the internal review stage, and prior to the Planning Commission hearing. The site was also posted on those two occasions. No comments were received from residents during the public solicitations for comments.

Staff sent copies of the plan set and supporting documentation to the standard internal and external review agencies for comments. All comments received from the review agencies have been addressed. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire Prevention, CONO, School District #20, Police and E-911, Real Estate Services, Wescott Fire District, and USAFA. USAFA’s comments focused on drainage improvements within Black Squirrel Creek and the incorporation of standard notices on all entitlement documents; the applicant has addressed all of these items.

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:

Approve the PUD development plan for Midtown Collection at Foothills Farm, based upon the findings that the PUD development plan meets the review criteria for granting a PUD development plan as set forth in City Code Section 7.3.606 and meets the review criteria for granting a development plan as set forth in City Code Section 7.5.502(E).