



Legislation Text

File #: 15-00405, **Version:** 2

Ordinance No. 15-47 amending the Zoning Map of the City of Colorado Springs relating to 27.3 acres located at the northeast corner of Templeton Gap Road and Dublin Boulevard from A/AO (Agricultural with Airport Overlay) to PUD/AO (Planned Unit Development: Detached Single-Family Residential, maximum density 3.85 dwelling units per acre, maximum building height of 35 feet, with Airport Overlay) zone district.

(Quasi-Judicial Matter)

From:

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

Summary:

CPC PUZ 14-000124 - QUASI-JUDICIAL

CPC PUD 06-00108-A7MJ14 - QUASI-JUDICIAL

A request to rezone 27.3 acres from A/AO (Agricultural with Airport Overlay) to PUD/AO (Planned Unit Development: Detached Single-Family Residential, maximum density 3.85 dwelling units per acre, maximum building height of 35 feet, with Airport Overlay) zone district and an amendment to the Dublin North Development Plan (Phase 8) that illustrates the addition of 105 single family lots.

Previous Council Action:

City Council previously approved the annexation and master plan along with the existing A/AO (Agricultural with Airport Overlay) zoning in 2006.

Background:

The owner now wishes to develop the site as single-family residential. The PUD zone district with the Airport Overlay will allow single family residential at a density of 3.85 dwelling units per acre with a 35 foot maximum building height. This zoning and residential density is a continuation of the residential densities established in phases one through seven of the Dublin North development.

This amendment for Phase 8 illustrates 105 single family lots, open space areas, landscape tracts and public road extensions. Fencing and landscaping will be utilized to buffer the property from the industrially zoned property to the west.

The internal residential roadway network will connect to Wolf Ridge Road on the north and a connection of Edmondstown Drive through the southern phases of Dublin North. Also illustrated is a future connection to Templeton Gap that is labeled as "Tract F". If this access is needed by the property owner to the north of this tract, it can be used for additional access. Please see the attached Planning Commission staff report for further background and more detailed analysis.

Financial Implications:

Not Applicable.

Board/Commission Recommendation:

The City Planning Commission unanimously approved the applications on the consent calendar at their June 23, 2015, meeting.

Stakeholder Process:

The public process included posting the site and sending postcards to 79 property owners within 500 feet, notifying them of the application submittal, as well as the public hearing.

Staff received comments from the industrial property owners to the west. They are concerned about buffering the residential properties from their existing industrial uses and cut-through traffic on Stone Mesa Point. These issues are addressed in the below sections of this report.

Staff also sent the plans 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, 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 PUZ 14-00124 - Rezone to PUD

Approve the rezoning from A/AO (Agricultural with Airport Overlay) to PUD/AO (Planned Unit Development: Detached Single-Family Residential, maximum density 3.85 dwelling units per acre, maximum building height of 35 feet, with Airport Overlay) zone district, based upon the finding that the change complies with the zone change criteria found in City Code Section 7.5.603.B and the PUD establishment criteria found in City Code Section 7.3.603.

An ordinance amending the Zoning Map of the City of Colorado Springs relating to 27.3 acres located at the northeast corner of Templeton Gap Road and Dublin Boulevard from A/AO (Agricultural with Airport Overlay) to PUD/AO (Planned Unit Development: Detached Single-Family Residential, maximum density 3.85 dwelling units per acre, maximum building height of 35 feet, with Airport Overlay) zone district.