



Legislation Text

File #: CPC ZC 17-00135, **Version:** 3

Title

Ordinance No. 18-16 amending the zoning map of the City of Colorado Springs pertaining to 2.36 acres located southeast of Issaquah Drive and Sonesta Drive from R-1 6000/AO/DFOZ (Single-Family Residential with Airport and Design Flexibility Overlay Zone) to PK (Public Park).

(Quasi-Judicial)

Presenter:

Peter Wysocki, Director Planning and Community Development
Mike Schultz, Principal Planner, Planning and Community Development

Summary:

Applicant: Classic Consulting Engineers & Surveyors
Owner: Indigo Ranch LLC
Location: Southeast of Issaquah Drive and Sonesta Drive

A request for a zone change involving the creation of a new 2.36-acre public park as part of the Indigo Ranch at Stetson Ridge Filing Number 16. The site is located southeast of Issaquah Drive and Sonesta Drive, the property is currently zoned R-1 6000/AO/DFOZ (Single-Family Residential with Airport and Design Flexibility Overlay Zone). The requested zone change by the land owner, Indigo Ranch LLC, is on behalf of the City of Colorado Springs Parks, Recreation and Cultural Services Department (from here now referred to as "City Parks Department").

Previous Council Action:

City Council previously took action on this property with the change of zone to R-1 6000 (Single-family Residential) in 2001.

On February 27, 2018, this Ordinance was approved on first reading on the Consent Calendar.

Background:

The applicant, on behalf of the City Parks Department, is requesting a change of zone of 2.36 acres from R-1 6000/AO/DFOZ (Single-Family Residential with Airport and Design Flexibility Overlay Zone) to PK (Public Park). The proposed park will be dedicated to the City of Colorado Springs as part of the Indigo Ranch at Stetson Ridge Filing Number 16 subdivision plat; the park will be maintained by the Stetson Ridge Metro District.

The Indigo Ranch at Stetson Ridge Filing Number 16 Development Plan and Final Plat are being reviewed administratively since the site was properly zoned for single-family residential.

The subject property is part of the Stetson Ridge Master Plan; the 12.5 acre site is identified as a combination school (elementary) and park site. The Master Plan has been determined to be implemented; the review occurred with recent development projects within the Stetson Ridge Master Plan. The threshold for a master plan to be implemented is when development exceeds 85% of the build out of the master plan area (City Code Section 7.5.402.B); therefore, staff did not require an amendment to the master plan for development plan or the zone change.

Because the property is identified as a “School/Park” site on the Master Plan, the property owner was required to first offer the property to School District 49. The District declined acceptance of property and instead determined it would accept fees in lieu of the property. Although not cited within the letter, it has been indicated to staff that capital funding needed by the School District to construct and staff the new school would be difficult to secure at any point in the near future.

The applicant then approached the City Parks Department regarding the public park portion of the land use designation identified on the Master Plan to discuss the required park obligations. It was determined that the PLDO (Parkland Dedication Ordinance) requirements for the entire Stetson Ridge Master Plan area would require a five (5) acre park site. The City Parks Department was willing to accept a smaller park site if the developer agreed to construct the park and associated amenities as well as agreeing to maintain the park. Park Staff cited that residents would receive the benefit of an improved park sooner in lieu of City Parks accepting a larger park and waiting on City Park funding to improve and maintain the park. The City Parks Board, on November 9, 2017, agreed to the proposed 2.36-acre park along with the proposed park design. The park site will be maintained by the Stetson Ridge Metropolitan District #1.

The Indigo Ranch at Stetson Ridge Development Plan is currently under administrative review but is provided within the City Planning Commission staff report in order to reference the park site within the overall development. The site is currently zoned (R-1 6000/AO/DFOZ) which allows single-family development.

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

Financial Implications:

N/A

Board/Commission Recommendation:

At their meeting held January 18, 2018 the Planning Commission voted unanimously for the approval of the associated application.

Stakeholder Process:

The public process started with a neighborhood meeting held on September 6, 2017 at the Imagine Academy at Stetson Ridge. Approximately 24 residents attended the meeting. The meeting was primarily to discuss the proposed change of use from the intended school and park site to single-family residential and park site. Comments received from that meeting included:

- Dislike of the “inward” facing design and having homes facing the front of homes along certain streets. (NOTE: The overall site design was modified to address this issue)
- What will the exterior fence design consist of?
- Where will storm drainage go?

- What will the park design consist of? Will it be ADA accessible?
- Want a playground instead of exercise equipment.
- Will the homes consist of 1 or 2 story?
- What will the size of the homes be?
- What impacts to the HOA? To the SIMD?
- How long will construction take?
- Could there be a future traffic signal at Peterson and Issaquah?
- Why did the school not want the site?
- What determined the size of the park?

Although not technically required, the applicant requested another notification be sent to residents regarding the City Parks Board meeting on November 9, 2017 to discuss the park design; one neighbor spoke in favor of the park, no neighbors spoke against the project.

It should be noted that the applicant redesigned the development to address many of the comments received from neighbors; staff did not receive any objections to the development post-submittal.

The public process included posting the site and sending postcards to property owners within a 1000-foot buffer at application submittal. A second mailing will be sent to a 1000-foot buffer prior to the Planning Commission hearing. At the time of this report, Staff has not received any opposition to the proposed park property. Staff has sent further correspondence and the applicant response to the resident and no further communication was received. Staff did not receive any comments from surrounding property owners regarding the proposed project.

Staff input is outlined in the following section of this report. Staff sent plans to the standard internal and external review agencies for comments. . Commenting agencies included Colorado Springs Utilities, City Engineering, Water Resources Engineering, City Traffic, City Fire, School District 49, City Police and E-911.

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 ZC 17-00135 - CHANGE OF ZONE

Adopt an ordinance changing the zone of 2.36 acres from R1-6000/AO/DFOZ (Single-Family Residential with Airport and Design Flexibility Overlay Zones) to PK (Public Park), based upon the findings that the change of zoning request complies with the criteria for granting of zone changes as set forth in City Code Section 7.5.603

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 2.36 acres located southeast of Issaquah Drive and Sonesta Drive.