



Legislation Text

File #: CPC ZC 20-00155, **Version:** 3

Ordinance No. 21-27 amending the zoning map of the City of Colorado Springs relating to 36.14 acres located on multiple parcels throughout The Farm development from PUD (Planned Unit Development) and A (Agricultural) to PK (Park).

(Quasi-Judicial)

Presenter:

Katie Carleo, Senior Planner, Planning & Community Development
Peter Wysocki, Planning & Community Development Director

Summary:

Owner: Allison Valley Development Company/ City of Colorado Springs
Representative: Classic Consulting, Kyle Campbell
Location: The FARM neighborhood.

The proposed project is a request for a zone change to establish PK (Park) zoning on existing parks and trails within The Farm subdivision. The properties/parcels to be rezoned are currently zoned PUD (Planned Unit Development) and A/CR (Agricultural with conditions of record). The total acreage to be rezoned is 36.14 acres located throughout The Farm development.

Background:

As provided by the applicant: per The Farm Master Plan, originally approved in 2014, it identified 17.80 acres of the site to be used for park credit. These areas would be required to be rezoned PK as part of the then-future PK rezone effort. An additional 20.23 acres of community open space and 114.83 acres of open space were also identified on the Master Plan. Subsequently, in 2017, once a specific on-site layout and design were defined, the developer coordinated with City Parks to create "The Farm Park Exhibit". This exhibit reflected the layout of a master-planned linear park system, defined as various park nodes and amenities located along several community trail corridors. The linear park system had been envisioned for The Farm as a unique and progressive approach to how parks and trails are integrated into an overall master-planned community. The plans for this park system received unanimous approval on its final review by the City Parks and Recreation Advisory Board in late 2018. This plan reflected 24.41 acres of "Parks/Trails corridors for Park Credit". These "credit" areas are generally in the same location and size as shown on the Master Plan. Currently, based upon platting and lot layouts, 36.14 acres are now proposed for the PK rezone. The increase in PK zoning does not change the previously approved ownership or maintenance obligations on the attached Final Plat documents.

The requested change of zone for the 36.14 acres will rezone properties from PUD (Planned Unit Development) and A/CR (Agricultural with conditions of record) to PK (Park) to establish a public park zoning. The proposed rezonings are in conformance with the Farm Master Plan which identifies areas to be established with a parkland use classification. With this zone change, the Farm Master

Plan area will true-up all areas as part of the overall master-planned area of the Farm for neighborhood and park areas to be zoned for this public use. Per City Code Section 7.5.501.C the establishment of a PK (Park) zoning for the City does not require an accompanying concept plan. The project site is part of the Farm Master Planned area, which identifies the parcels as part of this application for the establishment of the park and open space.

Staff has evaluated the proposed applications for conformance with the City's current comprehensive plan (herein referred to as "PlanCOS") According to PlanCOS, the project site, which is part of the larger Farm Master Planned area, is identified on the plan's Vision and Vibrant Neighborhoods Framework maps as a Newer Developing Neighborhood. The categorization of this type of neighborhood is generally considered to be most similar to Typology 3: Emerging Neighborhoods, which supports the development of newer areas with well-design communities with a neighborhood park, enhanced pedestrian and off-street trail connections, greater diversity of housing types, and roadway corridors with enhancements. As indicated in the proposed applications, this project will support connections of neighborhood park areas and pedestrian connectivity with trails. Through its enhanced community design and treatments, the Farm development improves the City's ability to encourage livable communities and neighborhoods.

Previous Council Action:

N/A

Financial Implications:

N/A

City Council Appointed Board/Commission/Committee Recommendation:

This item was heard before City Planning Commission on January 21, 2021, as part of the consent agenda where the City Planning Commission voted unanimous approval for the item.

Stakeholder Process:

The public notification process consisted of providing notice to adjacent property owners which included posting several locations (associated parcel for zone change) on two different occasions; during the internal review stage and prior to the Planning Commission hearing. City Planning has not received any comments on this item.

Staff sent plans to the standard internal and external review agencies for comments. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, School District 20, Police, and E-911. Agreements between the City of Colorado Springs and the surrounding military installations establish a two-mile buffer for land use application review. Staff has received comments from USAFA acknowledging the inclusion of the USAFA notes on development plans and plats addressing the potential property impacts by noise, no additional action items for this zone change were requested. All comments received from the review agencies are addressed.

- Parkland Dedication Ordinance (PLDO): All PLDO requirements have been met and final Parks Board approval was received with the final park design in late 2018.

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 20-00155

Approve the zone change of 36.14 acres from (PUD) Planned Unit Development) and A (Agricultural) to (PK) Park, based upon the findings that the change of zone request complies with the three (3) review criteria for granting a zone change as set forth in City Code Section 7.5.603(B).