



Legislation Text

File #: CPC PUZ 17-00132, **Version:** 4

Ordinance No. 18-35 amending the zoning map of the City of Colorado Springs pertaining to 28 acres of land from A (Agricultural) to PUD (Planned Unit Development: Single-Family Detached Residential; Maximum Density of 3.29 Dwelling Units per acre; and Maximum Building Height of 35 feet), located west of the future alignment of Secretariat Drive.

(QUASI-JUDICIAL)

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: West of Secretariat Drive

At the April 10, 2018 hearing, a representative of the United States Air Force Academy (USAFA) withdrew the appeal of the proposed minor master plan amendment, zone change, and PUD development plan applications associated with the Farm Filing 5 project.

The project includes concurrent applications for a minor master plan amendment of the Fam Master Plan to update street alignments and park site locations and sizes, PUD zone change for a zone change from A (Agricultural) to PUD (Planned Unit Development: Single-Family Detached Residential; Maximum Density of 3.29 Dwelling Units per acre; and Maximum Building Height of 35 feet), and a PUD development plan for the Farm Filing 5 project, which illustrates the detailed layout for developing the 28 acres of land with 93 single-family detached residential lots, multiple tracts of land, and public and private improvements consisting of landscaping, streets, utilities, and open space.

Previous Council Action:

City Council previously took action on this property in September 2005, during the review of the Allison Ranch Addition Annexation Plat (Ord. 05-131).

The initial public hearing for these items was postponed on March 27, 2018 until the City Council hearing April 10, 2018.

On April 10, 2018, the City Council held a public hearing where the applications associated with the Farm Filing 5 project were discussed. Representatives of the USAFA were present at the meeting and formally withdraw the appeal of the project applications under Changes to Agenda/Postponements. As a condition of the motion to approve made by Councilor Murray,

Councilor Knight requested that a note be added to the minor master plan amendment stating: “Prior to recordation of the Farm Filing No. 5 subdivision plat, the developer shall provide copies of the executed Memorandums of Understanding between the developer and USAFA concerning the siting of an emergency landing area and stormwater improvements within the Farm Master Planned Area.” City Council ultimately voted unanimously to approve the minor master plan amendment as conditioned, PUD development plan, and PUD zone change ordinance on first reading.

Background:

The property was annexed into the City under the Allison Ranch Addition Annexation Plat (Ord. 05-131). The site has remained vacant since annexation, but has periodically been used for cattle grazing.

The project site is located within the Farm Master Planned area. Per the current master plan, the project site is identified for Medium Density Residential at 3.5-7.99 dwelling units per acre. Per the applicant’s proposed minor master plan amendment, the envisioned public street network and siting and acceptance of parcels of land for park credit have been updated. On December 14, 2017, the City’s Parks and Recreation Advisory Board reviewed and approved the proposed park site changes. In terms of the specific street network changes, the plan illustrates the approved alignments for Secretariat Drive and Ridgeling Drive, and minor residential street linkages.

The property is currently zoned A (Agricultural) and vacant. The parcel was zone A (Agricultural) in 2005 (Ord. No. 05-132) as a holding zone district for the future development of the area. The applicant’s proposed PUD (Planned Unit Development: Single-Family Detached Residential; Maximum Density of 3.29 Dwelling Units per acre; and Maximum Building Height of 35 feet) zone district sets the specific density, dimensional, and use controls for the development of The Farm Filing 5 project.

The proposed PUD development plan for the Farm Filing 5 project establishes the site design and layout for developing the subject property with a single-family residential development consisting of 93 lots and public and private public and private improvements. The associated improvements consisting of landscaping, public streets, utilities, stormwater quality/detention ponds, two neighborhood parks, and the extension of a Tier 2 trail. The proposed maximum building height of 35 feet is consistent with earlier filings of The Farm development and other similar projects in the surrounding area. The applicant incorporated pedestrian connections throughout the project to afford links to open space, the street system, and the development’s future clubhouse. This project completes the western most segment of the Farm Master Plan, which was always envisioned for medium density residential development.

Although the applicant’s site planning has produced a development that is at a slightly lower density than was previously envisioned for the area, the reduced density was necessary to maximize the land use potential of the site while still being respectful of known site constraints including Prebles Meadow Jumping Mouse habitat, two drainage ways, and topographical formations. In accordance with the City’s codes, policies, and regulations, the applicant’s proposed site design addresses all the City’s stormwater requirements for water quality and detention, and channel improvements. In response to the USAFA’s comments regarding stormwater improvements within Black Squirrel Creek, a note was added to the PUD development plan stipulating the timing for construction of channel improvements.

The attached City Planning Commission staff report summarizes the project details.

The appellant formally withdraw the appeal of the applications associated with the Farm Filing 5 project at the meeting, with the understanding that Memorandums of Understand between the developer and USAFA would be executed concerning the siting of an emergency landing area and stormwater improvements within the Farm Master Planned Area

The project supports the City's Strategic plan of 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 Middle Tributary and Black Squirrel Creek drainages. 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.

Financial Implications:

N/A

Board/Commission Recommendation:

At the Planning Commission meeting held on February 15, 2018, these items were pulled from the consent calendar by staff and discussed under the new business calendar. The Planning Commission discussed the concerns raised by the USAFA; specifically, the applicability of FAA requirements, stormwater/channel improvements, and emergency landing accommodations. No other members of the public spoke in favor or against the applications. The Planning Commission ultimately voted 4-2 in favor of the items (three (3) Commissioners were absent). Commissioners Fletcher and Markewich voted "no" to all the items. To summarize, Commissioners Fletcher and Markewich felt the project did not adequately address the concerns raised by the USAFA.

Please reference the minutes from the hearing for a detailed record.

Stakeholder Process:

The public process included public notice provided to 113 property owners within 1,000 feet of the site on three occasions: once during the internal review stage and prior to the Planning Commission and City Council hearings. The site was also posted on those three occasions. In response to the solicitation for comments, no comments were received from residents.

Staff sent copies of the plan set and supporting documentation to the standard internal and external review agencies for comments. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, CONO, School District #20, Police and E-911, Real Estate Services, and USAFA. Per USAFA's withdrawal of the appeal at the public hearing on April 10, 2018, staff finds that all comments received from the review agencies have been addressed.

Please see the Planning Commission staff report and City Council minutes for April 10, 2018 meeting for more details.

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 17-00132 - CHANGE OF ZONING TO PUD

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 28 acres from A (Agricultural) to PUD (Planned Unit Development: Single-Family Detached Residential; Maximum Density of 3.29 dwelling units per acre; and Maximum Building Height of 35 feet), 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 and the development of a PUD zone as set forth in City Code Section 7.3.603.