



## Legislation Text

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**File #:** 14-0388, **Version:** 1

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Ordinance No. 14-54 amending the zoning map of the City of Colorado Springs relating to 14.18 acres located south of Cowpoke Road, approximately ¼ mile west of the Cowpoke Road and Black Forest Road intersection  
(Legislative Matter)

**From:**

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

**Summary:**

This project includes the following applications: 1.) the Saddletree Village Annexation, 2.) the Ridge at Cumbre Vista Master Plan, and 3.) establishing the zone district as A/AO (Agricultural with Airport Overlay). The property is located south of Cowpoke Road, approximately ¼ mile west of the Cowpoke Road and Black Forest Road intersection and consists of approximately 14.18 acres.

The applications are necessary for the future development of the Ridge at Cumbre Vista project. The project proposes single-family detached residential use at the density of 3.5 to 7.99 dwelling units per acre. The submittal of a new base zone, development plan, and subdivision plat will be necessary prior to development of the subject property.

**Previous Council Action:**

The City Council accepted the petition and referred the annexation to staff on August 27, 2013. The City Council approved a resolution setting the public hearing date for July 22, 2014, at their regular meeting of June 10, 2014.

**Background:**

This annexation and accompanying applications are the first steps toward the development of a small single-family residential neighborhood which is compatible with properties adjacent to the site within the City.

No significant issues or concerns have been identified.

**Financial Implications:**

The City Budget Department prepared a fiscal impact analysis report for this annexation; they found a positive cumulative cash flow for the City.

**Board/Commission Recommendation:**

The City Planning Commission unanimously approved the applications at their March 20, 2014, regular meeting.

**Stakeholder Process:**

The standard City notification process for the internal review included posting the property with a notice poster and mailing postcards to approximately 101 property owners within 1,000 feet of the project area.

One letter was received regarding drainage concerns. The issue is being addressed in the review and approval of drainage plans for this project.

The same posting and notification process was utilized prior to the CPC public hearing.

All applicable agencies and departments were asked to review and comment. No significant concerns were identified. All issues and concerns were incorporated into the annexation agreement, master plan or provided as conditions of approval. Upon review and approval of the pending development plan and subdivision plat; final compliance will be verified and confirmed prior to issuance of a building permit.

**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 13-00130 - ESTABLISHMENT OF ZONE DISTRICT

Approve the establishment of the A/AO (Agricultural zone with Airport Overlay) zone district, based upon the finding that it complies with the review criteria of City Code Section 7.5.603.B.

An ordinance establishing the A/AO zone district (Agricultural with Airport Overlay) relating to 14.18 acres located south of Cowpoke Road, approximately ¼ mile west of the Cowpoke Road and Black Forest intersection