



Legislation Text

File #: 14-0722, **Version:** 2

Ordinance No. 14-110 amending the Zoning Map of the City of Colorado Springs relating to 13.70 acres located south of Cowpoke Road, approximately ¼ mile west of the Cowpoke Road and Black Forest Road intersection
(Quasi-Judicial Matter)

From:

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

Summary:

This project includes the following applications: 1.) change of zoning from A/AO (Agricultural with Airport Overlay) to PUD/AO (Planned Unit Development with Airport Overlay), and 2.) the Ridge at Cumbre Vista PUD Development Plan. 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 13.70 acres.

The applications, if approved, will allow for the 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 per the previously approved master plan. This project includes 65 lots for single-family detached residences, public streets and sidewalks, drainage facilities and landscape tracts. A final subdivision plat is currently being reviewed administratively.

Previous Council Action:

The City Council approved the annexation of this project area on August 12, 2014. The annexation agreement has now been recorded.

Background:

No significant issues or concerns have been identified. Only minor technical issues and concerns were identified by the Land Use Review Division and other review agencies; they have been addressed in plan revisions or conditions of approval.

Financial Implications:

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

Board/Commission Recommendation:

The City Planning Commission unanimously approved the applications at their September 18, 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 120 property owners within 1,000 feet of the project area. No e-mails or letters of concern were received.

The same posting and notification process was utilized prior to the CPC public hearing. The site will be posted once again prior to the City Council hearing.

All applicable agencies and departments were asked to review and comment, including the City Airport. No significant concerns were identified. All issues and concerns were incorporated into the development plan or provided as conditions of approval. 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 PUZ 14-00013 - ZONE CHANGE

Approve the change of zoning district from A/AO (Agricultural zone with Airport Overlay) to PUD/AO (Planned Unit Development: Single-Family Residential, maximum density of 4.75 dwelling units per acre, maximum building height of 30 feet with Airport Overlay), based upon the finding that it complies with the review criteria of City Code Sections 7.5.603.B. and 7.3.603.

An ordinance amending the Zoning Map of the City of Colorado Springs from A/AO (Agricultural with Airport Overlay) to PUD/AO (Planned Unit Development: Single-Family Residential, density of 4.75 dwelling units per acre, maximum building height of 30 feet with Airport Overlay) consisting of 13.70 acres located south of Cowpoke road, approximately ¼ mile west of the Cowpoke road and Black Forest Road intersection