



Legislation Text

File #: 15-0005, **Version:** 2

Ordinance No. 15-1 amending the Zoning Map of the City of Colorado Springs relating to 4.59 acres located northwest of the Cowpoke Road and Dry Needle Place intersection and immediately east of the Canary Circle and Loftwood Road intersection
(Quasi-Judicial Matter)

From:

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

Summary:

This application includes a change of zoning from PUD/AO (Planned Unit Development with Airport Overlay) to PK/AO (Public Park with Airport Overlay). The property is located within the Trails at Forest Meadows development project, approximately 1,200 feet northwest of the Cowpoke Road and Dry Needle Place intersection or immediately east of the Canary Circle and Loftwood Road intersection and consists of 4.59 acres.

Previous Council Action:

The City Council has previously approved the Woodmen Heights Master Plan and the Forest Meadows Concept Plan which include this park site.

Background:

The application, if approved, will allow for the future development of the Trails at Forest Meadows Neighborhood Park. This change of zoning was a requirement of the City Parks and Recreation Advisory Board when it approved the park's master plan and design.

Financial Implications:

This park will be built by the adjoining developer in conjunction with the approved adjoining residential neighborhood.

Board/Commission Recommendation:

The City Planning Commission unanimously approved the application at their November 20, 2014, regular meeting.

Stakeholder Process:

The standard City notification process was used for the CPC public hearing and included posting the property with a notice poster and mailing postcards to approximately 62 property owners within 500 feet of the project area. No e-mail or letters of concerns were received.

All applicable agencies and departments were asked to review and comment. No concerns were identified or expressed.

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 14-00079 - CHANGE OF ZONE DISTRICT

Approve the change of zoning from PUD/AO (Planned Unit Development with Airport Overlay) to PK/AO (Public Park with Airport Overlay) zone district, based upon the finding that the change complies with the zone change criteria found in City Code Sections 7.5.603.B and 7.3.402.B.

An ordinance amending the zoning map of the City of Colorado Springs from PUD/AO to PK/AO relating to 4.59 acres located northwest of the cowpoke road and Dry Needle Place intersection and immediately east of the Canary Circle and Loftwood Road intersection.