



Legislation Text

File #: CPC MP 06-00219-A7MN16, **Version:** 2

A minor amendment to the Flying Horse Master Plan changing 13.58 acres from Residential 2 - 3.5 dwelling units per acre to Residential 3.5 - 8 dwelling units per acre, located southeast of the future extension of Hawk Stone Drive and Ridgeline Drive.

(Legislative)

Related Files: CPC PUZ 16-00074, CPC PUD 16-00076

Presenter:

Peter Wysocki, Director Planning and Community Development
Katie Carleo, Principal Planner, Planning & Community Development

Summary:

Applicant: N.E.S. Inc
Owner: Pulpit Rock Investments
Location: Southeast of the future extension of Hawk Stone Drive and Ridgeline Drive.

This project includes concurrent applications for a minor amendment to the Flying Horse Master Plan, a zone change from A (Agriculture) to PUD (Planned Unit Development; single-family attached, 3.679 dwelling units per acre, 30-foot maximum building height) and associated development plan for the 13.58 acre site. Staff is also administratively reviewing the Flying Horse No. 3 Cortona Filing No. 1 subdivision plat. The proposed project will establish 54 new residential lots along with new public streets, open space, landscape and public drainage.

Previous Council Action:

City Council last acted on this property with annexation and existing zoning in 2004.

Background:

This proposal will rezone 13.58 acres from A (Agricultural) to PUD (Planned Unit Development; single-family attached residential, 3.679 dwelling units per acre, 30-foot maximum building height). The property was zoned A with annexation into the City in 2004. The A zone is considered a holding zone until the property is ready for development. The PUD is a customized zone district that sets the specific use, density and height for the property. The Cortona at Flying Horse project will establish single-family attached homes in similarity to the Flying Horse Molise project approved in 2015.

The property is identified in the Flying Horse Master Plan as residential but with the attached residential development density is slightly increased, resulting in a concurrent minor amendment to the master plan. This change in zoning will establish a transition from detached single-family

residential currently developing to the west of this site. This allows for a mix of residential use types within the Flying Horse community.

This item supports the City's strategic plan to promote building community and allow for diverse housing type within the community. It further supports the City's effort to create neighborhoods that support a development pattern that offers a variety of residential density with amenities, services, and retail surrounding the neighborhoods to generate opportunities and choice for the community.

Please see the attached Planning Commission staff report for additional detailed analysis.

Financial Implications:

N/A

Board/Commission Recommendation:

At their meeting on August 18, 2016 the Planning Commission voted unanimously to approve the applications as part of the consent calendar. Please reference the minutes from the hearing for a detailed record.

Stakeholder Process:

The public notification process consisted of providing notice to the neighbors in posting for the project within the neighborhood. The subject property is not accessible at this time, located within a large undeveloped portion of Flying Horse. The project was instead posted in several areas which are accessible to the neighborhood. Staff did not receive any public comments on this project. The site was additionally posted prior to Planning Commission public hearing.

The proposed plans have been sent to the standard internal and external agencies for review and comment. All review comments have been addressed. Review agencies for this project included Colorado Springs Utilities, City Traffic, City Engineering, City Fire Dept. and Police/E-911, City Real Estate Services as well as School District 20, United States Air Force Academy, Regional Building, Floodplain and Enumerations.

USAFA (United States Air Force Academy) was in receipt of the proposed applications. USAFA does not object to the proposed development. Standard notes have been added to the development plan and plat for noise generated by aircraft travel and flight operations per USAFA's request. A drainage report has been submitted to the City Engineering Department to ensure projected storm water runoff and make certain all resources are protected through USFWS (US Fish and Wildlife Services).

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 MP 06-00219-A7MN16 - MINOR MASTER PLAN AMENDMENT

Approve the amendment to the Flying Horse Master Plan, based upon the finding that the amendment substantially conforms with the review criteria for master plan amendments as set forth in City Code Section 7.5.408.

N/A