



Legislation Text

File #: CPC PUD 21-00018, **Version:** 2

A Planned Unit Development for the Ascent at Quail Brush creating a 37-lot, single-family residential development consisting of 3.68 acres located northwest of Adventure Way and Quail Brush Creek Drive.

(Quasi-judicial)

Related File: CPC PUZ 21-00017

Presenter:

Katie Carleo, Planning Supervisor, Planning & Community Development
Peter Wysocki, Planning Director, Planning & Community Development

Summary:

Owner: Challenger Communities LLC
Representative: HR Green, Phil Steuphert
Location: Northwest of Adventure Way and Quail Brush Creek Drive.

This project includes concurrent applications for a zone change from A (Agricultural) to PUD/AO (Planned Unit Development with Airport Overlay) and establishment of the Ascent at Quail Brush PUD Development Plan creating entitlements for development of single-family detached residential.

Background:

The area known today as Woodmen Heights was originally annexed into the City of Colorado Springs in 2004 with the Woodmen Heights No. 6 Annexation. In the establishment of the annexation, the site was zoned A (Agricultural) as a holding zone until which time development was ready to occur. Following standard City process, the owner has now come forward to zone the property for the intended use, accompanied with the required supporting development plan to show further details for the intended residential use to be established.

As part of the establishment of the new residential use, the property is proposed to be zoned from A (Agricultural) which was established as a holding zone with annexation to PUD/AO (Planned Unit Development with Airport Overlay) to allow for single-family residential with a density of 10.1 dwelling units per acre. To the south, the property borders El Paso County rural residential property which lends itself to being sensitive to the appropriate transition from this residential condition to City urban residential. The property is separated by a residential roadway. This property will provide a larger landscape buffer along this common boundary. The establishment of this residential density is also supported with its proximity to Woodmen Road where, as a logical establishment of residential along a major roadway, we would see multi-family or higher density residential. The proposed maximum building height is 36-feet which is comparable to surrounding City residential. It is envisioned for the development to comply with the City Small Lot PUD Guidelines, specifically calling attention to areas

of active green space in concert with a higher density residential establishment.

The proposed development plan establishes 37 single family residential lots with a network of private roadways. **(DEVELOPMENT PLAN)** The design is oriented with the units as 'greenway' units, meaning the front doors are oriented toward greenway areas and alley loaded with the garage access off of the private alley roadways. Full spectrum detention and water quality is being established on site with a facility in the northeast corner of the property. As part of this area, staff worked with the applicant to also establish a soft surface trail and seating area to incorporate the natural features of the space. In the center of the property, a portion of Tract D will be activated for community residents with seating areas and other community amenities, supported by the PUD Guidelines for green active space within the development. Internal sidewalks provide access to the front of the homes and usher an opportunity for pedestrian connects across the development.

PlanCOS is a high level and visionary document. Although PlanCOS purposefully does not include site-specific map-based recommendations regarding land use, there are multiple areas of alignment between the Plan and the proposed changes. There is a stated assumption in PlanCOS that land use change and adaptation should be recognized and reasonably supported both in existing development and with approved but not yet fully developed plans. Therefore, in the context of PlanCOS, the conversations and decisions are focused on how the proposed changes align with and advance the vision of PlanCOS.

PlanCOS Vibrant Neighborhoods places a special importance on the creation and adaptation of Vibrant Neighborhoods which is an important consideration in plans with residential scope. This development seeks to provide a unique place to live with connections through open space that create a sense of community along with an active programming to engage residents. This area is considered in PlanCOS as a Newer Developing Neighborhood **(PLAN COS VIBRANT NEIGHBORHOODS)** and supports the proposed changes for the residential community to be established. PlanCOS generally supports reasonable and logical increases in residential density. Arguably, this project is maintaining reasonable density given its location within the City and unincorporated County, and considering the market it is responding to. The proposed changes support a reasonable accommodation to include residential products and density ranges at a logical location.

Previous Council Action:

The last Council action on this property was with original annexation and establishment of the A (Agricultural) holding zone in 2004.

Financial Implications:

N/A

City Council Appointed Board/Commission/Committee Recommendation:

This item was heard before the City Planning Commission on July 15, 2021 and approved unanimously as part of the consent agenda.

Stakeholder Process:

As part of the submittal to the City, additional stakeholder process and involvement with the surrounding neighborhood was undertaken. At the time the application was submitted, the site was posted and postcards sent to all property owners within a 1000-foot buffer of the subject property

which included 35 property owners. During the initial review, a virtual neighborhood meeting was held on March 10, 2021, in which six people attended. A few areas of concern were discussed, outlined below; Challenger Communities leadership was in attendance to further explain future development. Two letters of opposition were received throughout the review process (**PUBLIC COMMENT**).

Comments from the neighbors focused on current covenants and if they would be imposed on the subject site. Questions regarding cost recovery for the establishment of City infrastructure pertinent to the development were also raised. A letter from the consultant and future developer was sent to the neighborhood (**PUBLIC COMMENT RESPONSE**) in response to comments received; in addition City staff had a conversation with the concerned citizen on cost recovery for infrastructure and how this would not impact there existing county lot.

Staff input is outlined in the following section of this report. Staff sent plans to the standard internal and external review agencies for comments. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, School District 20, Police, and E-911. Agreements between the City of Colorado Springs and the surrounding military installations establish a two-mile buffer for land use application review, this site is not within any military buffer. All comments received from the review agencies are addressed.

- Traffic Engineering: At the request of the City Traffic Division, a Traffic Impact Analysis (TIA) was completed. The City Traffic Division reviewed the TIA and is in support of the proposed establishment for residential as consistent with the outcome of the traffic analysis and has accepted this report. With the future subdivision plat submittal, the developer will be required to dedicate approximately 16-feet of right-of-way along the north side of Adventure Way. The developer will then also be required to modify roadway items to City standards at the time of construction.
- Parks/Trails: The proposed development will be responsible for fees in lieu of land dedication meeting the obligation of PLDO (Parkland Dedication Ordinance). All proposed parks, common areas and open space within Ascent at Quail Brush will be owned and maintained by the HOA.
- Airport Advisory Commission: The Colorado Springs Airport Advisory Commission held a hearing on March 24, 2021 in which they supported the establishment of the development with an Airport Overlay and will look for future avigation easements to be established at platting.
- Woodmen Heights Metropolitan District: This property is located within the Woodmen Heights Metropolitan District and the Woodmen Road Metropolitan District. The associated parcels will be included in the District boundaries through an inclusion process with the District and assessed a mill levy on the property.
- El Paso County Planning: Comments were received from El Paso County Development Services Division which stated a concern for sufficient buffers for transitions between existing El Paso County rural residential. City had further conversations with El Paso County and the site is meeting all needed standard buffers for residential to surrounding uses; El Paso County Planning Division has no further comments.

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:

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Approve a Planned Unit Development for the Ascent at Quail Brush creating a 37-lot, single-family residential development consisting of 3.68 acres located northwest of Adventure Way and Quail Brush Creek Drive, based upon the findings the proposal meets the review criteria for development plans as set forth in City Code Section 7.5.502(E) and criteria for PUD development plans set forth in City Code Section 7.3.606.

N/A