



## Legislation Text

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**File #:** CPC PUZ 18-00017, **Version:** 3

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Ordinance No. 18-74 changing the zoning of 20.01 acres from PUD/AO (PUD with Airport Overlay) and A/AO (Agriculture with Airport Overlay) to PUD/AO (Planned Unit Development with Airport Overlay) to allow single family development located southeast of the intersection of Dublin Boulevard and Mustang Rim Drive

(QUASI-JUDICIAL)

Related File: CPC PUD 18-00018

**Presenter:**

Mike Schultz, Principal Planner, Planning and Community Development  
Peter Wysocki, Director Planning and Community Development

**Summary:**

Applicant: Classic Consulting Engineers & Surveyors  
Owner: Pulpit Rock Investments LLC  
Location: Southeast corner of Dublin Boulevard and Mustang Rim Drive

**Previous Council Action:**

On July 24, 2018, this ordinance was approved on first reading on the consent calendar.

**Background:**

This project involves concurrent applications for a zone change and PUD development plan for 20.01 acres located southeast of Dublin Boulevard and Mustang Rim Drive. The proposed zone change will rezone the property from A/AO (Agriculture with Airport Overlay) and PUD/AO (Planned Unit Development with Airport Overlay) to PUD/AO (Planned Unit Development; Small Lot PUD for single-family residential, 4.90 dwelling units per acre, maximum building height of 35-feet). The associated PUD Development Plan illustrates 98 single-family residential lots, open space and guest parking on 20.01 acres. Staff is also administratively reviewing two subdivision plats, Renaissance at Indigo South Filing Number 1 and Renaissance at Indigo South Filing Number 2.

The subject 20.01-acre site was originally designated as a "Secondary School" site for School District 49 as part of the Stetson Ridge Master Plan. The site was not intended to be a combined school/park site as is common with some school sites. The Stetson Ridge Master Plan is considered implemented; this determination was made with recent development projects located north of Dublin Boulevard. The threshold for a master plan to be considered implemented is when development exceeds 85% of the build out of the master plan area (City Code Section 7.5.402.B). Since the master plan is now determined as implemented, staff did not require an amendment to the master

plan for the zone change and development plan.

The School District 49 Board determined the subject property, along with another property on Issaquah Drive south of this site, was no longer needed by the District as noted in their letter dated October 31, 2017 (see City Planning Commission staff report). The School District will instead accept fees in lieu of property (see City Planning Commission staff report); these fees will be collected with each building permit issued within the development.

This project largely mirrors the Renaissance at Indigo North residential project constructed immediately north of the subject property across Dublin Boulevard. This development plan illustrates 98 single-family lots following the City's Small Lot PUD Design Guidelines (single-family detached, a maximum building height of 35 feet and a gross maximum density of 4.9 dwelling units per acre). The development is proposed to be phased; Phase 1 (Filing 1) is planned on the south half of the site consisting of 49 lots and construction of the full spectrum water detention facility. Phase 2 (Filing 2) is planned on the north half of the site and consists of another 49 platted lots.

The average lot size of the development is 3,700 square feet with lots ranging in size from 3,375 square feet to 3,825 square feet. Most of the homes will front onto an open space ("mew") with the back of the homes (garage side) facing and taking access off of a public street.

Maintenance of some of the designated tracts (Tracts A, C & I in Filing 1, Tract A in Filing 2) will be owned and maintained by the Stetson Ridge Metropolitan District Number 1. The remaining tracts will be owned by the Stetson Ridge Metropolitan District Number 1 but maintained by the Renaissance at Indigo South Home Owners Association. This ownership and maintenance arrangement models the Renaissance at Indigo Ranch North development.

Dublin Boulevard adjacent to this site is a two lane roadway, essentially beginning at Peterson Road and continuing as a two lane roadway to Marksheffel Boulevard. The Pikes Peak Rural Transportation Authority (PPRTA) has identified this stretch of roadway for future road widening to 4 full lanes. The timeframe for improvements has not yet been determined. Construction would also include the 10-foot wide urban trail that runs along the south side of Dublin Boulevard. PPRTA is currently widening a section of Dublin Boulevard lying immediately west of Powers Boulevard from the current 2-lane cross section to a 4-lane cross section.

Street signals will eventually be installed at Dublin Boulevard and Peterson Road; the intersection is currently controlled with 4-way stop signs. Mustang Rim Road will provide full movement access onto Dublin Boulevard.

**Financial Implications:**

N/A

**Board/Commission Recommendation:**

The applications were approved by the City Planning Commission consent agenda on June 21, 2018.

Please reference the minutes from the hearing for a detailed record.

**Stakeholder Process:**

The public process included posting the site and sending postcards to 512 property owners within a 1000-foot buffer at application submittal and a second mailing was sent prior to the Planning Commission hearing. During the initial review of the project, Staff received three (3) emails (see City Planning Commission memo) either opposing the project or requesting changes to project. The concerns expressed to Staff included:

- Limiting building and tree heights to protect views from private property,
- Drainage concerns,
- Impact to wildlife,
- Increase of traffic.

No residents or property owners attended the City Planning Commission meeting to oppose these requests.

Please see the Planning Commission staff report for more details.

**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:**

Adopt an ordinance amending the zoning map of the City of Colorado Springs pertaining to 20.01 acres from A/AO (Agriculture and Airport Overlay) and PUD/AO (Planned Unit Development with Airport Overlay) to PUD/AO (Planned Unit Development: Single-family Residential, 4.90 Dwelling Units per Acre, Maximum Building Height of 35 feet, with Airport Overlay), based upon the findings that the change of zoning request complies with the three (3) criteria for granting of zone changes as set forth in City Code Section 7.5.603(B) and complies with City Code Section 7.3.603 for establishment of a PUD zone.

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 20.01 acres located southeast of the intersection of Dublin Boulevard and Mustang Rim Drive from A/AO (Agriculture and Airport Overlay) and PUD/AO (Planned Unit Development with Airport Overlay) to PUD/AO (Planned Unit Development: Single-family Residential, 4.90 Dwelling Units per Acre, Maximum Building Height of 35 feet, with Airport Overlay)