



Legislation Text

File #: CPC PUZ 19-000061, **Version:** 2

An ordinance amending the zoning map of the City of Colorado Springs relating to 15.67 acres located on the southwest corner of Woodmen Road and Austin Bluffs Parkway from OC/PBC/AO/SS (Office Complex and Planned Business Center with Airport and Streamside Overlay) to PUD/AO/SS (Planned Unit Development: Single-Family Residential, maximum density of 3.6 dwelling units per acre, 35-foot maximum building height with Airport and Streamside Overlay)

(QUASI-JUDICIAL)

Related Files: CPC PUZ 19-00061, CPC CP 08-00142-A7MN19, CPC PUD 19-00063

Presenter:

Tasha Brackin, Senior Planner, Planning & Community Development
Peter Wysocki, Planning & Community Development Director

Summary:

Owner: 4305 East Woodmen Storage LLC
Applicant: Springs Land Ventures Investments LLC
Consultant: N.E.S. Inc.
Location: southwest corner of Woodmen Road and Austin Bluffs Parkway.

The applications under consideration are a zone change from OC/PBC/AO/SS (Office Complex and Planned Business Center with Airport Overlay and Streamside Overlay) to PUD/AO/SS (Planned Unit Development with Airport Overlay and Streamside Overlay: small-lot single-family residential development with a maximum gross density of 3.6 dwelling units per acre and 35-foot maximum building height); minor concept plan amendment changing the land use designation of 15.67 acres from commercial and medical office to single-family residential; and a development plan illustrating 56 single-family detached homes.

Lot sizes are proposed to range between approximately 2,680 and 3,900 square feet. The homes will be surrounded by a 4.8-acre open space tract encircling the development. Additionally, approximately 3.5 acres of open space south of the development and adjacent to the creek is proposed to be dedicated to the City for drainage, utilities, trails, and open space. The development will obtain vehicular access exclusively from Woodmen Road, with a $\frac{3}{4}$ turn intersection. A new sidewalk will be built along Woodmen Road, and new trails will provide access to the public Cottonwood Creek Trail that exists south and east of the property.

Please see the attached Planning Commission staff report for detailed summary and analysis of the project.

Background:

The subject area was annexed in 1980 as part of the Pring Ranch Addition, Number Five. The Norwood Master Plan designated the area containing the subject parcel as Research and Development; this Master Plan is considered implemented, meaning at least 85% of the master plan area has constructed structures on platted lots.

Previous Council Action:

There have not been any actions by the City Council on this parcel since the zoning of the property.

Financial Implications:

N/A

City Council Appointed Board/Commission/Committee Recommendation:

This item was heard by the City Planning Commission on August 15, 2019 at which time the Commission voted to recommend approval of the zone change and concept plan amendment to City Council (6 to 1 vote; with Commissioner Wilson voting in opposition; Commissioners McDonald and Graham were absent) and voted to recommend approval of the development plan to City Council (5 to 2 vote; with Commissioners McMurray and Wilson voting in opposition; Commissioners McDonald and Graham were absent).

Stakeholder Process:

The public notification process consisted of providing notice to adjacent property owners within 1,000 feet of the site, which included the mailing of postcards to 291 property owners on three occasions: during the internal review stage, prior to the neighborhood meeting, and prior to the Planning Commission hearing. The site was also posted during the three occasions noted above. During the internal review notification, City Planning staff received comments from six residents in opposition to the project. Copies of the emails opposing the project are included with the Planning Commission staff report. Generally, the emails included concerns regarding increased development in the area and density of the proposed homes; geography of site and landslide potential; impacts on the creek corridor and wildlife; visual impacts; and traffic. One neighbor attended the neighborhood meeting that was held on June 13, 2019.

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 19-00061

Adopt an ordinance amending the zoning map of the City of Colorado Springs pertaining to 15.67 acres from OC/PBC/AO/SS (Office complex and Planned Business Center with Airport Overlay and Streamside Overlay) to PUD/AO/SS (Planned Unit Development with Airport Overlay and Streamside Overlay), based upon the findings that the change of zone request complies with the review criteria for establishment of a PUD zone as set forth in City Code Section 7.3.603 and the zone change criteria as set forth in Section 7.5.603.B with one technical modification correcting graphic notations

for consistency with the legal description.

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