



## Legislation Text

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**File #:** CPC ZC 18-00019, **Version:** 3

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An ordinance amending the zoning map of the City of Colorado Springs pertaining to 8.7 acres of land from (PUD) Planned Unit Development (Single-Family Detached Residential, Maximum Density of 2.98 dwelling units per acres, and Maximum Building Height of 35 feet) to (PK) Public Park.

(QUASI-JUDICIAL)

**Presenter:**

Peter Wysocki, Director Planning and Community Development  
Daniel Sexton, Senior Planner, Planning and Community Development

**Summary:**

Applicant: M&S Civil Consultants, Inc.  
Owner: The Landhuis Company  
Location: Southeast of the Old Ranch Roach and Milam Road intersection.

The project includes an application for a change of zone request from (PUD) Planned Unit Development (Single-Family Detached Residential, Maximum Density of 2.98 dwelling units per acres, and Maximum Building Height of 35 feet) to (PK) Public Park. The property in question will be the future site of a neighborhood park within the Bradley Ranch development project.

**Previous Council Action:**

City Council previously took action on this property in November 2017, during the review of the applications associated with the Bradley Ranch development project.

At the City Council hearing on May 22, 2018, the change of zone application for the neighborhood park within the Bradley Ranch development project was pulled from the consent calendar and discussed under the items pulled off consent calendar. Councilor Murray pulled the item to discuss the timing for developing the neighborhood park and how residential developments are complying with the City's Park Land Dedication Ordinance. The City Council ultimately voted 8-1 in favor of the item, with Councilor Murray voting in opposition.

**Background:**

The property was annexed into the City on October 9, 1984 per the Bradley Ranch Addition #1 Annexation Plat (Ord. 84-253). The site has remained vacant since annexation, but has periodically been used for cattle grazing. Per the Bradley Ranch Master Planned area, the site is identified for development as a Neighborhood Park.

The property was zoned PUD (Planned Unit Development: Single-Family Detached Residential, Maximum Density of 2.98 dwelling units per acres, and Maximum Building Height of 35 feet)

concurrently with the approval of the Bradley Ranch PUD development plan in 2017. Per the PUD development plan, a trigger for rezoning the park site was established to coincide with the platting of the surrounding land for the development. The applicant recently submitted an application for platting the entire development and, thus, trigger the need for this change of zone application. The proposed PK (Public Park) zone district sets the stage for the property to be development as a public neighborhood park.

The attached City Planning Commission staff report summarizes the project details.

The project supports the City's Strategic plan of building community and collaborative relationships by providing a well-designed residential community with on-site amenities and connectivity to the surrounding neighborhood through trails and open space. The future development of the park will be an asset to the development and surrounding area, while ensuring this area develops as a well-functioning neighborhood. This project will maintain prospects for strengthening the Colorado Springs economy through the orderly growth of the community.

**Financial Implications:**

N/A

**Board/Commission Recommendation:**

At the Planning Commission meeting held on February 15, 2018, this item was approved unanimously under the consent calendar.

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

**Stakeholder Process:**

The public process included public notice provided to 50 property owners within 1,000 feet of the site on three occasions: once during the internal review stage and prior to the Planning Commission and City Council hearings. The site was also posted on those three occasions. In response to the solicitation for comments, one comment was received from a resident which is attached. Based on the resident's email, they are opposed to the City's parkland dedication process as well as the creation of a park within this development. The applicant's dedication and rezoning of the property in questions for a neighborhood park is consistent with City Code Section 7.7.1207(A) Dedication of Land Required for Public Uses.

Staff sent copies of the plan set and supporting documentation to the standard internal and external review agencies for comments. Commenting agencies included Black Forest Land Use/Transportation Committee, Colorado Springs Utilities, City Engineering, City Traffic, City Fire Prevention, CONO, El Paso County Development Services Division, Enumerations, School District #20, Police and E-911, and Black Forest Fire Prevention District. All comments received from the review agencies have been addressed.

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 8.7 acres from PUD (Planned Unit Development: Single-Family Detached Residential, Maximum Density of 2.98 dwelling units per acres, and Maximum Building Height of 35 feet) to PK (Public Park), based upon the findings that the change of zone request complies with the three (3) review criteria for granting a zone change as set forth in City Code Section 7.5.603(B).

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