



## Legislation Text

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**File #:** 14-0144, **Version:** 1

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The Renaissance at Indigo Ranch - 5  
File No. CPC DP 13-00144 (Planning & Development - Peter Wysocki)

**Summary:** This project consists of five applications:

1. An amendment to the Stetson Ridge Master Plan which changes seven acres of commercial and 14 acres of residential at 12-24.99 dwelling units per acre (du/ac) to 21 acres of residential at 3.5-7.99 du/ac;
2. A rezoning of 10.5 acres zoned A/AO (Agricultural with Airport Overlay) to PBC/AO (Planned Business Center with Airport Overlay);
3. A concept plan showing five lots within the proposed 10.5 acres of commercial;
4. A rezoning of 21 acres from A/AO (Agricultural with Airport Overlay) to PUD/AO (Planned Unit Development, single family detached, 35-foot maximum height, 4.78 du/ac with Airport Overlay) for a single family residential development; and
5. A development plan for a 101-lot single family (small lot PUD) development.

**Previous Council Action:** City Council approved of the Stetson Ridge Annexation, master plan and the initial A/AO (Agricultural with Airport Overlay) zoning in 1986.

**Background:** This project involves zoning requests for roughly 31 acres of frontage along the north side of Dublin Boulevard, west of Marksheffel Road and east of Mustang Rim Drive. The commercial 10 acres also includes a five-lot concept plan. The residential component, consisting of 21 acres, includes 101 single family lots in general conformance with the City's small lot PUD design manual.

**Financial Implications:** None

**Board/Commission Recommendation:** The Planning Commission unanimously approved all five requests at their March 20, 2014 meeting.

**Stakeholder process:** The public process involved the mailing of postcards to seven property owners within 500 feet of the applications and posting of the property. The same notification and posting occurred prior to the Planning Commission meeting. No comments were received. Plans were also sent to standard internal and external review agencies for comments, including Colorado Springs Airport, Colorado Springs Utilities, Engineering and Traffic/Transportation. No significant issues were identified and technical comments have been incorporated into the Planning Commission approval.

**Alternative:**

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.

**Staff Recommendation:**

As recommended by the Planning Commission, City Council is requested to approve of the five applications.

**Recommendation:**

**CPC DP 13-00144-Development Plan**

**Approve** the Renaissance at Indigo Ranch Development Plan, based upon the finding that the development plan complies with the development plan review criteria in City Code Section 7.5.502 E and with the PUD development plan review criteria in City Code Section 7.3.606, subject to compliance with the following technical and informational modifications:

Technical and Informational Modifications:

1. The development plan needs to include information as to specific units that are subject to additional sound attenuation. Indicate on the development plan the affected units and the necessary noise mitigation.
2. Provide a detail of the retaining walls (materials).
3. Address the items noted by the Landscape Architect consisting of the following:
  - a. Include all street names and classifications on the landscape plan.
  - b. Show all Landscape categories requirements (setbacks, internal, and buffers if there are commercial uses across the non-arterial).

**Proposed Motion:**

**CPC DP 13-00144-Development Plan**

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3. Address the items noted by the Landscape Architect consisting of the following:
  - a. Include all street names and classifications on the landscape plan.
  - b. Show all Landscape categories requirements (setbacks, internal, and buffers if there are commercial uses across the non-arterial).