



Legislation Text

File #: 15-00332, **Version:** 2

Ordinance No. 15-39 amending the Zoning Map of the City of Colorado Springs for 13.845 acres, located east of Tutt Boulevard and north of South Carefree Boulevard.

(Quasi-Judicial Matter)

From:

Peter Wysocki, Planning and Development Director, Planning and Development Department

Summary:

CPC ZC 15-00006-Zone Change

CPC CP 15-00007-Concept Plan

The applications propose rezoning 13.8 acres of the 195-acre Springs Ranch Golf Course from A/AO (Agricultural with Airport Overlay) to R-5 (Multi-family with Airport Overlay). The property is located on the east side of Tutt Boulevard, south of the golf course club house.

A concept plan shows the location of and the development constraints (e.g. building and landscape setbacks, vehicular access, building height restrictions, trail construction obligation, etc.) for the parcel. The concept plan does not show specific uses but uses permitted by the R-5 zone are anticipated. Vehicular access is from Tutt Boulevard, a minor arterial.

Previous Council Action:

Not applicable.

Background:

The Springs Ranch Golf Course is an 18-hole golf course on approximately 195 acres located both north and south of North Carefree Circle and east of Tutt Boulevard. The golf course assists in satisfying City park requirements for the Colorado Springs Ranch Master Plan. The Parks Board with the support of Parks staff has approved the removal of the 14.8 acres from the golf course obligation in exchange for additional land to be provided to the City to facilitate the construction of the Sand Creek Trail. Park fees to be paid as a result of residential development on the site will be used to assist in constructing the Trail. The private course will continue to provide 18 holes of golf and remain open to the public.

Financial Implications:

Not applicable.

Board/Commission Recommendation:

At their May 21, 2015 meeting, the Planning Commission recommended approval of the zone change and concept plan applications by votes of 7-0, subject to a revision to the concept plan.

Stakeholder Process:

Public notice was provided to 81 property owners, including single-family homeowners located adjacent to the east side of the golf course, with the closest over 850 feet away. The notice was mailed on two occasions: 1) after the submittal of the applications and for the neighborhood meeting on 3/5/15 and 2) prior to the Planning Commission meeting on 5/21/15. Approximately 24 people attended the neighborhood meeting and issues discussed included the status of the golf course, view corridors, master plan designation, building heights, and potential uses. Figures 3 and 4 in the attached CPC Agenda report include correspondence received. No one spoke in opposition to the applications at the Planning Commission meeting.

Alternatives:

1. Approve the applications as recommended by staff and the Planning Commission;
2. Deny the applications; or
3. Refer the applications back to Planning Commission for further consternation.

Proposed Motion:

CPC ZC 15-00006-Zone Change

Approve the zone change from A/AO to R-5/AO for the Springs Ranch Golf Course R-5 Site, based on the finding the request complies with the review criteria in City Code Section 7.5.603.B (Establishment or Change of Zone District Boundaries).

An ordinance amending the Zoning Map of the City of Colorado Springs for 13.845 acres, located east of Tutt Boulevard and north of South Carefree Boulevard.