



Legislation Text

File #: CPC PUZ 17-00002, **Version:** 3

Ordinance No. 17-100 amending the zoning map of the City of Colorado Springs pertaining to 120 acres located southeast of the Old Ranch Road and Milam Road intersection from PUD/PBC/PK/A/cr (Planned Unit Development/Planned Business Center/Public Park/Agricultural with Conditions of Record) to PUD (Planned Unit Development: Single-Family Detached Residential, Maximum Density of 2.98 Dwelling Units per Acre, and Maximum Building Height of 35 feet).

(Quasi-Judicial)

Presenter:

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

Summary:

Applicant: The Landhuis Company
Owner: The Landhuis Company
Location: Southeast of the Old Ranch Road and Milan Road Intersection between the future alignment of Union Boulevard and Black Forest Road

The project includes concurrent application for a major master plan amendment of the Bradley Ranch Master Plan to change the land use designations within the entire planned area, a zone change from PUD/PBC/PK/A/cr (Planned Unit Development/Planned Business Center/Public Park/Agricultural with Conditions of Record) to PUD (Planned Unit Development: Single-Family Detached Residential, Maximum Density of 2.98 Dwelling Units per Acre, and Maximum Building Height of 35 feet), and the Bradley Ranch PUD development plan illustrating the detailed layout for the 120 acres of land to be developed with 358 single-family detached residential lots, at a density of 2.98 dwelling units per acre and associated public and private improvements.

Previous Council Action:

City Council previously took action on this property in November 2008 during the review of the Sorrento Development project.

At the City Council meeting held on October 24, 2017, the applications associated with the Bradley Ranch project were pulled from the consent calendar and discussed under the items called off consent calendar. The City Council discussed whether the conversion of commercial to residential was appropriate. Three members of the public also spoke in opposition to this project, and focused their concerns on the appropriateness of the proposed land use and adequacy services. The City Council ultimately voted six in favor of the items with three dissenting votes (Avila, Knight, and Murray).

Background:

The subject property consists of the entire Bradley Ranch Master Planned area. Per the current master plan, the identified 120-acre project site is designated as commercial, residential and park lands. The property was annexed into the City under the Bradley Ranch Addition Number 1 Annexation Plan (Ord. 84-253). In 2007, applications were made, on behalf of Development Logic, Inc., for the Sorrento Development project. The applications associated with this proposal set forth a project consisted of a mix of land uses including residential (Agricultural, Very Low, Low, and Low Medium), commercial, and neighborhood park lands. While the project applications received City Council approval in November 2008, the economy stalled and logistical likelihood of the project diminished. Of the previously approved applications, the zone changes remain in effect; whereas, the associated applications were withdrawn by applicant. Over the past five years, the surrounding area has been residentially developed and has established suburban land use pattern we see today.

The proposed amendment of the Bradley Ranch Master Plan will change the envisioned land use designations for the entire 120 acres of land. The changes include the removal of the previously approved commercial land use designation and re-classification of the proposed residential land use designations from Residential Very Low (1-2 dwelling units per acre), Residential Low (3-5 dwelling units per acre), and Residential Low Medium (5-8 dwelling units per acre) to Residential Very Low (0-1.99 DU/ AC) and Residential Low (2-3.49 DU/ AC). The amended master plan establishes a solid framework for the development of land uses more consistent with the developed and envisioned land use patterns of the immediate area. The development also affords a balanced transition from the dispersed development patterns of the adjacent properties to the north in the County. In accordance with City Code Section 7.5.408(F), the City prepared a Fiscal Impact Analysis for the proposed development which indicated an overall positive revenue projection

The property is currently zoned PUD/PBC/PK/A/cr (Planned Unit Development/Planned Business Center/Public Park/Agricultural with Conditions of Record) and is vacant. The property was zone PUD/PBC/PK/A/cr (Planned Unit Development/Planned Business Center/Public Park/Agricultural with Conditions of Record) in 2008 (Ord. Nos. 08-190, 08-191, and 08-192) in preparation for the future development of this area as part of the Sorrento project. The applicant's proposed PUD (Planned Unit Development: Single-Family Detached Residential, Maximum Density of 2.98 Dwelling Units per Acre, and Maximum Building Height of 35 feet) zone district establishes a new set of specific density, dimensional, and use controls to govern the development of the Bradley Ranch project.

The proposed PUD development plan for the Bradley Ranch project established a new site design and layout for the subject property with a single-family detached residential development consisting of 358 lots and public and private improvements. The associated improvements consist of landscaping, streets, utilities, and an 8.7-acre public neighborhood park. The applicant used larger minimum lot sizes and rear yard setbacks and the establishment of a 50-foot wide tract along the north boundary to afford a more gradual transition from the dispersed lots in the County to the more urban land use pattern put forth by this project. To account for connections between future adjacent development and right-of-way needs, the applicant strategically sited right-of-way reservation tracts along the northern (Tract C) and southern (Tracts Q and R) boundaries of the development. Tract C in the north will allow for the potential future extension of Old Ranch Road east from the present Old Ranch Road and Milam Road intersection towards Black Forest Road. Tracts Q and R along the southern boundary will afford a connection between this project and future phases of the Cordera project, and will facilitate emergency/pedestrian /bicycle access.

The applicant has also strategically used the site design configuration discussed above and minimal fencing and landscape treatments along the northern boundary to minimize visual impacts on the long views that the adjoining residential neighborhood value. The landscaped open spaces and public neighborhood park being proposed will be connected by a network of sidewalks and trails that residents can use to navigate the site and surrounding area. The applicant's design approach for the proposed pedestrian circulation network makes the project more walkable as well as enhances the linkages to the nearby regional trail system, District 20 school facilities, and neighborhood at-large. The applicant has taken a proactive approach with the proposed stormwater facilities to ensure that these facilities are designed and used as a neighborhood amenity. Together, the applicant's proposed active and passive site amenities will allow for the cultivation of community within the development and immediate neighborhood.

The attached City Planning Commission staff report summarizes the project details. The section titled Analysis of Review Criteria specifically discusses traffic impacts, connectivity and phasing of the development to provide adequate access for emergency services.

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 project also promotes a mutually supportive development pattern in the neighborhood which provides buffering and transition from the single-family detached residential to the east and the commercial office complexes to the west. This project will support the future creation of employment opportunities and maintain prospects for strengthening the Colorado Springs economy through the orderly growth of the corridor and the development of additional rooftops, which ultimately will support the critical mass of dwelling units needed for the development of commercial uses.

Financial Implications:

N/A

Board/Commission Recommendation:

At the Planning Commission meeting held on September 21, 2017, these items were discussed under the new business calendar. The Planning Commission discussed whether the proposed site design and layout provided an adequate buffer to the rural residential development patterns in El Paso County to the north, as well as the timing and design for the future extension of Union Boulevard. Two members of the public spoke on this item, and focused on the adequacy of transition between City and County land use patterns. The Planning Commission ultimately voted unanimously in favor of the items.

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

Stakeholder Process:

The public process included public notice provided to 57 property owners within 1,000 feet of the site on three occasions: twice during the internal review stage and prior to the Planning Commission hearing. The site was also posted on those three occasions. Neighborhood meetings were held on January 27, 2017 and May 10, 2017. Approximately 30-40 citizens were in attendance for each meeting. In response to the solicitation for comments and citizen input provided at the neighborhood meetings, comments received focused on the proposed density, buffering, traffic, loss on natural

areas, and roadway alignment.

Staff sent copies of the plans and supporting documentation to the standard internal and external review agencies for comments. All comments received from the review agencies have been addressed. 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.

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 changing the zone of 120 acres from PUD/PBC/PK/A/cr (Planned Unit Development/Planned Business Center/Public Park/Agricultural with Conditions of Record) to PUD (Planned Unit Development: Single-Family Detached Residential, Maximum Density of 2.98 dwelling units per acre, and Maximum Building Height of 35 feet), 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 and the development of a PUD zone as set forth in City Code Section 7.3.603.

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 120 acres located southeast of the Old Ranch Road and Milam Road intersection from PUD/PBC/PK/A/cr (Planned Unit Development/Planned Business Center/Public Park/Agricultural with Conditions of Record) to PUD (Planned Unit Development: Single-Family Detached Residential, Maximum Density of 2.98 dwelling units per acres, and Maximum Building Height of 35 feet).