



## Legislation Text

---

**File #:** CPC PUD 17-00014, **Version:** 2

---

Bison Ridge at Kettle Creek Filings 5 and 6 PUD Development Plan to subdivide 44.71 acres into 103 single-family detached residential lots, located northwest of the Old Ranch Road and Chapel Ridge Drive intersection

(Quasi-Judicial)

Related File: CPC PUZ 17-00013

**Presenter:**

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

**Summary:**

Applicant: N.E.S., Inc.  
Owner: Vintage Communities, Inc.  
Location: Northwest of the Old Ranch Road and Chapel Ridge Drive intersection

This project includes concurrent applications for a zone change from A (Agricultural) and R1-6000 (Single-Family Residential) to PUD (Planned Unit Development: Single-Family Detached Residential; Maximum Density of 2.3 Dwelling Units per Acre; and Maximum Building Height of 35 feet) and the Bison Ridge at Kettle Creek Filings 5 and 6 PUD Development Plan illustrating the detailed layout and infrastructure for 44.71 acres of land to be developed as 103 single-family detached residential lots. This property is planned for residential development as identified on the approved Briargate Master Plan.

**Previous Council Action:**

City Council previously took action on this property with Annexation in September 1982.

**Background:**

The subject property is part of the southern portion of the Venezia Interests within the Kettle Creek neighborhood of the Briargate Master Plan area. The property was annexed into the City under Briargate Addition #5 Annexation Plat (Ord. 82-138). Per the Briargate Master Plan, the identified 44.71 acre project site is designated as R-LM (Residential Low-Medium) land use at 3.5-7.99 dwelling units per acre. Previous filings of the Bison Ridge at Kettle Creek and Pine Creek developments have established the surrounding residential land use pattern for the neighborhood.

The property is currently zoned A (Agricultural) and R1-6000 (Single-Family Residential), and is being used by a private commercial riding and stabling operation. The majority of the property was zoned A (Agricultural) when it was annexed into the City in 1982, which served as a holding zone until the property was ready for development. The southern portion of the project site was zoned R1-6000 in

1993 in preparation for the future development of this area as part of the Creekside Estates development project, which was subsequently modified to exclude this area. The proposed PUD zone change will change the subject parcel from A (Agricultural) and R1-6000 (Single-Family Residential) to PUD (Planned Unit Development: Single-Family Detached Residential; Maximum Density of 2.3 Dwelling Units per Acre; and Maximum Building Height of 35 feet). The new PUD zone district sets the specific density, dimensional, and use controls for the future development of the Bison Ridge at Kettle Creek Filing 5 and 6 project.

The proposed PUD development plan for the Bison Ridge at Kettle Creek Filings 5 and 6 project illustrates the development parameters for the 44.71 acre project site, which will consist of a residential subdivision containing 103 single-family detached residential lots and public and private improvements including landscaping, streets, utilities, and open space. The proposed maximum building height of 35 feet is generally indicative of the residential dwelling unit types envisioned for this development and already developed in the surrounding area. The applicant has strategically designed the development to minimize impacts on the delineated Preble's Meadow Jumping Mouse habitat, visual impacts on the residential development to the east of Chapel Ridge Drive, and to ensure adequate access to the existing public utility facilities located within and adjacent to the project site. This project represents a logical extension of the Kettle Creek neighborhood as developed at a density of 2.3 dwelling units per acre.

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 protection to the sensitive habitats present in and around the Kettle Creek drainage. 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 addition roof tops, which ultimately will support the critical mass of dwelling units needed for the development of commercial uses.

Please see the Planning Commission staff report for more details.

**Financial Implications:**

N/A

**Board/Commission Recommendation:**

At their meeting held on August 17, 2017 the Planning Commission, these items were pulled from the consent calendar at the request of a resident in attendance. The Planning Commission discussed concerns raised by a resident, which focused on wildlife habitat, traffic, and accountability of developers. The Planning Commission ultimately voted 5 - 0 in favor of both the PUD zone change and PUD development plan (four (4) Commissioners were absent). Please reference the minutes from the hearing for a detailed record.

**Stakeholder Process:**

The public process included public notice provided to 285 property owners within 1,000 feet of the site on two occasions; during the internal review stage, and prior to the Planning Commission hearing. The site was also posted on those two occasions. Staff did receive nine letters of opposition which is included as Figure 4 of the associated City Planning Commission staff report. The concerns

raised by residents revolved around the loss of natural habitat for wildlife and Kettle Creek Ranch, and traffic. These details are discussed further in the associated staff report. A member of the public spoke in opposition of this project at the City Planning Commission meeting on August 17, 2017, and raised concerns regarding loss of wildlife habitat, traffic, and accountability of developers.

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 Colorado Springs Utilities, City Engineering, City Traffic, City Fire Prevention, CONO, School District #20, Police and E-911, and Real Estate Services.

Please see the attached Planning Commission staff report for more details of how the neighborhood's concerns were addressed.

**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:**

Approve the PUD development plan for Bison Ridge at Kettle Creek Filings 5 and 6, based upon the findings that the PUD development plan meets the review criteria for granting a PUD development plan as set forth in City Code Section 7.3.606 and meets the review criteria for granting a development plan as set forth in City Code Section 7.5.502(E).