



## Legislation Text

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**File #:** 15-00385, **Version:** 1

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Tutt Corners Addition Concept Plan  
(Quasi-Judicial Matter)

**From:**

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

**Summary:**

CPC A 14-00133 - LEGISLATIVE  
CPC ZC 14-00134 - LEGISLATIVE  
CPC CP 14-00135 - QUASI-JUDICIAL

This project includes the following applications: 1.) Tutt Corners Addition Annexation; 2.) Establishment of the C-6/AO (General Business District with Airport Overlay) zone district; and 3.) Tutt Corners Concept Plan.

If approved, the applications would allow the 6.331-acre property to be included within the City and developed as five commercial pad sites ranging in size from 0.4 acres to 1.4 acres, extension of Tutt Boulevard through the property as well as new private access.

The property is located at the northeast corner of Templeton Gap Road and Dublin Boulevard and consists of 6.331 acres.

**Previous Council Action:**

The City Council accepted the petition and referred the annexation to staff on November 25, 2014. The City Council approved a resolution setting the public hearing date for July 14, 2015, at their regular meeting of May 26, 2015.

**Background:**

The request is to annex the property into the municipal limits of the City of Colorado Springs and develop five commercial pad sites which range in size from 0.4 acres to 1.4 acres. The annexation of this property and the subsequent dedication of right-of-way for Tutt Boulevard is an integral extension of the City's transportation system.

A right-in right-out to Dublin Boulevard and a three-quarter movement from the private access that will be the vacated Templeton Gap right-of-way to Dublin is also illustrated. Access will also be provided to Vickie Lane north of the property. Additional access is provided from the new extension of Tutt Boulevard.

There are two building phases planned and planned uses include restaurants, a convenience store and other service uses. Building setbacks and landscape setbacks are illustrated on the plans.

**Financial Implications:**

The City Finance Department prepared a fiscal impact analysis report for this annexation which found a positive cumulative cash flow for the City. The report is attached as an exhibit to the City Planning Commission staff report.

**Board/Commission Recommendation:**

The City Planning Commission unanimously approved the applications at their May 21, 2015, regular meeting.

**Stakeholder Process:**

The public process included posting the site and sending postcards to 228 property owners within 500 feet at application submittal and again prior to the Planning Commission hearing. No written comments were received.

Staff also sent the plans to the standard internal and external review agencies for comments. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, City Finance, Police and E-911, and the Colorado Springs Airport.

**Alternatives:**

The public process included posting the site and sending postcards to 228 property owners within 500 feet at application submittal and again prior to the Planning Commission hearing. No written comments were received.

Staff also sent the plans to the standard internal and external review agencies for comments. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, City Finance, Police and E-911, and the Colorado Springs Airport.

**Proposed Motion:**

CPC CP 14-00135 - TUTT CORNERS CONCEPT PLAN

Approve the Tutt Corners Concept Plan based upon the findings that the concept plan meets the review criteria for concept plans as set forth in City Code Section 7.5.501.E

Not applicable.