



Legislation Text

File #: CPC DP 16-00099, **Version:** 2

Stetson Ridge Townhomes Filing No. 4 PUD Development Plan consisting of 12 townhome units on .8-acre located at the northeast corner of Stetson Hills Boulevard and Templeton Drive.

(Quasi-Judicial)

Related File: CPC ZC 16-00098

Presenter:

Peter Wysocki, Director Planning and Community Development
Michael Schultz, Principal Planner, Planning and Community Development

Summary:

Applicant: Oliver E. Watts

Owner: Century Communities

Location: Northeast corner of Stetson Hills Boulevard and Templeton Drive.

This project includes applications for a zone change from PBC/cr/AO (Planned Business Center with conditions of record and Airport Overlay) and OC/cr/AO (Office Complex with conditions of record and Airport Overlay) to PUD/AO (Planned Unit Development with Airport Overlay -multi-family residential, maximum of 12 dwelling units (15 Dwelling Units per Acre) and a maximum building height of 30 feet) and PUD development plan for the Stetson Ridge Townhomes Filing Number 4.

Previous Council Action:

No previous action has been taken.

Background:

The subject property was originally planned for office use as demonstrated in the Templeton Heights Filing Number 7 concept plan approved in 2004. The slow office market coupled with the hot housing market is triggering the requested change to townhomes. There is also a lack of existing or future office or retail uses in the immediate area, making the site less desirable for the intended office use. The proposed 12 townhome units are a logical continuation of the existing Stetson Ridge Townhome project to the west and is the highest and best use of the property.

The phase one area of the Stetson Ridge townhome development, approved in 2006, is located immediately west of Templeton Drive. The applicant, Century Communities, took over the remaining undeveloped portion lying west of phase one in approximately 2009 and began constructing townhomes in 2013/2014. The PUD development plan proposes three (3) buildings with a total of 12 townhome units that will be identical to the units located on western end of the site. This development will be part of the existing Stetson Ridge Townhomes HOA.

Due to the narrow width of the site, staff and the applicant worked together to address the lack of

landscape setback along Stetson Hills Boulevard, typically requiring a 15 to 20 foot buffer. The applicant is requesting alternative compliance to the landscape requirements; a 30-inch screen wall is proposed along the south edge of the access drive to the units, the wall will be decorative and match the exterior stone trim of the units. Landscaping will be provided along the frontage of Stetson Hills Boulevard at both the east and west ends of the site to provide landscape buffering along the street. Staff does support the alternative compliance request due to the narrowness and topography of the site.

A single point of access is proposed from Templeton Drive, which will be aligned with the existing Prominence Point access for the Stetson Ridge Townhome development located west of Templeton Drive. As part of this project the applicant will be constructing a 6 foot wide sidewalk along Stetson Hills Boulevard and a 5 foot sidewalk along Templeton Drive. A traffic study was not required for this project.

This item supports the City's strategic goal relating to building community by fostering a land use pattern that encourages infill development.

Please see the attached City Planning Commission staff report for additional detailed analysis.

Financial Implications:

N/A.

Board/Commission Recommendation:

At their meeting on May 18, 2017 the City Planning Commission, as part of the consent calendar, voted unanimously to recommend approval of the change of zone to PUD and the Stetson Ridge Townhomes Filing Number 4

Stakeholder Process:

The public process included a posting of the property and notification sent out to 54 property owners located within 500 feet of the subject property as part of the initial review of the project. Staff did not receive any comments or opposition to the proposed project. With the recent policy change requiring staff to use a 1,000 foot buffer for notifications, the number of property owners sent a postcard informing of the public hearing increased from 54 to 153. The site was posted and notifications sent prior to the City Planning Commission public hearing.

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. This site is located within the Airport Overlay; the Airport Advisory Commission had no objection with the project, an aviation easement has already been recorded against the property.

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:

CPC DP 16-00099 - PUD DEVELOPMENT PLAN

Approve the Stetson Ridge Townhomes Filing Number 4 PUD Development Plan 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).