



Legislation Text

File #: 15-0013, **Version:** 2

Ordinance No. 15-4 amending the zoning map of the City of Colorado Springs relating to 0.5 acre located west of Commerce Center Drive and south of Tudor Road
(Quasi-Judicial Matter)

From:

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

Summary:

This project includes concurrent applications for a zone change and a development plan for a 0.5-acre site located west of Commerce Center Drive and south of Tudor Road.

The applicant is requesting a zone change from A/SS/HS (Agriculture with Streamside Overlay and Hillside Overlay) to R/HS (Estate Single-Family Residential with Hillside Overlay). In addition, the applicant is proposing a development plan for the property.

Previous Council Action:

None

Background:

The application for this property includes a development plan, zone change and administrative final plat that are directly related to the 0.5-acre property to be used for a single-family home. For future planning purposes and to ensure compliance with the area master plan (Tudor Land Company Master Plan), a three-phased plan has been shown on the development plan to include three (3) existing residences and potential expansion area for new single family homes.

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

Financial Implications:

Not applicable.

Board/Commission Recommendation:

At their meeting on November 20, 2014 the Planning Commission voted 7-0 to approve the zone change from A/SS/HS to R/HS and the development plan.

Stakeholder Process:

The public process involved with the review of these applications included posting of the site and sending of postcards on two separate occasions to 20 property owners within a customized buffer area of between 500 and 1,000 feet. No neighborhood comments were received.

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 ZC 14-00098 - CHANGE OF ZONE

Approve the zone change for Tudor Land Company, based upon the finding that the zone change complies with the review criteria in City Code Section 7.5.603.B.

An ordinance amending the Zoning Map of the City of Colorado Springs from A/SS/HS (Agriculture with Streamside Overlay and Hillside Overlay) to R/HS (Estate Single-Family Residential with Hillside Overlay) relating 0.5 acres located west of Commerce Center Drive and south of Tudor Road.