



Legislation Details (With Text)

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Title: Dublin North Filing Number 8 Zone Change and Development Plan
(Quasi-Judicial Matter)

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Date	Ver.	Action By	Action	Result
7/28/2015	1	City Council	approved	Pass

Dublin North Filing Number 8 Zone Change and Development Plan
(Quasi-Judicial Matter)

From:

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

Summary:

CPC PUZ 14-000124 - QUASI-JUDICIAL
CPC PUD 06-00108-A7MJ14 - QUASI-JUDICIAL

A request to rezone 27.3 acres from A/AO (Agricultural with Airport Overlay) to PUD/AO (Planned Unit Development: Detached Single-Family Residential, maximum density 3.85 dwelling units per acre, maximum building height of 35 feet, with Airport Overlay) zone district and an amendment to the Dublin North Development Plan (Phase 8) that illustrates the addition of 105 single family lots.

Previous Council Action:

City Council previously approved the annexation and master plan along with the existing A/AO (Agricultural with Airport Overlay) zoning in 2006.

Background:

The owner now wishes to develop the site as single-family residential. The PUD zone district with the Airport Overlay will allow single family residential at a density of 3.85 dwelling units per acre with a 35 foot maximum building height. This zoning and residential density is a continuation of the residential densities established in phases one through seven of the Dublin North development.

This amendment for Phase 8 illustrates 105 single family lots, open space areas, landscape tracts and public road extensions. Fencing and landscaping will be utilized to buffer the property from the industrially zoned property to the west.

The internal residential roadway network will connect to Wolf Ridge Road on the north and a connection of Edmondstown Drive through the southern phases of Dublin North. Also illustrated is a future connection to Templeton Gap that is labeled as "Tract F". If this access is needed by the property owner to the north of this tract, it can be used for additional access. Please see the attached Planning Commission staff report for further background and more detailed analysis.

Financial Implications:

Not applicable.

Board/Commission Recommendation:

The City Planning Commission unanimously approved the applications on the consent calendar at their June 23, 2015, meeting.

Stakeholder Process:

The public process included posting the site and sending postcards to 79 property owners within 500 feet, notifying them of the application submittal, as well as the public hearing.

Staff received comments from the industrial property owners to the west. They are concerned about buffering the residential properties from their existing industrial uses and cut-through traffic on Stone Mesa Point. These issues are addressed in the below sections of this report.

Staff also sent the plans 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, City Finance, Police and E-911 and the Airport.

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 PUD 06-108-A7MJ14 - PUD Development Plan Amendment

Approve the Dublin North Phase 8 PUD Development Plan Amendment based upon the finding that the plan complies with the PUD development plan review criteria in City Code Section 7.3.606, subject to the following conditions and technical modifications:

Conditions of Approval:

1. Templeton Gap Road shall be constructed per the future construction drawings to include the updated turn lanes to Templeton Gap, Wolf Ridge and Stone Mesa as outlined in Technical Modifications.
2. The developer is responsible for the construction of Templeton Gap Road adjacent to the project property from its current terminus of full improvements. The construction includes a full asphalt mat for all required lanes for the full width of Templeton Gap Road and sidewalk, curb, gutter on the eastern side of Templeton Gap Road adjacent to the project and turn lanes as specified in Technical Modification #2 (below).

3. The property is required to be included in the Woodmen Road Metro District prior to approval of any final plats within this development plan.

Technical Modifications:

1. Revise the Tract Table on Sheet 1 to state that the maintenance of drainage facilities within all tracts will be done by the Dublin North Metropolitan District No. 3. The only exception is that Tract B will have public storm sewer that will be maintained by the City, however the surface maintenance of the detention pond will be done by the Dublin North Metropolitan District No. 3.
2. Add the following turn lanes at the intersection of Templeton Gap road and Wolf Ridge Road/Stone Mesa Point:
 - 1- A northbound right turn lane, with 150 feet and appropriate taper length.
 - 2- A northbound left turn lane, with 150 feet and appropriate taper length.
 - 3- A southbound right turn lane, with 100 feet and appropriate taper length.
 - 4- A westbound right turn lane, with 200 feet and appropriate taper length.
3. Add a note to Page 1 that Stone Mesa Point is accepted by the City as a public street.
4. Please revise Note 2 on Sheet 1 to indicate that the full mat width of asphalt will be constructed with Phase 1 and only the curb and gutter and sidewalk on the west side of T-Gap will be constructed by the adjacent property owners when they develop.
5. Please remove Note 3 as this is covered in Note 2.
6. Please add the following note to Sheet 1, "If traffic volumes warrant a signal at the intersection of Templeton Gap Road and Wolf Ridge Road, traffic movements will be restricted."
7. Add the avigation easement statement to the development plan.
8. Add cut sheets of the play elements called out in the park area.
9. Enumerations comments shall be addressed prior to final approval.

Not applicable.