



Legislation Details (With Text)

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Type: Planning Case **Status:** Passed

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Title: An amendment to The Reserve at Indigo Ranch Filing No. 2 Development Plan associated with the change of zone to develop the vacant site into a mix of single-family attached and single-family detached units located southwest of North Marksheffel Road and Dublin Boulevard. (The Reserve at Indigo Ranch) - Quasi-Judicial

Presenter:
Rachel Teixeira, Planner, Land Use Review
Peter Wysocki, Director, Planning and Community Development

Sponsors:

Indexes:

Code sections:

Attachments: 1. Development Plan, 2. Figure 1_Site Plan, 3. RESERVE AT INDIGO RANCH STAFF REPORT, 4. Record of Decision_Reserve at Indigo Ranch Minutes 12-17-15 CPC Draft Minutes, 5. Criteria-7.3.606, 6. 7.5.502.E Development Plan Review

Date	Ver.	Action By	Action	Result
4/12/2016	1	City Council	approved	Pass

An amendment to The Reserve at Indigo Ranch Filing No. 2 Development Plan associated with the change of zone to develop the vacant site into a mix of single-family attached and single-family detached units located southwest of North Marksheffel Road and Dublin Boulevard. (The Reserve at Indigo Ranch) - Quasi-Judicial

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Summary:

Applicant: Classic Consulting
Owner: Rockwood Homes, LLC.
Location: Southwest of North Marksheffel Road and Dublin Boulevard

There are three applications as part of this proposal:

1. Zone Change (File No. CPC ZC 15-00088)
2. Development Plan (File No. CPC PUD 13-00048-A2MJ15)
3. Vacation of Right-of-Way (File No. CPC V 16-00012)

The applicant is requesting to rezone the site from single-family detached to single-family detached and attached units. The development plan amendment reflects the proposed 49 lots (9 single-family detached and 40 single-family attached units) and the layout includes three private streets off of Emily Loop.

The public rights-of-way within this area of amendment were dedicated with the Reserve at Indigo Ranch Filing No. 1 subdivision plat. Portions of these rights-of-way are to be vacated under the request for a vacation of right-of-way application. The vacated area is to be replatted as private streets for The Reserve at Indigo Ranch Filing No. 2 subdivision plat. The vacated rights-of-way consist of 1.213 acres. (Figure 1_Site Plan)

Also included in the plan are 21,011 square-feet (approximately ½ acre) of open space and a detention pond, both owned and maintained by the Stetson Ridge Metropolitan District No. 1.

Previous Council Action:

The current zoning was approved by Council in 2013.

Background:

The proposal is to develop a vacant 6.055 acre site into 9 single-family detached units and 40 single-family attached units with dedicated open space and drainage area located southwest of North Marksheffel Road and Dublin Boulevard. (Figure 2_Vicinity Map)

The zone change modifies the current PUD/AO (Planned Unit Development - Single-Family Detached; density range of 3.5 - 7.99 dwelling units per acre, a maximum height of 30 feet with Airport Overlay) to PUD/AO (Planned Unit Development - Single-Family Detached and Single-Family Attached (Duplex); density range of 8 - 11.99 dwelling units per acre, a maximum height of 30 feet with Airport Overlay). The zone change proposal increases the number of residential units and adds another type of housing unit from the original 2013 zone ordinance approval.

This item supports the City's strategic goal relating to building community and collaborative relationships. The project will provide two types of housing needs of a growing community within the City.

Financial Implications:

N/A

Board/Commission Recommendation:

The City Planning Commission voted 9-0 to approve the zone change and amended development plan on its consent calendar on December 17, 2015.

Stakeholder Process:

The public process involved with the zone change and amended development plan applications included both posting the site with a poster and mailing postcards to 87 property owners within 500 feet of the subject property at the time of the submittal as well as prior to the City Planning Commission hearing. No written correspondence was received and no neighborhood meetings were held pertaining to this project.

The two applications were sent to the standard internal and external agencies for review and comment. Review agencies for this project included Airport Advisory Committee, Colorado Springs

Utilities, Traffic Engineering, City Engineering, Fire Prevention, Enumerations, Floodplain, Landscaping, and Real Estate Services. All review comments have been addressed except for comments from City Engineering which are minor informational modifications to the development plan.

The vacation of right-of-way notification process included mailing postcards to 87 property owners within 500 feet of the subject property at the time of the submittal and no written correspondence was 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:

Approve the amendment to The Reserve at Indigo Ranch Filing No. 2 Development Plan, based upon the finding that the project complies with the PUD Development Plan review criteria in City Code Sections 7.3.606 and 7.5.502.E, subject to the technical and informational plan modifications listed in the City Planning Commission Record of Decision.

N/A