



Legislation Text

File #: CPC PUD 16-00085, **Version:** 2

Flying Horse No. 16 Madonie Development Plan to develop 12 new single-family residential lots, located east of Old North Gate Road as the extension of Pride Mountain Drive.

(Quasi-Judicial)

Related File: CPC PUZ 16-00084

Presenter:

Katie Carleo, Principal Planner, Planning & Community Development
Peter Wysocki, Director Planning and Community Development

Summary:

Applicant: N.E.S. Inc
Owner: Pulpit Rock Investments
Location: East of Old North Gate Road as an extension of east Pride Mountain Drive.

This project includes concurrent applications for a zone change from A (Agriculture) to PUD (Planned Unit Development; single-family detached residential, .86 dwelling units per acre, 35-feet maximum building height) and the associated Flying Horse No. 16 Madonie Development Plan for the 10.34 acres site. Staff is also administratively reviewing the Flying Horse No. 16 Madonie Filing No. 1 subdivision plat. The proposed project will establish 12 new residential lots along with new public streets, open space, landscape and public drainage.

Previous Council Action:

City Council last acted on this property with annexation and existing zoning in 2004.

Background:

This proposal will rezone 10.34 acres from A (Agricultural) to PUD (Planned Unit Development; single-family detached residential, .86 dwelling units per acre, 35-feet maximum building height). The property was zoned A with annexation into the City in 2004. The A zone is considered a holding zone until the property is ready for development. The PUD is a customized zone district that sets the specific use, density and height for the property.

The property is identified in the Flying Horse Master Plan as residential with a land use classification of 0-1.99 DU/AC (Dwelling Units per Acre). This change in zoning will establish a transition from detached single-family residential currently developing to the west of this site. This allows for a mix of residential use types within the Flying Horse community. The Flying Horse No. 16 Madonie Development Plan establishes 12 new residential lots along the northwest edge of the Flying Horse Golf Course. The development illustrates the accommodation of detached single-family units along

with open space, landscaping, public improvements, public drainage and public utilities. The new neighborhood will be accessed from the future extension of Pride Mountain Drive to the east.

This item supports the City's strategic plan to promote building community and allow for diverse housing type within the community. It further supports the City's effort to create neighborhoods that support a development pattern that offers a variety of residential density with amenities, services, and retail surrounding the neighborhoods to generate opportunities and choice for the community.

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

Financial Implications:

N/A

Board/Commission Recommendation:

At their meeting on September 15, 2016 the Planning Commission voted unanimously to approve the applications as part of the consent calendar. Please reference the minutes from the hearing for a detailed record.

Stakeholder Process:

The public notification process consisted of providing notice to the neighbors in posting for the project within the neighborhood and sending postcards to property owners within 500-feet of the project site. Staff did not receive any public comments on this project. The site will additionally be posted prior to Planning Commission public hearing and City Council.

The proposed plans have been sent to the standard internal and external agencies for review and comment. All review comments have been addressed. Review agencies for this project included Colorado Springs Utilities, City Traffic, City Engineering, City Fire Dept. and Police/E-911, City Real Estate Services as well as School District 20, United States Air Force Academy, Regional Building, Floodplain and Enumerations.

USAFA (United States Air Force Academy) was in receipt of the proposed applications. USAFA does not object to the proposed development. Standard notes have been added to the development plan and plat for noise generated by aircraft travel and flight operations per USAFA's request. A drainage report has been submitted to the City Engineering Department to ensure projected storm water runoff and make certain all resources are protected through USFWS (US Fish and Wildlife Services).

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 PUD development plan for Flying Horse No. 16 Madonie, based upon the findings that the development plan meets the review criteria for PUD development plans as set forth in City Code Section 7.3.606, and the development plan review criteria as set forth in Section 7.5.502(E).

N/A

