



7.A-B - Ovation

CITY COUNCIL

REGULAR MEETING – FEBRUARY 27, 2024



7.A-B

Ovation



QUICK FACTS

Location:

Northwest of Power Boulevard and Old Ranch Road

Zoning and Overlays

Current: PK (Public Park)

Proposed: R-Flex Low

Site Area

60.28 acres

Proposed Land Use

Residential

APPLICATIONS

Zoning Map Amendment and Land Use Plan

VICINITY MAP



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Ovation



PROJECT SUMMARY

File #(s):

ZONE-23-0014

MAPN-23-0005

Project Proposal:

Rezone to R-Flex Low

Maximum 6 dwelling units per acre

Single-family uses including detached, attached & duplex units

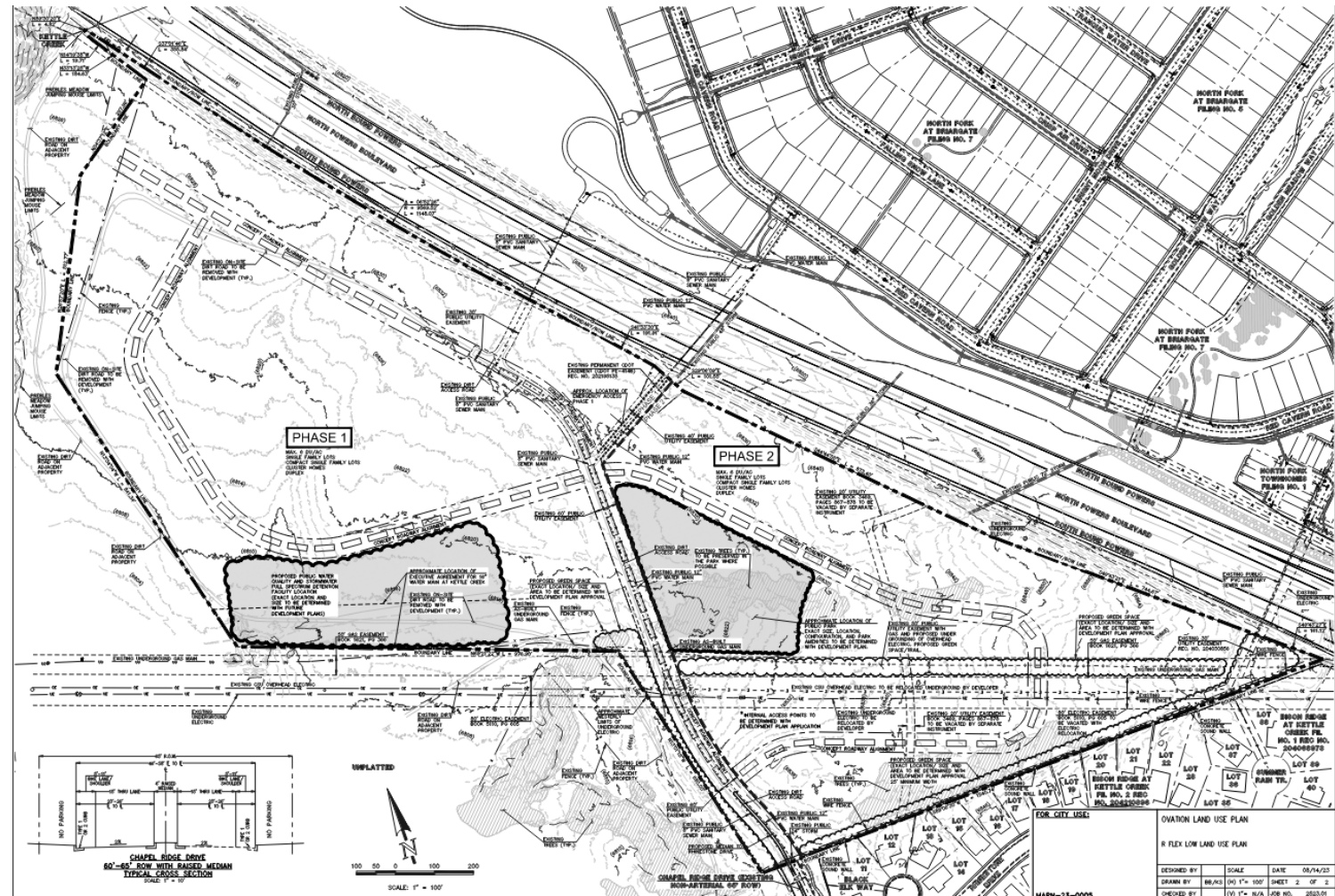
3.5-acre public park and community greenways

Utility lines to be relocated underground

All units to be sprinklered

Connection to Powers – conditions of approval

SITE PLAN



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TIMELINE OF REVIEW



Initial Submittal Date

May 17, 2023

Number of Review Cycles

Four (4)

Meetings with District 20

Three (3)

Neighborhood Meeting

August 30, 2023

Item(s) Ready for CPC Agenda

November 20, 2023

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STAKEHOLDER INVOLVEMENT



PUBLIC NOTICE

Public Notice Occurrences <i>(Posters / Postcards)</i>	Four (4)
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	1,613 total Postcards (406, 403, 402, 402)
Number of Comments Received	140 Comments Received

PUBLIC ENGAGEMENT

- Estimate 114 participants at the neighborhood meeting
- Public Concerns: access, evacuation, change of use, intensity of residential use, school capacity concerns, and lack of parkland

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AGENCY REVIEW



Traffic Engineering

Site-generated traffic is expected to create no negative impact to traffic operations for the existing and surrounding roadway system.

Required to restripe Chapel Ridge Drive be as a three- lane section with a two-way left turn lane.

SWENT

Will require public drainage with aesthetic maintenance to be privately maintained.

Future channel improvements to Kettle Creek.

Colorado Springs Utilities

Developer will bury overhead utility lines.

School District (20)

The District is able to serve each student who is a resident of District 20.

Parks

PLDD triggered by residential development.

A 3.5-acre park required and shown on Land Use Plan

Fire

Adopted fire code does not include provisions for community evacuations

Note 26 on the Land Use Plan indicates that “all dwellings in the Ovation community will include an approved automatic sprinkler system per the IFC”.

Colorado Geological Survey

CGS generally concurs with the study and finds that “provided that the recommendations of the CTL report are adhered to, CGS has no objections to the approval of the plan”.

Technical modifications to Land Use Plan Note 19 required

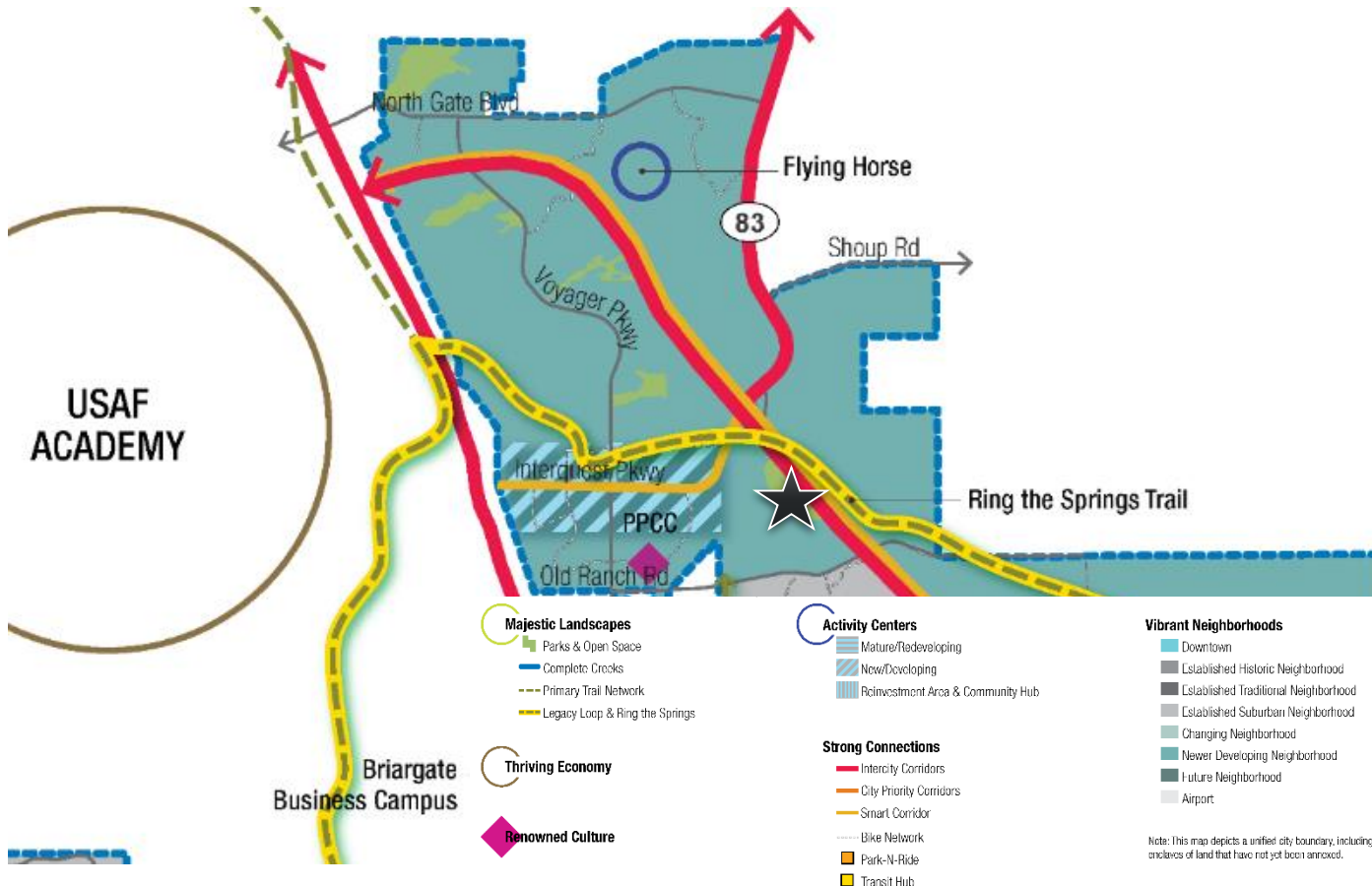
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PlanCOS COMPLIANCE



PlanCOS MAP IMAGE

PlanCOS Compliance



Staff finds the proposed residential development to be substantially in compliance with the goals, policies, and strategies within PlanCOS.

7.A

APPLICATION REVIEW CRITERIA



7.5.704.D Zoning Map Amendment

Criteria for Approval

1. The proposed rezoning is consistent with the goals and policies of the Colorado Springs Comprehensive Plan, with other plans and policies adopted by the City Council; and with the purpose statement of the proposed zone district(s).
2. The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.
3. The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).
4. If the application proposes to rezone a small area of land, the application demonstrates that the size, scale, height density, and multimodal traffic impacts of the proposed rezoning are compatible with surrounding development or can be made compatible with surrounding development through approval conditions.
5. If the application proposes to rezone a relatively small area of land, the application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Colorado Springs Comprehensive Plan goals that would be achieved by approval of the application.
6. If a Land Use Plan or amendment to a Land Use Plan accompanies the application, the Land Use Plan or amendment complies with the applicable criteria in Subsection 7.5.514C.3 (Land Use Plan Criteria).
7. The application is consistent with any approved Concept Plans in the area for which the map is being amended or includes or is accompanied by a provision that approved Concept Plans that have been classified as implemented do not have to be amended in order to be considered consistent with an amended zoning map.

7.A

APPLICATION REVIEW CRITERIA



7.5.704.D Zoning Map Amendment

8. If the application is for creation of an ADS-D district, the approval criteria applicable to the creation of the text of the ADS-D district in Section [7.2.607D.47.5.702](#) (Decision) shall also apply to consideration of the zoning map amendment required to create or amend the boundaries of the ADS-D district.
9. If rezoning to a PDZ district, the proposed PDZ district provides significant community amenities or other benefits, as determined by the Manager, that promote the achievement of Colorado Springs Comprehensive Plan goals and would not otherwise be required of the applicant under this UDC or other City or governmental regulations.
10. Complies with the additional standards of the base zone district where the property is located (see Article 7.2 (Zone Districts)) or in an overlay district that applies to the property (see Part 7.2.6 (Overlay Districts)). (Ord. 23-03)

Statement of Compliance

ZONE-23-0014

After evaluation of the Ovation rezoning request meets the review criteria.

7.A

PLANNING COMMISSION OPTIONAL MOTIONS



Optional Motions

ZONE-23-0014 – Ovation Zoning Map Amendment

Motion to Approve

Adopt an ordinance establishing 60.28 acres as a R-Flex Low zone district based upon the findings that the request complies with the criteria for a Zoning Map Amendment as set forth in Unified Development Code Section 7.5.704.

Motion to Deny

Deny an ordinance establishing 60.28 acres as a R-Flex Low zone district based upon the findings that the request complies with the criteria for a Zoning Map Amendment as set forth in Unified Development Code Section 7.5.704.

7.B

APPLICATION REVIEW CRITERIA



7.5.514.C(3) Land Use Plan

Criteria for Approval

- a. Consistency with the Colorado Springs Comprehensive Plan and other plans and policies adopted by City Council;
- b. Consistency with development standards the zone district in which the property is located, or would be located after a requested zone district change;
- c. Compatibility with the land uses and development intensities surrounding the property;
- d. Impacts of the permitted or requested uses, appropriate to the type of development, the neighborhood, and the community;
- e. Adequacy of proposed ingress/egress points and traffic circulation, both on and off the site;
- f. Capacity of the existing streets, utilities, parks, schools, and other public facilities to serve the proposed development;
- g. Promotion of transitions in height, intensity, or character between proposed non-residential or mixed-use development and nearby low-density residential zone districts.

Statement of Compliance

MAPN-23-0005

After evaluation of the Ovation rezoning request meets the review criteria.

7.B

PLANNING COMMISSION OPTIONAL MOTIONS



Motion to Approve

Approve a resolution for the Ovation Land Use Plan related to 60.28 acres based upon the findings that the request complies with the review criteria for Land Use Plans as set forth in City Code Section 7.5.514 with the following condition of approval and technical modification:

Condition:

- Recognize the language provided by CDOT to not preclude coordination and access during an emergency via a required easement by the developer to CDOT property at grade

Technical Modification

- Revise note 19 of the Land Use Plan to the following: "This property is subject to the finding's summary and conclusions of a geologic hazard report prepared by CTL Thompson Inc. dated May 2, 2023, which identified the following specific geologic hazards on the property; expansive soil and bedrock and shallow groundwater. The following recommendations shall be adhered to 1. Construction materials testing and observation services during site development and construction. 2. Individual lot soils and foundation investigations for foundation design. 3. Subgrade investigation and pavement design for on-site pavements. A copy of said report has been placed within File# MAPN-23-0005 or within the subdivision file of the City of Colorado Springs Planning and Development Team. Contact the Planning and Development team, 30 S Nevada, Suite 701, Colorado Springs, CO, 80903, if you would like to review said report."

7.B

PLANNING COMMISSION OPTIONAL MOTIONS



Motion to Deny

Deny a resolution for the Ovation Land Use Plan related to 60.28 acres based upon the findings that the request does not comply with the review criteria for Land Use Plans as set forth in City Code Section 7.5.514



Questions?

