



Tara Custom Homes ROW Vacation

CITY COUNCIL

REGULAR MEETING – January 28, 2025



Tara Custom Homes



QUICK FACTS

Location

Alley at the northeast corner of Columbine Pl and Windsor Ave

Zoning and Overlays

R-1 6 (Single-Family – Medium)

Site Area

0.166 acres

VICINITY MAP



APPLICATIONS

Right-of-way vacation

Tara Custom Homes



PROJECT SUMMARY

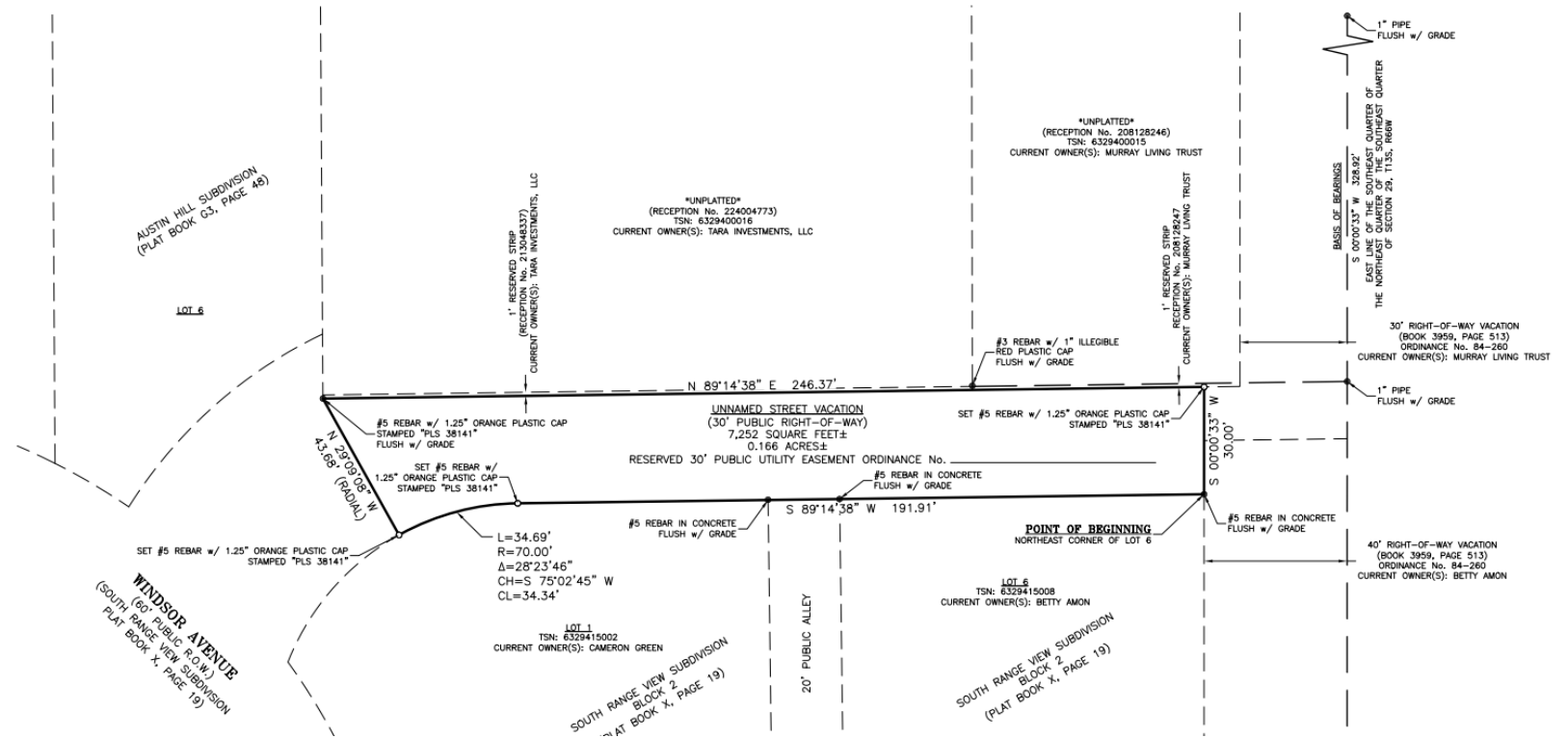
File #:

SUBD-24-0111

Project Proposal:

Request to vacate unimproved alley
30' width
Utility easement would remain

SITE PLAN



TIMELINE OF REVIEW



Initial Submittal Date	September 6, 2024
Number of Review Cycles	Two
Item(s) Ready for Agenda	November 20, 2024

STAKEHOLDER INVOLVEMENT



PUBLIC NOTICE

Public Notice Occurrences (Posters / Postcards)	Internal Review / Prior to City Council Hearing
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	229 Postcards
Number of Comments Received	Three Comments Received

PUBLIC ENGAGEMENT

- No neighborhood meeting was held
- Three comments were received. The citizens all had questions regarding future development on the applicant's property to the north. One did not want the land vacated, as it could lead to more traffic on Columbine Rd once the applicant's parcel is developed.

AGENCY REVIEW



Traffic Engineering

No comments received during review.

SWENT

No comments received during review.

Engineering Development Review

No comments received during review.

Colorado Springs Utilities

All comments addressed.

Fire

No comments received during review.

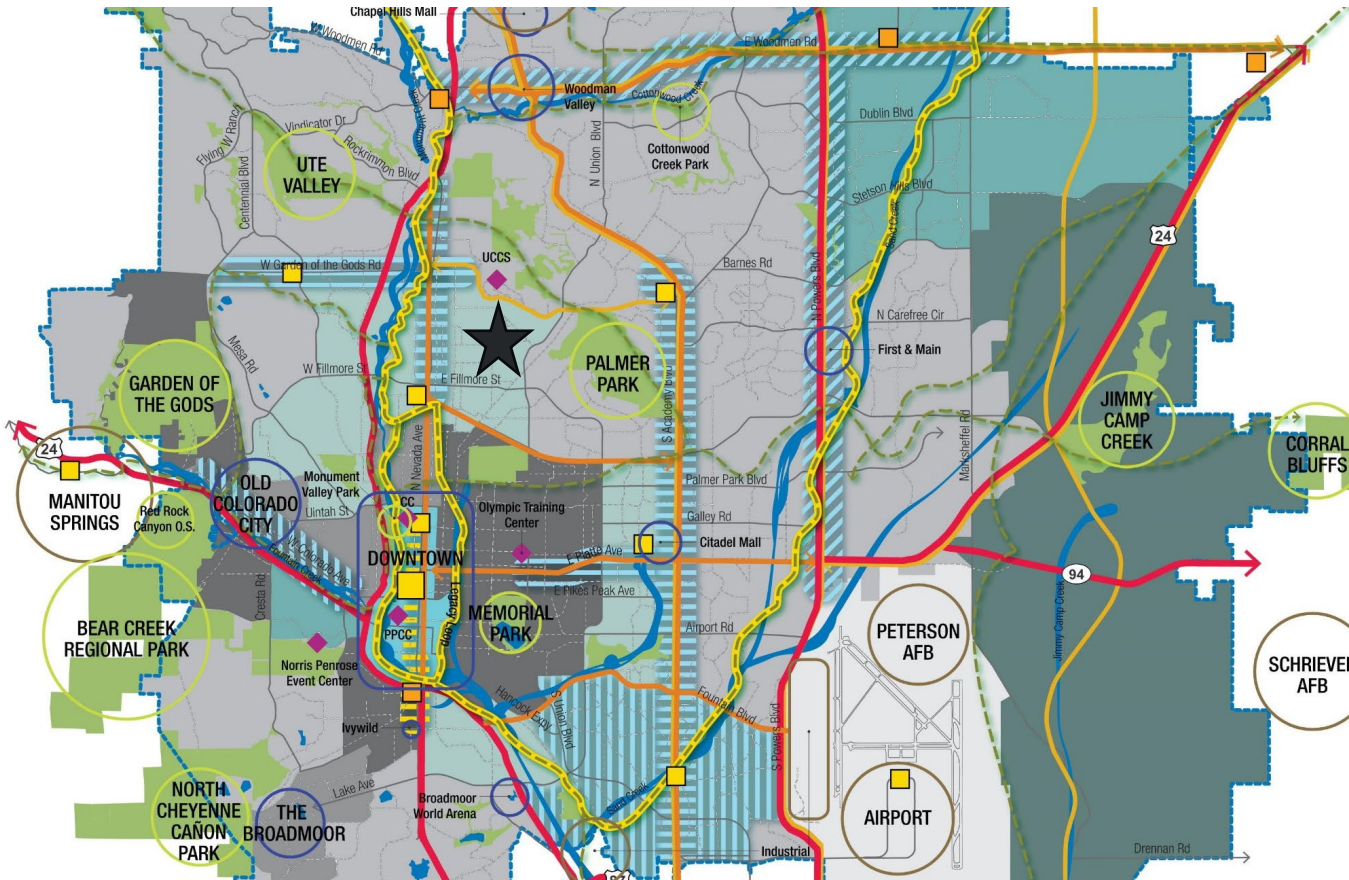
Enumerations

No comments received during review.

PlanCOS COMPLIANCE



PlanCOS MAP IMAGE



PlanCOS Compliance

This project complies with the applicable visions, Big Ideas, and strategies of PlanCOS.

★ SITE LOCATION

- Majestic Landscapes**
 - Parks & Open Space
 - Complete Creeks
 - Primary Trail Network
 - Legacy Loop & Ring the Springs
 - Thriving Economy**
 - Renowned Culture**
 - Activity Centers**
 - Mature/Redeveloping
 - New/Developing
 - Reinvestment Area & Community Hub
 - Strong Connections**
 - Intercity Corridors
 - City Priority Corridors
 - Smart Corridor
 - Bike Network
 - Park-N-Ride
 - Transit Hub
 - Vibrant Neighborhoods**
 - Downtown
 - Established Historic Neighborhood
 - Established Traditional Neighborhood
 - Established Suburban Neighborhood
 - Changing Neighborhood
 - Newer Developing Neighborhood
 - Future Neighborhood
 - Airport
- Note: This map depicts a unified city boundary, including enclaves of land that have not yet been annexed.

APPLICATION REVIEW CRITERIA



7.5.522 Vacation Plats

The City Council shall approve the Vacation Plat, or approve it with conditions, by adoption of an ordinance, or shall deny the Vacation Plat. City Council shall approve the application only if it complies with the following criteria:

- (1) The right-of-way is no longer needed for public transportation purposes;*
- (2) The vacation will not adversely impact use of the right-of-way for public utility and/or drainage purposes;*
- (3) The vacation will not adversely impact the uniform width of the remaining portions of the public right-of-way along the block frontage for which vacation is sought;*
- (4) Access to lots or properties surrounding the public right-of-way will not be adversely affected;*
and
- (5) The vacation is consistent with the purpose of this UDC.*

Statement of Compliance

SUBD-24-0111

After evaluation of the Tara Custom Homes vacation plat, the application meets the review criteria .

CITY COUNCIL OPTIONAL MOTIONS



Optional Motions

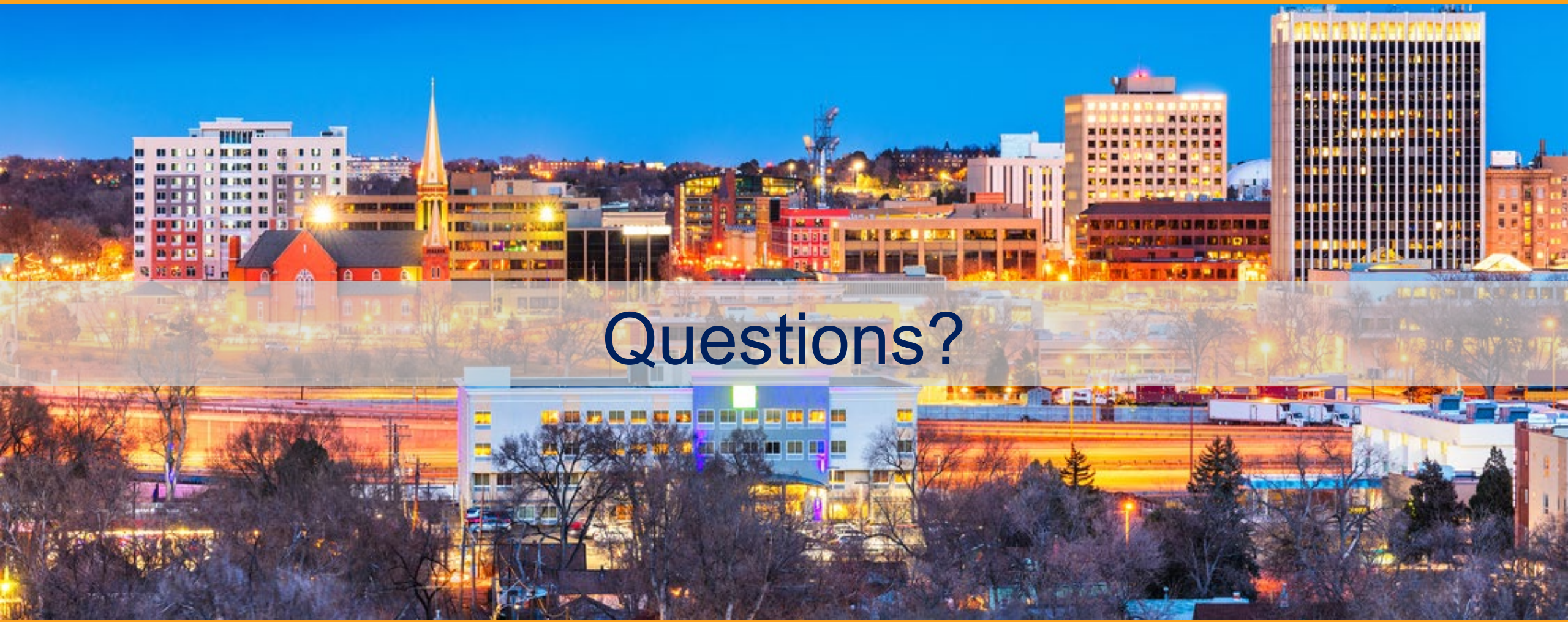
SUBD-24-0111 – Tara Custom Homes Vacation Plat

Motion to Approve

Adopt an ordinance vacating the portions of the public right-of-way consisting of 0.166 acres located at the northeast corner of Columbine Place and Windsor Avenue based upon the findings that the request complies with the criteria as set forth in City Code Section 7.5.522.

Motion to Deny

Deny an ordinance vacating the portions of the public right-of-way consisting of 0.166 acres located at the northeast corner of Columbine Place and Windsor Avenue based upon the findings that the request does not comply with the criteria as set forth in City Code Section 7.5.522.



Questions?

