



Park Vista Addition No. 10

CITY PLANNING COMMISSION
FORMAL MEETING – August 14, 2024



Park Vista Addition No. 10

QUICK FACTS

VICINITY MAP

Address:

4372 Siferd Blvd

Location:

Located in the Park Vista Enclave, south of the Austin Bluffs Pkwy and Barnes Road intersection

Zoning and Overlays

Current: Unincorporated El Paso County

Proposed: R-5/AP-O (Multi-Family High with Airport Overlay)

Site Area

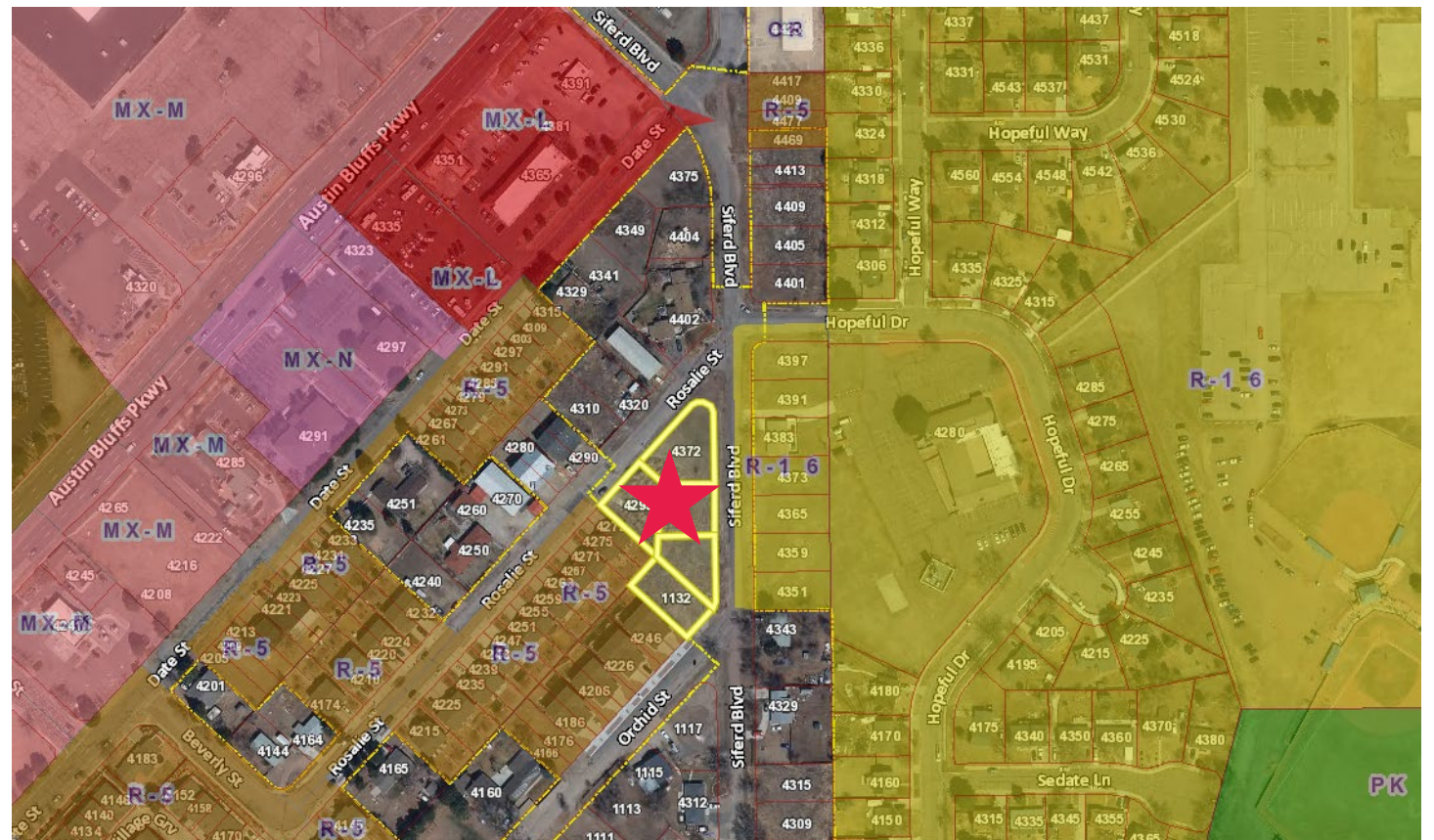
2.18 acres

Proposed Land Use

Residential, single-family attached (duplex) and detached

APPLICATIONS

Annexation, Zone Establishment,
Preliminary/Final Plat



Park Vista Addition No. 10

PROJECT SUMMARY

File #(s):

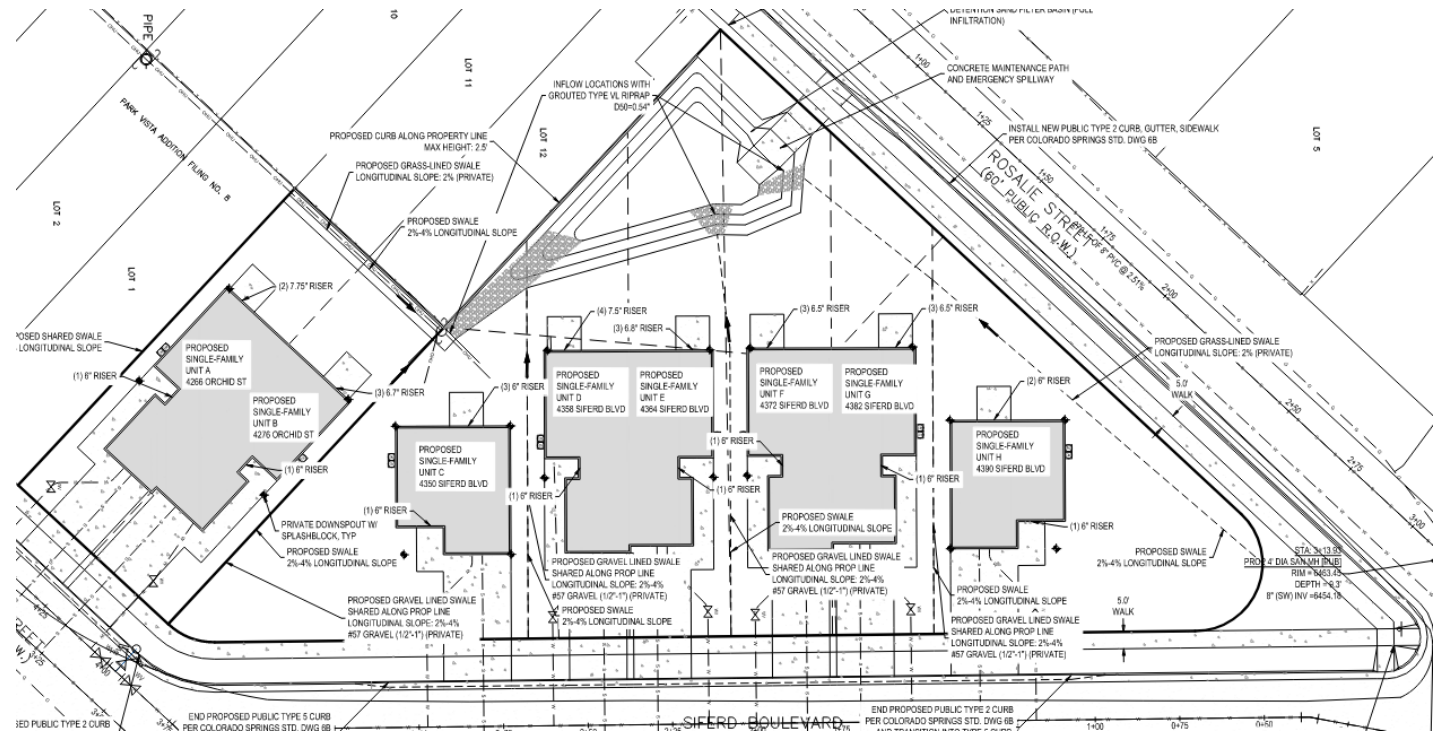
ANEX-22-0002, ZONE-22-0006, SUBD-22-0021

Project Proposal:

Annexation consisting of 2.18 acres, and a zone establishment and preliminary/final plat for 0.89 acres. The discrepancy in acreage is due to the amount of right-of-way required to also be annexed as a part of this proposal.

Application was reviewed under Chapter 7

SITE PLAN



Park Vista Addition No. 10

Annexation Plat

The proposed annexation consists of 2.18 acres and is located in the Park Vista enclave located east of North Academy Boulevard and south of Austin Bluffs Parkway.

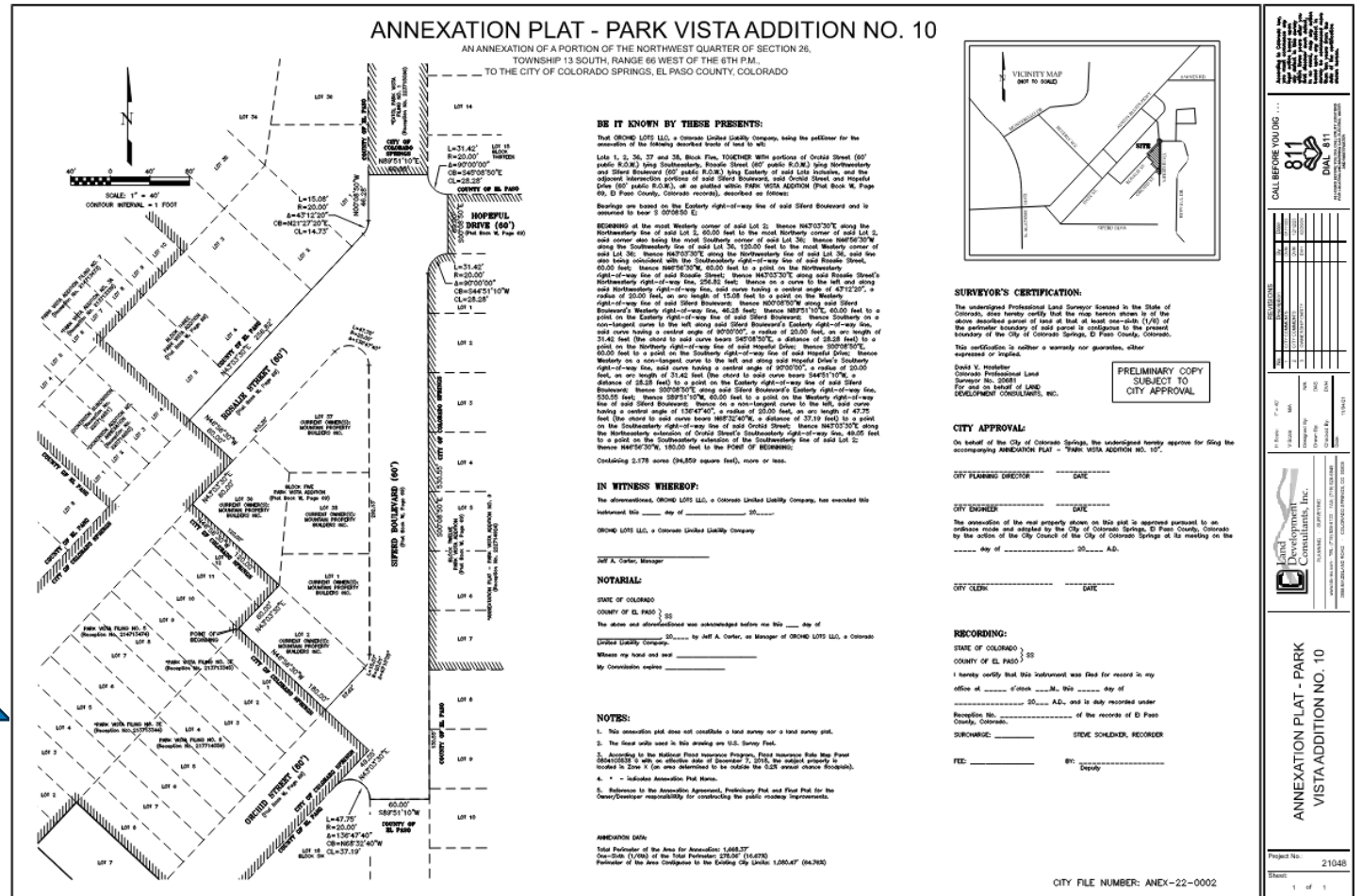
This enclave has seen several annexations over the past ten years reducing the enclave and establishing surrounding residential development.

Within this area the existing county lots have historically annexed and established a slightly higher residential density than adjacent single-family residential to the east.

The lots have been annexed on a voluntary annexation basis by property owners wishing to convert the standard county lots into single-family attached and detached dwellings.

The properties gain access from Austin Bluffs Parkway as it transitions to residential road circulation.

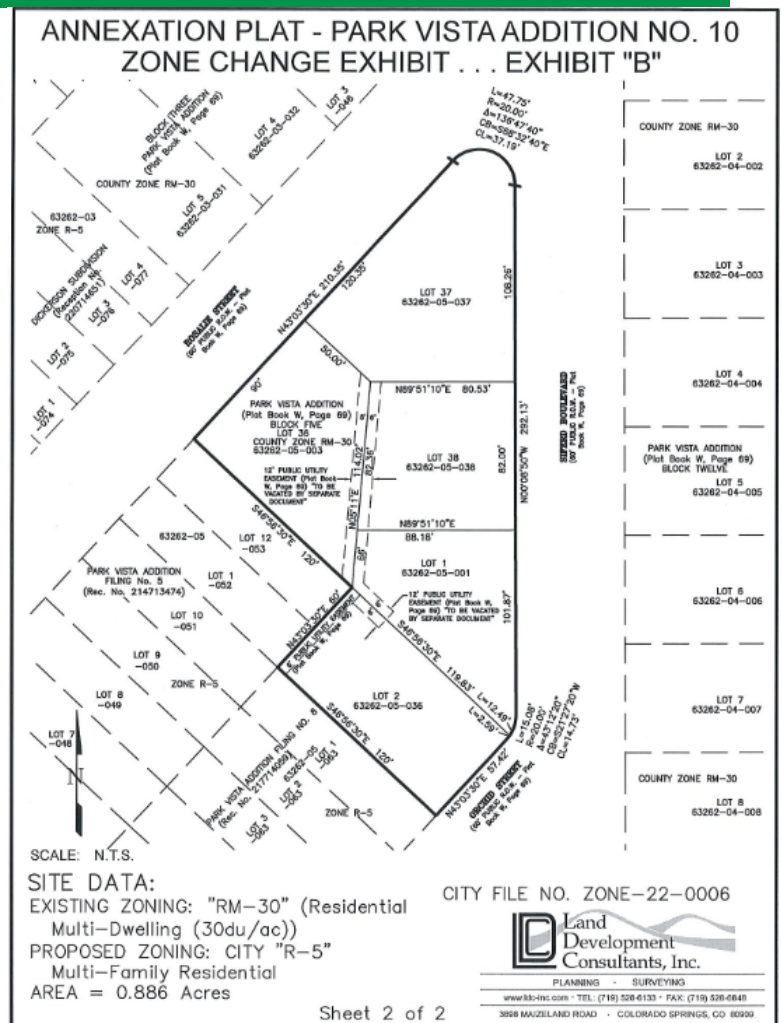
This is a very active area of annexation and the City will most likely see the elimination of this enclave in coming years.



Park Vista Addition No. 10

Zone Establishment – R5/AP-O

Zone Establishment of R5 (Multi-Family High) zone district consisting of 0.89 acres. Future intended use is single-family attached and detached units.

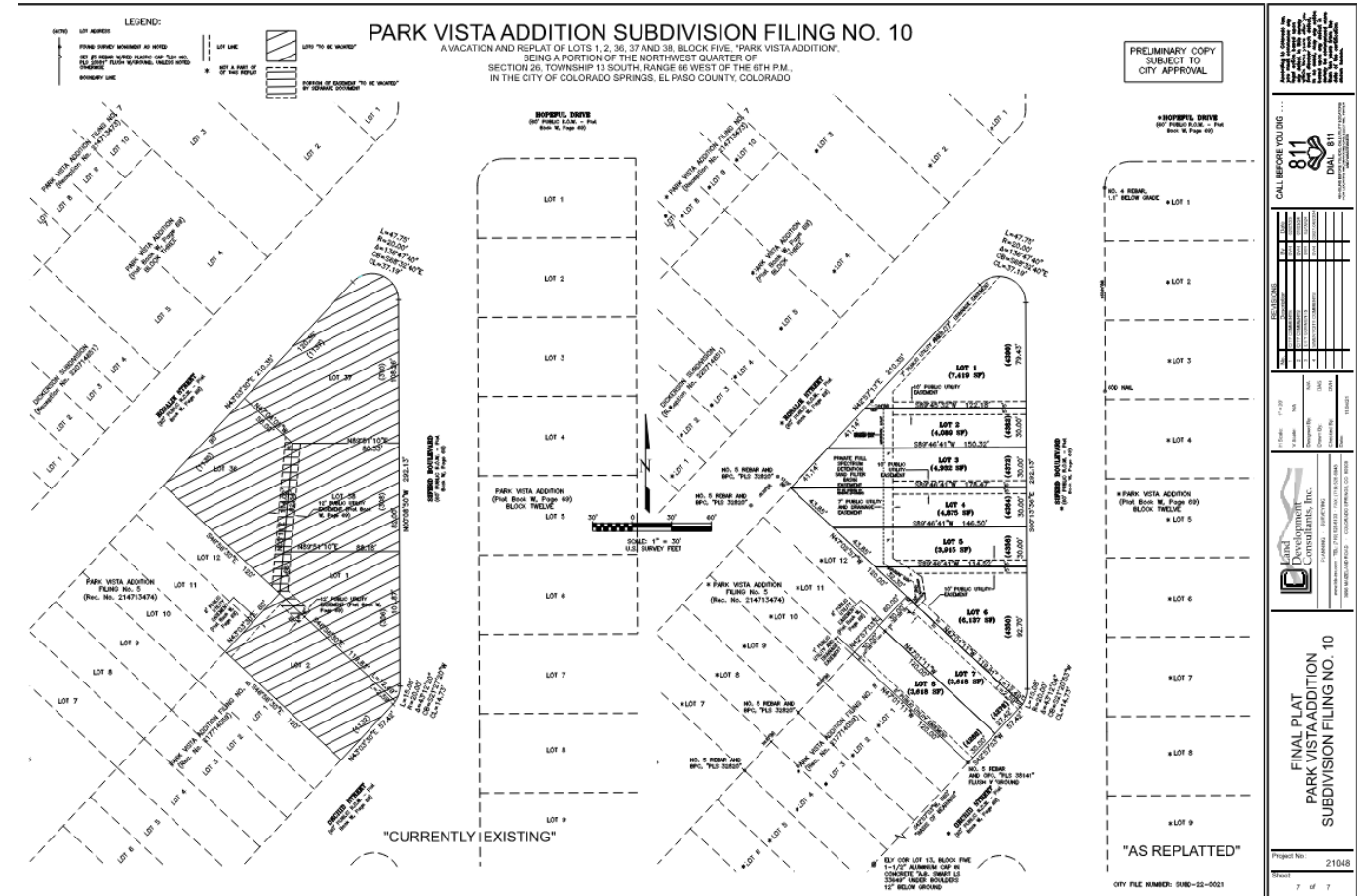


Park Vista Addition No. 10



Preliminary/Final Plat

Preliminary/Final Plat for 0.89 acres



TIMELINE OF REVIEW



Initial City Council Petition Acceptance	April 13, 2021
Initial Land Use Submittal	September 9, 2022
Updated City Council Petition Acceptance	January 23, 2024
Utility Board	March 20, 2024 (unanimous recommendation of approval)
City Council Annexation Checkpoint Worksession	April 8, 2024
Updated City Council Petition Acceptance	April 9, 2024
Item(s) Ready for Agenda	July 15, 2024
Planning Commission	August 14, 2024

STAKEHOLDER INVOLVEMENT



PUBLIC NOTICE

Public Notice Occurrences (Posters / Postcards)	Internal Review / Prior to Planning Commission Hearing
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	225 Postcards
Number of Comments Received	No Comment Received

PUBLIC ENGAGEMENT

- No comments were received with this project, no neighborhood meeting was held.

AGENCY REVIEW



Traffic Engineering

No issues with annexation.

SWENT

Final Drainage Report, STM-REV22-1550, associated with this request is pending final approval. A Technical Modification associated with the preliminary/final plat application as been added as a part of this application.

Colorado Springs Utilities

No outstanding comments, CSU recommends approval. The project was presented to the Utilities Board, where the board found that criteria per the Water Ordinance are met.

Fire

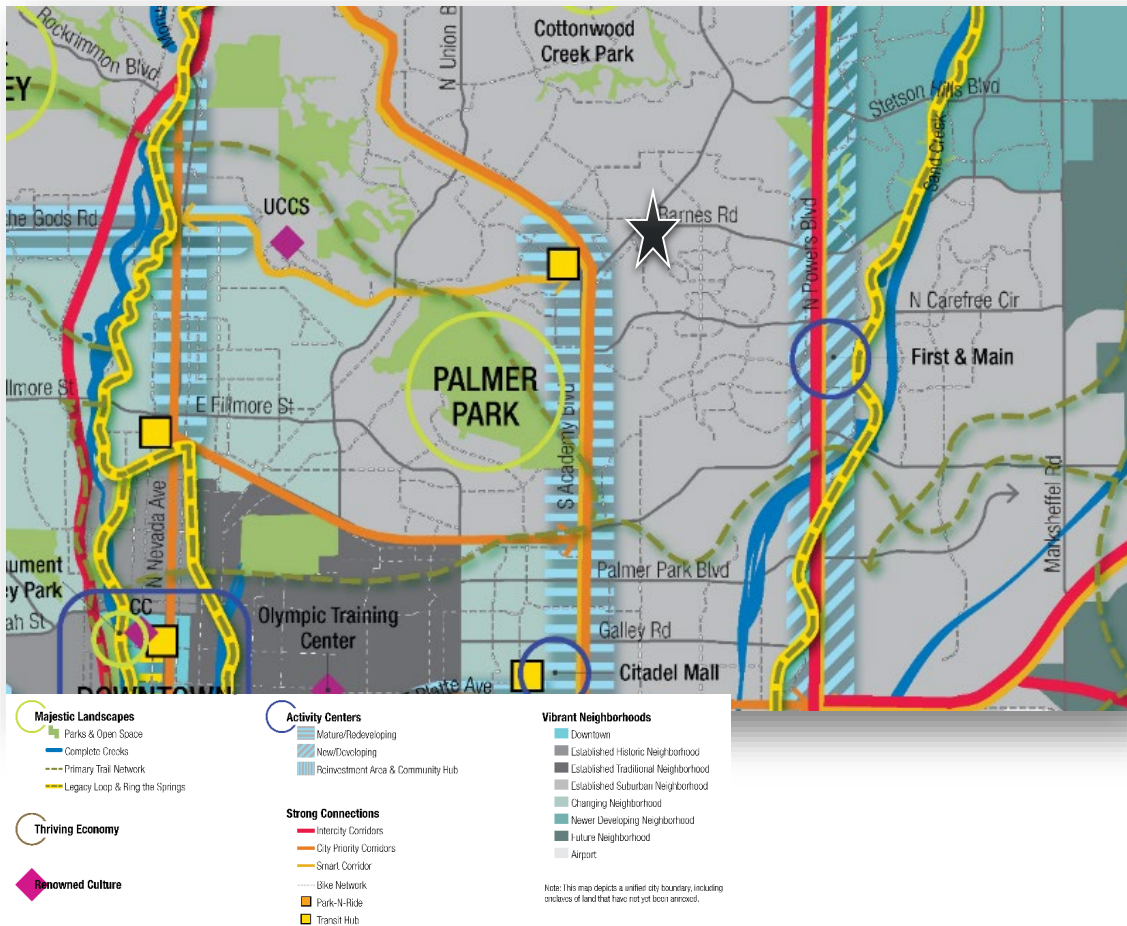
No objections from Fire for the applications as proposed.

Parks

Park fees in lieu of land dedication will be required to meet the PLDO Ordinance at time of building permit.

PlanCOS COMPLIANCE

PlanCOS MAP IMAGE



PlanCOS Compliance

The overall intent of annexation is to benefit the City and occur in a manner that ensures a logical extension of the City's boundary.

Chapter 8 of PlanCOS provides broad policy direction for annexation;

- annexations will occur in accordance with State law;
- support of economic development objectives of the City and will be a fiscal benefit;
- development will be consistent with long range plans;
- and avoid creating enclaves while proactively work at incorporating existing enclaves into the City.

Staff has evaluated the proposed annexation and determined its eligibility in accordance with State law to be acceptable. The annexation is a logical extension to remove this enclave further.

APPLICATION REVIEW CRITERIA



7.6.203 Annexation

Conditions for Annexation

1. *The area proposed to be annexed is a logical extension of the City's boundary;*
2. *The development of the area proposed to be annexed will be beneficial to the City. Financial considerations, although important, are not the only criteria and shall not be the sole measure of benefit to the City;*
3. *There is a projected available water surplus at the time of request;*
4. *The existing and projected water facilities and/or wastewater facilities of the City are expected to be sufficient for the present and projected needs for the foreseeable future to serve all present users whether within or outside the corporate limits of the City;*
5. *The annexation can be effected at the time the utilities are extended or at some time in the future;*
6. *The City shall require as a condition of annexation the transfer of title to all groundwater underlying the land proposed to be annexed. Should such groundwater be separated from the land or otherwise be unavailable for transfer to the City, the City, at its discretion, may either refuse annexation or require payment commensurate with the value of such groundwater as a condition of annexation. The value of such groundwater shall be determined by the Utilities based on market conditions as presently exist;*
7. *All rights of way or easements required by the Utilities necessary to serve the proposed annexation, to serve beyond the annexation, and for system integrity, shall be granted to the Utilities. Utilities, at the time of utility system development, shall determine such rights of way and easements;*
8. *If the proposed annexation to the City overlaps an existing service area of another utility, the applicant shall petition the PUC (Public Utilities Commission) or other governing authority to revise the service area such that the new service area will be contiguous to the new corporate boundary of the City.*
9. *After the foregoing have been studied in such depth as the City Council shall require, the City Council in its discretion may annex or not annex the proposed area. In the event the City Council chooses to annex, it may require a contemporary annexation agreement specifying the installation and the time of installation of certain public and utility improvements, both on site and off site, that are required or not required under this Zoning Code. City Council may specify such other requirements, as it deems necessary. In the event the City Council chooses not to annex, utilities shall not be extended unless Council is assured that an agreement for annexation can be enforced, and that the remaining provisions of this section for annexation subsequent to extension of utilities have been met.*

Statement of Compliance

ANEX-22-0002

After evaluation of the Park Vista Addition No. 10 Annexation the application Colorado Revised Statute and is eligible for annexation.

APPLICATION REVIEW CRITERIA



7.6.603.B Zone Change

Criteria for Approval

1. *The rezoning will not be detrimental to the public interest, health, safety, convenience or general welfare.*
2. *The proposal is consistent with the goals and policies of the Comprehensive Plan.*
3. *Where a master plan exists, the proposal is consistent with such plan or an approved amendment to such plan. Master plans that have been classified as implemented do not have to be amended in order to be considered consistent with a zone change request.*
4. *For MU zone districts the proposal is consistent with any locational criteria for the establishment of the zone district, as stated in article 3, "Land Use Zoning Districts", of this chapter. (Ord. 94-107; Ord. 97-111; Ord. 03-157; Ord. 12-76)*

Statement of Compliance

ZONE-22-0006

After evaluation of the proposed Zone Establishment of R-5 (Multi-Family High) the application meets the review criteria.

APPLICATION REVIEW CRITERIA



Requirement for Preliminary and Final Plat

1. *Requirements for a Preliminary Plat are established in Chapter 7 Section 7.7.204*
2. *Requirements for a Final Plat are established in Chapter 7 Section 7.7.303*

Statement of Compliance

SUBD-22-0021

After evaluation of the Park Vista Annexation Subdivision No. 10 Preliminary/Final Plat the application meets the review requirements with a Technical Modification to receive final approval of the Final Drainage

PLANNING COMMISSION OPTIONAL MOTIONS



Optional Motions

ANEX-22-0002 – Park Vista Addition No. 10

Motion to approve:

- Recommend approval to City Council the annexation of 2.18 acres as the Park Vista Addition No. 10 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in Chapter 7 Section 7.6.203.

Motion to Deny:

- Recommend denial to City Council the annexation of 2.18 acres as the Park Vista Addition No. 10 Annexation based upon the findings that the annexation does not comply with the Conditions for Annexation, as set forth in Chapter 7 Section 7.6.203.

PLANNING COMMISSION OPTIONAL MOTIONS



Optional Motions

ZONE-22-0006 – R-5 Zone Establishment

Motion to approve:

- Recommend approval to City Council the zone establishment of 0.89 acres as R-5 (Multi-Family High) based upon the findings that the request complies with the criteria for zoning establishment as set forth in Chapter 7 Section 7.5.603.B.

Motion to Deny:

- Recommend denial to City Council the zone establishment of 0.89 acres as R-5 (Multi-Family High) based upon the findings that the request does not comply with the criteria for zoning establishment as set forth in Chapter 7 Section 7.5.603.B.

PLANNING COMMISSION OPTIONAL MOTIONS



Optional Motions

SUBD-22-0021 – Park Vista Annexation Subdivision No. 10 Preliminary/Final Plat

Motion to approve:

- Recommend approval to City Council the Park Vista Annexation Subdivision No. 10 Preliminary/Final Plat based upon the findings that the proposal complies with the requirements for a preliminary plat as set forth in Chapter 7 Section 7.7.204, and the requirements for a final plat as set forth in Chapter 7 Section 7.7.303 with one (1) Technical Modification.
 - a. Applicant shall receive final approval of the Final Drainage Report from Stormwater Enterprise (SWENT)

Motion to Deny:

- Recommend denial to City Council the Park Vista Annexation Subdivision No. 10 Preliminary/Final Plat based upon the findings that the Preliminary/Final Plat does not comply with the requirements for a preliminary plat as set forth in Chapter 7 Section 7.7.204, nor the requirements for a final plat as set forth in Chapter 7 Section 7.7.303.



Questions?

