

# ADVENTURE WAY TOWNHOMES ZONE CHANGE & CONCEPT PLAN

City Council  
May 9, 2023

Kyle Fenner  
Senior Planner



# PROJECT SUMMARY

ZONE-23-0002 – QUASI-JUDICIAL  
COPN-23-0001 -- QUASI-JUDICIAL



A **Zone Change** of 3 contiguous parcels totaling 3.83 acres from Agriculture with Airport Overlay (Herein referenced A/AO) to Mixed-Use, Medium Scale- with Overlay (Herein referenced MX-M/AP-O). The site is currently zoned A/AO.

Tracking with this zone change is the **Adventure Way Townhomes Concept Plan**, which generally illustrates a plan for 11, 4-plex townhomes with a maximum density of 11.5 du/acre.

# CONTEXT MAP

ZONE-23-0002 – QUASI-JUDICIAL  
COPN-23-0001 – QUASI-JUDICIAL



THE PASTEL-COLORED, SHADED AREAS ARE CITY OF COLORADO SPRINGS. THE UNSHADED, AREAS ARE UNINCORPORATED EL PASO COUNTY.



## COLORADO SPRINGS, CO 80923







# BACKGROUND

ZONE-23-0002 – QUASI-JUDICIAL

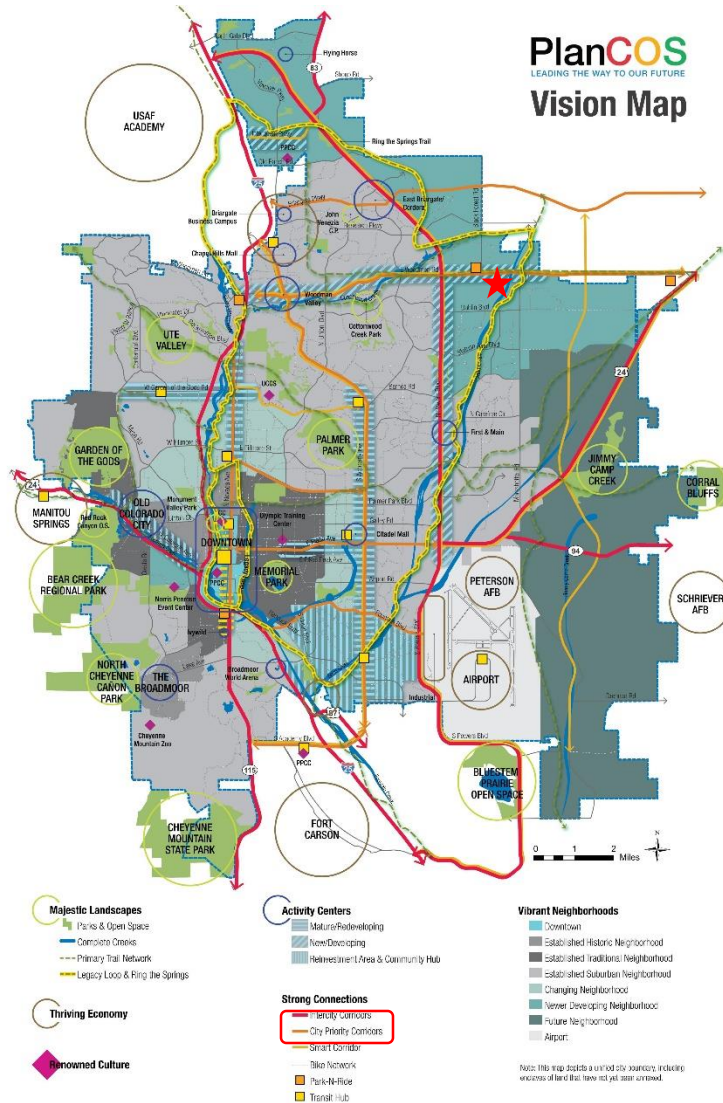
COPN-23-0001



- Located on East Woodmen just east of Black Forest Road, on the south side.
- It is zoned Agriculture with Airport Overlay (A AO).
- The property is accessed via Adventure Way which connects to Black Forest Road and then the controlled light at Black Forest Road and Woodmen.
- The application conforms ideally with the Dublin North Master Plan and was brought into the Dublin North Master Plan in March of 2008.
- Surrounding the property are El Paso County enclaves and small-lot PUD within Colorado Springs City Limits.

# BACKGROUND

## ZONE-23-0002 – QUASI-JUICIAL



The PlanCOS Vision Map identifies the project site as “New/Developing.” Additionally, the Vision Map identifies the location as a on a “City Priority Corridor” and an “Intercity Corridor.” It is also due east of a Park-N-Ride.

# STAKEHOLDER PROCESS & INVOLVEMENT



Public notice postcards went to twenty-nine (29) properties within the 1,000-foot notification buffer on two occasions, once at initial review and again prior to the Planning Commission hearing. The site was posted for the required 10-day posting period during both occasions noted above.

Staff received emails of opposition from eight (8) individuals, seven (7)-opposed and one (1) in support. *(staff has included copies of Stakeholder Correspondence received as a result of the public notice process). Staff responded to each email individually.*



# ANALYSIS OF REVIEW CRITERIA/MAJOR ISSUES/ COMPREHENSIVE PLAN & MASTER PLAN CONFORMANCE:

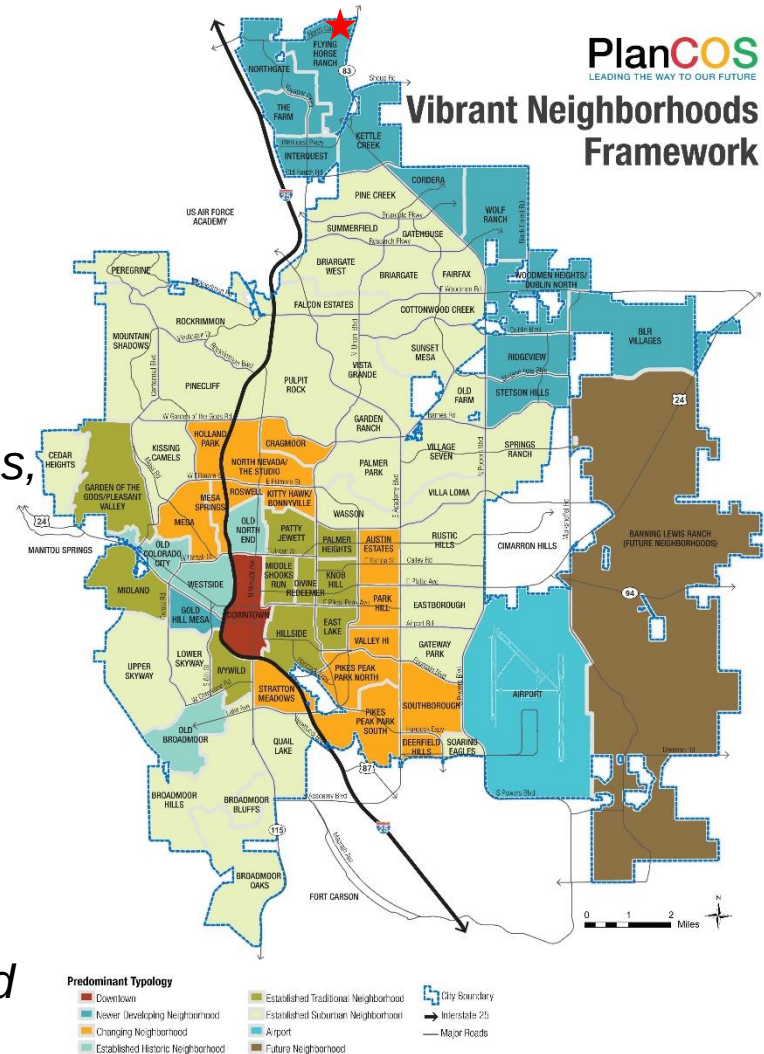


Vibrant Neighborhood Chapter 2 of PlanCOS that is entitled “Housing for All”, which has goal VN-2 that states:

*“Strive for a diversity of housing types, styles, and price points distributed throughout our city through a combination of supportive development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs.”*

To do this PlanCOS suggests:

*“Support land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels.”*



# PLANNING COMMISSION RECOMENDATION



At the April 12, 2023, Regular City Planning Commission meeting, the Commission unanimously approved the rezoning as a part of the consent agenda.

# STAFF RECOMMENDATION(S):



## **Proposed Motion:**

### **ZONE-23-0002**

Approve an ordinance amending the zoning map of the City of Colorado Springs relating to 3.83 acres located at the intersection of Adventure Way and Quail Brush Drive from A/AO (Agricultural with Airport Overlay) to PBC/AO (Planned Business Center with airport overlay [to be known as MX-M AP-O (Mixed Use Medium Scale with Airport Overlay)]).

### **COPN-23-0001**

Approve the Adventure Way Townhomes Concept Plan.