

Quick Facts

Applicant

Classic Consulting

Property Owner

Michael & Barbara Cannizzo

Developer

Colarelli Custom Homes

Address / Location

10 El Encanto Drive

TSN(s)

7436401021

Zoning and Overlays

Current: R-E/WUI-O (Single Family – Estate with Wildland Urban Interface Overlay)

Site Area

4.7 acres

Proposed Land Use

Detached Single-Family Dwelling with an Integrated Accessory Dwelling

Applicable Code

UDC

Project Summary

The applicant is proposing to develop a 4.7-acre site into a detached single-family residence with an integrated accessory dwelling within the R-E / WUI-O (Single-Family Estate with Wildland Urban Interface Overlay) zone district.

File Number	Application Type	Decision Type
CUDP-24-0008	Conditional Use	Quasi-Judicial
DEPN-24-0088	Development Plan	Quasi-Judicial

Background

Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	Re-annexation of Southwest Annex. Area	10/27/1980
Subdivision	Gilligans Island Filing No. 1	TBD
Master Plan	N/A	N/A
Prior Enforcement Action	N/A	N/A

Site History

This site is a former horse paster with an existing horse stable / training corral. The site's primary access is through a shared driveway that connects near the junction of Mayfield Lane and El Encanto Drive. Part of the site is platted under Sierra Vista Estates Replat while the remaining majority of the site is unplatted. There have been previous developments proposed for this property as follows:

AR PFP 16-00629 – Request in 2016 for approval of a preliminary / final plat for 7 single-family lots known as Archer Park Subdivision Filing No. 1. The application was approved by Planning Commission and later an appeal was denied by City Council. The Planning Department issued an extension to the application with a final approval in 2019.

AR FP 20-00779 – Request in 2020 for re-approval of the previous application. This application was formally withdrawn in 2024.

Applicable Code

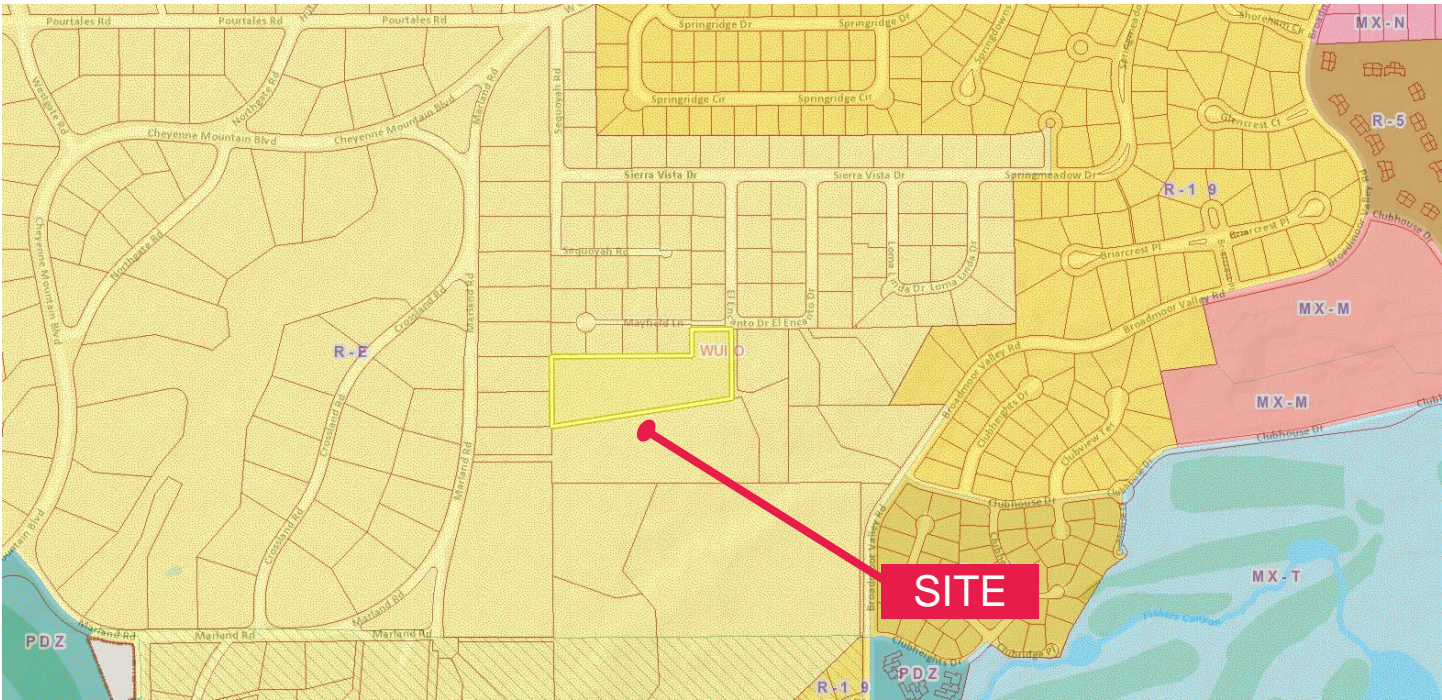
The subject application(s) were submitted after the implementation date (06/05/2023) of the ReTool project, and as such, the subject application(s) are subject to be reviewed under the Unified Development Code. All subsequent references within this report that are made to “the Code” and related sections are references to the Unified Development Code.

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	R-E / WUI-O (Single - Family Estate with Wildland Urban Interface Overlay)	Detached Single-Family	N/A
West	R-E / WUI-O	Detached Single-Family	N/A
South	R-E / WUI-O	Detached Single-Family	N/A
East	R-E / WUI-O	Detached Single-Family	N/A

Zoning Map



Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	2
Postcard Mailing Radius	1000-Feet
Number of Postcards Mailed	124
Number of Comments Received	3

Public Engagement

All comments received are in support of the proposed development.

Timeline of Review

Initial Submittal Date	05/21/2024
Number of Review Cycles	4
Item(s) Ready for Agenda	10/10/2024

Agency Review

Traffic Impact Study

Traffic Engineering recommends approval of the proposed development plan.

School District

No comments received.

Parks

All Parks comments have been addressed.

SWENT

Technical modifications to the drainage letter associated with the development plan are required prior to approval of the development plan.

Colorado Springs Utilities

All CSU comments have been addressed regarding this proposed development plan. Further comments will be provided at the time of the construction plan submittal. For CSU perspective only, approval is recommended for this proposed development plan.

CONDITIONAL USE

Summary of Application

A Detached Single-Family Dwelling is permitted within the R-E (Single-Family Estate) zone district; however, to establish an Integrated Accessory Dwelling, a conditional use approval is required. A conditional use application has three criteria of review as defined in the next section. Additionally, Accessory Dwellings have use-specific requirements under section 7.3.304.E of the city code. The development plan application has been reviewed by City staff for conformance to city code. Repurposing the site for one single-family home with and ADU conforms directly with the surrounding uses, the zone district, and is accepted by the neighborhood.

Application Review Criteria

UDC Code Section 7.5.601

Criteria for Approval:

a. The application complies with any use-specific standards for the use in Part 7.3.3 (Use-Specific Standards);

Per staff review, the conditional use development plan meets the use-specific standards for establishing an Integrated Accessory Dwelling.

b. The size, scale, height, density, multimodal traffic impacts, and other impacts of the use are compatible with existing and planned uses in the surrounding area, and any potential adverse impacts are mitigated to the extent feasible; and
As all adjacent properties are the same zone and of the same use, the proposed creation of a single-family lot provides for compatibility with the values and qualities of the surrounding neighborhood. Integrated ADU design will help to maintain a single-family character.

c. The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development and any burdens on those systems have been mitigated to the maximum extent feasible.

There are no concerns with existing city infrastructure supporting the proposed use.

After evaluation of the Gilligans Island Filing No. 1 Conditional Use, the application meets the review criteria.

DEVELOPMENT PLAN

Summary of Application

The development plan is for the establishment of a single-family dwelling and integrated accessory dwelling. This application also serves as support for the conditional use application to establish an integrated dwelling. Utility connections will be made off Mayfield Lane extending to the new residential build. A new driveway will be built further west than the existing driveway connection. The existing stable barn and fenced area will remain. The site will be replatted under the Gilligans Island Filing No 1 Final/Replat application. A portion of the property on the west side of the site will be placed in a Tract totaling 0.171 acres with the remaining 4.529 acres within Lot 1.

Application Review Criteria

UDC Code Section 7.5.515

Development Plan Review Criteria:

1. General: The decision-making body shall review the Development Plan application or amendment and approve, approve with conditions, or deny the application based on the following criteria:

a. The decision-making criteria in Section 7.5.409 (General Criteria for Approval) apply unless modified by this Subsection 4;

All requirements of 7.5.409. A, B, C and D are adhered to as a part of this approval.

b. The application complies with all applicable Use-specific standards in Part 7.3.3 related to the proposed use(s);

All requirements of 7.3.3. A, B, C and D are adhered to as a part of this approval.

c. The details of the site design, building location, orientation, and exterior building materials are compatible and harmonious with the surrounding neighborhood, buildings, and uses, including not-yet-developed uses identified in approved Development Plans;

Single-family compatibly (both site and building) is reflected in the proposed DP.

d. Significant off-site impacts reasonably anticipated as a result of the project are mitigated or offset to the extent proportional and practicable;

No off-site impacts are anticipated with this Development Plan.

e. The Development Plan substantially complies with any City-adopted plans that are applicable to the site, such as Land Use Plans, approved master plans for a specific development, neighborhood plans, corridor plans, facilities plans, urban renewal plans, or design manuals;

There is no applicable Master or Land Use Plans affecting this property. However, the site does comply with PlanCOS.

f. The project meets dimensional standards applicable to the zone district, or any applicable requirement in an FBZ or PDZ district;

All required dimensional standards are adhered to and are illustrated on the development plan application.

g. The project grading, drainage, flood protection, stormwater quality, and stormwater mitigation comply with the City's Engineering Criteria, the drainage report prepared for the project on file with the Stormwater Enterprise Manager, and other federal, state, and City regulations;

All proposed grading and stormwater facilities adhere to required regulatory requirements.

h. The project complies with all the development standards of Article 7.4 (Development Standards and Incentives), including access and connectivity requirements in Part 7.4.4 (Access and Connectivity), the landscaping and green space requirements in Part 7.4.9 (Landscaping and Green Space), and the parking and loading requirements in Part 7.4.10 (Parking and Loading);

All requirements are adhered to. No variances required as part of these applications.

i. The project complies with all applicable requirements of any Overlay District in which the property is located, as listed in Part 7.2.6 (Overlay Districts);

The site is subject to WUI-O (Wildand Urban Interface Overlay) and will be compliance with regulatory requirements.

j. The project preserves, protects, integrates, or mitigates impacts to any identified sensitive or hazardous natural features associated with the site;

N/A

k. The project connects to or extends adequate public utilities to the site. As required by Colorado Springs Utilities, the project will extend the utilities to connect to surrounding properties; and

All public improvements required by this project are reflected in the proposed Development Plan.

l. If necessary to address increased impacts on existing roadways and intersections, the project includes roadway and intersection improvements to provide for safe and efficient movement of multi-modal traffic, pedestrians, and emergency vehicles in accordance with the Engineering Criteria, public safety needs for ingress and egress, and a City accepted traffic impact study, if required, prepared for the project.

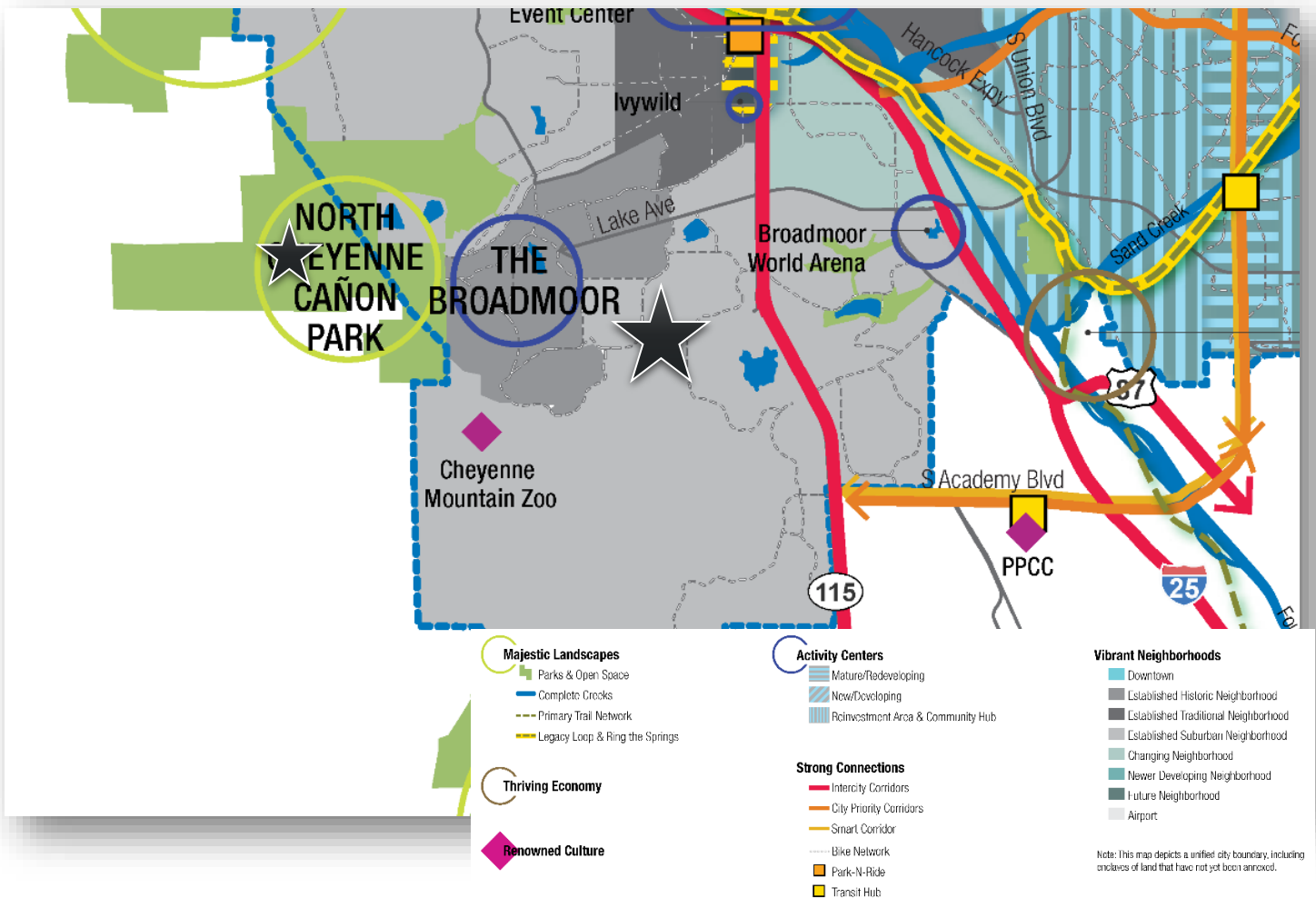
All public improvements required by this project are reflected in the proposed Development Plan.

After evaluation of the Gilligans Island Filing No. 1 Development Plan, the application meets the review criteria.

Compliance with Relevant Guiding Plans and Overlays

The subject property (and adjacent properties) is located within the WUI-O (Wildland Urban Interface Overlay). The purpose of the overlay district is to significantly reduce damage to public health, safety and property through improved coordination between the UDC and adopted fire protection regulations. Per 7.2.604, All properties within the WUI-O shall comply with the Wildland Fuels Management Requirements established in Appendix K of the City of Colorado Springs Fire Prevention Code and Standards (see Section 8.4.105 of the City Code). Refer to the adopted City of Colorado Springs Fire Prevention Code and Standards for wildfire mitigation requirements for landscaping and building construction.

PlanCOS Vision



This subject site is located within the Broadmoor Hills neighborhood which is predominantly an “Established Suburban Neighborhood” typology as identified in the PlanCOS Vision Map. As defined by PlanCOS, established Suburban Neighborhoods include those that developed within a suburban pattern, including curvilinear streets within cul-de-sacs. These neighborhoods have matured to the point where they are not actively being developed and no longer have actively managed private initiated master plans, and ordinarily do not yet have publicly initiated master plans. These neighborhoods have a high value in maintaining the privacy of homes and safe streets for families. New development should focus on safe connections into and within these neighborhoods. The goal within this typology is to recognize, support, and enhance the existing character of neighborhoods, while supporting their ongoing investment and improved adaptation. New development and / or redevelopment should incorporate elements of the existing neighborhoods. Under the Vibrant Neighborhoods Chapter of Plan COS, this applicant is supported by Policy VN-2.A.1: Promote neighborhoods that incorporate common desired neighborhood elements. And, Strategy VN-2.A.3: 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.

Statement of Compliance

CUDP-24-0008

After evaluation of the Gilligans Island Filing No. 1 Conditional Use the application meets the review criteria.

DEPN-24-0088

After evaluation of the Gilligans Island Filing No. 1 Development Plan the application meets the review criteria.