

PUD-02-015

533.20, 533.29

**ZONE CHANGE FOR 31.84 ACRES FROM RR-3 TO PUD
CHATEAU AT ANTELOPE RIDGE FILING 3**

A request by Chateau at Antelope Ridge, LLC for a rezoning of 31.84 acres from RR-3 (Rural Residential) District to PUD (Planned Unit Development) District. The proposal is for 160 home sites on one common lot, with private roads. The property is part of a large County enclave in the City of Colorado Springs and is not in a small area plan. The property is generally located south and west of the intersection of Barnes Road and Marksheffel Road. Assessor's Tax Schedule #53000-00-394.

Modifications of Design Standards:

1. Private Roads
2. Forty (40) home sites on non-through roads
3. Minimum road radius of less than three hundred (300) feet.

APPLICABLE RESOLUTIONS

Approval	Page 51
Disapproval	Page 52

PLANNING DEPARTMENT RECOMMENDATION: Should the Planning Commission find the request to be in general conformity with the Master Plan, the Planning Department recommends approval with the following conditions and notations:

[STAFF NOTE: C.R.S. 24-67-105(1) states, in part, that no Planned Unit Development may be approved by a County without the written consent of the landowner whose properties are included within the Planned Unit Development. As a result, any condition imposed/recommended must be consented to, in writing, by the owner/ applicant.]

Should a commissioner desire to approve the PUD rezoning application, it is suggested that the motion be phrased as follows and the with the following conditions:

Having considered the evidence of record in this matter in light of the standards of review set forth on pages 219 - 220 of the staff comments, I find that

- (1) the Development Guide/Plan does generally conform to the El Paso County Master Plan; and
- (2) pursuant to the provisions of the Land Development Code, the subject property will be compatible, harmonious, and responsive with the existing surrounding area; and
- (3) the applicant/developer has demonstrated to my satisfaction that the proposed development plan will not negatively affect existing and future development.