

Parks, Recreation & Cultural Services



PR&CS Administration
1401 Recreation Way
Colorado Springs, CO 80905

Agenda

Parks and Recreation Advisory Board

Please silence your phone during the meeting.

Thursday, January 14, 2016

7:30 am

Palmer Room

Call to Order

Citizen Discussion

Time for any individual to bring before the Parks and Recreation Advisory Board any matter of interest they wish to discuss that is not elsewhere on the agenda. Comments are restricted to five (5) minutes; you will hear an alarm when your time is up. Please contact PR&CS staff no later than the last Wednesday of the month prior if you wish to place a longer presentation on the agenda.

Approval of Minutes- December 10, 2015

Minutes are posted no later than 5:00pm on the Tuesday before the meeting at: <http://parks.coloradosprings.gov/explore-play/get-involved/boards-committees/parks-and-recreation-advisory-board>

Ceremonial Items Time Certain 10:00am

- Recognition of Trails and Open Space Coalition Karen Palus
- Recognition of Timberline Landscape by the National Association of Landscape Professionals for their work on the Manitou Incline Sarah Bryarly
- Old Colorado City Foundation Donation Dave Van Ness

Action Items

1. Little Mesa Tank Replacement Project Chris Lieber

Presentations

2. Chestnut Bridge Replacement Project Aaron Egbert
3. 2016 Stewardship Approach Melissa McCormick
4. I-25 and Cimarron Interchange Dave Watt, CDOT

Staff Reports

5. Sand Creek Trail Update - Hancock to Las Vegas Steve Bodette
6. 2015 CIP Project Review Chris Lieber

Board Business

7. Committee Reports/General Comments

Adjournment

Executive Session

In accord with the City Charter Art. III, §3-60(d) and the Colorado Open Meetings Act, C.R.S. § 24-6-402(4) (a, b and e), the Parks and Recreation Advisory Board, in Open Session, is to determine whether it will hold a Closed Executive Session. The issues to be discussed involve receipt of legal advice and determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations and instructing negotiators regarding a land acquisition matter. The Chair shall poll the Park and Recreation Advisory Board members, and, upon consent of two-thirds of the members present,

may hold a closed executive session. If consent to the closed executive session is not given, the item may be discussed in open session or withdrawn from consideration.

8. Negotiations Pertaining to a Land Matter

Chris Lieber, Manager, Design, Dev. & TOPS



COLORADO SPRINGS PARKS AND RECREATION DEPARTMENT

PARKS AND RECREATION ADVISORY BOARD

Date: January 14, 2016

Item Number: Action Item #1

Item Name: Little Mesa Water Tank Relocation

Summary:

Colorado Springs Utilities (CSU) has approached the Parks and Recreation Department with a need to replace the Little Mesa Water Tank, located within the Bristol Mesa Open Space. The tank, which provides water for the adjacent area, has reached the end of its life cycle. To minimize operational impacts, CSU desires to construct a new tank prior to removal of the existing tank. Replacement of the existing tank involves constructing a new tank immediately adjacent to the existing tank, but onto property currently designated for park and open space purposes.

The area currently occupied by the existing water tank and the adjacent open space are both owned by the City. To facilitate the construction of the new tank, the project includes concurrent applications for a zone change and a development plan for a 17-acre site located north of Manitou Boulevard and W Monument. This site is part of the Mesa Open Space.

The applicant is requesting a zone change from PK PF R HS (Parks and Recreation, Public Facilities, Estate Single-family Residential with Hillside Overlay) to PF HS (Public Facility with Hillside Overlay). In addition, the applicant is proposing a development plan for the property. A final plat for Little Mesa Tank Subdivision Filing No. 2 is being processed administratively. The plat only covers the portion of the property where the new tank will be built and access to the new tank.

Previous Council Action: N/A

Current Status:

The Little Mesa tank 17 acre site contains a number of different zone districts. This application serves to clean up the zoning in the area and proposes a zoning that accommodates the public utility and parks and recreation use that is currently on the site. The Public Facilities zone district permits both Public Facilities (the water tank) and parks and recreation uses. The Little Mesa Tank site is an example of joint use of property between two public agencies, Colorado Springs Utilities and City Parks and Recreation.

The existing water tank on this property is in need of replacement. Colorado Springs Utilities is planning to build a new water tank to replace the existing tank and then remove the existing tank in January of 2017. The new water tank will be located southeast of the existing water tank.

In addition to being a water tank site, the property is also a part of Mesa Open Space and provides public recreational trails. The plan intends to maintain trails in the area for public recreation while accommodating the new water tank.

Financial Implications:

There are no financial implications for the Parks and Recreation Department. All costs associated with the planning, rezoning, and construction of the tank are the responsibility of Colorado Springs Utilities.

Stakeholder Process and Involvement: The public process involved with the review of these applications included posting of the site and sending of postcards on two separate occasions to 118 property owners within 500 feet of the property. Comments from two neighbors were received.

Board/Commission Recommendation: The proposed zone change and development plan will be considered by the Planning Commission and City Council in accordance with City Code. The recommendation of the Parks and Recreation Advisory Board will be provided to the Planning Commission and City Council.

Proposed Recommendation: A motion supporting the proposed Development Plan and zone change from PK PF R HS (Public Parks, Public Facilities, Estate Single-family Residential with Hillside Overlay) to PF HS (Public Facility with Hillside Overlay).

CITY PLANNING COMMISSION AGENDA

ITEM NO: _____

STAFF: LONNA THELEN

FILE NO(S):

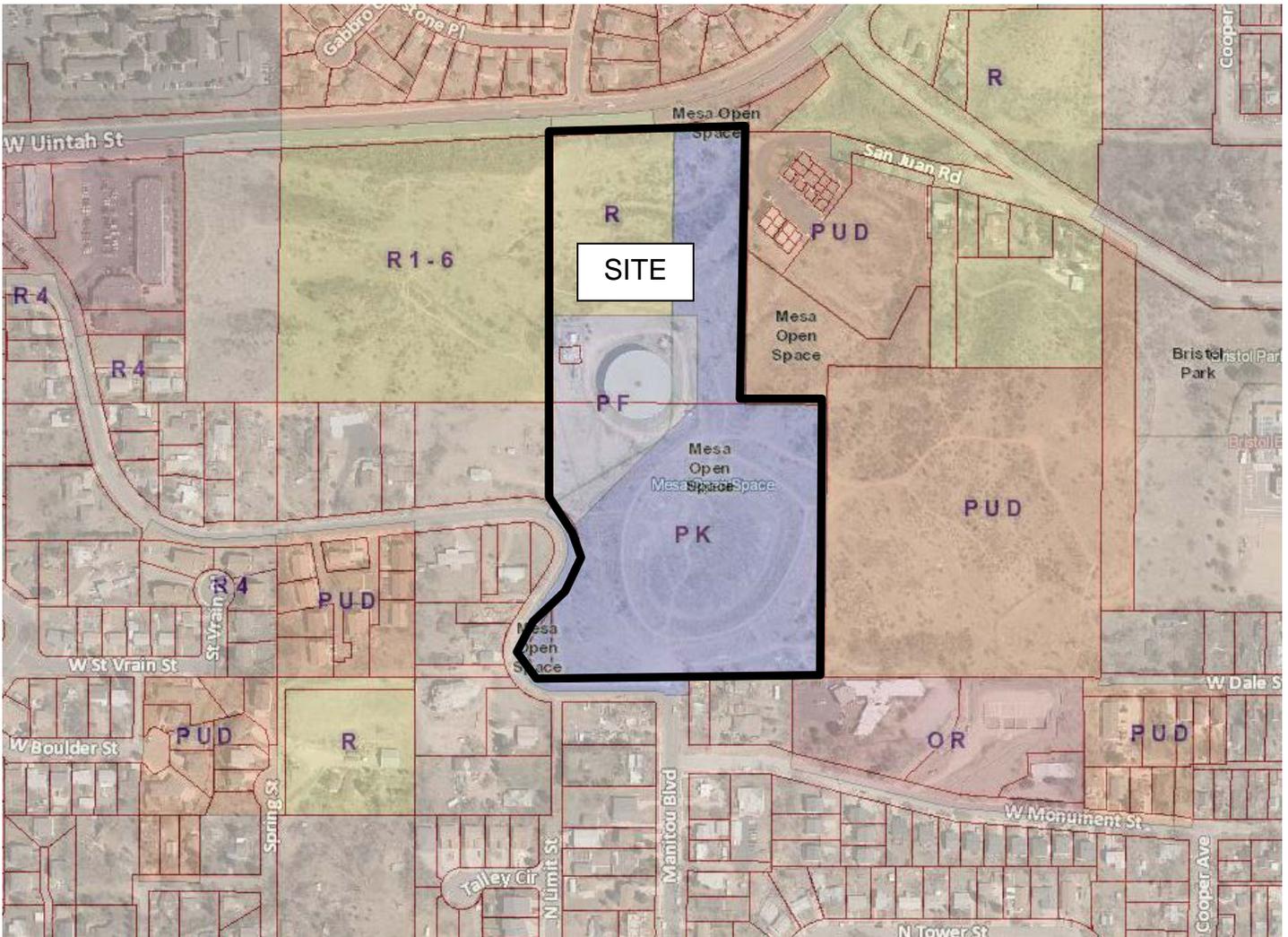
A. – CPC ZC 15-00122 – QUASI-JUDICIAL

B. - CPC DP 97-00346-A1MJ15 – QUASI-JUDICIAL

PROJECT: LITTLE MESA TANK RELOCATION PROJECT

APPLICANT: COLORADO SPRINGS UTILITIES

OWNER: COLORADO SPRINGS UTILITIES



PROJECT SUMMARY:

1. Project Description: This project includes concurrent applications for a zone change and a development plan for a 17-acre site located north of Manitou Boulevard and W Monument. This site is part of the Mesa Open Space.

The applicant is requesting a zone change from PK PF R HS (Parks and Recreation, Public Facilities, Estate Single-family Residential with Hillside Overlay) to PF HS (Public Facility with Hillside Overlay). In addition, the applicant is proposing a development plan for the property. **(FIGURE 1)** A final plat for Little Mesa Tank Subdivision Filing No. 2 is being processed administratively. The plat only covers the portion of the property where the new tank will be built.

2. Applicant's Project Statement: **(FIGURE 2)**
3. Planning and Development Department's Recommendation: Approval of the applications, subject to modifications.

BACKGROUND:

1. Site Address: 1408 Manitou Boulevard
2. Existing Zoning/Land Use: PK PF R HS / CSU Water Tank and City Parks and Recreation trails
3. Surrounding Zoning/Land Use: North: PUD / Single-family residential
South: R-2 / Residential
East: PUD / vacant proposed for residential
West: R1-6 & R2 / Residential and Mesa Open Space
4. Comprehensive Plan/Designated 2020 Land Use: Existing Park Land or Open Space
5. Annexation: Town of Colorado Springs, 1872 and San Juan, 1958
6. Master Plan/Designated Master Plan Land Use: Westside Master Plan / Park
7. Subdivision: The majority of the site is unplatted. A small area 2,000 square foot area was platted previously as Little Mesa Subdivision Filing No. 1 for a cell tower.
8. Zoning Enforcement Action: There are no zoning enforcement actions.
9. Physical Characteristics: The site has a large grade change from north to south. The site is primarily undeveloped open space with a few public trails, one existing water tank and a cell tower.

STAKEHOLDER PROCESS AND INVOLVEMENT: The public process involved with the review of these applications included posting of the site and sending of postcards on two separate occasions to 118 property owners within 500 feet of the property. Comments from two neighbors were received. **(FIGURE 3)** The concerns from the neighborhood related to access to the open space, safety of the new tank, appearance of the new water tank and fencing around the tank. Colorado Springs Utilities has been in contact with the property owners who provided comments to try to address their concerns.

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

1. Review Criteria / Design & Development Issues:
The Little Mesa tank 17 acre site contains a number of different zone districts. This application serves to clean up the zoning in the area and proposes a zoning that accommodates the public utility and parks and recreation use that is currently on the site. The Public Facilities zone district permits both Public Facilities (the water tank) and parks and recreation uses. The Little Mesa Tank site is a great example of joint use of property between two public agencies, Colorado Springs Utilities and City Parks and Recreation.

The existing water tank on this property is in need of replacement. Colorado Springs Utilities is planning to build a new water tank to replace the existing tank and then remove the existing tank in January of 2017. The new water tank will be located southeast of the existing water tank. In addition to being a water tank site, the property is also a part of Mesa Open Space and provides public recreational trails. The plan intends to maintain trails in the area for public recreation while accommodating the new water tank.

The new tank is proposed to be 24' tall and to be constructed of pre-tensioned steel and shotcrete and will be coated in a tan tone paint. The proposed structure will be very similar to the existing structure.

Because this site is to be partially used for parks and recreation, this application will be heard by the Parks and Recreation Advisory Board on January 14, 2016. The outcome of the board meeting will be presented to City Planning Commission at the formal meeting.

Staff has reviewed the zone change and development plan and has found that the applications are consistent with the review criteria and standards of City Code. Staff recommends approval of both applications.

2. Conformance with the City Comprehensive Plan:

Objective CIS 1: Provide Efficient Services

Provide infrastructure and public services in an efficient, fair and effective manner. Individual developers determine the timing of development, which makes it difficult for the City to pro-actively determine future service requirements and thus plan for the provision and maintenance in a systematic fashion. SCIP will be used to address deficiencies in infrastructure and services in the city. Strategic planning will be utilized as the process for programming and funding new infrastructure and service needs. The Strategic Network of Long-range Plans will form the basis for identifying and programming future infrastructure and service needs.

Objective CIS 3: Provide Geographically Balanced Parks and Recreational Facilities

Balance the provision of parks and recreational facilities to serve all citizens of the community. Pay special attention to the geographical distribution of the system, balance of older vs. newer developments, and ease of access, consistent with the 2000-2010 Parks, Recreation and Trails Master Plan.

Strategy CIS 301c: Convenient Location

Locate neighborhood parks within walking distance (approximately ½ mile) of the neighborhoods they are intended to serve and locate community parks within two miles of the residential areas they are intended to serve.

The comprehensive plan designation for this site is park land and open space. This site provides an opportunity for the land owned by the City to be used for two City purposes – Utilities and Park and Recreation. The existing site accommodates both users and the proposal will accommodate both users in the future. This proposal is in conformance with the comprehensive plan.

3. Conformance with the Area's Master Plan:

This property is part of the Westside Master Plan and is designated for parks use. The majority of the site will be used for parks purposes with the tank area to be used by Utilities. The project as proposed is in compliance with the Westside Master Plan.

STAFF RECOMMENDATION:

Item No: ?? CPC ZC 15-00122 – ZONE CHANGE

Approve the zone change for the Little Mesa Tank Relocation Project, based upon the finding that the zone change complies with the review criteria in City Code Section 7.5.603.B.

Item No: ?? CPC DP 97-00346-A1MJ15 – DEVELOPMENT PLAN

Approve the development plan for the Little Mesa Tank Relocation Project, based upon the finding that the development plan complies with the review criteria in City Code Section 7.5.502.E, subject to compliance with the following technical and/or informational plan modifications:

Technical and Informational Modifications to the Development Plan:

1. Clearly show the existing gravel private driveway that accesses the new water tank on all pages and include a reference to the recorded access easement.
2. Under general note #3 define what Tract A is and include the maintenance responsibility for the tract.
3. There is an access connection from the water tank site to Manitou Boulevard platted as part of the plat. Show this connection on the development plan.
4. The project boundary includes TSN 7412100020, 7412114028, and 7412400012, but does not include TSN 7412114026. Remove reference to that TSN under the legal description.



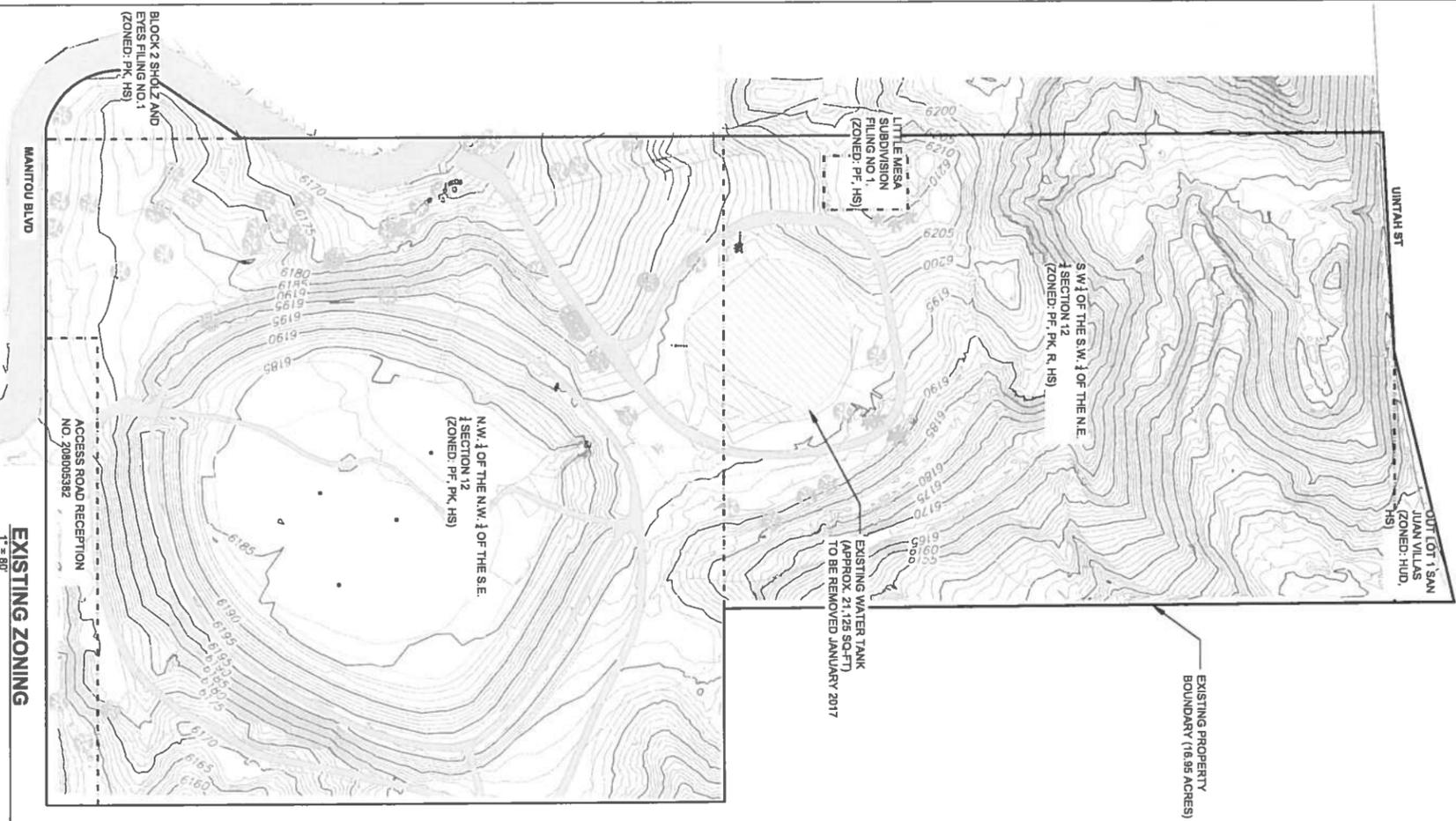
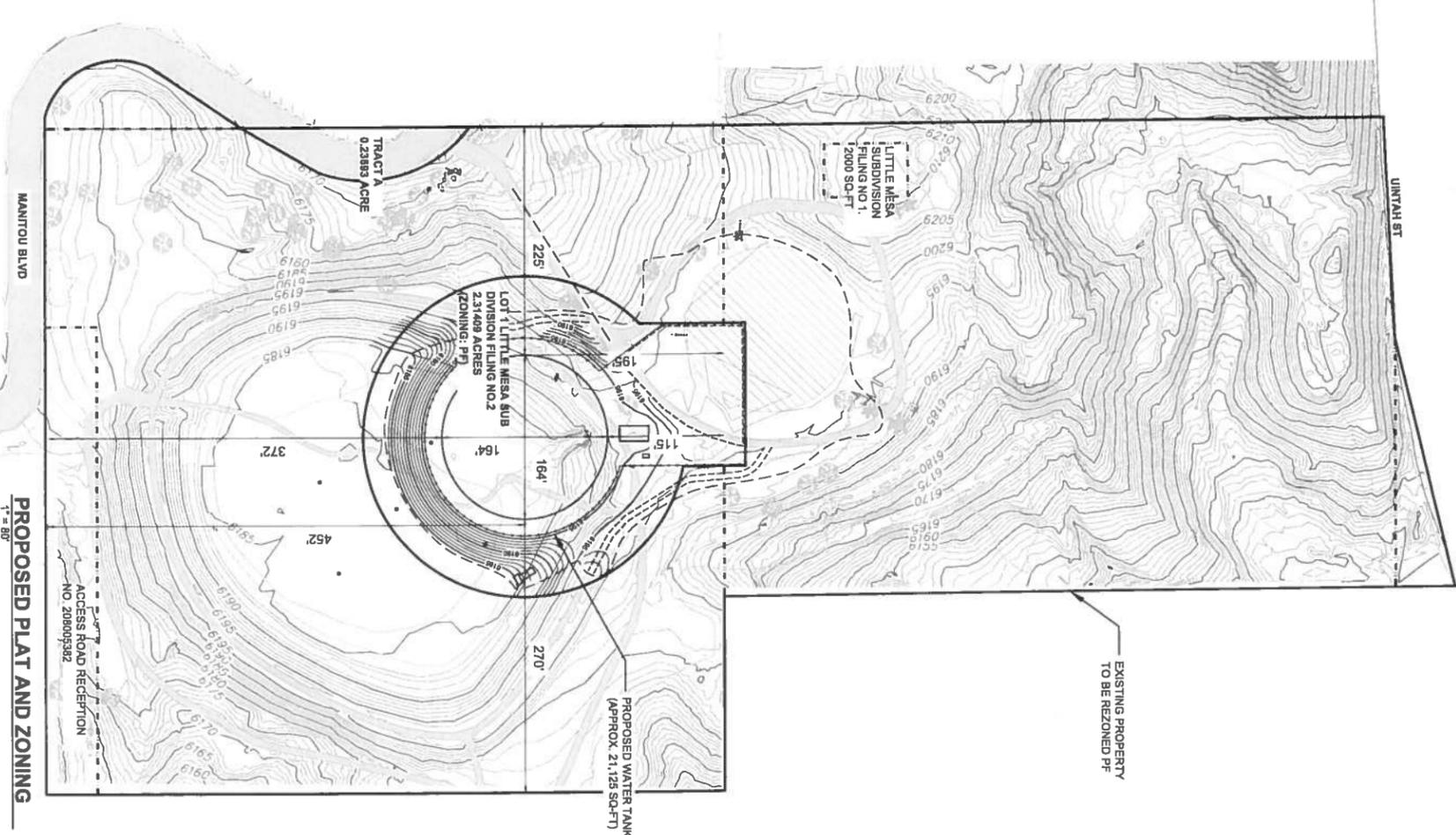
Know what's below.
Call before you dig.

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTION 12, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO DESCRIBED AS FOLLOWS:
THE WEST 7.0 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12, EXCEPT THAT PORTION LYING WITHIN SAN JUAN VILLAS ACCORDING TO THE OFFICIAL MAP THEREOF RECORDED APRIL 20, 1993 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDED UNDER RECEPTION NUMBER 958418.
TOGETHER WITH:
THE OUTLOT 1 OF SAN JUAN VILLAS ACCORDING TO THE OFFICIAL MAP THEREOF RECORDED APRIL 20, 1993 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDED UNDER RECEPTION NUMBER 958418.
TOGETHER WITH:
LOT ONE OF LITTLE MESA SUBDIVISION FILING NO. 1 ACCORDING TO THE OFFICIAL MAP THEREOF RECORDED AUGUST 12, 1998 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDED UNDER RECEPTION NUMBER 9813128.
TOGETHER WITH:
THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12 TOWNSHIP 14 SOUTH, RANGE 67 WEST, LYING EAST OF MANTOU BOULEVARD.
TOGETHER WITH:
ALL OF BLOCK 2 OF SHOZ 2 AND EYES ADDITION FILING NO. 1 ACCORDING TO THE OFFICIAL MAP THEREOF PREPARED APRIL 23, 1902 AND RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDED.

GENERAL NOTES:

- ELEVATIONS SHOWN ARE IN NAVD 88 VERTICAL DATUM. COLORADO SPRINGS UTILITIES MAPPING, RECORD DRAWINGS, AND HYDRAULIC MODELING ARE BASED ON NAVD 29 VERTICAL DATUM. TO CONVERT FROM NAVD 88 TO NAVD 29, SUBTRACT 3.5 FEET FROM THE ELEVATIONS SHOWN ON THESE DRAWINGS.
- UTILITIES SHOWN ARE BASED ON AVAILABLE RECORDS AND ARE APPROXIMATE. CONTACT COLORADO 811 FOR UTILITY LOCATES AT LEAST 7 FULL BUSINESS DAYS BEFORE BEGINNING EXCAVATION.
- TRACT A IS TO BE MAINTAINED BY COLORADO SPRINGS UTILITIES.



REFERENCE DRAWINGS	
Uta Mesa Tank - 5th Top view	X:\020223.dwg

No.	DATE	DESCRIPTION	BY
REVISIONS			

COMPUTER FILE MANAGEMENT	
FILE NAME:	S:\15 222\01.000 Little Mesa Tank Reloc Proj\Development Plans\SITE LOCATION 12.15.15.dwg
CTB FILE:	
PLOT DATE:	December 16, 2015
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE	

SHEET KEY	
1	PROPOSED PLAT AND ZONING

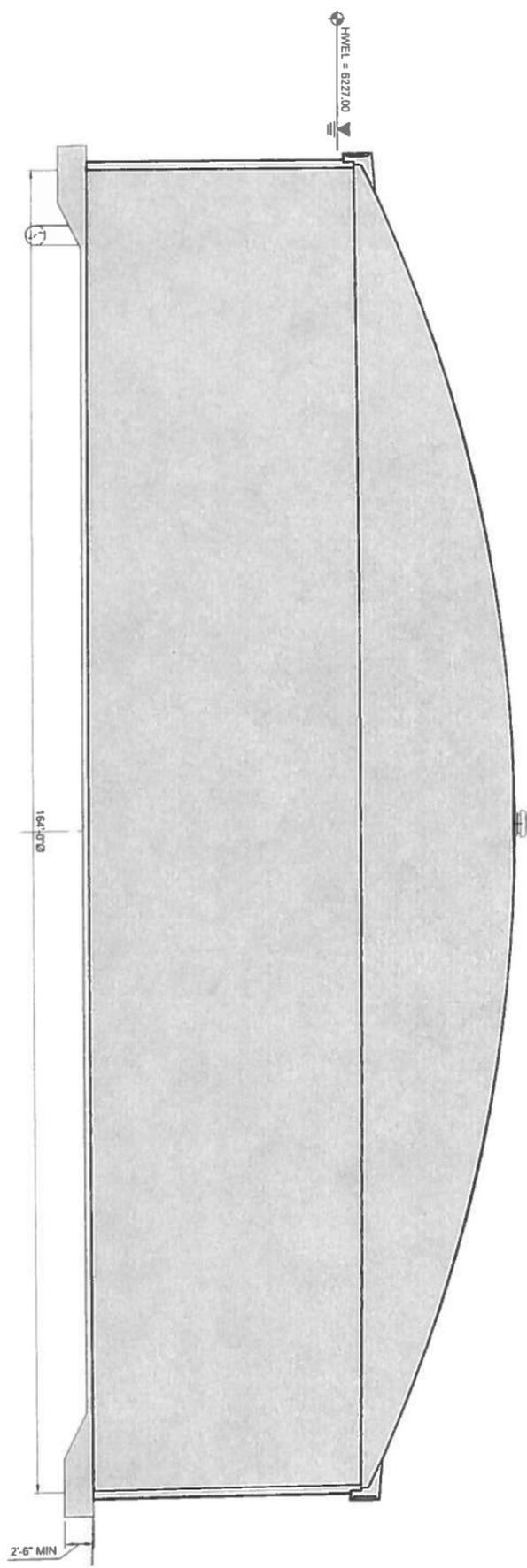
PREPARED BY:

FOR AND ON BEHALF OF:
MATRIX DESIGN GROUP, INC.
PROJECT NO. 15.222.01.1.000

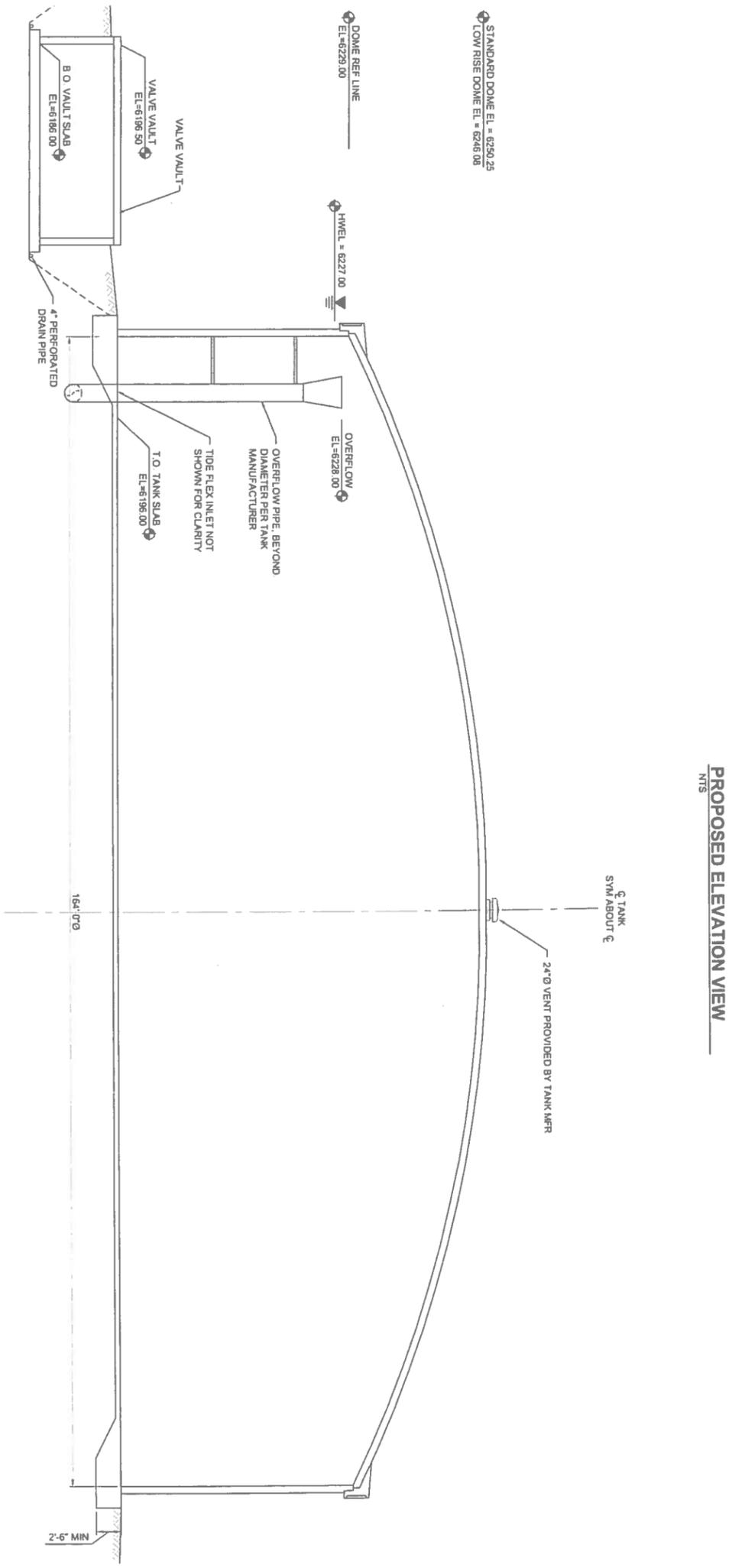
SEAL	
DESIGNED BY: TJO	SCALE
DRAWN BY: RM	HORIZ: 1" = 80'
CHECKED BY: RM	DATE ISSUED: DECEMBER 16, 2015
	SHEET 2 OF 10
	DRAWING NO. 8151

SITE LOCATION/PROPOSED ZONING	
COLORADO SPRINGS UTILITIES	
LITTLE MESA TANK	
RELOCATION DEVELOPMENT PLAN	

FILE NO. CPC DP 97-00346-A1M.J15



- GENERAL NOTES:**
- 1 TANK IS TO BE CONSTRUCTED OF PRE-TENSIONED STEEL AND SHOTCRETE, AND TO BE COATED IN A TAN EARTHEN TONE PAINT.



PROPOSED TANK SECTION VIEW
NTS

FILE NO. CPC DP 97-00346-A1M115

COLORADO SPRINGS UTILITIES

LITTLE MESA TANK
RELOCATION DEVELOPMENT PLAN

WATER TANK EXTERIOR ELEVATIONS

REFERENCE DRAWINGS	
X 400234	

COMPUTER FILE MANAGEMENT		
No.	DATE	DESCRIPTION
		REVISIONS
		BY

FILE NAME:	S:\15222\011000 Little Mesa Tank Reloc\Development\Plan\WATER TANK ELEVATIONS 12.16.15.dwg
CTB FILE:	
PLOT DATE:	December 16, 2015
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE	

SHEET KEY	
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SEAL

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 15222\011000

DESIGNED BY	TAD	SCALE	DATE ISSUED	DECEMBER 16, 2015	DRAWING No.
DRAWN BY	NM	HORIZ. NTS			
CHECKED BY	NM	VERT. NTS	SHEET		8 OF 10
WATER TANK EXTERIOR ELEVATIONS					

To: City of Colorado Springs
From: Colorado Springs Utilities / Matrix Design Group
Date: October 29, 2015
Subject: **Development Plan Application – Little Mesa Tank Relocation Project**

Project Statement

Colorado Springs Utilities is constructing a new water tank at the Little Mesa Water Tank Site, adjacent to the Little Mesa Open Space Park located just east of Manitou Boulevard and south of Uintah Street. Due to the requirement that the tank remain in operation during the construction of the new tank, additional land use will be necessary to construct the new water tank. The proposed location of the new tank exists on property that is currently leased to the City of Colorado Springs by Colorado Springs Utilities for future park use. Therefore this property is under the *Park* (PK) land use designation and must be rezoned as *Public Facilities* (PF).

This proposed project poses minimal impacts to the area and is necessary as the current water tank requires replacement. Reasons for approval of the Development Plan include:

- Project design is harmonious with current land use as it simply proposes a reproduction of the current water tank facility in the immediate area of the existing tank.
- Negligible impact to current roadway capacities, parks, schools and other public facilities.
- The new water tank is a replacement of the existing and therefor minimizes its use or bulk on adjacent properties.
- Landscaping will be completed to provide adequate buffering from negative influences.
- Traffic in and out of the project location will not be impacted. The current access from Manitou Boulevard will remain the same while the existing gravel roadway around the existing water tank will be relocated around the new tank.
- There are currently no parking lots at the location of the existing tank; consequently there are no proposed parking lots necessary in the construction of the new tank. Additionally, there are no new roads to be constructed with the exception of the relocation of the existing gravel roadway, and therefore the addition of new asphalt is not relevant.
- Pedestrian walkways will be shifted to bypass the new project location; however, this relocation is not significant.
- The existing water tank will be removed and this area will be revegetated. Therefore, installation of the new tank will not significantly decrease the entire property vegetation.
- Irrigation plans will be submitted with the building permit application.
- Hydraulic grade line request is not necessary as the owner of the property is Colorado Springs Utilities, and this process will be completed internally.

Thelen, Lonna

From: Rjsavely@aol.com
Sent: Thursday, November 19, 2015 5:44 PM
To: Thelen, Lonna
Subject: CPC ZC 15-00122

Lonna,

As the property owner at 1424 Manitou Blvd, I support the proposed zoning change with the following conditions:

1. Our shared driveway remain accessible to 1424 Manitou Blvd (Block 2 of Sholz and Eyes Addition Filing Number 1) at all times.
2. The existing chain link fence surrounding the existing steel water tank remain in place.
3. Should any of the existing water mains under the shared driveway or under my property be relocated, the grade on the shared driveway be reduced to make it easier utilize the driveway with my 40' motorhome.
4. The new tank be fenced with a chain link fence like or similar to the existing chain link fence.

Should you have any questions, please contact me at either rjsavely@aol.com, 308 483 5088 (Home), or 970 580 6428 (Cell).

Thanks!

R. J. Savely, Jr.

Thelen, Lonna

From: Ivars Mankovs <ijmanko@gmail.com>
Sent: Monday, November 23, 2015 5:25 PM
To: Thelen, Lonna
Subject: water tank

To Lonna Thelen,

I have a few questions and concerns regarding the water tank project. First, where is "south east of the intersection of Manitou Boulevard and Mesa Road" these roads come no where close to intersecting. Second, why does the property need to be rezoned, it is already zoned PK PF R HS. Why does the park designation need to be removed ?

I am also concerned what the impact will be to the Mesa Open Space and to my property.

- Will the Mesa Open Space be shut down and fenced off like the current tank location, or is the park being expanded?
- Will the city be reducing the risk of fire on the entire property, or only the fenced in area as it currently does?
- In case of a breach of the tank will my property be safe from flooding? (it is my understanding that there was a tank/reservoir problem that flooded my house and others a number of years ago)
- Is there any plan to re vegetate/clean up the area to the south of the new tank (north of the intersection of Monument st. and Manitou Blvd) and prevent atvs and jeeps from doing donuts and driving around the old reservoir?

I am not completely opposed to relocating the water tank as long as it improves the Mesa Open Space and my experience living near the Mesa Open Space. Maybe a small parking area can be installed near the old tank?

One last thing, I would like to keep/gain legal access to the rear (north) of my property. so far my request has been ignored by planning and the city in general. How do I go about keeping/gaining legal access to the rear, north side of my property? (I believe my lot has had rear access for over one hundred years, however planning and developers have seemingly been unwilling to work with me over this issue)

Thank you for your time. Ivars Mankovs
744 W Monument st.
Colorado Springs CO 80904