

CITY PLANNING COMMISSION AGENDA

STAFF: KATIE CARLEO

FILE NO(S):

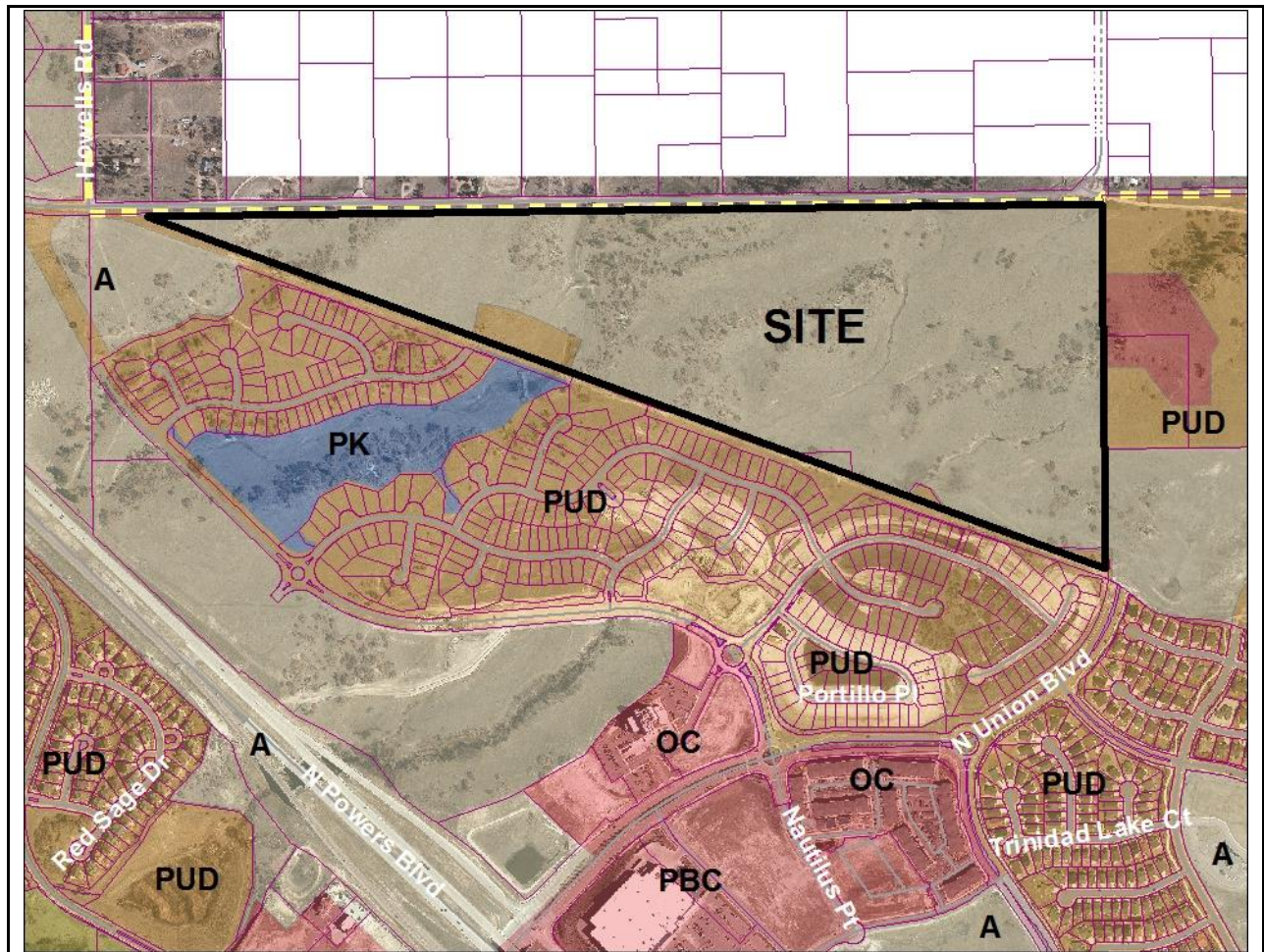
A. - CPC MP 07-00061-A4MJ16 – LEGISLATIVE

B. - CPC PUZ 16-00102 – QUASI-JUDICIAL

C. - CPC PUP 16-00103 – QUASI-JUDICIAL

D. - CPC PUD 16-00104 – QUASI-JUDICIAL

PROJECT: CORDERA 4 & 5
APPLICANT: MATRIX DESIGN GROUP
OWNER: HIGH VALLEY LAND COMPANY



PROJECT SUMMARY

1. Project Description: This project includes concurrent applications for a major amendment to the Briargate Master Plan; a zone change from A (Agriculture) to PUD (Planned Unit Development; single-family detached residential, 2.63 dwelling units per acres, 36-foot maximum building

height); PUD Concept Plan for 116.82 acres for proposed 307 residential lots; and the PUD Development Plan for Cordera 4 with details for 53 proposed residential lots on 29.51 acres. Staff is also administratively reviewing the associated subdivision plat for Cordera Filing 4. This project is the northern extension of the Cordera development located southeast of Old Ranch Road and north of Cordera Crest Avenue. The overall concept of this future development is illustrated in **FIGURE 1**, outlining associated lot development, open space, landscape, detention, trails and public roads.

2. Applicant's Project Statement: (Refer to **FIGURE 2**)
3. Planning and Development Team's Recommendation: Staff recommends approval of the applications with technical modifications.

BACKGROUND:

1. Site Address: This site is not currently addressed. The property is located southeast of Old Ranch Road and north of Cordera Crest Avenue.
2. Existing Zoning/Land Use: A (Agriculture)/ Vacant
3. Surrounding Zoning/Land Use: North: County Residential
South: PUD (Planned Unit Development)/ Single-family Residential
East: PUD (Planned Unit Development)/ vacant
West: A (Agricultural)/ vacant
4. Comprehensive Plan/Designated 2020 Land Use: This area is designated as Low Residential
5. Annexation: The property was annexed in September 1982 as part of the Briargate Addition #5 Annexation.
6. Master Plan/Designated Master Plan Land Use: Briargate Master Plan/Designated Residential Very Low (R-VL 0-1.99 DU/gross acre).
7. Subdivision: This property is unplatted.
8. Zoning Enforcement Action: None
9. Physical Characteristics: The site is vacant and is primarily natural grassed with areas of scrub oak on the northern part of the property and some grouping of ponderosa pine on portions of the site.

STAKEHOLDER PROCESS AND INVOLVEMENT

The public process included public notice provided to 72 property owners within 500 feet of the site on two occasions; during the internal review stage, notifying for the submittal and a public meeting to be held, and prior to the Planning Commission meeting. The site was also posted on those two occasions.

A neighborhood meeting was held on August 17, 2016. There were approximately 43 citizens in attendance. This meeting introduced the process and the overall plan for development of this portion of Cordera. Neighborhood concern was voiced at the meeting mainly regarding traffic impacts on the area. Concern was raised for traffic and future connection of Union Boulevard and Milam Road. Neighbors stated that impact of the traffic in and out of the neighborhood would be too much. Staff supports that the Union connection does at this time have a nexus to this development and after the neighborhood meeting City comments and neighborhood concerns for this connection were addressed and specific timing for the extension of Union detailed on these entitlements.

Cordera neighbors expressed concerns and questions regarding capacity of the schools in District 20 and how these future developments will impact school growth. They also voiced heavy concern for the Cordera amenities that would be affected by future additional dwellers of the neighborhood, specifically the capacity of the Cordera Community Center. The City does not have criteria for the establishment of any private amenities offered by a planned community. This is the responsibility of the Home Owners Association. Discussion also included information about the intended Tier 2 public trail to be improved along the southern boundary of the development.

Additional comments were stated from neighboring property owners in unincorporated El Paso County that this increase in density would create significant negative impacts on their rural neighborhood. Written opposition is attached as **FIGURE 3**, as well as an additional response from the applicant attached as **FIGURE 4**.

Staff input is outlined in the following section of this report. Staff sent plans to the standard internal and external review agencies for comments. All comments received from the review agencies are addressed. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, School District 20, Police and E-911, and El Paso County Development Services. This site is not within the Airport Overlay and was not seen by the Airport Advisory Committee and is outside of the buffer for review by USAFA.

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

1. Review Criteria / Design & Development Issues

a. Background

This development proposal is the north western extension of the Cordera residential community. Cordera is fully encapsulated in the Briargate Master Planned area. Previous Cordera development established lots similar in size to that which is proposed. Previous developments also included improvements to the extension of Cordera Crest Avenue and Union Boulevard, with a future connect of Cordera Crest Avenue to Old Ranch Road.

With this previous portion of the development extensive neighborhood outreach was done. At that time neighborhood concerns focused on the residential density along the City – County boarder, screening and buffering to the rural residents, and traffic impacts. Design development of the site has created a large buffer along Old Ranch Road, along with a mixture of large lots established along this boarder. This insures a compatible transition between rural and suburban areas. Further roadway improvements will be required with this development to provide adequate and safe access to the neighborhood. Also worth noting there is an existing 50-foot gas line easement that borders this property to the west. This easement will remain with a Tier 2 trail established along the easement. Further this extension of the Cordera neighborhood will include a connection to the previously approved public park. The current proposal in more detail is outlined below.

b. Major Master Plan Amendment

This proposal will further amend the Briargate Master Plan by changing the envisioned land use designation for 116 acres of land between Old Ranch Road and Cordera Crest Avenue. The current designation is Residential Very Low (R-VL) with a density range of 0-1.99 dwelling units per acre (DU/AC). This proposal will increase the land use designation to the next highest residential density, Residential Low (R-L) with a density range of 2.0-3.49 DU/AC. **(FIGURE 5)** While this project proposes a different land use density than previously envisioned, the increased density is only slightly above that which is allowed in the Residential Very Low land classification. The intended density for this site is 2.63 DU/AC.

While the increase does allow for a slightly higher density to be developed at this site, there has been design measured taken by the applicant to create appropriate buffers and screening for the impact of the higher density to the bordering County property. This project will complete a sizable segment of the master planned area for the Cordera community and facilitate the infill of an already incorporated area of the City.

To better evaluate the fiscal impact of this major master plan amendment a Fiscal Impact Report has been completed by the City Finance Department. Please see the report

details in **FIGURE 6** for further information on the fiscal impacts of the density increase and subject change to the Briargate Master Plan.

c. PUD Zone Change

Concurrently the applicant is requesting a rezone of the 116 acres site from A (Agriculture) to PUD (Planned Unit Development; single-family detached residential, 2.63 dwelling units per acres, 36-foot maximum building height). (**FIGURE 7**) The subject parcel was originally zoned Agriculture with its annexation into the City in 1982. This rezone will facilitate the further residential development in the Cordera community. The applicant's proposed PUD zone district sets the specific density, dimensional, and use controls for the development of the Cordera 4 & 5 project and is consistent with the requested major amendment of the Briargate Master Plan.

d. PUD Concept Plan

The proposed PUD Concept Plan for the Cordera 4 & 5 project (**FIGURE 1**) illustrates the envisioned layout for the residential development with an intended 307 single-family residential lots. Residential development on these lots will have consistent dimensional controls as that of the previous Cordera 3, located southwest of this development site. Minimum lot sizes will remain consistent at 5,500 square feet, with the further establishment of large lots along the northern boundary as a transition to rural residential.

Lots have been designed to be pulled away from Old Ranch Road creating a large buffer to offset from County residential. Balancing the density transition and design the applicant has provided a wide landscaped area with a variety of shrubs, native grasses and Ponderosa Pine trees, rolling berms, low-slung remnant walls and preservation of existing on-site Scrub Oak. (**FIGURE 8**) Where a 20-foot landscape buffer is required by City Code the landscape buffer proposed varies in width maintaining a minimum of 75-feet along the entire length of Old Ranch Road. In addition the lots abutting the buffer will have 3-rail fences delineating the back of their property helping blend with the landscape appearance of rural lots. Together this will provide a harmonious transition from rural to suburban residential in the infill of this site.

e. PUD Development Plan

The applicant is submitting a PUD Development Plan for Cordera 4 initially. (**FIGURE 9**) This site is located on the western portion of the Concept Plan and consists of 53 single-family residential lots on 29.51 acres. This area will have a gross density of 1.80 DU/AC. Access for Cordera 4 will be through Cordera 3 along Horse Gulch Loop, which intersects with Cordera Crest Avenue. As mentioned above the dimensional controls for his development will emulate those established in Cordera 3.

f. Traffic

The proposed development will be accessed from Cordera Crest Avenue and Union Boulevard. Direct access to Old Ranch Road is not proposed. The abutting transportation infrastructure have been planned to accommodate the proposed development and, therefore, have adequate capacity to serve its needs.

At the request of the City's Traffic Division the applicant has completed a Traffic Impact Analysis to determine the effect the project will have on surrounding transportation. It has been determined by staff for best access and safety to phase the further extension of Union Boulevard as development of Cordera 5 comes on line. In the initial phases of Cordera 5 an extension of Union Boulevard will be extended from its current terminus to Horse Gulch Loop, and further Horse Gulch Loop will fully extend to meet Union Boulevard. At the time of Cordera 5 phase 4 the full of extension of Union Boulevard will then be required to meet Old Ranch Road. These roadway improvements will help to address the traffic related concerns raised by neighbors.

g. School District

The applicant has worked with Academy School District 20 to ensure that the increase of density does not adversely affect the school district and total land dedication that is due to D-20 at full build out. **(FIGURE 10)** Several citizen concerns were voiced on capacity for the surrounding schools. It is standard process for the planning department to include distribution to the school district for their comment and review on any new residential development. Staff received a letter on August 8, 2016 from Don Smith of Academy School District 20 stating after his review of the proposed development the district has previously requested land dedication in lieu of fees for all the residential development in Cordera. **(FIGURE 11)**

h. Park and Open Space

The development includes multiple trails that connect to the Tier 2 trail along the CSU gas easement; numerous open space areas; and, a landscape buffer along the north side of the property adjacent to Old Ranch Road. The development has been planned to take advantage of natural topography and to protect areas of natural vegetation where possible. The parks in the community have capacity and were designed to handle users from Cordera and the general public. The parks are public in Cordera and two of the four planned parks are built at this time. A 16-acre park in Cordera 3 has been zoned PK and is being planned for construction with the development of Cordera 3 Filing 3H.

Staff finds that the applications associated with this project proposal have adequately addressed all of the issues raised by the immediate neighborhood and meet the review criteria as set forth in City Code.

i. Drainage

This site is located in the Kettle Creek Drainage Basin. There is an existing drainageway that runs through the northwest portion of the site. This drainageway conveys flow within the Kettle Creek Drainage Basin to the proposed regional detention facility. A storm sewer system is incorporated within the site as part of the development for the area. This site is not located within the Prebles Jumping Mouse habitat buffer.

2. Conformance with the City Comprehensive Plan

The proposed applications are consistent with the envisioned development patterns for the subject parcel, which is identified as Low Residential (0-3.49 dwelling units per acre) per the Comprehensive Plan 2020 Land Use Map. This is supported by the intention of the Comprehensive Plan to accommodate regional growth.

a. Objective LU 5: Develop Cohesive Residential Areas

This development is a consistent and logical extension to the Cordera development. This allows for continued cohesive growth of the neighborhood. Although the City Comprehensive Plan identifies this property for Low Residential the applicant's proposal provides a platform for the building of neighborhood and community through the extension of the Cordera community, while providing buffering and transition to county development. The applicant's proposal is supportive of the City's efforts to encourage the creation of functional and attractive neighborhoods sharing in interconnected network of facilities, while ensuring this area develops as a well-functioning neighborhood.

b. Objective N 1: Focus On neighborhoods

This development includes open space that includes preservation of natural vegetation, small mail areas, buffered areas for landscaped open spaces and an extensive trail system; all fostering a neighborhood community. Strong connections to adjacent existing and future land use create connectivity to mixed uses.

c. Objective LU 6: Meet the Housing Needs of All Segments of the Community

The PUD concept plan furthers the City's desires to ensure the sufficient provision of housing options to meet the needs of the entire community by providing a choice of unit types and costs within the immediate neighborhood.

It is the finding of Staff that the Cordera 4 & 5 development and associated zone change will substantially conform to the City Comprehensive Plan 2020 Land Use Map and the Plan's goals and objectives.

3. Conformance with the Area's Master Plan

The proposed project site is part of the Briargate Master Planned area and is currently designated as Residential Very Low (R-VL) with an allowed density of 0-1.99 dwelling units per acre (DU/AC). Per the proposed major amendment to the master plan, as discussed above, the applicant has proposed a land use designation for the 116-acres of land to be changed to Residential Low (R-L) with an allowed density of 2.00-3.49 DU/AC. The proposed density range for the residential use is an increase but is a similar designation to the adjacent Cordera development areas within the master plan. Cordera 4 & 5 is proposed with an overall density of 2.63 DU/AC.

Fiscal Impact Analysis provided as **FIGURE 6**.

Staff finds that the Cordera 4 & 5 project to be consistent with, and in substantial compliance with, the Briargate Master Plan as amended.

STAFF RECOMMENDATION

CPC MPA 007-00061-A4MJ16 – MAJOR MASTER PLAN AMENDMENT

Recommend approval to City Council the major master plan amendment to the Briargate Master Plan, based upon the finding that the amendment meets the review criteria for granting a master plan amendment as set forth in City Code Section 7.5.408.

CPC PUZ 16-00102 – CHANGE OF ZONING TO PUD

Recommend approval to City Council the zone change from A (Agriculture) to PUD (Planned Unit Development; single-family detached residential, 2.63 dwelling units per acres, 36-foot maximum building height), based upon the findings that the change of zone request complies with the three (3) review criteria for granting a zone change as set forth in City Code Section 7.5.603 and the development of a PUD zone as set forth in City Code Section 7.3.603.

CPC PUP 16-00103 – PUD CONCEPT PLAN

Recommend approval to City Council the PUD concept plan for the Cordera 4 & 5 project, based upon the findings that the PUD concept plan meets the review criteria for granting a PUD concept plan as set forth in City Code Section 7.3.605 and meets the eight (8) review criteria for granting a concept plan as set forth in City Code Section 7.5.501(E), subject to technical modifications.

Technical and Informational Modifications to the PUD Concept Plan:

1. Show and label all existing public utility easements and include Book and Page or Reception Number.

CPC PUD 16-00104 – PUD DEVELOPMENT PLAN

Recommend approval to City Council the PUD development plan for the Cordera 4 & 5 project, based upon the findings that the PUD development plan meets the review criteria for granting a PUD development plan as set forth in City Code Section 7.3.606 and meets the review criteria for granting a development plan as set forth in City Code Section 7.5.502(E).