

Urban Collection at Briargate

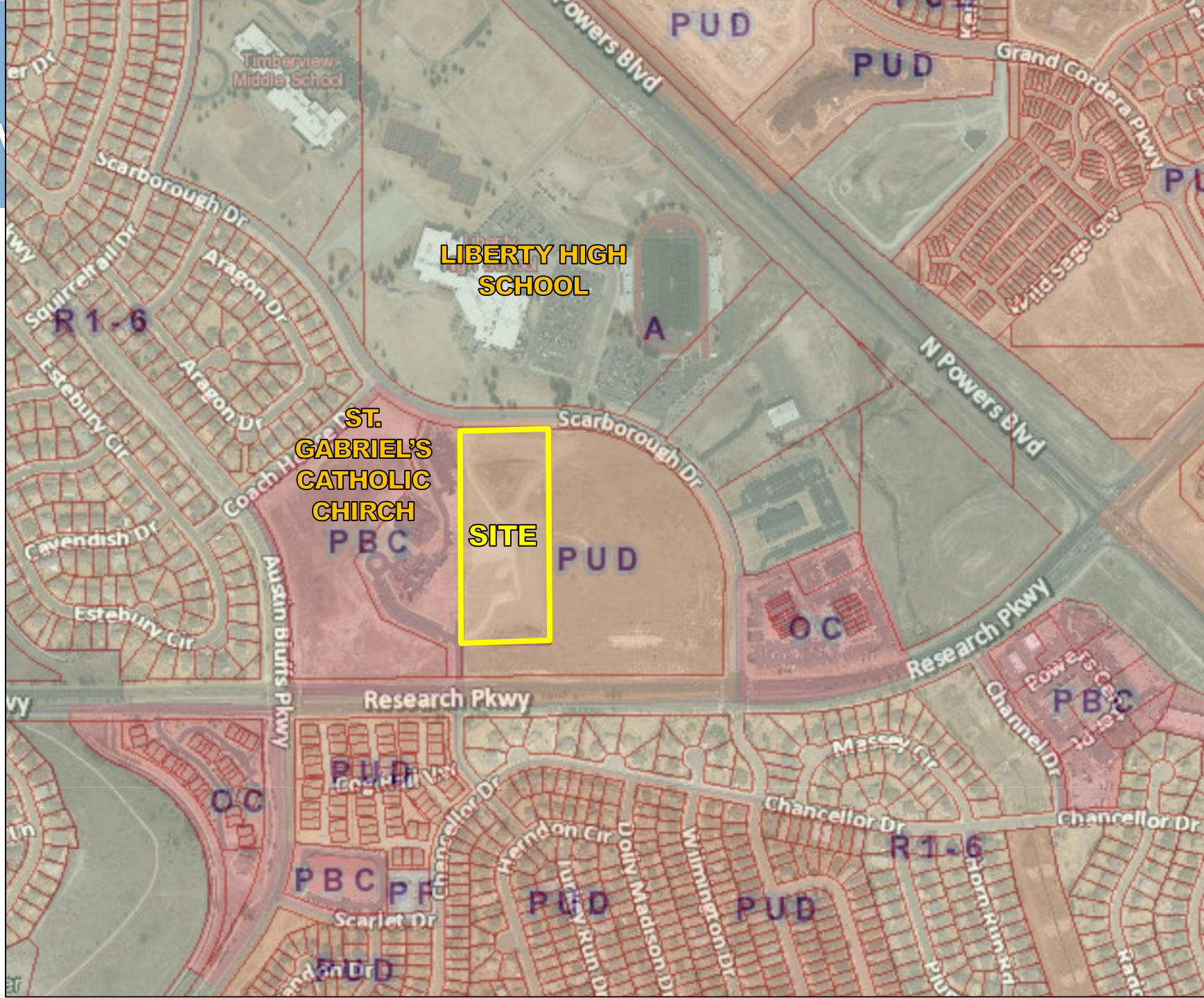
City Council

June 23, 2020

Hannah Van Nimwegen, AICP

Senior Planner





LIBERTY HIGH SCHOOL

ST. GABRIEL'S CATHOLIC CHURCH

SITE

Requests Under Consideration



CPC MP 07-00061-A8MN20 – Minor Master Plan Amendment

Request by Diocese of Colorado Springs, with representation by N.E.S. Inc., for approval of a minor amendment to the Briargate Master Plan altering the subject site from R-MH to R-M.

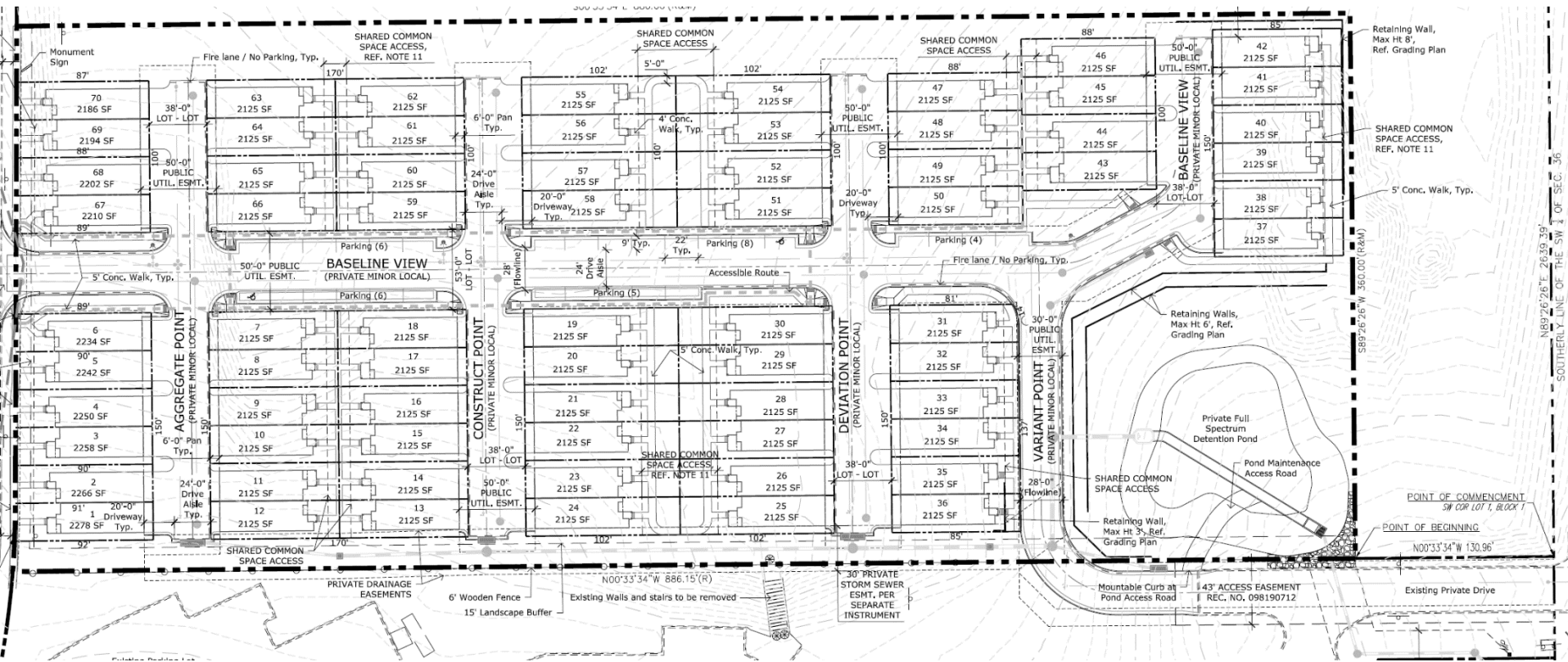
CPC PUZ 20-00002 – PUD Zone Change

Rezone from PUD/CR/AO (Planned Unit Development: Apartments, 17.4 du/ac, 35' maximum building height with Conditions of Record and an Airport Overlay) to PUD/AO (Planned Unit Development: attached single-family residential, 8 to 11.99 du/ac, 35-foot max building height with an Airport Overlay)

CPC PUD 20-00003 – Development Plan

Development Plan proposing 70 single-family residential attached dwelling units.

Development Plan



N89°26'26"W 2639.39'
S08°26'26"W 560.00' (ROAD)
SOUTHERLY LINE OF THE SW 1/4 OF SEC. 36

General Information



Site Details:

- 7.29-acre site
- Proposed to be rezoned from a PUD for apartments to a PUD for duplexes
- Part of the Briargate Master Plan proposing to be amended reducing density

Public Notification and Involvement:

- Public notice was mailed to 203 property owners on two occasions: internal review and prior to the Planning Commission hearing
- The site was also posted on those two occasions
- A few public comments were received regarding concerns with additional traffic and preserving views west of subject site

Recommendations



CPC MP 07-00061-A8MN20 – Minor Master Plan Amendment

Approve the minor amendment to Briargate Master Plan changing the land use designation from “Residential Medium-High” to “Residential Medium” based upon the finding that the request complies with the master plan amendment review criteria in City Code Section 7.5.408.

CPC PUZ 20-00002 – PUD Zone Change

Approve the rezone of 7.29-acres from PUD/CR/AO (Planned Unit Development with a Condition of Record and Airport Overlay) to PUD/AO (Planned Unit Development: 30-foot maximum building height, single-family attached units, density range of 8 to 11.99 dwelling units per acre with an Airport Overlay), based upon the findings that the change of zoning request complies with the three (3) criteria for granting of zone changes as set forth in City Code Section 7.5.603(B), as well as the criteria for establishment of a PUD zone district as set for in City Code Section 7.3.603.

CPC PUD 20-00003 – Development Plan

Approve the development plan for the Urban Collection at Briargate Square based upon the findings that the development plan complies with the review criteria for development plans as set forth in City Code Section 7.5.502(E) and criteria for PUD development plans set forth in City Code Section 7.3.606.