

**NORTH FORK AT BRIARGATE FILING 3-7  
PROJECT STATEMENT**

**DEVELOPMENT PLAN  
ZONE CHANGE**

**DECEMBER 2015**

**I. BACKGROUND AND PROPOSAL SUMMARY**

La Plata Communities (LP) proposes to continue the North Fork at Briargate development with expansion onto property located directly west of North Fork at Briargate Filings 1 and 2 and north of Pine Creek High School. This portion of the development is known as North Fork at Briargate Filing 3-7 (NFB). In May 2014 the Planning Commission and City Council approved a Briargate Master Plan Amendment to relocate the elementary school, a rezoning from Agriculture to PUD and the Development Plan for Filings 1 and 2.

Located adjacent to North Fork at Briargate Filings 1 and 2, LP proposes 602 single family lots on 168 acres, completing the North Fork at Briargate development. NFB is to be developed in 5 phases with a gross density of 3.6 DU/AC. Lot sizes vary from approximately 5,700 – 15,900 SF with an average lot size of 7,108 SF. LP's requests include approval for: 1) Development Plan (DP) for the proposed PUD; 2) rezoning from Agriculture to PUD; 3) Final Landscape Plan; 4) Coordinated Signage Plan and 5) Final Plat for Filing 3 and 4.

**II. SITE DESCRIPTION**

The site is vacant and is currently used for cattle grazing during summer and fall. The property slopes gently from west to east at approximately 4%. Natural grasses dominate the property with two areas of Gambel oak on the southern part of the property and one small grouping of ponderosa pine trees on the western portion of the site. There is a water well serving Pine Creek Golf Course located in the central part of site. An electric line runs to the well from Thunder Mountain Avenue (TMA). A detention pond from construction activities at the high school is located near the well. There are excellent views of Pikes Peak and the Rampart Range (see site photo below)



### III. DEVELOPMENT PLAN

#### A. SUMMARY OF PROPOSED DEVELOPMENT PLAN

North Fork @ Briargate's primary features include:

- A consistent and logical extension to North Fork Filing 1-2
- Primarily grid layout contoured to respond to the terrain
- A central feature called The Green flanked by one-way streets which will provide open space as well as active and passive recreation
- A potentially separate patio home development within the overall neighborhood
- A parks and open space plan that includes preservation of natural vegetation, small mail parks, buffer areas and an extensive trail system
- Strong connections to adjacent existing and future land uses
- Phasing that allows flexibility to respond to market conditions
- NFB is consistent with the intent and purposes of the City's Zoning Code and the goals and policies of the Comprehensive Plan

#### B. DEVELOPMENT PLAN AND PUD DEVELOPMENT PLAN REVIEW CRITERIA

The review criteria for Development Plan and PUD Development Plan are very similar and cover the same topics. This section will utilize the Development Plan review criteria with the understanding that responses cover the PUD Development Plan review criteria as well. The Applicant's responses are in italics below each criterion.

1. Will the project design be harmonious with the surrounding land uses and neighborhood?

*The proposed design will be harmonious with the existing and proposed/future surrounding land uses.*

- *To the northeast are parcels that will eventually become a future City park and an elementary school. NFB's land plan has been created with these uses in mind and has established strong vehicular and pedestrian connections to these future public areas.*
- *To the east is NFB Filing 1 and 2.*
- *Pine Creek High School is to the south. The LP team has worked with the school district representative to: 1) address traffic and pedestrian safety along TMA (see Thunder Mountain Avenue Improvements Plan in the DP plan package); 2) work cooperatively on a temporary road construction easement and a minor boundary issue.*
- *Powers Boulevard is to the west. LSC Transportation Consultants conducted a Noise Impact Study to assess noise from Powers Boulevard and to ensure the project design would comply with City and CDOT regulations regarding residential setbacks. All residences will be located east of the established 65/66 db setback boundary (see Noise Impact Study dated April 2, 2015 and Overall Site Plan).*

- *There is vacant land to the north owned by Venezia Interests. The property is zoned Agricultural but is designated Residential Low-Medium on the Briargate Master Plan. This is the same designation as the NFB site.*

2. Will the proposed land uses be compatible with the surrounding neighborhood? Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?

*As described in #1 above, the land uses will be compatible with surrounding uses. NFB's road, trail and sidewalk systems will connect directly with NF Filing 1 and 2. LP has worked with the District 20 representative on vehicular and pedestrian connections with the existing high school and the future elementary school. Additionally, LP has an agreement with Venezia Interests for the portion of TMA that is adjacent to their property. The agreement allows for Venezia's future residential development to utilize TMA for access and also for TMA, where adjacent to Venezia, to be located 50% on Venezia property.*

*NFB will not overburden existing infrastructure. A Traffic Technical Report (TTR) has been completed by LSC to address compatibility with existing and future traffic volumes. The TTR concludes that "The intersection of Old Ranch/Thunder Mountain is anticipated to operate acceptably based on the long-term total traffic analysis." The TTR also includes recommendations for future improvements to Old Ranch Road and TMA. The close proximity of the high school and future elementary school will allow most school-aged residents to walk to school, reducing traffic on neighborhood streets. NFB's primary open space, The Green, will provide for active and passive recreational uses for residents, avoiding overburdening the future City Park to the northeast. Utilities have been designed to handle the capacity of NFB plus a portion of NF Filing 2 and to integrate with the City's utility plans in the area.*

3. Will the structures be located to minimize the impact of their use and bulk on adjacent properties?

*Red Cavern Road and the high school athletic fields buffer residences from Pine Creek High School. Venezia property is buffered by TMA. The future City Park is buffered by on-site open space and TMA. A generous linear open space buffers NFB Filing 3-7 from NFB Filing 1-2.*

4. Will landscaping, berms, fences and/or walls be provided to buffer the site from undesirable views, noise, lighting or other off-site negative influences and to buffer adjacent properties from the negative influences that may be created by the proposed development?

*Buffering adjacent properties is addressed above in #3. Significant landscaping is proposed along Thunder Mountain Avenue and Red Cavern Road on the perimeter of the development. Use of drought resistant species including grasses is included in the proposed landscape plan.*

5. Will vehicular access from the project to the streets outside the project be combined, limited, located, designed and controlled to channel traffic to and from such areas conveniently

and safely and in such a manner which minimizes traffic friction, noise and pollution and promotes free traffic flow without excessive interruption?

*As stated in #2 above, the TTR addresses the items in this criterion. The street pattern is responsive to the surrounding neighborhood and uses and provides the greatest level of safety and convenience for both school sites. The vehicular circulation takes into account NF Filing 1-2, the currently proposed DP as well as the future developments identified in the master plan.*

6. Will all the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project?

*The proposed streets and drives provide logical, safe and convenient access to each of the proposed home sites. Potential access locations to the townhome site for future development are indicated on the site plan.*

7. Will streets and drives within the project area be connected to streets outside the project area in such a way that discourages their use by through traffic?

*NFB has been located and designed so that there is no through traffic using the residential streets.*

8. Will adequately sized parking areas be located throughout the project to provide safe and convenient access to specific facilities?

*Parking will be required for each single family detached lot, as well as allowed on most of the street system, to ensure adequate and safe parking for residents and guests.*

9. Will safe and convenient provision for the access and movement of handicapped persons and parking of vehicles for the handicapped be accommodated in the project design?

*Regulations regarding handicap access and movement will be adhered to within NFB. Most sidewalks and portions of the trail system meet or exceed requirements for handicap uses.*

10. Will the design of streets, drives and parking areas within the project result in a minimum of area devoted to asphalt?

*The streets and drives are designed for maximum efficiency, while at the same time meeting the design criteria of the City.*

11. Will pedestrian walkways be functionally separated from vehicular traffic and landscaped to accomplish this? Will pedestrian walkways be designed and located in combination with other easements that are not used by motor vehicles?

*Pedestrian sidewalks and trails are physically separated from vehicular areas by vertical curbs and landscape zones throughout the community to provide safe and enjoyable pedestrian movement. In addition, NFB will have an extensive trail system that is connected with the sidewalk system.*

12. Does the design encourage the preservation of significant natural features such as healthy vegetation, drainage channels, steep slopes and rock outcroppings? Are these significant natural features incorporated into the project design?

*NFB has been specifically designed to preserve areas of significant vegetation on the site. A park has been created around 4 mature Ponderosa Pines in west central part of the site and large open spaces will preserve clusters of scrub oak on the southern portion of the site.*

*Note that there will be some impact to the Preble's meadow jumping mouse habitat within the Kettle Creek drainage from the proposed outfall on the north side of the detention pond. The applicant will not construct the outfall until permits from U.S. Fish and Wildlife Service and other required applicable permits are obtained.*

#### **IV. ZONE CHANGE**

##### **A. SUMMARY OF PROPOSED ZONE CHANGE**

LP requests a rezoning from Agriculture to PUD for the land identified in the DP. The Site Data and Land Use section of the Cover Sheet, along with the submitted DP plans, describe the details of the proposed PUD zoning.

##### **B. REZONING REVIEW CRITERIA**

1. The action will not be detrimental to the public interest, health, safety, convenience or general welfare.

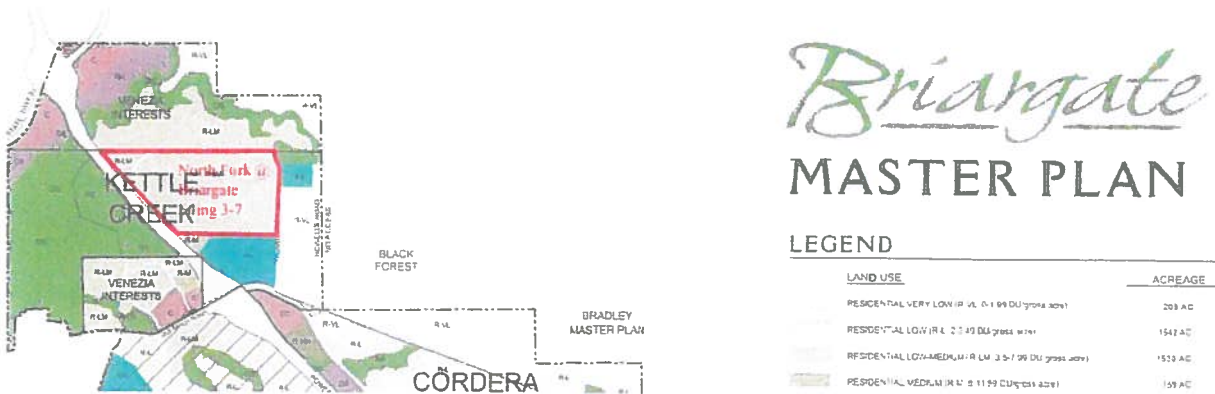
*The proposed rezoning is consistent with the public interest, health, safety, convenience or general welfare.*

2. The proposal is consistent with the goals and policies of the Comprehensive Plan.

*NFB is consistent with the intent and purposes of the City's Zoning Code as well as the goals and policies of the Comprehensive Plan as represented within the Briargate Master Plan (See #3 below).*

3. Where a master plan exists, the proposal is consistent with such plan or an approved amendment to such plan. Master plans that have been classified as implemented do not have to be amended to be considered consistent with a zone change request.

NFB's proposed zoning and design is consistent with the Briargate Master Plan BMP. The BMP designates the site for the Residential Low-Medium Land (R-LM) Use category with a density between 3.5-7.99 DU/gross acre (see graphic below with the NFB site outlined in red). NFB complies with the BMP with the proposed 3.6 DU/gross acre (602 dwelling units/168 acres).



## V. PROPOSED FINAL PLATS AND REVIEW CRITERIA

As shown in the DP, NFB consists of 602 single family lots with tracts and easements that support the DP. Phasing will be consistent with the 5 primary filings and 7 sub-filings as shown on the Overall Site Plan. This will allow flexibility for development phasing to adjust to dynamic market conditions. NFB is submitting only Filings 3 and 4 for approval at this time.

### Plat Review Criteria

1. The action will not be detrimental to the public interest, health, safety, convenience or general welfare.
2. The proposal is consistent with the goals and policies of the Comprehensive Plan.
3. Where a master plan exists, the proposal is consistent with such plan or an approved amendment to such plan. Master plans that have been classified as implemented do not have to be amended to be considered consistent with a zone change request.

### Responses to Plat Review Criteria

- *The proposed plats will meet or exceed the standards for subdivision design as defined by the City Development and Subdivision Codes.*
- *The proposed plats will meet or exceed the standards for utilities and services as defined by the City Development and Subdivision Codes.*
- *The proposed plats will meet or exceed the standards for adequate and safe vehicular and pedestrian circulation as defined by the City Development and Subdivision Codes and the Subdivision Policy, Pavement Design Criteria and Traffic Criteria Manuals.*
- *The proposed plats will meet or exceed the standards for adequate public facilities as defined by the City Development and Subdivision Codes and the City's Comprehensive Plan.*

- *The proposed development will meet or exceed the goals and policies of the City's Comprehensive Plan to ensure appropriate development of the community.*

## VI. PRE-APPLICATION ISSUES

Below please find the issues identified in the LDTC meeting with applicant responses in italics below each issue.

Elizabeth (Engineering) comment: parcel 1B (Campbell area) seems tight – make sure driveway's work with lot widths.

*Response: Lot widths in Filing 3 are same (minimum 50') as remainder of subdivision.*

Zach (Traffic) Comment: Kathleen from traffic agrees that a traffic study will not be required. They will review traffic before neighborhood meetings.

*Response: To provide updated and accurate information to the City, the neighbors and Pine Creek High School representatives, the applicant has completed a traffic study. The traffic study will be part of the Development Plan submittal.*

Barb (Real Estate Services) Comment: Asked about zoning – it is zone A, 3.99 residential density. Asked if it was in an airport overlay zone – answer: no. She's good with plan, no additional comments.

*Response: Comments acknowledged.*

Bootsy Jones (Police / GIS) Comments: Check street names – they should probably continue from the Easterly filing – Galaxy Hunter is extension name. no other issues with plan.

*Response: The applicants have been working with Bootsy Jones on street naming. We have revised some street names to be extensions of Filings 1 and 2 and believe the proposed street names comply with City regulations.*

Amy (Enumerations – addresses) comments: no issues with plan. Requested copy of Briargate masterplan.

*Response: A copy of the Briargate Master Plan was emailed to Amy.*

Smitty (Fire Dept.) Comments: Some concerns with turning radius at NE end of 'The Green' – request to double check turning radius for fire at 'Deer Feather' & 'Prairie Bluff'. No other City staff had issue with this road condition.

*Response: It is the applicant's understanding that the all turning radii meet or exceed City standards.*

Ann (Utilities Engineering plan reviewer) Comments: no comments or issues with plan.

Connie (Landscape / parks dept. review) Comments: no issues with plan. Would like irrigation plan before permitting.

*Response: The applicant will comply with City regulations and submit irrigation plans within 90 of receiving the first building permit.*

