

Bradley Ranch Development Project

CPC MP 86-00520-A2MJ17,
PUZ 17-00002 & CPC PUD 17-00003

October 24, 2017

Daniel Sexton, Senior Planner

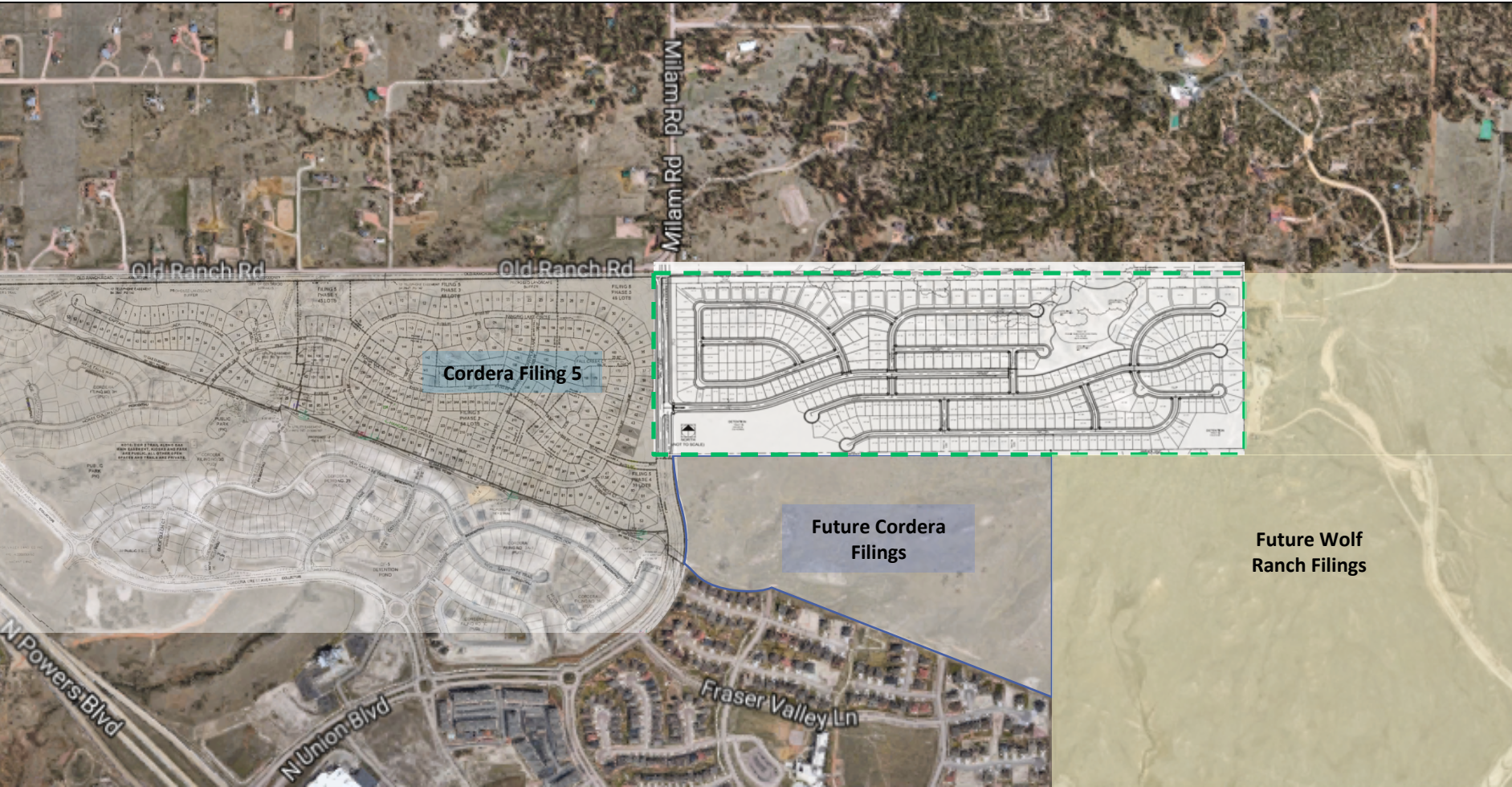
CPC



Vicinity Map



Vicinity Map w/Adjacent Development



 **Approximate Project Boundary**

Previous Actions



City Council:

- City Council previously took action on this property in November 2008 during the review of the Sorrento Development project.

Planning Commission:

- At their meeting held on September 21, 2017 the Planning Commission unanimously approved these items on the consent calendar.

General Information



Site Details:

- 120 acres
- Zoned - PUD/PBC/PK/A/cr (Planned Unit Development/Planned Business Center/Public Park/Agricultural with Conditions of Record)
- Entire Bradley Ranch Master Plan – Mix of land use categories
- Vacant, with natural grass and some pockets of mature vegetation. The property slopes down from north to south, with a significant topography rise occurring near the northeast corner of the project.

Public Notification and Involvement:

- Public notice was mailed to 57 property owners, on three occasions: twice during internal review stage and once prior to Planning Commission hearing
- The site was also posted on those three occasions at the Old Ranch Road/Milam Road Intersection and the terminus of Union Boulevard
- Approx. 30-40 residents attended two neighborhood meetings held on January 27, 2017 and May 10, 2017

Approval History



- **1984 – Bradley Ranch Addition Annexation #1 (Ord. 84-253)**
- **1984 – Zone Change Approval to A (Agricultural) zone district (Ord. 84-254)**
- **1987 – Bradley Ranch Master Plan (CPC MP 86-00520)**
- **2008 – Sorrento Development Project Approval**
- **2010 – Sorrento Development project withdrawn (economic and logistical reasons)**
 - The requested zone changes remain in effect
- **2017 – Bradley Ranch Development Project**

Applications



CPC MP 86-00520-A2MJ17 – MAJOR MASTER PLAN AMENDMENT

Bradley Master Plan major master plan amendment for 120 acres removing the commercial land use designation and changing the residential land use designations to Residential Very Low (0-1.99 DU/ AC) and Residential Low (2-3.49 DU/ AC).

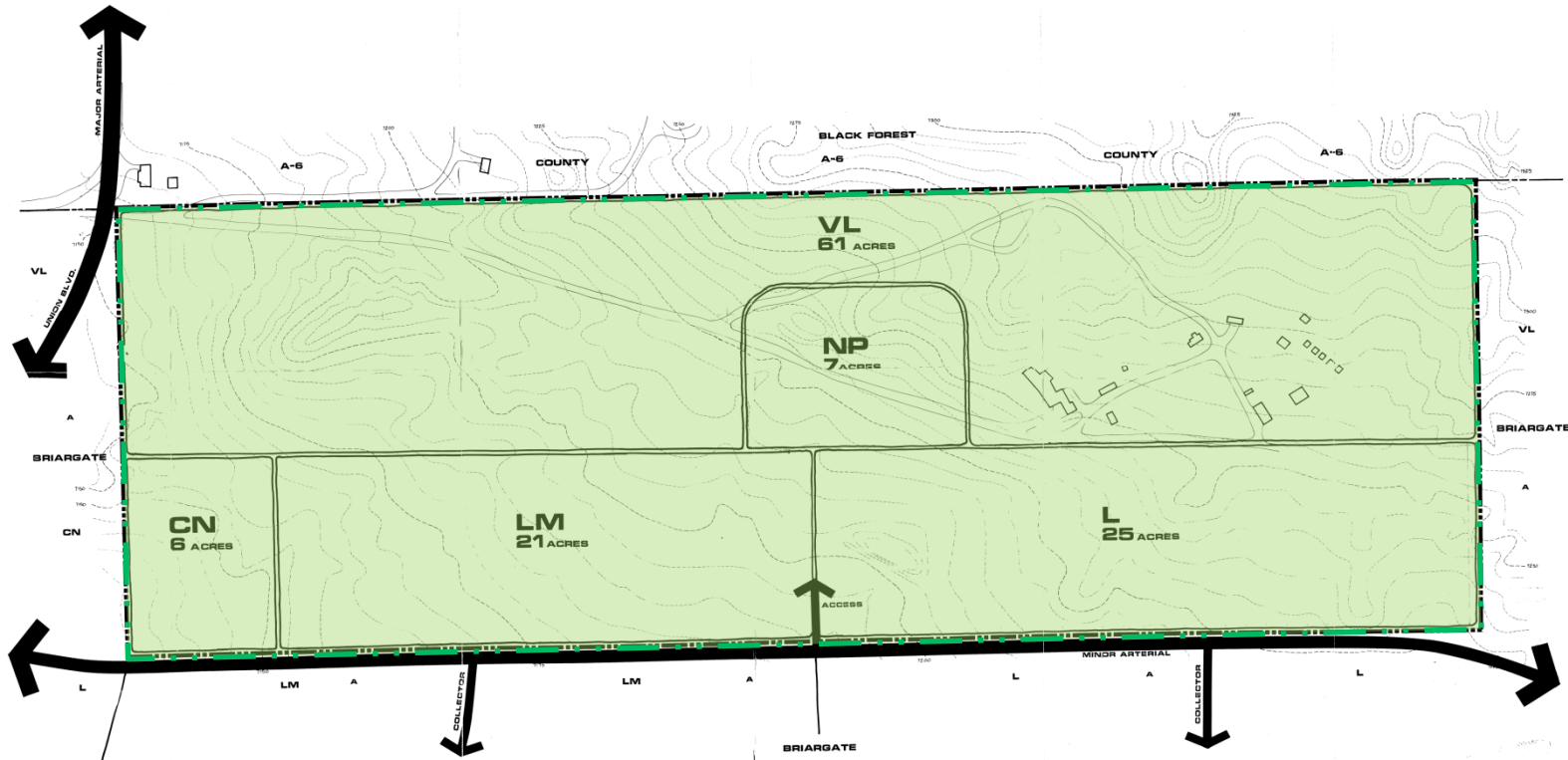
CPC PUZ 17-00002 – CHANGE OF ZONING TO PUD

Bradley Ranch zone change rezoning 120 acres from PUD/PBC/PK/A/cr (Planned Unit Development/Planned Business Center/Public Park/Agricultural with Conditions of Record) to PUD (Planned Unit Development: Single-Family Detached Residential, Maximum Density of 2.98 dwelling units per acres, and Maximum Building Height of 35 feet).

CPC CP PUD 17-00003 – PUD DEVELOPMENT PLAN

Bradley Ranch PUD Development Plan for 120.19 acres to be developed as single-family residential development consisting of 358 single-family detached lots and associated site improvements.

Approved Bradley Ranch Master Plan



LEGEND

Zoning District	Description	Units per Acre	Acres	Total Units
VL	RESIDENTIAL VERY LOW	(1-2 DU/AC)	61	92
L	RESIDENTIAL LOW	(3-5 DU/AC)	25	100
LM	RESIDENTIAL LOW MEDIUM	(5-8 DU/AC)	21	137
NP	NEIGHBORHOOD PARK		7	-
CN	NEIGHBORHOOD COMMERCIAL		6	-

120 TOTAL ACRES

329 TOTAL UNITS

NOTES

- COMMERCIAL SITE IS TO BE DEVELOPED WITH THE ADJACENT PARCEL IN BRIARGATE AS A SINGLE NEIGHBORHOOD COMMERCIAL PARCEL.
- ACCESS AS SHOWN IS CONCEPTUAL SUBJECT TO APPROVAL OF FINAL DESIGN.
- NUMERIC VALUES IDENTIFYING NUMBERS OF ACRES AND NUMBERS OF UNITS ARE MAXIMUMS.

MASTER PLAN

VICINITY MAP



LEGAL DESCRIPTION

A portion of the Bradley Ranch, as more fully described in the attached plat, is hereby approved for development as a single neighborhood commercial parcel. The site is located in the City of Colorado Springs, Colorado, and is bounded by Briargate to the north, south, and east, and by a collector road to the west. The site is approximately 120 acres in size and is currently zoned VL (Residential Very Low). The proposed development is consistent with the City's Comprehensive Zoning Ordinance and the Bradley Ranch Master Plan. The site is shown on the attached plat as a single neighborhood commercial parcel, and the proposed development is subject to the approval of the City Council. The site is shown on the attached plat as a single neighborhood commercial parcel, and the proposed development is subject to the approval of the City Council.

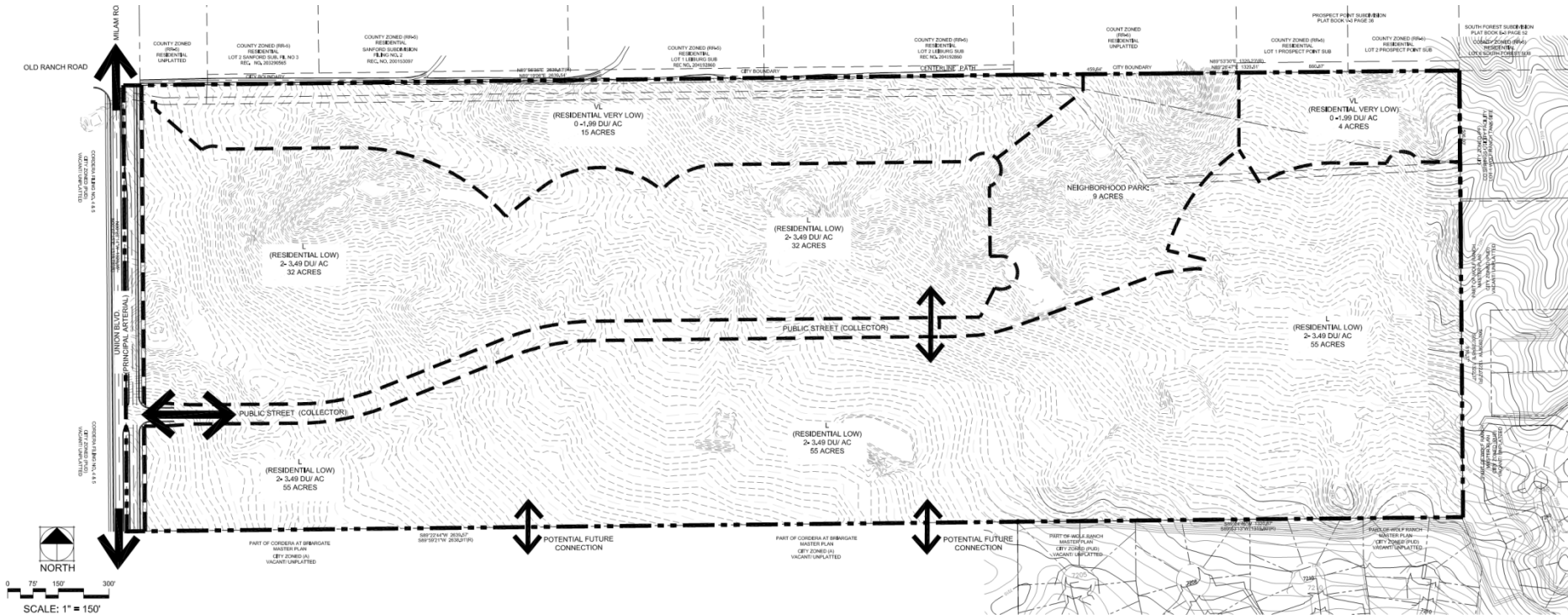


GPC BY 04-100

BRADLEY PROPERTY



Minor Master Plan Amendment



DATA CHART:

USE	DENSITY	AREA
L (RESIDENTIAL LOW):	2.00-3.49 DU/AC	87 ACRES
VL (RESIDENTIAL VERY LOW):	0-1.99 DU/AC	19 ACRES
NEIGHBORHOOD PARK:		9 ACRES
PUBLIC RIGHTS-OF-WAY:		5 ACRES
TOTALS:		120 ACRES

AMENDMENT HISTORY TABLE:

FILE NUMBER	APPROVAL DATE	PROPOSAL
CPC MP 86-00520		Initial Approval
CPC MP 86-00520-A1MN07	Withdrawn 8/10/10	Reconfigurations of the proposed land use designations and envisioned road alignments.
CPC MP 86-00520-A2MJ17		Removal of commercial land use designation and reorganization of residential and open space lands. This amendment also changes the proposed roadway alignments and residential density.

GENERAL NOTES:

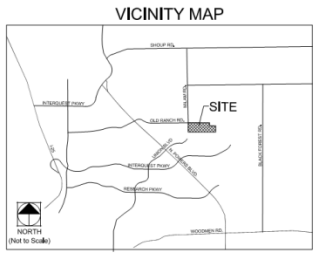
- ACCESS LOCATIONS AND FUTURE POINTS OF CONNECTION AS SHOWN ARE CONCEPTUAL AND SUBJECT TO APPROVAL OF FINAL DESIGN.
- NUMERIC VALUES IDENTIFYING NUMBERS OR ACRES IS CONCEPTUAL AND SUBJECT TO CHANGE PENDING FINAL DESIGN.
- PARK SITE IS CONCEPTUAL AND SUBJECT TO CHANGE PENDING FINAL DESIGN.
- UNION BOULEVARD RIGHT-OF-WAY DEDICATION, IF ANY, WILL BE DETERMINED WITH FINAL DESIGN AND FUTURE SUBMITTALS. FINAL LOCATION AND ALIGNMENT OF UNION BOULEVARD WILL BE DETERMINED WITH FINAL DESIGN.
- THE POTENTIAL FUTURE ALIGNMENT AND EXTENSION OF OLD RANCH ROAD WILL BE DETERMINED THROUGH FURTHER COORDINATION WITH THE CITY OF COLORADO SPRINGS AND EL PASO COUNTY.
- BUFFERING AND/OR A TRANSITION OF LAND USE DENSITIES SHOULD BE PROVIDED ALONG SHARED CITY AND COUNTY BOUNDARIES.

LEGAL DESCRIPTION

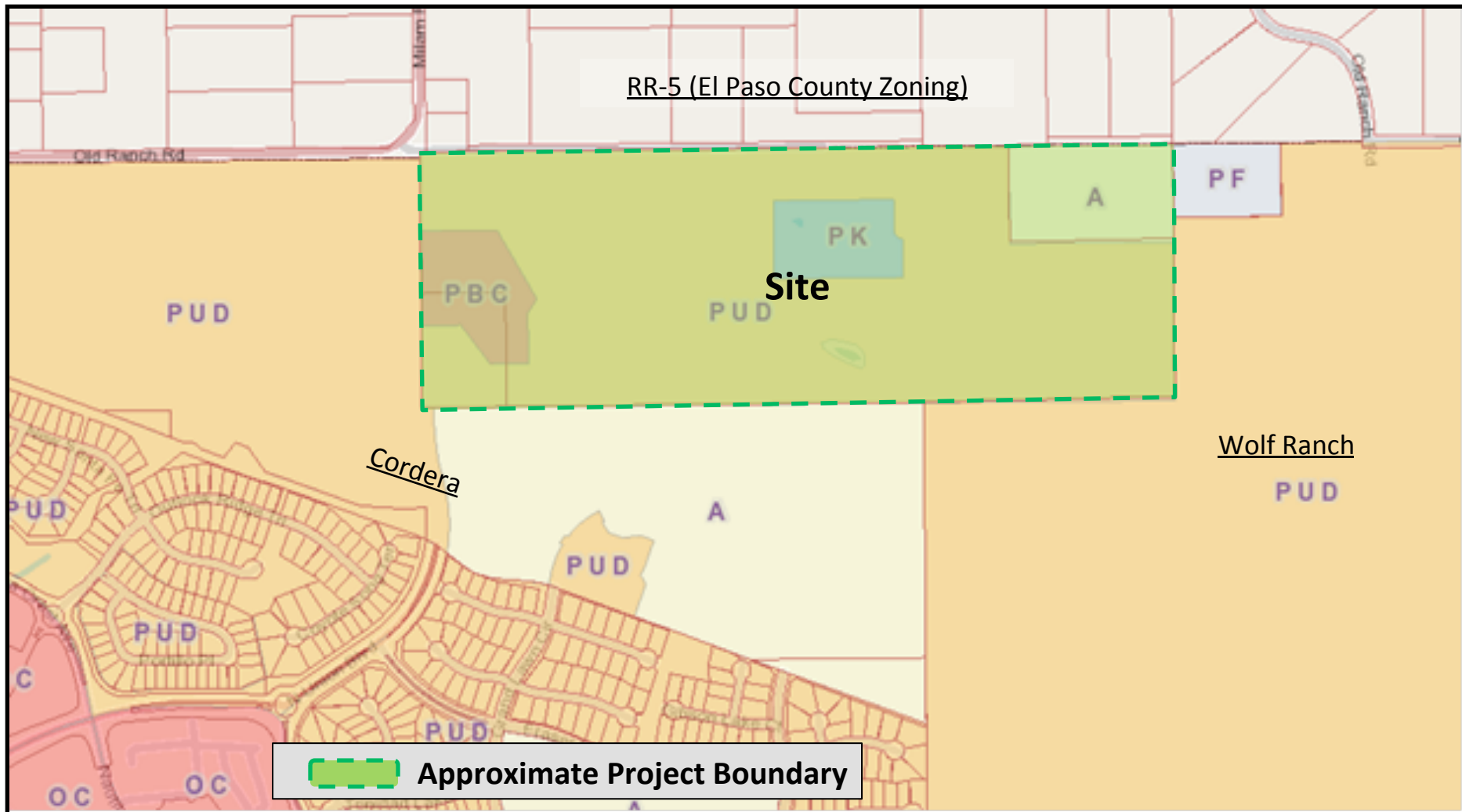
A TRACT OF LAND BEING ALL OF BRADLEY ADDITION NO. 1 ANNEXATION PLAT, AS RECORDED IN PLAT BOOK 5-A AT PAGE 96, RECORDS OF EL PASO COUNTY CLERK, AND BEING ALL OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER (N1/2 NW1/4) AND THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW1/4 NE1/4) OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 25, SAID POINT BEING A POINT ON THE NORTHERLY BOUNDARY LINE OF SAID BRADLEY ADDITION NO. 1 ANNEXATION PLAT, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE S89°24'27" W (S89°24'27" W) OF RECORD ALONG THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4) SAID LINE ALSO BEING THE NORTHERLY BOUNDARY LINE OF SAID BRADLEY ADDITION NO. 1 ANNEXATION PLAT, A DISTANCE OF 128.51 FEET (128.51 FEET OF RECORD) TO THE NORTHERLY CORNER OF SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4); THENCE S89°25'45" E (S89°25'45" E) OF RECORD ALONG THE EAST LINE OF SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4) SAID LINE ALSO BEING THE SOUTHERLY BOUNDARY LINE OF SAID BRADLEY ADDITION NO. 1 ANNEXATION PLAT, A DISTANCE OF 122.27 FEET (122.27 FEET OF RECORD) TO THE SOUTHEAST CORNER OF SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4); THENCE S89°24'27" W (S89°24'27" W) OF RECORD ALONG THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4) SAID LINE ALSO BEING THE SOUTHERLY BOUNDARY LINE OF SAID BRADLEY ADDITION NO. 1 ANNEXATION PLAT, A DISTANCE OF 120.47 FEET (120.47 FEET OF RECORD) TO THE SOUTHWEST CORNER OF SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4); THENCE S89°24'27" W (S89°24'27" W) OF RECORD ALONG THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4) SAID LINE ALSO BEING THE SOUTHERLY BOUNDARY LINE OF SAID BRADLEY ADDITION NO. 1 ANNEXATION PLAT, A DISTANCE OF 209.97 FEET (209.97 FEET OF RECORD) TO THE SOUTHWEST CORNER OF SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4); THENCE N89°24'15" E (N89°24'15" E) OF RECORD ALONG THE WEST LINE OF SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4) SAID LINE ALSO BEING THE WESTERLY BOUNDARY LINE OF SAID BRADLEY ADDITION NO. 1 ANNEXATION PLAT, A DISTANCE OF 120.33 FEET (120.33 FEET OF RECORD) TO THE NORTHWEST CORNER OF SAID NORTHWEST ONE-QUARTER (NW1/4 NE1/4); THENCE N89°19'52" E (N89°19'52" E) OF RECORD ALONG THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER (NW1/4 NE1/4) SAID LINE ALSO BEING THE NORTHERLY BOUNDARY LINE OF SAID BRADLEY ADDITION NO. 1 ANNEXATION PLAT, A DISTANCE OF 209.54 FEET (209.54 FEET OF RECORD) TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS A CALCULATED AREA OF 120.193 ACRES OF LAND, MORE OR LESS.



Surrounding Zoning



RR-5 (El Paso County Zoning)

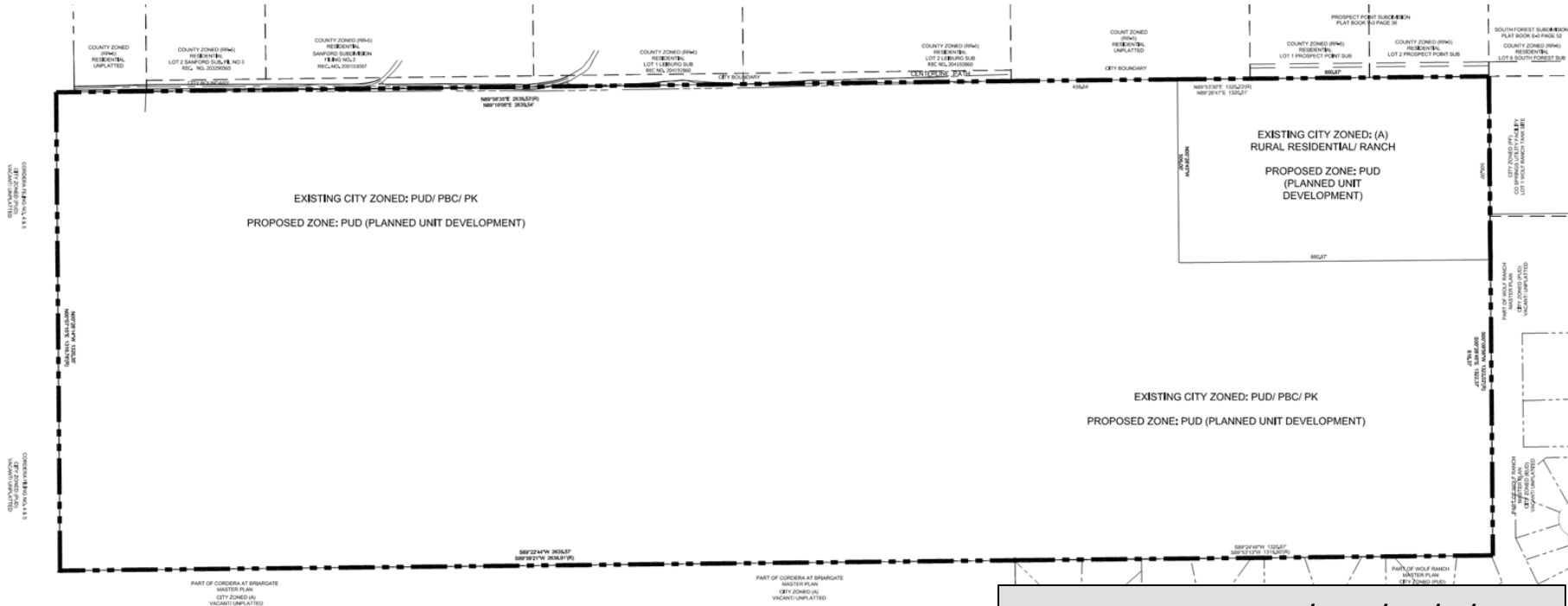
Site

Wolf Ranch



Approximate Project Boundary

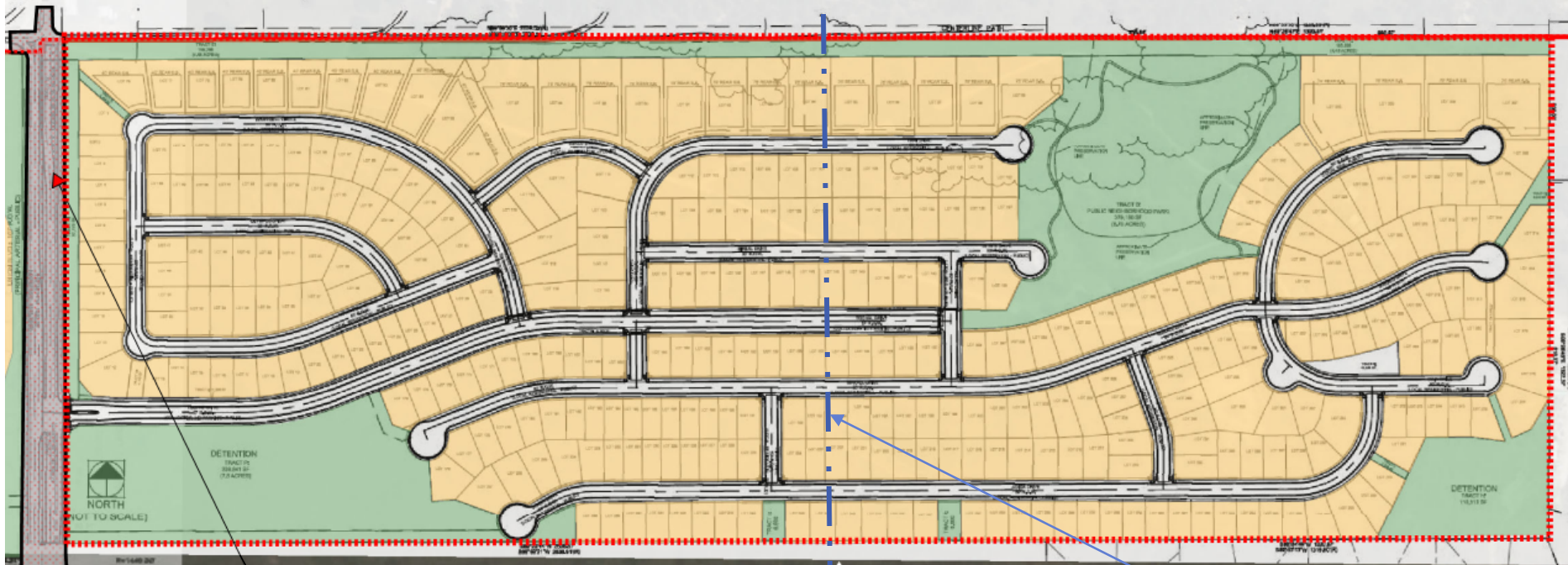
PUD Zone Change



Project Boundary

Existing Zone: PUD/PBC/PK/A/cr
Proposed: PUD
Land Use: Single-Family Residential
Density: 2.98 DU/AC
Max. Bldg. Height: 35 ft.

PUD Development Plan



Union Boulevard
Full Build-out

Site Data

Acreage: 120 acres

Unit #: 358 Lots

Density: 2.98 DU/AC

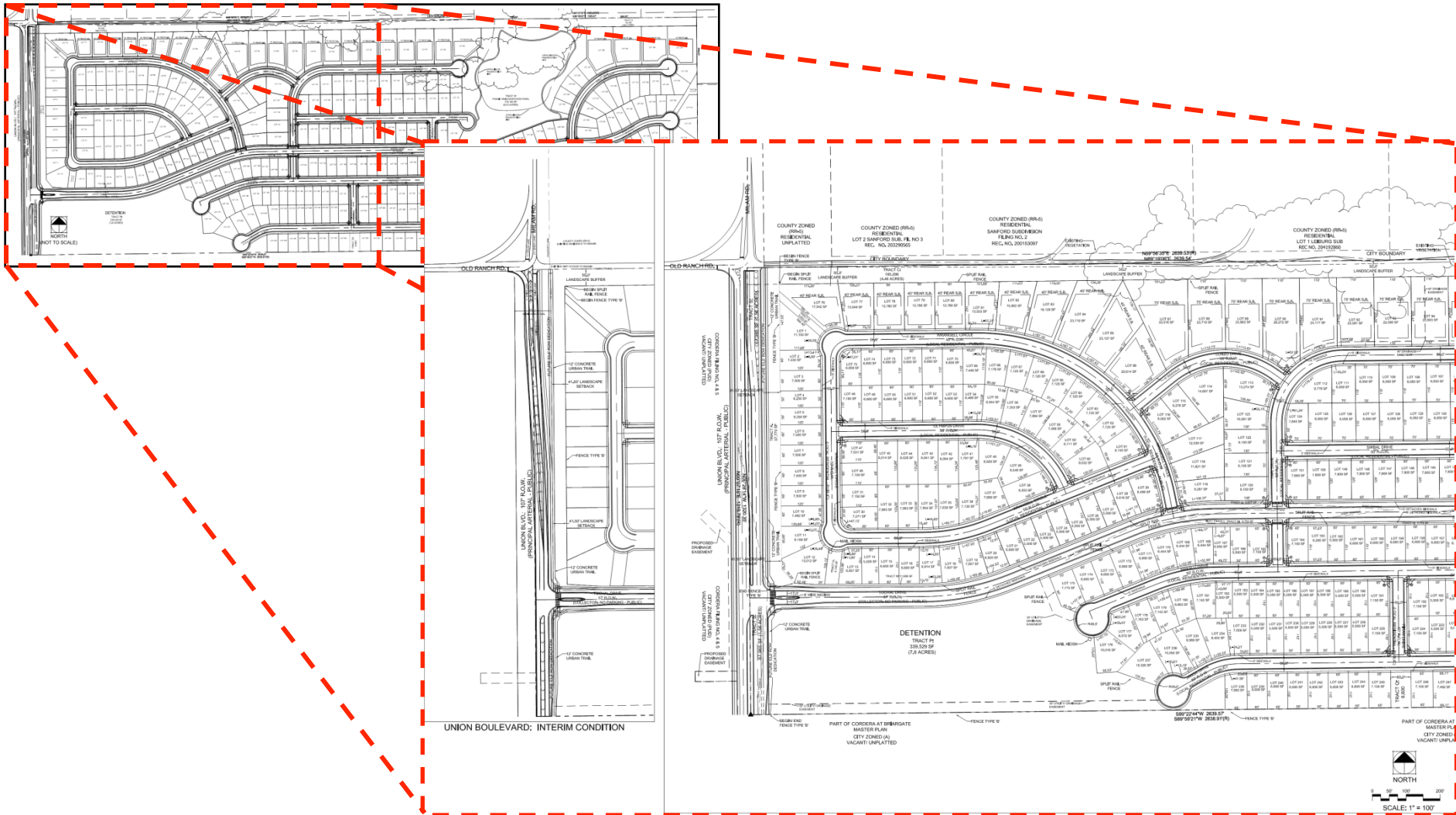
Land Use: Single-Family Detached Residential

Max. Unit Height: 35 ft.

Site Development Standards: Lot Specific

Split line for
subsequent slides

PUD Development Plan, cont.

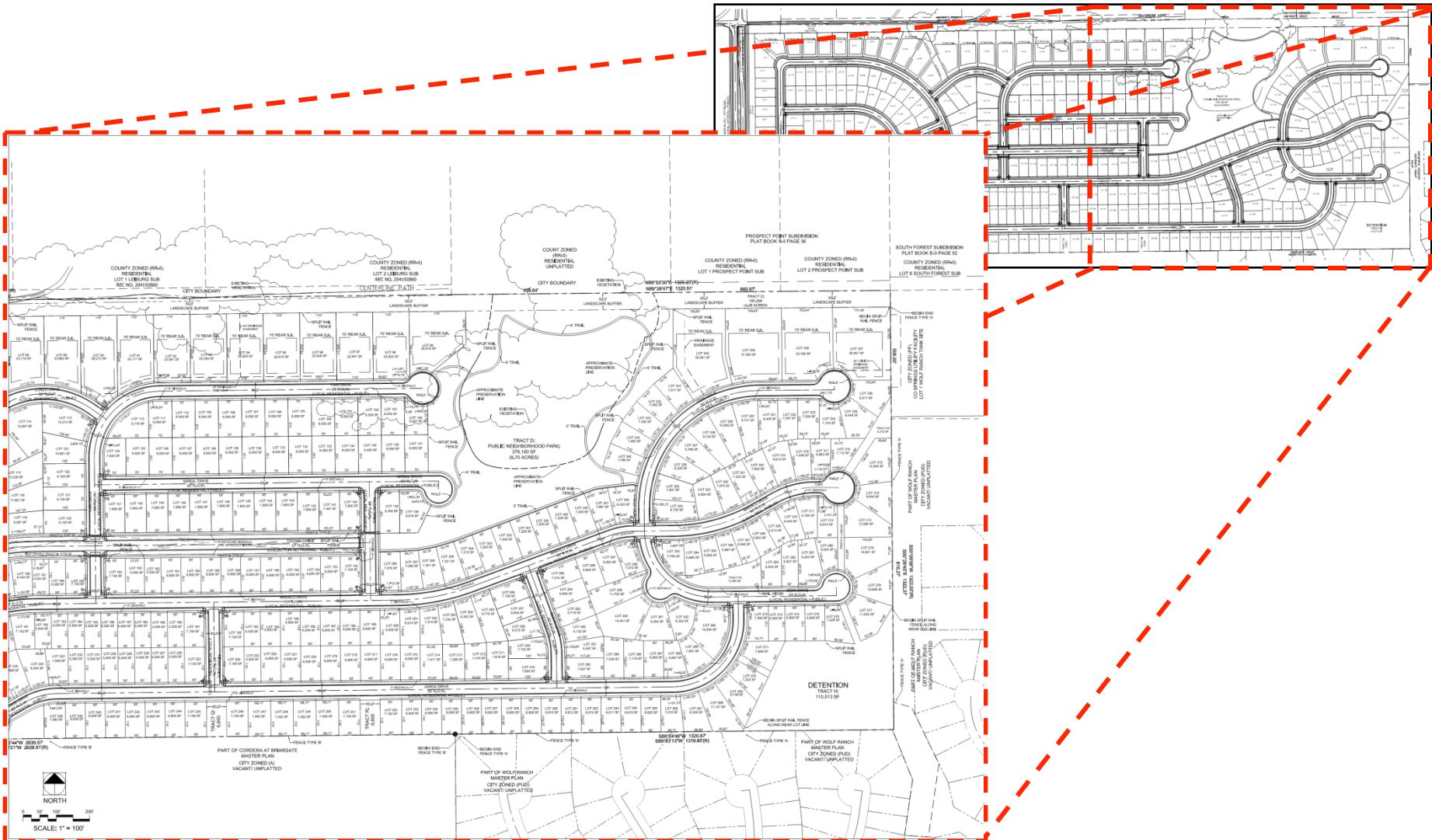


UNION BOULEVARD; INTERIM CONDITION

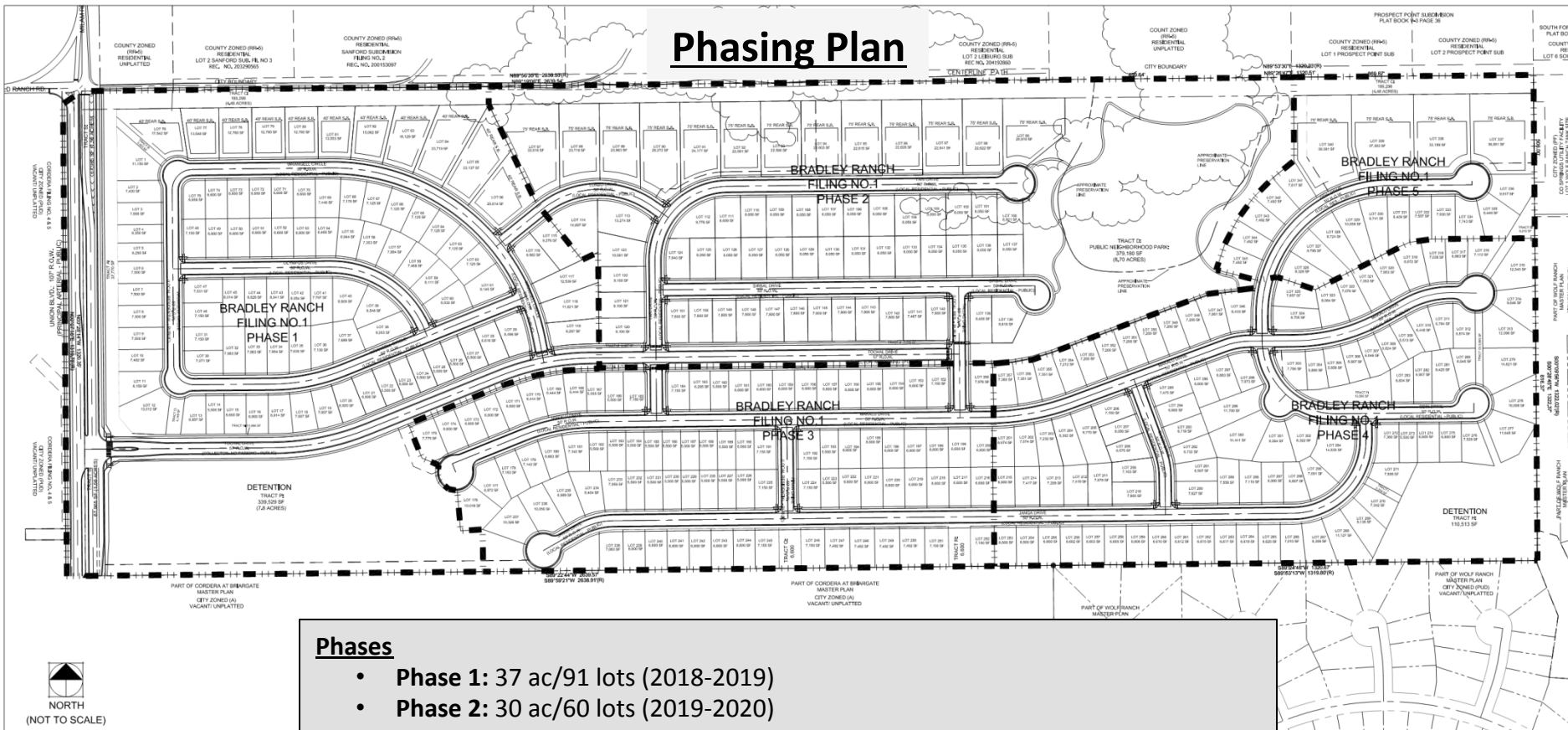
PART OF CORNER AT MASTER PLAN
CITY ZONED (AL)
VACANT UNPLATTED

NORTH
SCALE: 1" = 100'

PUD Development Plan, cont.



PUD Development Plan, cont.



- Phases**
- Phase 1: 37 ac/91 lots (2018-2019)
 - Phase 2: 30 ac/60 lots (2019-2020)
 - Phase 3: 19 ac/87 lots (2020-2021)
 - Phase 4: 26 ac/100 lots (2021-2022)
 - Phase 5: 8 ac/20 lots (2022-2023)
- Phasing Triggers**
- Development limited to emergency access, public improvements, and utilities
 - Overall development limited to 151 lots per above

Public Comments



During the public notification periods, a number of concerns were raised by residents, which general included:

- Loss of Natural Habitat
- Proposed Density
- Adequate Buffer/Transition
- Traffic Impacts

Public Comments: Proposed Density




Land Use Type Comparison

Land Use Type	Bradley Ranch (circa 1987)		Sorrento Project (withdrawn)		Bradley Ranch (present)	
	Acreage	Density	Acreage	Density	Acreage	Density
Agricultural	10 ac	-	-	-	-	-
Very Low Residential	61 ac	92 units (1.5 du/ac)	61 ac	92 units (1.5 du/ac)	19 ac	28 units (1.5 du/ac)
Low Residential	25 ac	100 units (4 du/ac)	25 ac	100 units (4 du/ac)	87 ac	330 units (4.1 du/ac)
Low Medium Residential	21 ac	137 units (6.5 du/ac)	21 ac	137 units (6.5 du/ac)	-	-
Neighborhood Park	7 ac	-	7 ac	-	9 ac	-
Neighborhood Commercial/ Commercial	6 ac	-	6 ac	-	-	-
Public Open Space	-	-	4.7 ac	-	-	-

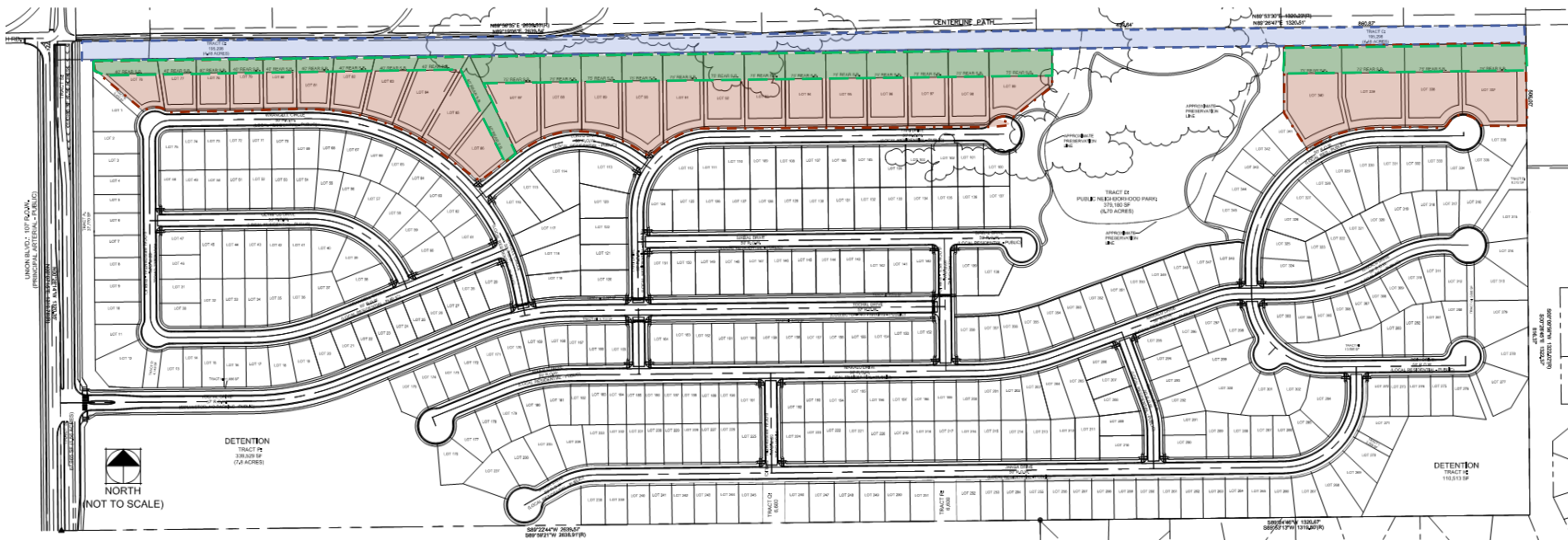
Public Comments: Adequate Buffer/Transition



Applicant has utilized a multipronged approach to mitigate impacts between City and County land use patters:

- 50-foot Buffer Tract ()
- Larger Lot Size Minimums (12,000 sf and 21,780 sf)
- Larger Minimum Rear Setbacks (40-75 ft.)

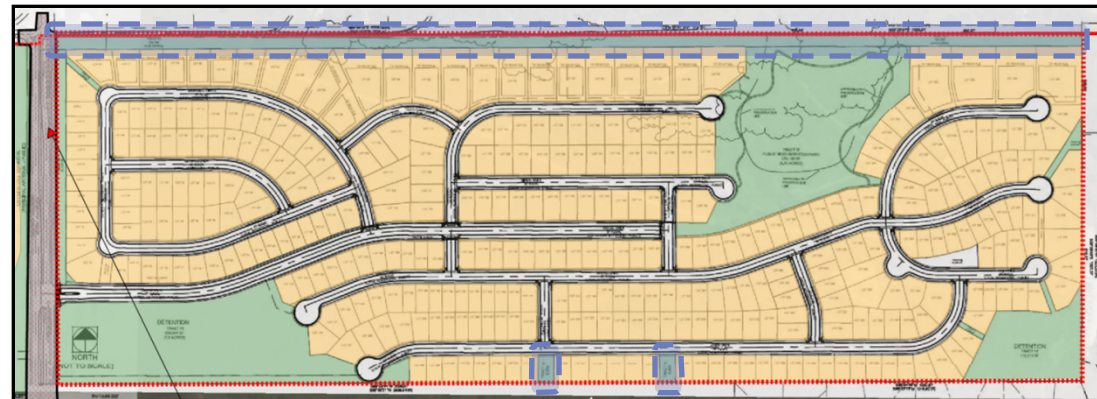
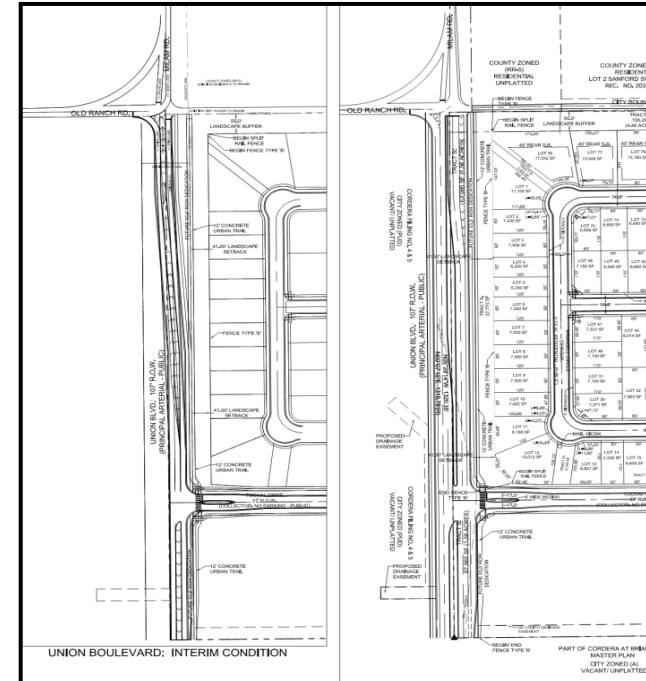
**Lots: 76-86; 87-99;
and 337-340**



Public Comments: Traffic Impacts



- **Union Boulevard Design**
- **Intersection Design/Improvement (Old Ranch Rd./Milam Rd./Union Blvd. intersection)**
- **Old Ranch Road Improvement Triggers**
- **ROW Reservations**
 - Old Ranch Road Extension
 - Southern Connection



Recommendations



CPC MP 86-00520-A2MJ17 – MAJOR MASTER PLAN AMENDMENT

Approve the major master plan amendment for the Bradley Ranch Master Plan, based upon findings that the amendment request meets the review criteria for granting a master plan as set forth in City Code Section 7.5.408

CPC PUZ 17-00002 – CHANGE OF ZONING TO PUD

Adopt an ordinance changing the zone of 120 acres from PUD/PBC/PK/A/cr (Planned Unit Development/Planned Business Center/Public Park/Agricultural with Conditions of Record) to PUD (Planned Unit Development: Single-Family Detached Residential, Maximum Density of 2.98 dwelling units per acre, and Maximum Building Height of 35 feet), 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.

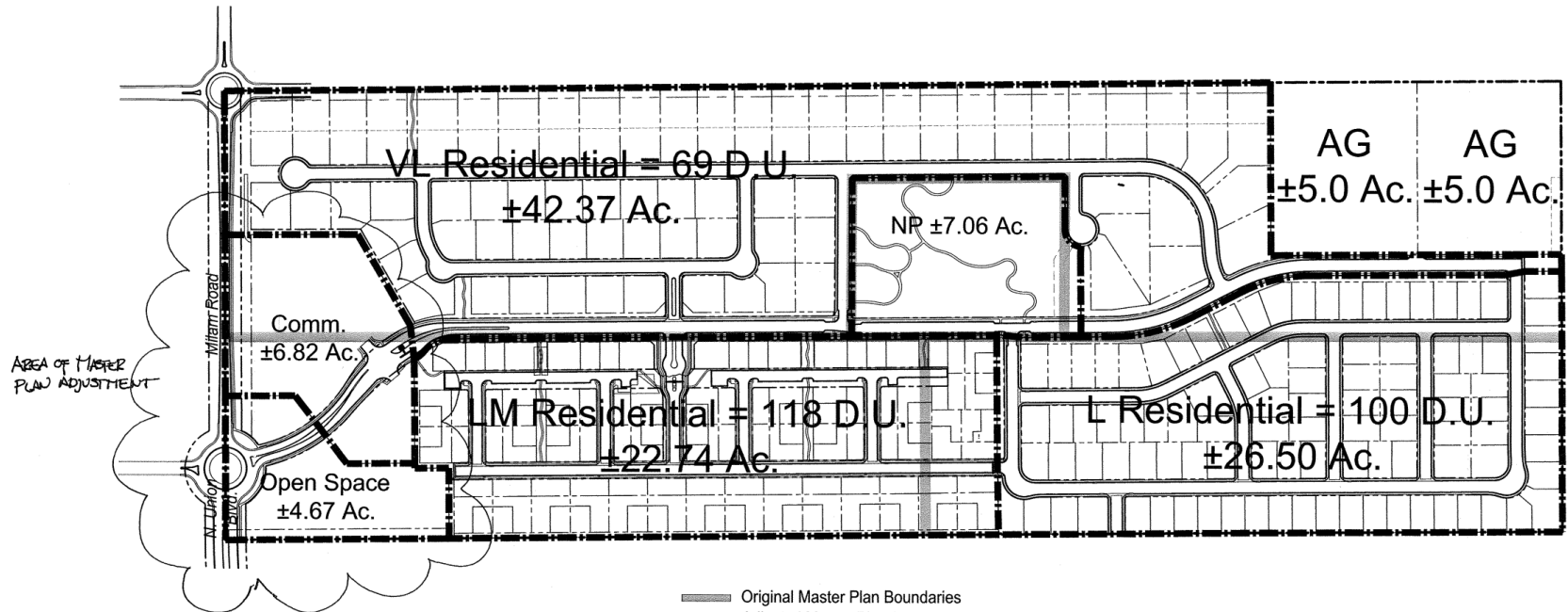
Recommendations, cont.



CPC CP PUD 17-00003 – PUD DEVELOPMENT PLAN

Approve the PUD development plan for the Bradley Ranch 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).

Sorrento Project (Withdrawn)



— Original Master Plan Boundaries
 - - - Adjusted Master Plan Boundaries
 Per Development Plan Layout

MASTER PLAN BOUNDARIES AREA SUMMARY:

Master Plan District	Area per Master Plan	Area per Proposed Dev. Plan	Density Range per Master Plan	Max units per Master Plan	Units per Proposed Dev. Plan	Proposed Density
LM Residential	± 21 Ac.	± 22.7 Ac.	5-8 D.U./Ac.	137 D.U.	118 D.U.	5.20 D.U./Ac.
L Residential	± 25 Ac.	± 26.5 Ac.	3-5 D.U./Ac.	100 D.U.	100 D.U.	3.62 D.U./Ac.
VL Residential	± 61 Ac.	± 42.4 Ac.	1-2 D.U./Ac.	92 D.U.	69 D.U.	1.63 D.U./Ac.
Neighborhood Park	± 7 Ac.	± 7.1 Ac.	---	---	---	---
Commercial	± 6 Ac.	± 6.8 Ac.	---	---	---	---
Public Open Space	---	± 4.7 Ac.	---	---	---	---
Agriculture	---	± 10.00 Ac.	---	---	---	---
Total	± 120 Ac.	± 120.2 Ac.	---	329 D.U.	287 D.U.	2.39 D.U./Ac.



Graphic Scale: 1" = 200'



NORTH