

**CITY PLANNING COMMISSION AGENDA**

**STAFF: KATIE CARLEO**

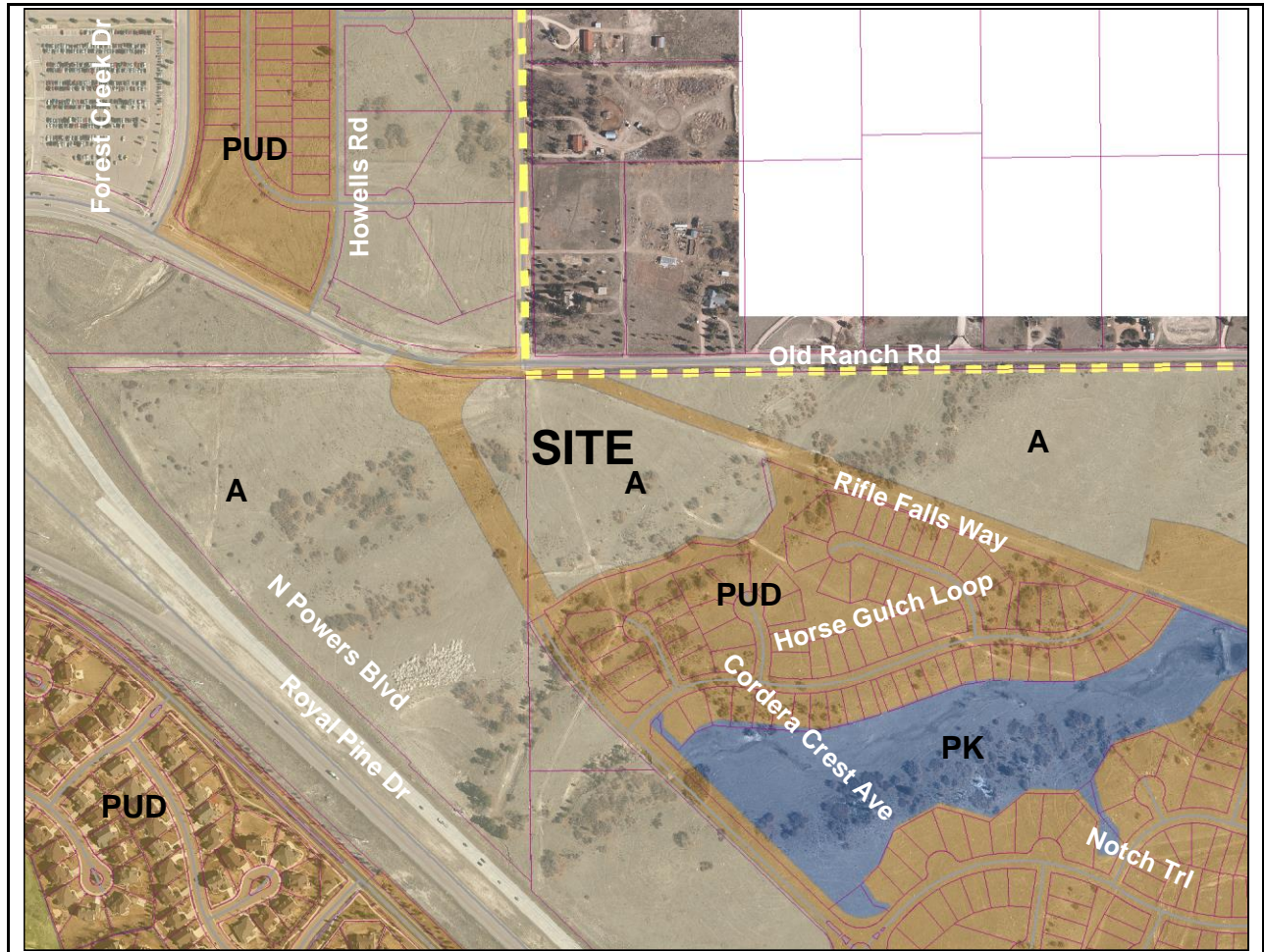
**FILE NO(S):**

**CPC MP 07-00061-A5MJ16 – LEGISLATIVE**

**CPC PUZ 16-00139 – QUASI-JUDICIAL**

**CPC PUD 16-00140 – QUASI-JUDICIAL**

**PROJECT: CORDERA 3I**  
**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 residential, 2.75 dwelling units per acres, 36-foot maximum building height); and the PUD Development Plan for Cordera 3I with details for 36 proposed residential lots on 13.11

acres. Staff is also administratively reviewing the associated subdivision plat for Cordera Filing No. 3I. This project is a northwest extension of the existing Cordera development located southeast of Old Ranch Road along 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 at the southeast intersection of Old Ranch Road and 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 southern part of the property.

## **STAKEHOLDER PROCESS AND INVOLVEMENT**

The public process included public notice provided to 112 property owners within 1000 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 December 13, 2016. No citizens were in attendance. Staff did receive one letter of opposition which is included as **FIGURE 3** and the applicant response to the citizen is 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 a portion of 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 are proposed. Previous developments also included improvements to the extension of Cordera Crest Avenue and Union Boulevard, with a future connection of Cordera Crest Avenue to Old Ranch Road. Further this extension of the Cordera neighborhood will

include a connection to the previously approved public park and trail system. 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 13.11 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**). The intended density for this site is 2.75 DU/AC. While this increase does allow for a slightly higher density to be developed at this site, there has been design measures taken by the applicant to create appropriate buffers and screening for the impact of the higher density to the bordering County property.

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. PUZ Zone Change

Concurrently the applicant is requesting a rezone of the 13.11 acre site from A (Agriculture) to PUD (Planned Unit Development; single-family residential, 2.75 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 3I project and is consistent with the requested major amendment of the Briargate Master Plan.

d. PUD Development Plan

The applicant has submitted a PUD Development Plan for Cordera 3I. (**FIGURE 1**) This site will consist of 36 single-family residential lots on 13.11 acres. This area will have a gross density of 2.75 DU/AC. Access for Cordera 3I is located off of Cordera Crest Avenue. Dimensional controls for this development will emulate those established throughout the overall Cordera development with the addition of an option for a two-story residence with recreation space above the garage at 45% lot coverage. The development of this product type has been limited to a total of eight 50-foot lots within the Cordera 3I development.

e. Traffic

In previous development approvals for residential development in Cordera, conditions of approval were set for the completion of Cordera Crest Avenue. With the North Fork at Briargate approval conditions were established that required the completion of Cordera Crest Avenue prior to North Fork at Briargate Filing No. 5. This development is located along Cordera Crest Avenue as the roadway meets Old Ranch Road. In this same nature the completion of Cordera Crest Avenue, as tied to the associated development plan, will be required prior to any building permits approved for Cordera 3I to provide adequate and safe access to the neighborhood.

f. 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. Staff did receive a letter from Academy School District 20 on November 22, 2016 which stated the District has previously requested land dedication in lieu of fees for all residential development in Cordera and has no other comment regarding these requests.

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.

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 13.11-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 3I is proposed with an overall density of 2.75 DU/AC.

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

Staff finds that the Cordera 3I project to be consistent with, and in substantial compliance with, the Briargate Master Plan as amended.

**STAFF RECOMMENDATION**

**CPC MP 07-00061-A5MJ16 – 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 16-00139 – CHANGE OF ZONING TO PUD**

Recommend approval to City Council the zone change from A (Agriculture) to PUD (Planned Unit Development; single-family residential, 2.75 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 PUD 16-00140 – PUD DEVELOPMENT PLAN**

Recommend approval to City Council the PUD development plan for Cordera 3I, 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).

Technical and Informational Modifications to the Development Plan:

1. Submit a street cross-section for Cordera Crest Avenue showing proposed utilities. Include the wastewater main in the street cross-section.