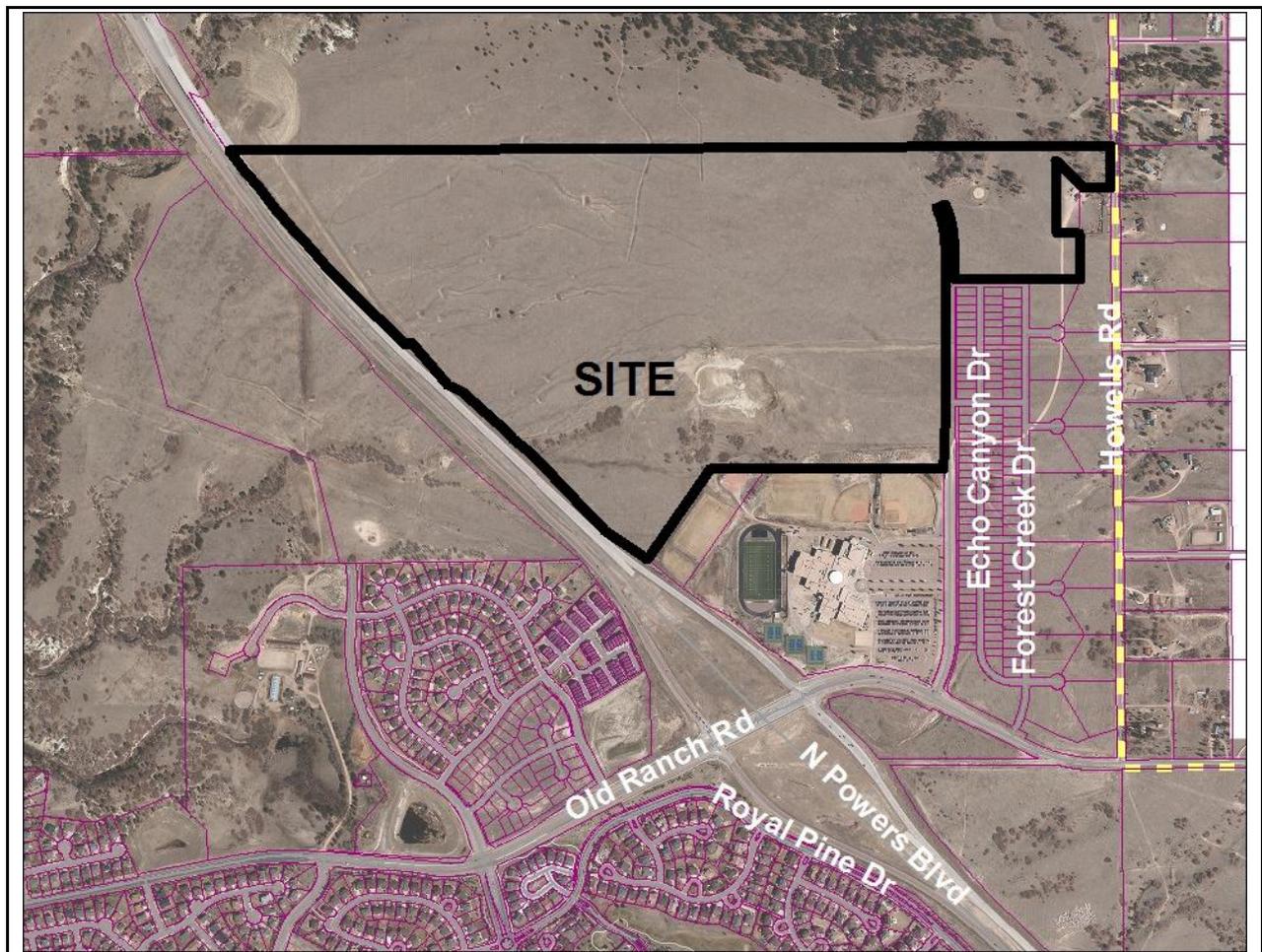


CITY PLANNING COMMISSION AGENDA

STAFF: KATIE CARLEO

FILE NO(S):
CPC PUZ 15-00143 – QUASI-JUDICIAL
CPC PUD 15-00146 – QUASI-JUDICIAL

PROJECT: NORTH FORK AT BRIARGATE
APPLICANT: LA PLATA COMMUNITIES, INC.
OWNER: HIGH VALLEY LAND COMPANY, INC.



PROJECT SUMMARY:

1. **Project Description:** This project includes concurrent applications for a PUD (Planned Unit Development) zone change and PUD development plan for a 168-acre site located north of Pine Creek High School and west of Thunder Mountain Avenue. This project includes further development of the North Fork at Briargate residential community. The site will provide 602 detached single-family residential lots, completing the North Fork at Briargate development.

The PUD rezone will change 168 acres from A (Agricultural) to PUD (Planned Unit Development – Detached Single-family Residential, 3.6 dwelling units per acre, and 36-foot height maximum).

The PUD development plan illustrates the layout of the 602 lots with landscape open space, detention pond tracts, trails, and public roads. **(FIGURE 1)**

Staff is administratively reviewing two final plats that will create 197 lots of this development along with landscape open space tracts, easements and public road right-of-ways.

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

BACKGROUND:

1. Site Address: The site is not currently addressed. The property is located north of Pine Creek High School and west of Thunder Mountain Avenue.
2. Existing Zoning/Land Use: This site is currently vacant with minor vegetation.
3. Surrounding Zoning/Land Use: North: A (Agricultural)/Vacant and planned for residential
South: A (Agricultural)/Pine Creek High School
East: PUD (Planned Unit Development: Detached Single-Family Residential, 1.99 Dwelling Units Per Acre and 30-foot Maximum Building Height on Estate Lots and 36-foot Maximum Building Height on all other lots as shown on the PUD development plan)/
North Fork at Briargate Filing 1 and 2
West: A (Agricultural)/existing Powers Boulevard corridor
4. Comprehensive Plan/Designated 2020 Land Use: General 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 Low-Medium (R-LM 3.5-7.99 DU/gross acre)
7. Subdivision: The property is unplatted
8. Zoning Enforcement Action: None
9. Physical Characteristics: The site is vacant and is primarily natural grassed with two areas of Gambel Oak on the southern part of the property and one small grouping of Ponderosa Pine on the western portion of the site. The property slopes gently from west to east at approximately 4%.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public process included public notice provided to 148 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 January 21, 2016. There were approximately 24 citizens in attendance. This meeting introduced the process and the overall plan for development of this portion of North Fork at Briargate. Neighborhood concern was voiced at the meeting mainly regarding traffic impacts on the area. Concern was raised for traffic on Old Ranch Road; congestion and safety with the high school traffic; and future connection of Union Boulevard and Milam Road. Neighbors stated that Pine Creek High School traffic congests the area and that they felt the roadway system could not handle the additional residential traffic. They expressed concerns and questions regarding projected daily volumes in the area at full buildout and peak volumes. The applicant has provided this information, in addition to the traffic study conducted, to address the neighbor's concerns. This further information is attached as **FIGURE 3**.

Additional comments were stated from neighboring property owners in unincorporated El Paso County that this change would create significant negative impacts on their rural neighborhood. Neighbors also

expressed concern with when the proposed city park would be dedicated. Questions were raised on the future connection of Union Boulevard and Milam Road. Staff supports that the Milam Road connection does not at this time have a nexus to this development and would be development-dependent on any development near these roadways that would warrant the needed improvements. Written opposition is attached as **FIGURE 4**, as well as an additional response from the applicant attached as **FIGURE 5**.

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, El Paso County Development Services and the US Air Force Academy.

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

1. Review Criteria / Design & Development Issues:

Background

This development is the western extension of North Fork at Briargate Filing 1 and 2, which sits east of Thunder Mountain Avenue along Howells Road. The previous North Fork at Briargate established large estate lots that make a buffer from the urban density to rural density. In addition this previous development included improvements to Old Ranch Road, including extending the left turn lane at Thunder Mountain Avenue, and installing a round-about in Old Ranch Road where it intersects with Cordera Crest. This first portion of the development and associated improvements to the traffic patterns was seen before City Planning Commission on May 15, 2014 and was approved.

With this previous portion of the development extensive neighborhood outreach was done; three neighborhood meetings were held throughout the review process. At that time neighborhood concerns focused on the residential density along Howells Road, screening and buffering to the rural residents, and traffic impacts. The previous phases were in conformance with the master plan at a classification of very low density residential. This insured a compatible transition between rural and suburban uses. The current proposal is also in compliance with the master plan as part of the classification low density residential.

a. PUD Zone Change

This proposal will rezone 168 acres from A (Agricultural) to PUD (Planned Unit Development - Detached Single-Family Residential, 3.6 dwelling units per acre, and 36-foot height maximum). The property was originally zoned A with annexation into the City in 1982, and has served as a holding zone until the property was ready for development. The proposed PUD zone district sets the specific use, density and height for the property to develop. The rezone is in conformance with the Briargate Master Plan and meets City Code standards for a PUD rezone request.

b. PUD Development Plan

The current proposed North Fork at Briargate development proposes 602 single-family residential lots and provides local trails, landscape open space, public streets and infrastructure. North Fork at Briargate is to be developed in 3 phases with a gross density of 3.6 dwelling units per acre. Lot sizes will vary from 5,700-15,900 square feet with an average lot size of 7,108 square feet. All homes will have a height maximum of 36 feet, which is typically the maximum in the large planned communities within the City. An overall site plan is provided in **FIGURE 1**.

The open space and detention pond tracts will be connected by trail and sidewalks for the purposes of pedestrian circulation within the development and to the future open space to be developed in later phases. Through the design of the development there is an active approach taken to walkability and preserving views. A central green space feature runs

through the center of the development which will provide open space as well as active and passive recreation. **(FIGURE 6)** These features and approach to design show integrity of the overall site design. This allows for continued cohesive growth of the neighborhood, while providing a platform for the building of neighborhood and community.

The Briargate Master Plan west of Thunder Mountain increases in allowed density to 3.5 to 7.99 dwelling units per acre. This development conforms to the master plan at 3.66 dwelling units per acre, and sits at the low end of this range. There is additional buffering established along Thunder Mountain by provided landscape tracts.

Staff finds that the plan meets the review criteria for PUD development plans as set forth in City Code Section 7.3.605 and the development plan review criteria as set forth in Section 7.5.502.E.

c. Drainage

It should be noted that this development will utilize temporary detention through Filing 3 and 4 of the development. The full detention facility located in the northwest corner of the development will be required to be constructed at the time Filing 5 is to be built. In addition, this regional facility will service the North Fork development as well as the northern future residential development.

This site is not located within the Prebles Jumping Mouse habitat buffer, but should be noted that due to the proximity of the large detention pond to the buffer, Staff will require an approval from the United States Fish and Wildlife prior to any construction of this detention facility. **(FIGURE 7)**

d. Traffic

The new road infrastructure that is to be constructed to support this development includes the extension of Thunder Mountain Avenue along the eastern and northern boundary of the site, as well as Red Cavern Road along the southern boundary of the site, as local collector streets. Neighbors are very vocal in the opinion that traffic at Thunder Mountain accessing Pine Creek High School, as well as traffic eastward on Old Ranch Road is a huge concern. Overall traffic is a large neighborhood concern. Roadway improvements to be constructed with this development, as well as those improvements completed from North Fork at Briargate Filing 1 and 2, should alleviate some of the concerns.

Additional traffic-related neighborhood concern, as mentioned previously, revolves around the intended extension of Union Boulevard to Milam Road. This road extension was previously discussed as a viable connection with a previous development east of Milam Road that has since expired. The neighborhood sees this extension as a needed resource for the county traffic moving southbound without having to use Old Ranch Road. Staff's position continues that at this time there is no nexus to develop this extension. At such time that development warrants this extension it will be required for adequate access.

e. Park and Open Space

The overall North Fork at Briargate development establishes a park open space location north of the previously approved elementary school site, between the future Thunder Mountain and Howells Road. This was established as an open space natural features site. Neighbors had expressed concern with when this site would be dedicated to the City; this land will be dedicated at such time as the school comes online for development.

f. Noise Impact

Powers Boulevard is located to the west of the site. A noise impact study was conducted to ensure the project design would comply with City regulations regarding residential setbacks. All residential lots are located east of the established 65/66 decibels setback boundary.

2. Conformance with the City Comprehensive Plan:
Comprehensive Plan 2020 Land Use Map: Low- Medium Residential
Comprehensive Plan Goals and Objectives: Low-Medium Residential

Objective LU 5: Develop Cohesive Residential Areas

This development is a consistent and logical extension to the North Fork at Briargate Filing 1 and 2 developments. This allows for continued cohesive growth of the neighborhood.

Policy LU 501: Plan Residential Areas to Integrate Neighborhoods into the Wider Subarea and Citywide Pattern

The Briargate Master Plan allowed up to 700 units in this larger area called out as Kettle Creek on the Master Plan (now referred to as North Fork at Briargate). The extension of this development allows for vehicular and pedestrian circulation within the development to link the residential to trails, open space and the school sites. These different design elements are supported by the Comprehensive Plan.

Objective N 1: Focus On neighborhoods

This development introduces a parks and open space plan that includes preservation of natural vegetation, small mail parks, 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.

It is the finding of Staff that the North Fork 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:
This property is part of the Briargate Master Plan and currently shown as Residential Low-Medium. Development within this designated area shall be single family residential with density within the designated range of 3.5 to 7.99 dwelling units per acre. The current proposal has an overall density proposed at 3.66 dwelling units per acre, which is at the low end of the approved allowable range.

Staff finds that the associated North Fork at Briargate Development Plan substantially conforms to, and is in compliance with, the Briargate Master Plan as exists.

STAFF RECOMMENDATION:

CPC PUZ 15-00143 – CHANGE OF ZONING TO PUD

Recommend approval to City Council of the zone change to from A (Agriculture) to PUD (Planned Unit Development: Detached Single-Family Residential, 3.6 Dwelling Units Per Acre and 36-foot Maximum Building Height), 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) and the criteria for the establishment and development of a PUD zone as set forth in City Code Section 7.3.603.

CPC PUD 15-00146 – PUD DEVELOPMENT PLAN

Recommend approval to City Council of the PUD Development Plan for North Fork at Briargate, based upon the findings that the development plan meets the review criteria for PUD development plans as set forth in City Code Section 7.3.606, and the development plan review criteria as set forth in Section 7.5.502E subject to compliance with the following technical plan modification:

Technical Modification on PUD Development Plan:

1. Add to the plan a note that no building permits will be permitted on any lots with existing utility easements prior to an easement vacation.