

CITY PLANNING COMMISSION AGENDA  
MAY 21, 2020

STAFF: HANNAH VAN NIMWEGEN

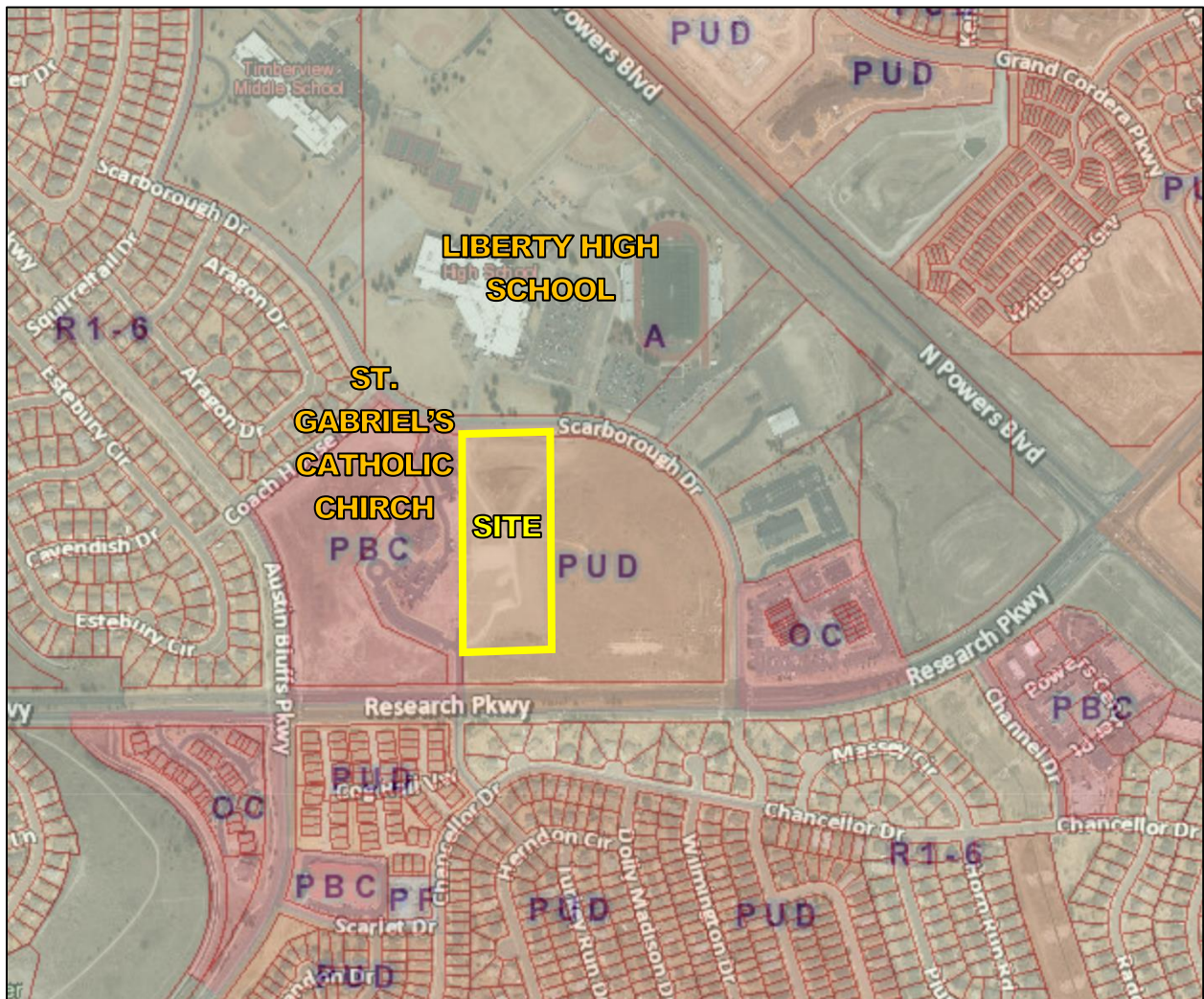
FILE NO(S):  
CPC MP 07-00061-A8MN20 – QUASI-JUDICIAL  
CPC PUZ 20-00002 – QUASI-JUDICIAL  
CPC PUD 20-00003 – QUASI-JUDICIAL

PROJECT: URBAN COLLECTION AT BRIARGATE SQUARE

OWNER: DIOCESE OF COLORADO SPRINGS

DEVELOPER: MDC HOLDINGS – RICHMOND HOMES

CONSULTANT: N.E.S., INC



## **PROJECT SUMMARY:**

1. **Project Description:** The Urban Collection at Briargate Square project includes concurrent applications for a minor master plan amendment, zone change, and development plan for 7.29 acres located north and east of the Austin Bluffs Parkway and Research Parkway intersection along Scarborough Drive. The minor amendment to the Briargate Master Plan requests to decrease the designated density from Residential Medium-High requiring 12-24.99 dwelling units per acre (du/ac) to Residential Medium allowing between 8-11.99 du/ac (**FIGURE 1**). The zone change requests to rezone the 7.29 acres from PUD/CR/AO (Planned Unit Development with a Condition of Record: Apartments, 17.4 du/ac, 35' maximum building height with an 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). The development plan (**FIGURE 2**) illustrates 70 single-family attached units in the form of 35, two-unit structures with associated parking, landscaping, and a full-spectrum detention pond.
2. **Applicant's Project Statement:** (**FIGURE 3**)
3. **Planning and Development Team's Recommendation:** City Planning staff recommends approval of the subject applications.

## **BACKGROUND:**

1. **Site Address:** Not addressed
2. **Existing Zoning/Land Use:** PUD/CR/AO (Planned Unit Development with a Condition of Record: Apartments, 17.4 du/ac, 35' maximum building height with an Airport Overlay)/Vacant, undeveloped (**FIGURE 4**)
3. **Surrounding Zoning/Land Use:** North: A (Agriculture)/Liberty High School  
East: PUD/CR (Planned Unit Development with Conditions of Record: Apartments, 17.4 du/ac, 35' maximum building height)/Vacant, undeveloped  
South: R-1 6000/DF/AO (Single-family Residential with Design Flexibility and Airport Overlay Zones)/Research Parkway then a single-family residential neighborhood  
West: PBC/AO (Planned Business Center with an Airport Overlay)/St. Gabriel Catholic Church
4. **PlanCOS Vision:** The PlanCOS Vision Map designates the area as an "Established Suburban Neighborhood" which is near the John Venezia Community Park and the East Briargate/Cordera Activity Center.
5. **Annexation:** The subject property was annexed in 1986 as part of the 320-acre Briargate Addition No. 13 annexation.
6. **Master Plan/Designated Master Plan Land Use:** The subject site is part of the Briargate Master Plan and designates the site as "R-MH" (Residential, Medium-High) which allows a density range of 12 to 24.99 dwelling units per acre.
7. **Subdivision:** This property is currently unplatted.
8. **Zoning Enforcement Action:** None.
9. **Physical Characteristics:** The subject site does contain some slight changes in grade, and undulates gently upward within the northern portion of the property. This change in grade may be the result of previous grading on the property. The site is covered with naturally occurring grasses and other vegetation, but no significant natural features are present.

## **STAKEHOLDER PROCESS AND INVOLVEMENT:**

At the initial application stage, the public notification process consisted of providing notice to the neighbors by placing a poster for the project on site and sending postcards to 203 property owners within 1,000 feet

of the subject site. Two letters were received—one in support of the density decrease and the other in opposition citing concerns with increased traffic (**FIGURE 5**). This process was repeated prior to the City Planning Commission meeting and the same 203 property owners were notified.

The applications were sent to the standard internal and external agencies for review, including Colorado Springs Utilities, City Traffic, Stormwater Engineering, Public Works, City Landscape, Parks, Recreation, and Cultural Services, City Fire Department and Police/E-911, the Colorado Springs Airport, and Academy School District 20. The Airport Advisory Committee heard this item at their January 22, 2020 hearing where they voiced no objections. Academy School District 20 also voiced no objections because the Briargate Master Plan already designated the site for residential land uses and has no issue with the decrease in density. At this time, all other comments have been addressed and there are no technical modifications.

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

1. Background:

The subject property was annexed into the City of Colorado Springs in 1986 as part of the 320-acre Briargate Addition No. 13 annexation and was added to the Briargate Master Plan simultaneously. The existing PUD zone district for apartments was established in 1998 when it was rezoned from R-5 (Multi-family Residential) and A (Agriculture). This master plan was updated in 2003, and new land use designations were established. This property was assigned the R-MH (Residential, Medium-High) with a density range of 12 to 24.99 du/ac to coincide with the existing high density PUD. The Diocese of Colorado Springs purchased the subject property in 2010.

2. Design & Development:

a. Minor Master Plan Amendment:

The proposed minor master plan amendment requests to alter the proposed land use designation to Residential-Medium with a density range of 8 to 11.99 du/ac. As stated in Colorado Springs Zoning Code Section 7.5.403, because this is not a change in land use category, the amendment is classified as “minor.” In this same section, an amendment may be considered minor if a change will have a “minimal impact on the City’s transportation system, utility infrastructure and public facilities and the provision of public safety services and facilities.” It is staff’s opinion that a reduction in the residential density will reduce impacts on the transportation system, utility infrastructure, and other public facilities.

Minor master plan amendments are not required to be sent to the City’s budget office for a fiscal impact analysis. According to Code Section 7.4.508, “minor amendments are not subject to review criteria in subsection F of this section.” Subsection F refers to the portion of the review criteria requiring fiscal impacts to be analyzed.

b. Zone Change:

The subject site is proposed to be rezoned to a PUD (Planned Unit Development) for single-family attached residential with a density range mimicking the master plan designation’s density range of 8 to 11.99 du/ac. The existing PUD (Planned Unit Development), established in 1998, was written specifically for an apartment development with a gross density of 17.4 du/ac and a maximum building height of 35 feet. The PUD zone district includes a Condition of Record, which reads, “It shall be the responsibility of the owner to install a traffic signal at the intersection of Research Parkway and Scarborough Drive.” Since the PUD’s establishment, this traffic signal exists and there is no longer a need for a similar Condition of Record to be carried forward to the proposed zone district. The Airport Overlay will be carried forward to the new zone district.

c. Development Plan:

The subject development plan illustrates 70 single-family attached units spread across 35 two-unit buildings on 7.29 acres for a gross density of 9.06 du/ac. The proposed product is an “urban” duplex with each unit platted onto its own fee-simple lot. Each unit will contain a two-car garage meeting the minimum parking requirements. In addition to the garage

spaces, there are 68 spaces within driveways and 29 additional guest parking spaces along Baseline View.

A 15-foot wide landscape buffer is proposed along the eastern and western property boundaries between the proposed land use and the existing religious institution to the west and potential future land uses to the east. This site also contains a full-spectrum detention pond, and the final drainage report for the site has been approved by Stormwater Engineering. The site will have two points of access. A new access point being constructed onto Scarborough Drive and the proposed development will share an existing driveway off Research Parkway.

3. Review Criteria

Review criteria for master plans can be found in Code Section 7.5.408. The review criteria for zone changes can be found in Code Section 7.5.603, more specifically, review criteria for the establishment of a PUD zone can be found in Code Section 7.3.603, and the review criteria for development plans in Code Section 7.5.502, and PUD development plans are located in Code Section 7.3.606. Staff is of the opinion that the subject applications are compliant with those review criteria based on the action not being detrimental to public health, safety, or general welfare and will not overburden public facilities. Staff has also found that the proposed dimensional standards (setbacks, lot coverage, etc.) and residential product (building height, lot size, etc.) are compatible with other residential uses in the vicinity.

4. Conformance with the City Comprehensive Plan:

The City's Comprehensive Plan, PlanCOS, identifies the area subject to the applications as an "established suburban neighborhood" on the Vision Map and fits within the Emerging Neighborhoods typology of the Vibrant Neighborhoods chapter. In the Vibrant Neighborhoods chapter of PlanCOS a goal (VN-2) states, "Strive for a diversity of housing types, styles, and price points distributed throughout our city through a combination of supportive development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs." A strategy to reach this goal is also listed and reads, "Strategy VN-2.A-3: Support land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels." The proposed product introduces an alternative housing product to the area, which may serve as a middle ground between an apartment and a single-family home.

5. Conformance with the Area's Master Plan:

The subject parcel is located within the Briargate Master Plan area. This master plan was initially established in 1980, and the subject parcel was added in 1986. The Briargate Master Plan was updated in 2003 and new land use designations were established. For the subject parcel, R-MH with a density range of 12 to 24.99 du/ac was outlined. The proposal under review requests to reduce that density to R-M with a density range of 8 to 11.99 du/ac. The accompanying proposed development plan has a gross density of 9.06 du/ac.

**STAFF RECOMMENDATION:**

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

Recommend approval to City Council of 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**

Recommend approval of 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**

Recommend approval of 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.