

North Fork at Briargate



City File Numbers:

CPC MP 07-00061-A3MN14 – QUASI-JUDICIAL

CPC PUZ 14-00024 – QUASI-JUDICIAL

CPC PUD 14-00025 – QUASI-JUDICIAL

**City Council Hearing
June 24, 2014**

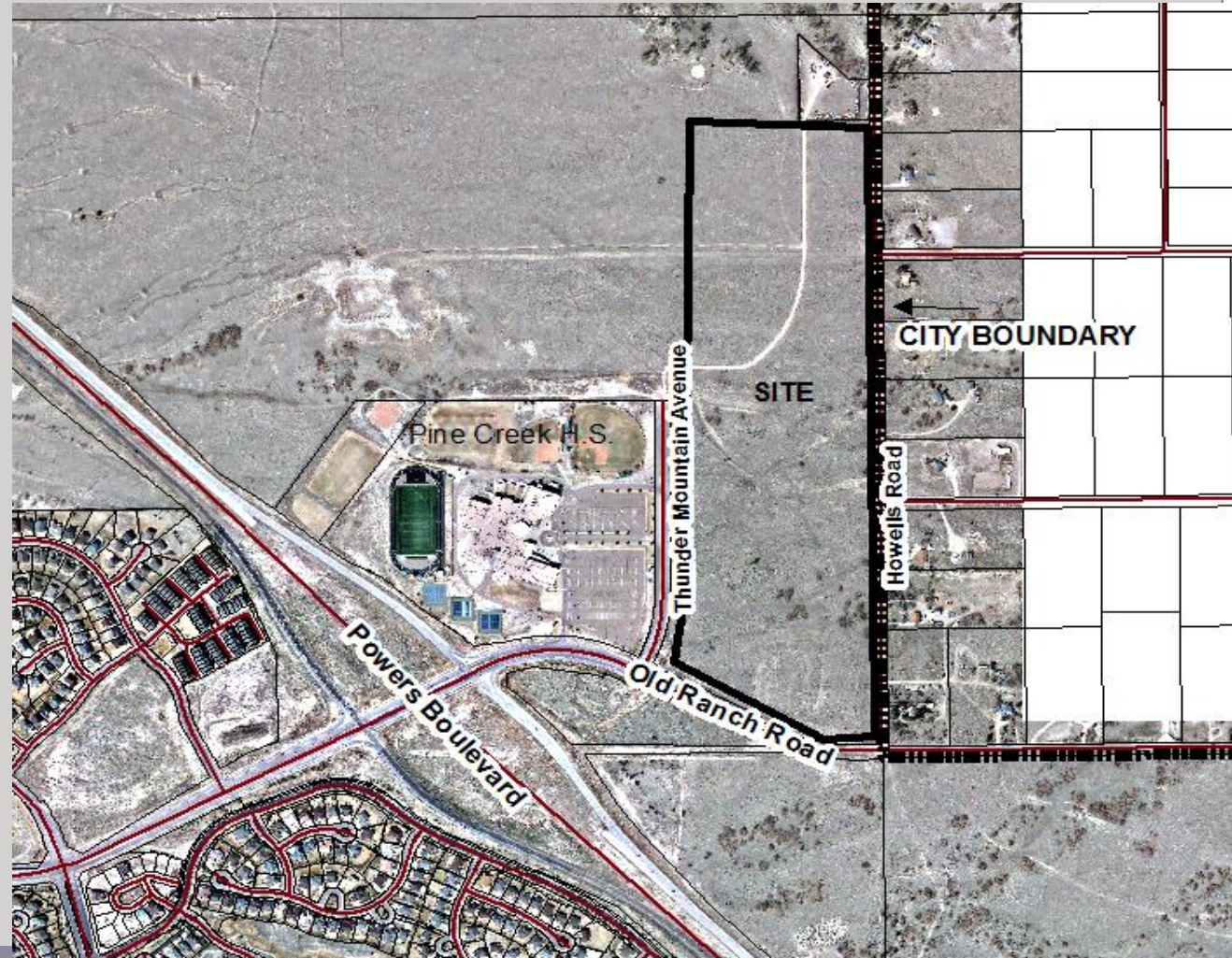
Meggan Herington, Principal Planner
Land Use Review Division

Vicinity Map

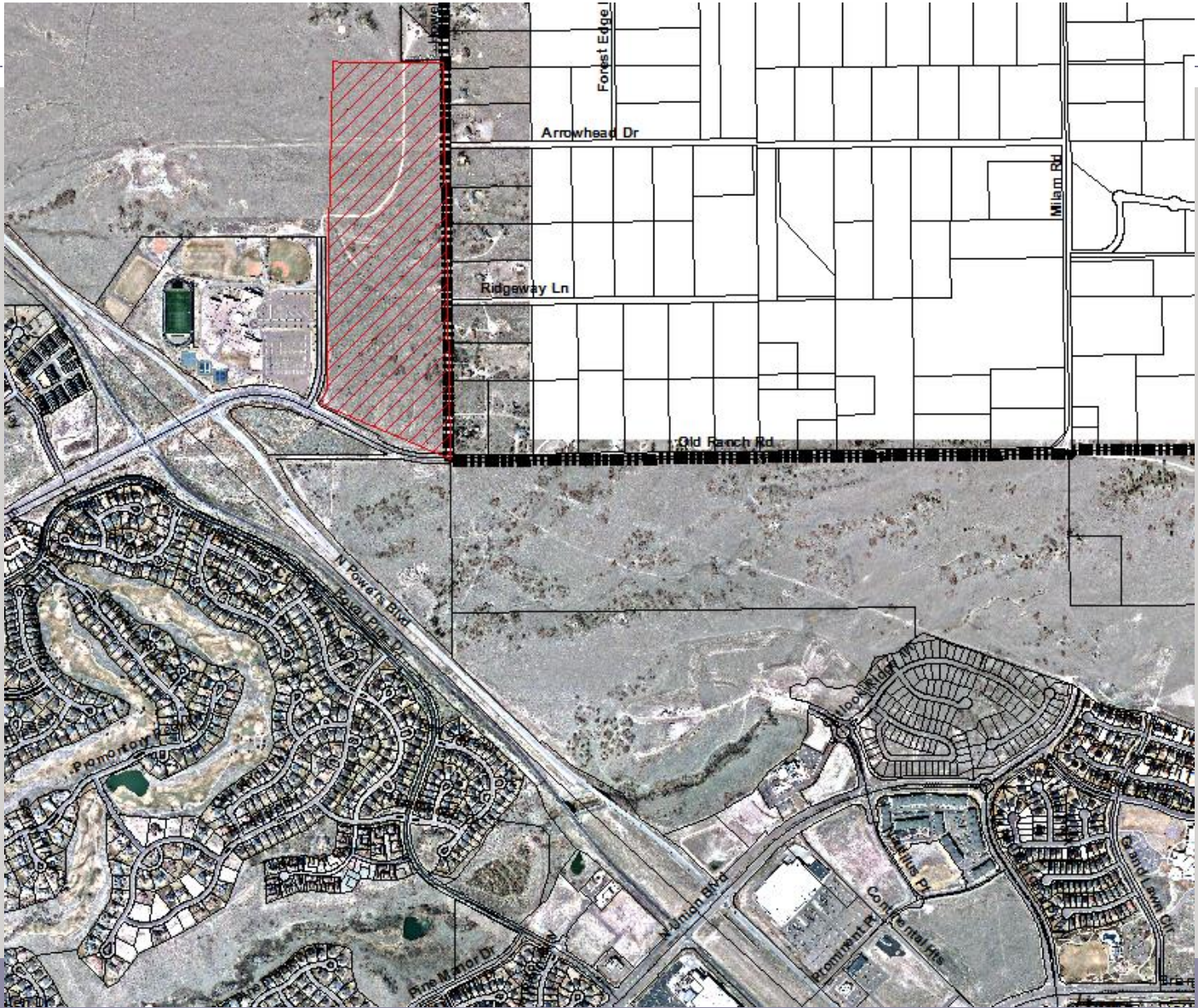


Master Plan
Amendment
11 acres

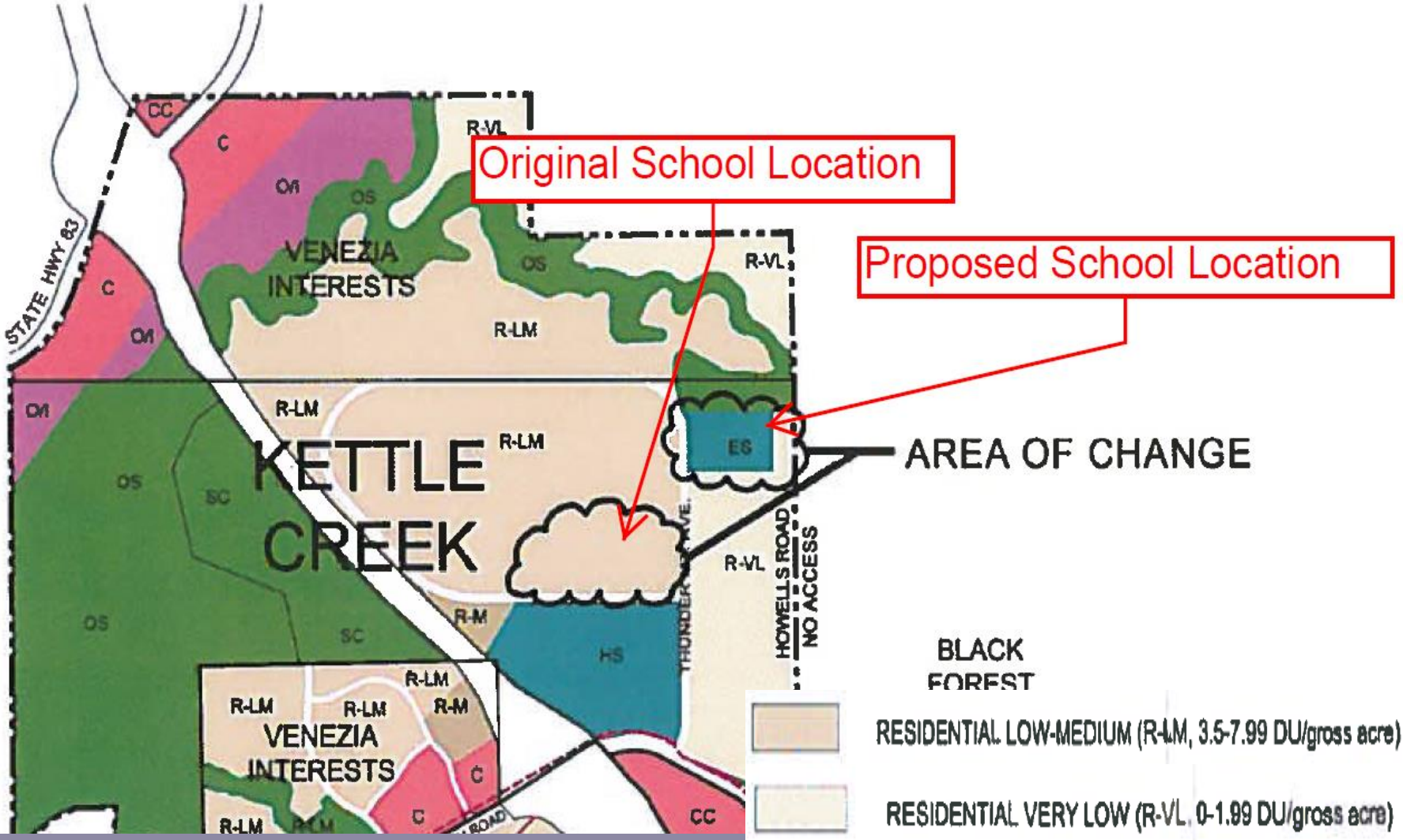
PUD Zone Change
Development Plan
73.54 acres



Vicinity Map

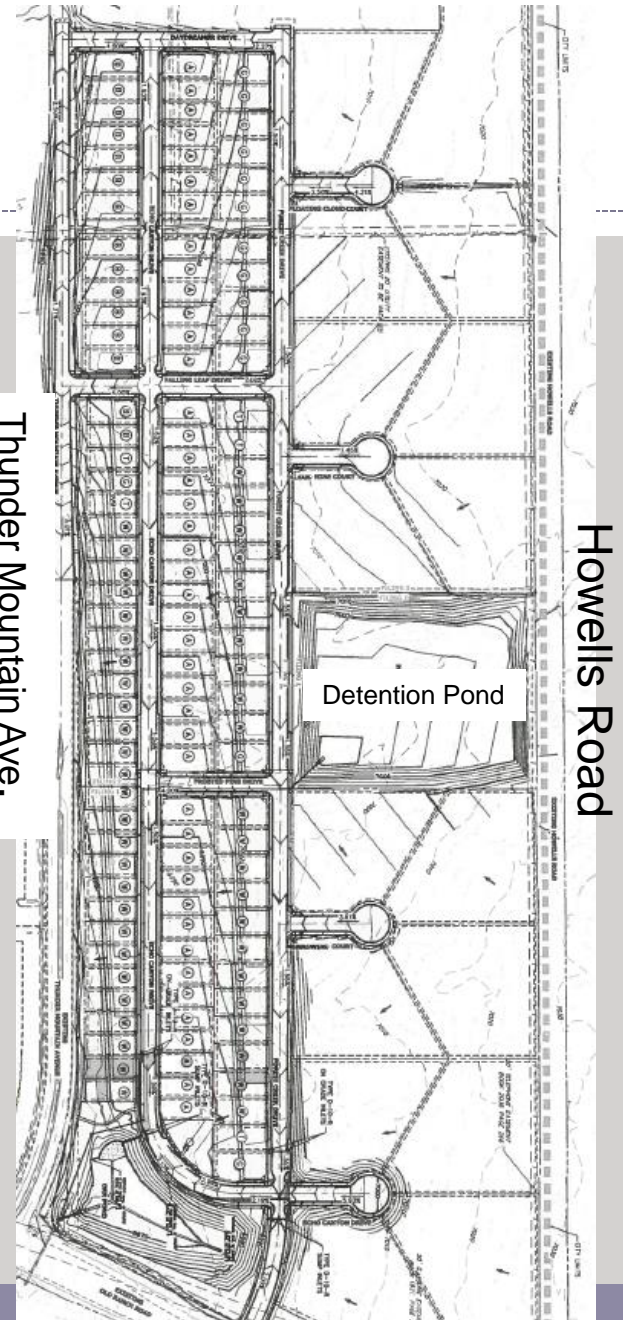


Briargate Master Plan Amendment



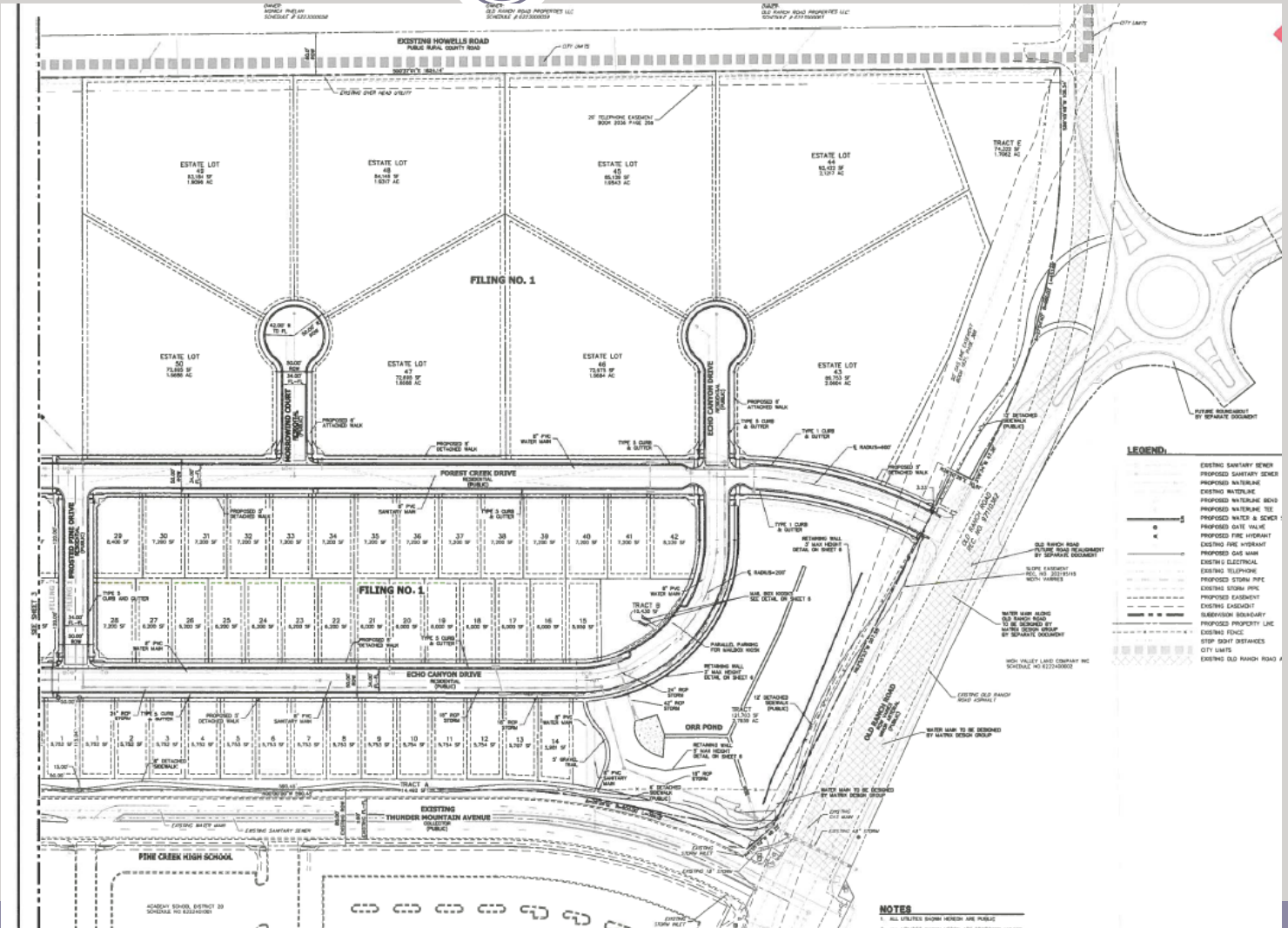
PUD Rezone/ Development Plan

- Rezone 73.54 acres from A to PUD
 - PUD – 1.99 DU's per acre, 36' and 30' heights depending on lot type
- 141 total lots ranging in size from 5,000 sf to 4.5 acres
- Detention areas, open space tracts, public roads
- No vehicular access to Howells Road

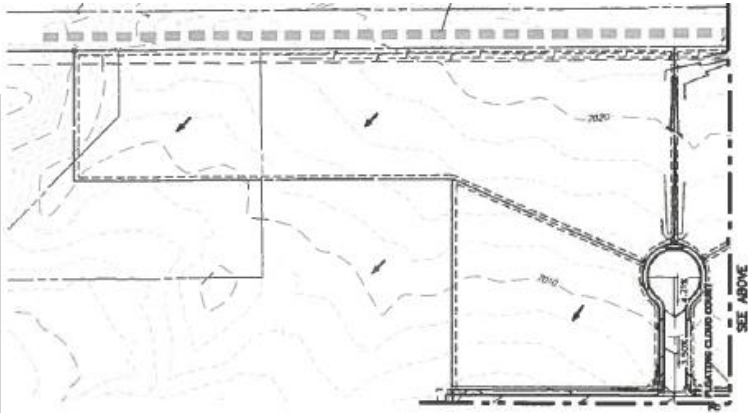


PUD Rezone/Development Plan

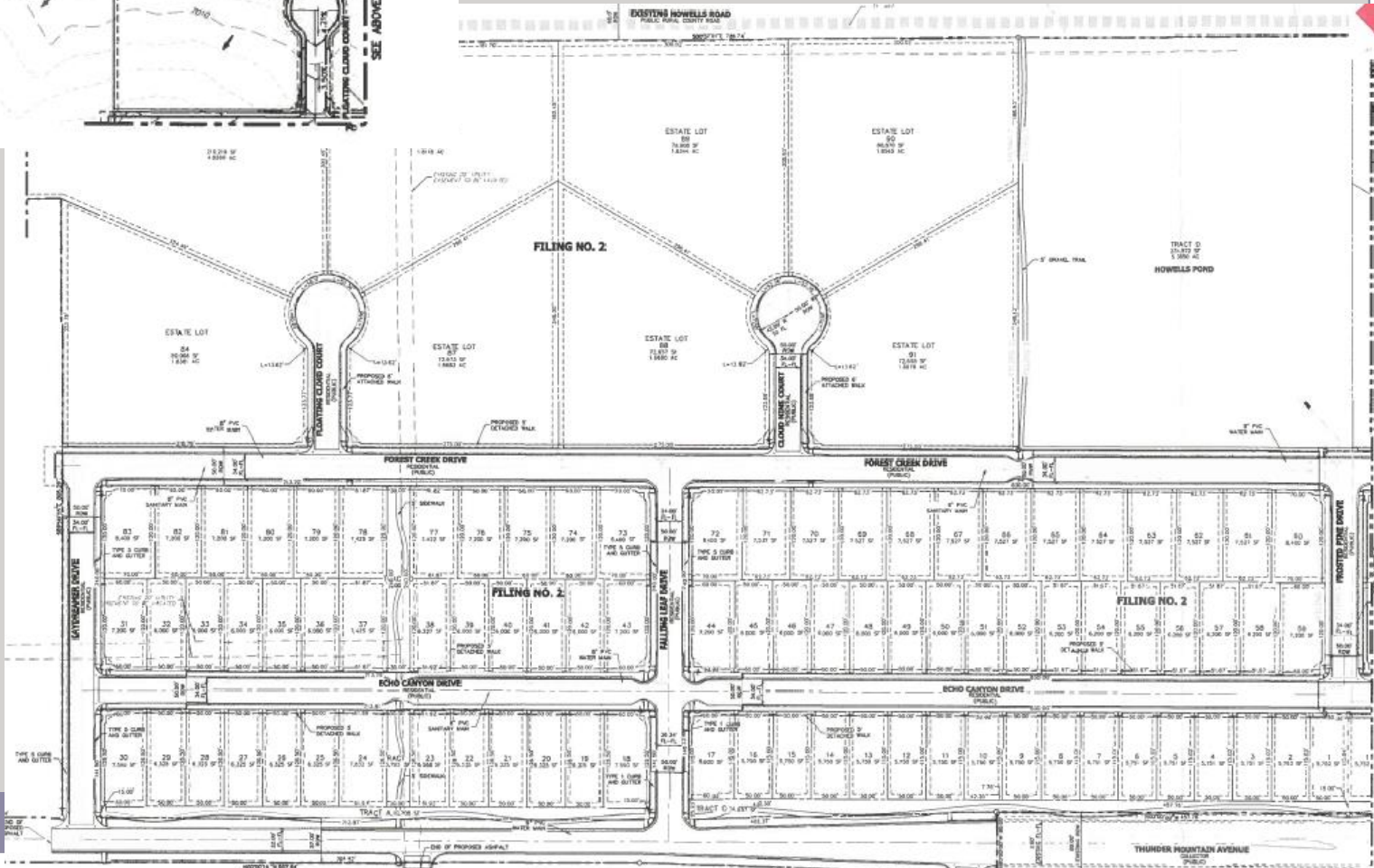
Phase 1



PUD Rezone/Development Plan



Phase 2



PUD Rezone/Development Plan



- Estate Lot Detail
 - Reduced building height – 30' maximum

MINIMUM BUILDING SETBACKS: (ESTATE LOTS ~ LOTS OVER 1.5 ACRES)

- | | |
|---|----------|
| • FRONT SETBACK FROM ROW | 40' MIN. |
| • SIDE SETBACK | 25' MIN. |
| • SIDE SETBACK FROM EAST ROW
OF FOREST CREEK DRIVE | 50' MIN. |
| • REAR SETBACK | 25' MIN. |
| • REAR SETBACK FROM HOWELLS ROAD | 50' MIN. |

ESTATE LOT ACCESSORY STRUCTURE:

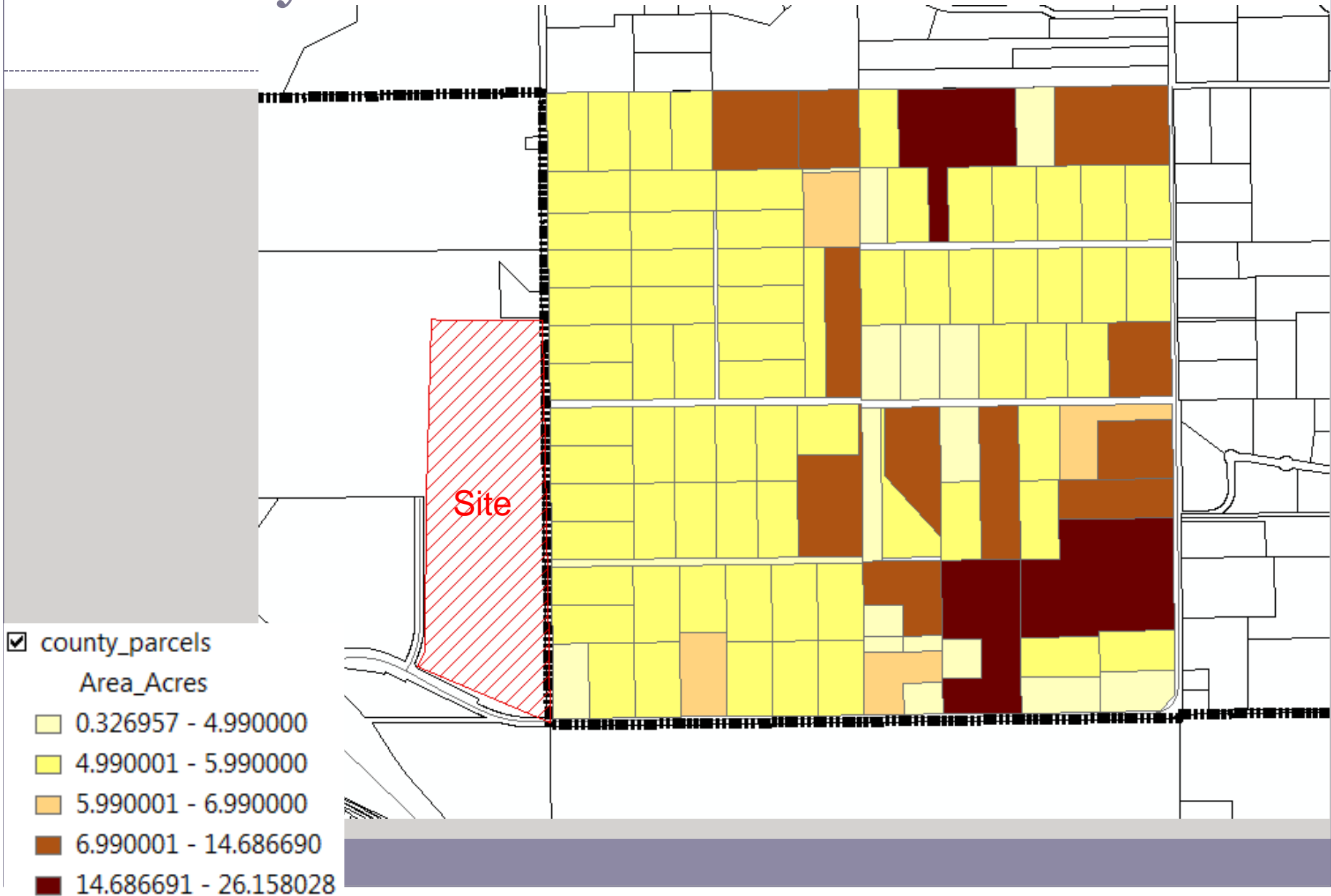
AN ACCESSORY BUILDING STRUCTURE IS ALLOWED ON AN ESTATE LOT. THESE ACCESSORY STRUCTURES SHALL BE DETACHED FROM THE PRINCIPLE RESIDENCE AND SHALL BE FOR THE PURPOSE OF RV & VEHICLE STORAGE, WORKSHOP/HOME OFFICE SPACE & GENERAL STORAGE, ETC. GARAGES CAN HAVE 6 GARAGE DOORS. (PER LOT)

- | | |
|---------------------------|---|
| • MAXIMUM SQUARE FOOTAGE | 2100 SF MAX. (MUST BE SMALLER THAN PRINCIPAL BUILDING) |
| • MAXIMUM BUILDING HEIGHT | 30' HEIGHT MAX, BUT NOT GREATER THAN PRINCIPAL BUILDING |

ACCESSORY BUILDING SETBACKS:

- | | |
|---|---|
| • FRONT SETBACK | 40' MIN. (ACCESSORY BUILDING MAY NOT BE PLACED IN FRONT OF THE PRINCIPAL BUILDING AT THE FRONT SETBACK) |
| • SIDE PROPERTY LINE SETBACK | 25' MIN. |
| • SIDE SETBACK FROM EAST ROW OF
FOREST CREEK DRIVE | 100' MIN. |
| • REAR PROPERTY LINE SETBACK | 25' MIN. |
| • PROPERTY LINE SETBACK FROM
HOWELLS ROAD | 50' MIN. |

Lot Analysis



Stakeholder Process/Issues



- Notification to 147 property owners
- Neighborhood meetings
 - March 6
 - April 2
 - May 1
- Neighbor issues include:
 - Oppose moving school site
 - Increased traffic
 - Need for a wall along Howells Road
 - Pedestrian connectivity

Stakeholder Process/Issues



- Original submittal of the master plan amendment showed school directly adjacent to Howells
 - Moved 200 feet off of Howells
 - Part of a private lot now serves as a buffer
 - Move based on neighbor input
 - School District 20 in favor of the site
- Increased traffic
 - Improvements made to Old Ranch with Phase 1
 - ✦ Round-about at Old Ranch
 - ✦ Extending left turn lane to Thunder Mountain

Stakeholder Process/Issues



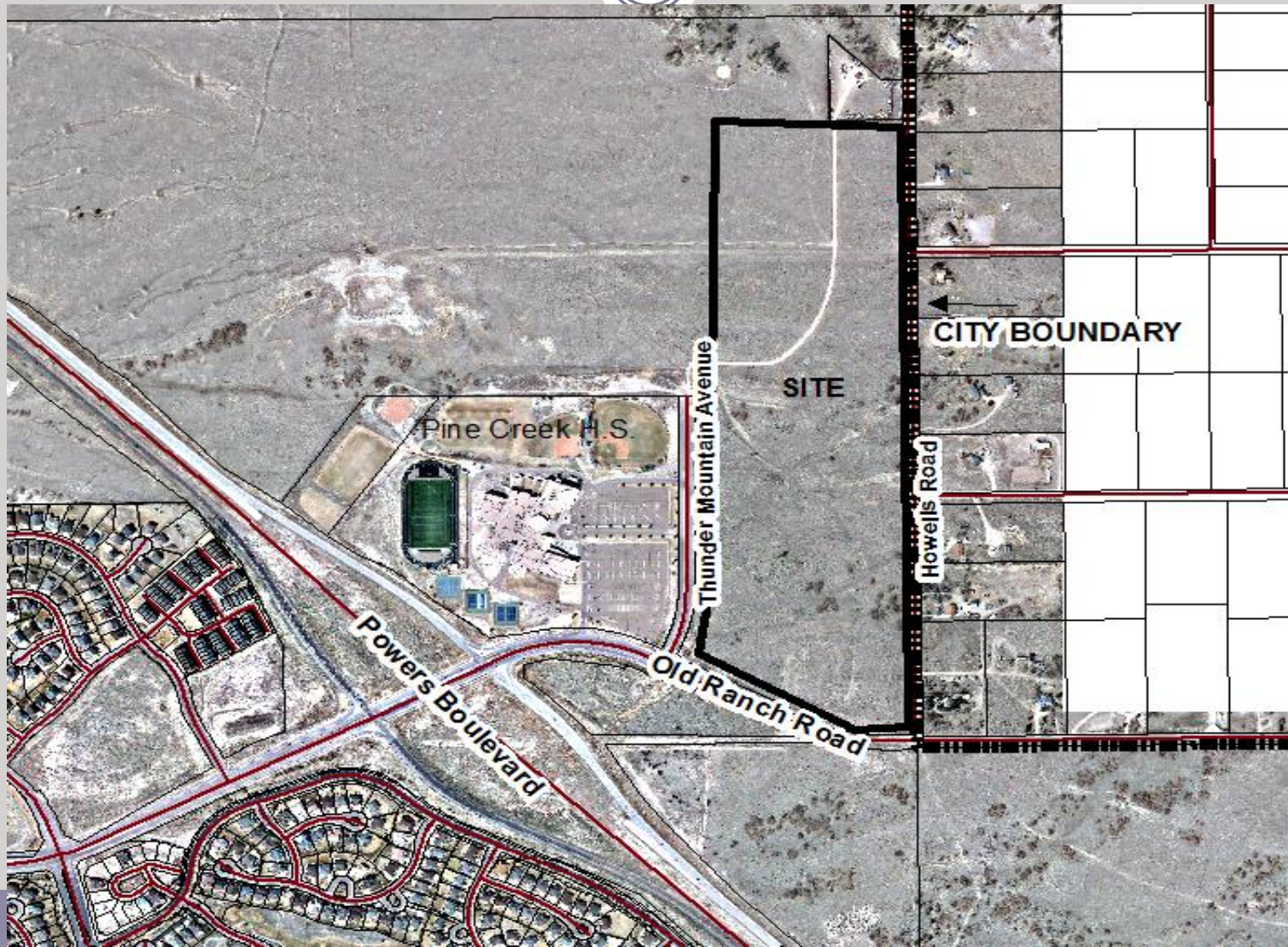
- **Need for a wall along Howells Road**
 - Staff requested split rail fence along Howells to be maintained by HOA
 - Trail connection through detention area connecting Howells to the development and future parks
 - Pedestrian connectivity supported by staff

Recommendation



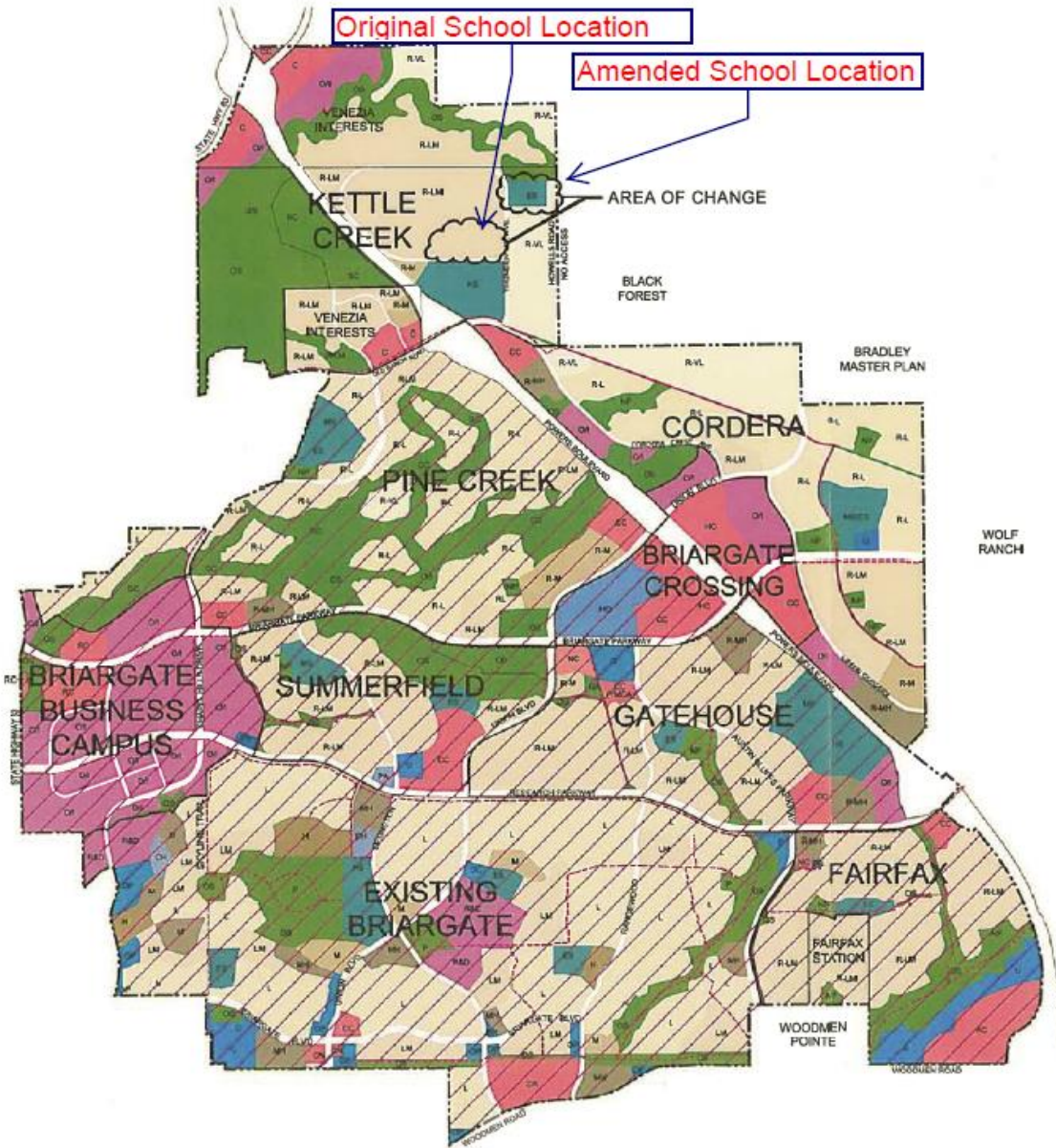
- Staff recommends approval of all applications with technical modifications to the Development Plan
- CPC recommended approval of the master plan 8-1 and
- Approval of the zone change and development plan 7-2 with an additional technical modification:
 - ✦ The developer must provide a safety measure between the trail and the detention pond (Howells pond) with either fencing or re-grading.

Questions?



Briargate

MASTER PLAN



LEGEND

LAND USE	ACREAGE
RESIDENTIAL_VERY LOW (R-VL, 0-1.99 DU/gross acre)	208 AC.
RESIDENTIAL_LOW (R-L, 2-3.49 DU/gross acre)	1542 AC.
RESIDENTIAL_LOW-MEDIUM (R-LM, 3.5-7.99 DU/gross acre)	1530 AC.
RESIDENTIAL_MEDIUM (R-M, 8-11.99 DU/gross acre)	159 AC.
RESIDENTIAL_MEDIUM-HIGH (R-MH, 12-24.99 DU/gross acre)	237 AC.
COMMERCIAL (NC, CC, RC, HC)	437 AC.
OFFICE (O)	79 AC.
OFFICE-INDUSTRIAL/RESEARCH & DEVELOPMENT (OI)	577 AC.
GOVERNMENT / UTILITIES (G, U, PS)	93 AC.
PUBLIC / INSTITUTIONAL (PA-PUBLIC ASSEMBLY, HO-HOSPITAL)	92 AC.
SCHOOL (HS, MS, ES)	327 AC.
RIGHT OF WAY	857 AC.
OPEN SPACE (OS) / PARK (NP, CP) / GOLF COURSE (GC)	1219 AC.
VENEZIA INTEREST	442 AC.
IMPLEMENTED MASTER PLAN AREA	
TRAILS	
7500 AC. TOTAL	



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Lot Analysis

City Lots 1.5 to 5 Acres

Cedar Heights
Falcon/Columbine estates
Mesa Road (Broadview Ranch)
GOG Area (Las Piedras)
Broadmoor/Broadmoor Bluffs
Rustic Hills
Peregrine
Flying Horse

