

CITY OF COLORADO SPRINGS PLANNING COMMISSION

MINUTES / RECORD-OF-DECISION

**THURSDAY, OCTOBER 20, 2016,
CITY HALL COUNCIL CHAMBERS
107 NORTH NEVADA AVENUE,
COLORADO SPRINGS, COLORADO 80903**

PRESENT:

Phillips, Henninger, Markewich, Shonkwiler, Walkowski, Smith, McDonald, Gibson, Graham

ABSENT:

None

ALSO IN ATTENDANCE:

Mr. Peter Wysocki, Planning and Development Director
Mr. Marc Smith, City Senior Corporate Attorney

NEW BUSINESS CALENDAR

DATE: October 20, 2016
ITEM: 6.A.1 – 6.A.4
FILE NO.: CPC MP 07-00061-A4MJ16, CPC PUZ 16-00102, CPC PUP 16-00103,
CPC PUD 16-00104
PROJECT: Cordera 4 & 5
STAFF: Katie Carleo

Commissioner McDonald recused herself.

STAFF PRESENTATION:

Katie Carleo, Principal Planner gave a Power Point presentation.

APPLICANT PRESENTATION:

Cody Humphrey, Director of Planning for LaPlata Communities gave an in-depth Power Point Presentation of the project.

Questions:

Commissioner Markewich asked for clarification about the extension of Cordera Crest. Mr. Humphrey indicated the part Commissioner Markewich referred to is expected to be completed late 2017 or early 2018. Commissioner Markewich said the connection should be completed as soon as it's possible to ease traffic flow.

Commissioner Smith asked about maintenance of the buffer, the type of grasses and if there'd be irrigation. Mr. Humphrey said there would be some irrigation at start up and native grasses but, not a manicured landscape and the native grasses would be mowed twice a year. Trash maintenance will be part of the HOA responsibility but they will do it until the HOA takes over. Commissioner Smith asked about what type of intersection is planned for the extension of Union to Old Ranch Road. Mr. Humphrey said it would be signalized.

Citizens in Support:

None

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Citizens in Opposition:

Terry Stoka, Chairman of the Black Forest Preservation Committee and Treasurer of the Black Forest Preservation Plan, was present representing both groups. Mr. Stoka stated the Black Forest Preservation Plan requires transition from five acre lots to smaller lots as they approach the urban areas and vice versa from the city to Black Forest. Mr. Stoka discussed the density and that it wasn't a transition, the 100 foot buffer wasn't enough and there is increased traffic. He recommended keeping the very-low density designation, increase the buffer to 200-feet and the Milan/Union connection done at the beginning of development.

John Church lives ¼ mile north of the Old Ranch Rd and Milan intersection. There needed to be a better transition into Black Forest. Density is the problem along that corridor. He suggested a compromise in the density to have a better transition. He liked the buffer and would like completion of the roads to be done sooner rather than later.

Gail Mack lives on Old Ranch Road. She discussed what was said at the neighborhood meeting; the buffer along her property is only 75 feet but was told it would be 100-feet feet at a minimum. She concerned about drainage along her property and felt the neighborhood meeting was unfair to the public. She wants the lower density to remain.

Questions of Staff:

None

Rebuttal:

The applicant discussed the density and stated they worked to find a compromise and feel the buffer helps with this and the trail system also helps with the transition. The drainage throughout Cordera was discussed and what was done to mitigate issues.

Commissioner Markewich asked about drainage close to Filing 5 and where it's channeled. The applicant said this would be an open flow situation and discussed how it would be routed southwest away from Old Ranch Road.

Commissioner Markewich asked about Old Ranch Road becoming a four-lane road and if the widening would cut into the buffer. Commissioner Markewich confirms the right of way to the buffer is 100 feet. The applicant explained the boundary line is from the edge of Old Ranch Road back 100 feet. Kathleen Krager, City Transportation Manager said there were no plans to widen of Old Ranch Road.

Commissioner Graham asked if there would be changes to the drainage plan. The applicant said there were natural drainage areas that would be maintained and were current with the newest drainage criteria.

Commissioner Graham asked about the height of the remnant walls; proposed at 3 to 4 feet; what is the height of the pine trees – they will be 8 feet at a minimum.

Commissioner Henninger asked about the average size of the lots – 5500 sq. ft.

Commissioner Shonkwiler clarified how the drainage flows. Mr. Humphrey said it flows from the north to the south.

Commissioner Walkowski said the citizens were afraid it would be piped and the pipe would get clogged. The applicant confirmed it will be open flow and be some swale to guide them to the open drainage.

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DISCUSSION AND DECISION OF THE PLANNING COMMISSION:

Commissioner Markewich said any often controversies regarding new developments are about transitions and density close to the county line as in this area. We have to consider if a project is economically viable. We are encouraging more density. The developer has done a good job of the buffering and landscaping with this development to mitigate the transition. He said an increase in lot size would mean larger home with a larger footprint and he doesn't think that is what the residents of Black Forest want. Based on the review criteria of all areas the project complies with what they need to consider. He encouraged the roads to be done sooner rather than later.

Commissioner Phillips said it was not their job to make sure that something was economically viable.

Commissioner Smith agreed with what Commissioner Phillips said about projects being economically viable but agreed with the rest of what Commissioner Markewich said. The buffer isn't something the applicant had to do, but the buffer is a good thing and was glad the applicant did it. There was going to be development in this location. The increase in density isn't that significant from the previous density. He's supportive of approving the application

Commissioner Henninger said development review criteria discusses if the project will be harmonious with the surrounding area; it will be consistent with the rest of Cordera. Another of the review criteria talks about being compatible with surrounding area and it was stated the development does adversely affect the school district so that concerned him. He's concerned about the school district, the taxes, the way we take care of our children and having the school match the density of the area. So looking at the review criteria the harmonious is in question and impact is a little in question. Would be nice if they melted into the Black Forest density a little bit easier than with what is trying to be done with this. So he has some concern with that.

Commissioner Markewich clarified his statement about economic viability, that it isn't the Planning Commission's requirement, but that the developer is responsible to make sure it's economically viable for their company. He agreed it's not the job of the Planning Commission to determine economic viability.

Mr. Wysocki clarified what Commissioner Henninger stated about the impacts to the school district, as stated in the staff report the school district stated it would **not** have adverse affects. Commissioner Henninger said in one place it says it will and the developer stated it would, Henninger also sited page 104, paragraph # 2; but it could be a typo. But it's just an area he concerned about.

Mr. Wysocki discussed how density from a residential area next to the county has changed over time and what is needed to be look at today and how that has been managed in other areas of development around Colorado Springs.

Motion by Commissioner Smith, seconded by Commissioner Gibson on **CPC MPA 007-00061-A4MJ16 – 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.

Aye: Phillips, Henninger, Markewich, Shonkwiler, Walkowski, Smith, McDonald, Gibson, Graham (McDonald recused) No: None Motion Passed 8-0

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Motion by Commissioner Smith, seconded by Commissioner Graham on **CPC PUZ 16-00102 – Change of Zoning to PUD** to recommend approval to City Council the zone change from A (Agriculture) to PUD (Planned Unit Development; single-family detached residential, 2.63 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.

Aye: Phillips, Markewich, Shonkwiler, Walkowski, Smith, McDonald, Gibson, Graham (McDonald recused)
No: Henninger Motion Passed 7-1

Motion by Commissioner Smith, seconded by Commissioner Gibson on **CPC PUD 16-00103 – PUD Concept Plan** to recommend approval to City Council the PUD concept plan for the Cordera 4 & 5 project, based upon the findings that the PUD concept plan meets the review criteria for granting a PUD concept plan as set forth in City Code Section 7.3.605 and meets the eight (8) review criteria for granting a concept plan as set forth in City Code Section 7.5.501(E), subject to technical modifications.

Technical and Informational Modifications to the PUD Concept Plan:

1. Show and label all existing public utility easements and include Book and Page or Reception Number.

Aye: Phillips, Henninger, Markewich, Shonkwiler, Walkowski, Smith, McDonald, Gibson, Graham (McDonald recused)
No: None Motion Passed 8-0

Motion by Commissioner Smith, seconded by Commissioner Gibson on **CPC PUD 16-00104 – PUD Development Plan** to recommend approval to City Council the PUD development plan for the Cordera 4 & 5 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).

Aye: Phillips, Markewich, Shonkwiler, Walkowski, Smith, McDonald, Gibson, Graham (McDonald recused)

No: Henninger Motion Passed 7-1