

PROJECT STATEMENT - CORDERA FILING 3I
**BRIARGATE MASTER PLAN AMENDMENT,
ZONE CHANGE, DEVELOPMENT PLAN & FINAL PLAT**

JANUARY 2017

Cordera Filing 3I is a 13.11 acre parcel located at the northern tip of the Cordera community. The site is located off of Cordera Crest Avenue just south of Old Ranch Road. The parcel is bordered by of Cordera Filing 3H to the south, a vacant parcel to the west, North Fork Filing 1 to the north and Cordera Filing 4 to the east. The property is currently zoned A (Agriculture). High Valley Land Company, Inc. and ORRL, LLC proposes to develop the property into 36 single family residential lots, which are similar to lot sizes within Cordera Filings 1, 2 and 3. A transfer in ownership from ORRL, LLC to High Valley Land Company, Inc. is in process and will be completed prior to approval of the Development Plan and Final Plat. Therefore, High Valley Land Company, Inc. will become the sole owner of the property and will be the sole signatory on the Final Plat at the time of recordation. Filing 3I will be platted and developed as a single phase.

The vision for the parcel is for a builder to construct a low-maintenance community with consistent design in architecture and lot landscaping. The builder's product will consist of ranch-level homes. One option the builder is proposing is a second story, recreation space above the garage. This option will be available on only one of nine ranch home products offered by the builder. The mass of this recreation space will be on the street side of the project which is internal to the site. The option will not have a net height impact from the exterior of the site and will remain well below the 36' height limit. The architectural typology will be a Mid-Century Modern style which is consistent with guidelines for Cordera.

Access to Filing 3I occurs along Bierstadt Lake Court via Cordera Crest Avenue. No direct vehicular access from Filing 3I will be permitted along Old Ranch Road. Filing 3I will also not have direct access from Filing 4 as to eliminate cut-through traffic and create an enclave for the homes within Filing 3I. Cordera Crest Avenue is currently being extended north to Old Ranch Road to provide an additional traffic connection.

Filing 3I is surrounded by open space on two sides. The project will have 3.01 acres of open space (approximately 23% of the total site) that abuts the designated open space in Filing 3H to the south and the transitional landscape buffer of Filing 4 to the northeast. Filing 3I continues the transitional landscape buffer from Filing 4 between its northern most lots and Old Ranch Road. This buffer ranges in size from 45' – 80' wide; includes the 12' wide Tier 2 trail known as the N. Powers Trail; and has a landscape treatment of native and manicured turf, Ponderosa Pines, various deciduous shade trees and shrub/perennial beds. The transitional buffer blends seamlessly with the recently approved Filing 4 Old Ranch Road buffer (CPC PUP 16-00103) to the east, providing a nice landscape transition from the city to El Paso County to the north.

The project will have several trails through the open space connecting to Filings 3, 4 and 5. These trails will also connect to the N. Powers Tier 2 regional trail, creating a variety of walking and hiking loops for users as well as provide a value-add amenity to both Cordera residents and the general public.

The site plan also attempts to preserve as much existing vegetation as possible on site. For instance, a large stand of scrub oak next to the proposed location of the mail kiosk and trail connections into the open space to the south will be preserved to maintain some of the existing character of the site.

The applicant requests approval of the following development applications:

- Master Plan Amendment to the Briargate Master Plan
- Zone Change from A to PUD
- Development Plan
- Final Plat

Master Plan Amendment to the Briargate Master Plan

An amendment is proposed to the Briargate Master Plan, which includes the Cordera community, to change the land use associated within Cordera Filings 3I Residential Very Low (R-VL) with a density range of 0.00 to 1.99 DU/Ac to Residential Low (R-L) with a density range of 2.00 to 3.49 DU/Ac. The proposed density for Filing 3I is 2.75 DU/Ac. The applicant is requesting a 0.76 DU/Ac increase to the master plan for this area, which equates to 10 additional lots. The proposed land use change affects 13.11 acres of the total 7,590 acres in the Briargate Master Plan, equating to 0.17% of the total acreage. Also included is an update of the implemented areas of the master plan.

Zone Change

The development plan proposes 36 single family residential lots on 13.11 ac for a gross density of 2.75 DU/Ac. The development includes multiple trails that connect to the Tier 2 Trail along the CSU gas easement and 3.01 acres of open space. The development has been planned to take advantage of natural topography and to protect areas of natural vegetation where possible. The proposed development will be accessed from Cordera Crest and direct access to Old Ranch Road is not proposed. Vehicular access to Cordera Filing 4 will not be made to prevent cut-through traffic and to create an enclave for the homes in Filing 3I. The abutting transportation and utility infrastructure have been planned to accommodate the proposed development and, therefore, have adequate capacity to serve its needs.

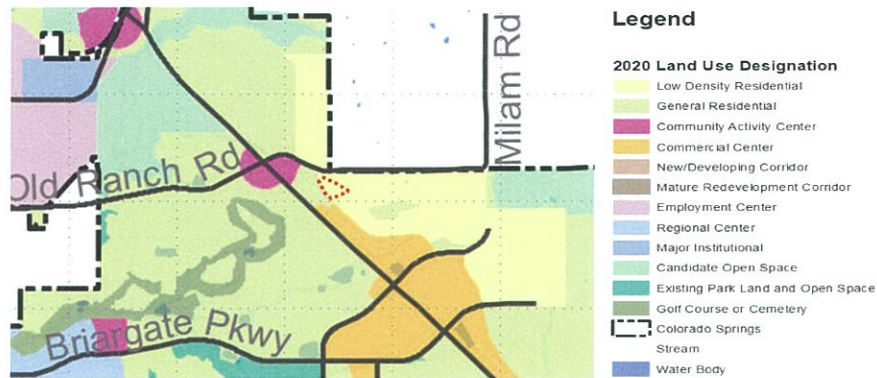
The property is currently zoned A (Agriculture) and the applicant is proposing to re-zone the parcel to PUD (Planned Unit Development). This zone is consistent with the zoning for the remainder of Cordera. The minimum lot size available is 5,960 sf with a maximum building height of 36'. The applicant is proposing a mix of 50' and 60' wide lots in Filing 3I. Proposed building setbacks are 18' in the front, 5' on the sides and 20' in the rear. Corner lot side yard setbacks are 15'. Maximum lot coverages are the following:

- 45% for single story residences with basements
- 45% for two-story residences that have the optional recreation space above the garage on 50' wide lots (a maximum of 8 lots would be allowed to have this option due to Cordera's adjacency guidelines)
- 40% for two-story residences with basements

Zone Change Review Criteria

1. The action will not be detrimental to the public interest, health, safety, convenience or general welfare. ***The requested Zone Change is in conformance with PUD standards for the remainder of Cordera and provides a transition to the County.***

- The proposal is consistent with the goals and policies of the Comprehensive Plan. **The review criterion is met because the Zone Change will conform to the Comprehensive Plan and Low Density Residential designation shown in the 2020 Land Use Map.**



- Where a master plan exists, the proposal is consistent with such plan or an approved amendment to such plan. Master plans that have been classified as implanted do not have to be amended to be considered consistent with a zone change request. **An amendment is being proposed to the master plan for this application. The applicant is asking for a 0.75 DU/Ac. increase to this area of the BriarGate Master Plan.**

Development Plan

The applicant is submitting a Development Plan for Filing 3I. Filing 3I consists of 36 single family residential lots on 13.11 ac for a gross density of 2.75 DU/ac. Access for Filing 3I will be via Bierstadt Lake Court via Cordera Crest Avenue. Utilities serving Filing 3I have stubbed from Cordera Crest as well as Filing 4 (CPC PUD 16-00104).

Development Plan Review Criteria

- Will the project design be harmonious with the surrounding land uses and neighborhood? **Single-family residential lots are proposed, the surrounding land uses are also single-family residential. The project design is to harmoniously blend with the adjacent land uses and neighborhood. The lot sizes proposed are similar to and compatible with the adjacent Cordera Filing 3 lots.**
- Will the proposed land uses be compatible with the surrounding neighborhood? Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities? **The proposed land use is compatible with the surrounding neighborhood. 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. The parks in the community have capacity and were designed to handle users from Cordera and the general public. The parks are public in Cordera and two of the four planned parks are built at this time. A 16-acre park in Filing 3 has been zoned PK and is being planned. An additional park is planned for the future filings of Cordera to the east. Infrastructure has been designed accordingly for this parcel and the BriarGate Master Plan.**

3. Will the structures be located to minimize the impact of their use and bulk on adjacent properties? **Structures will be of similar size, height and bulk as adjacent properties.**
4. Will landscaping, berms, fences and/or walls be provided to buffer the site from undesirable views, noise, lighting or other off-site negative influences and to buffer adjacent properties from the negative influences that may be created by the proposed development? **The northeastern portion of Filing 3I abuts the future Tier 2 N. Powers Trail located within a 50' gas easement and a large open space area located within Cordera Filing 4. Landscaping which includes ponderosa pines, shrubs, berming and a 4' screen wall will be located in this open space of Filing 4 between Filing 3I and Old Ranch Road will provide a buffer to off-site negative influences and adjacent properties. Filing 3I will also provide a transitional landscape buffer ranging in size between 45'-80' wide with a landscape treatment of native and manicured turf, Ponderosa Pines, various deciduous shade trees and shrub/perennial beds. Additionally, the proposed grades of the lots along the gas easement will be lower than existing grades, providing additional buffer between Filing 3I, Old Ranch Road and the residential properties within the County north of Old Ranch Road. Walls, fencing, landscaping and open space are proposed as buffers between the north side of Filing 3I and Old Ranch Road.**
5. Will vehicular access from the project to the streets outside the project be combined, limited, located, designed and controlled to channel traffic to and from such areas conveniently and safely and in such a manner which minimizes traffic friction, noise and pollution and promotes free traffic flow without excessive interruption? **Filing 3I will be accessed at one location, Cordera Crest and Bierstadt Lake Court. Filing 3I has no vehicular connectivity to any of the adjacent neighborhoods. Therefore, there will be no cut through traffic. Also, given the small amount of lots within this filing, traffic generated from the site will be minimal and will not impact the traffic operations of Cordera Crest Drive. Direct vehicular access from Filing 3I to Old Ranch Road is not permitted.**
6. Will all the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project? **Yes. Project access will be from Cordera Crest Avenue.**
7. Will streets and drives within the project area be connected to the streets outside the project area in such a way that discourages their use by through traffic? **Yes. The residential and collector street system delivers traffic to arterial streets and discourages cut-through traffic.**
8. Will adequately sized parking areas be located throughout the project to provide safe and convenient access to specific facilities? **Parking will be provided on each lot in garages and driveways. The 50' proposed right of ways throughout Filing 3I allows for on-street parking on both sides of the road. A separate pull-off area for mail kiosk parking will also be provided.**
9. Will safe and convenient provision for the access and movement of handicapped persons and parking of vehicles for the handicapped be accommodated in the project design? **Handicap accessibility to sidewalks around the mail kiosk will be provided. ADA ramps have been provided throughout the site at all intersections. Individual homes will be designed specifically for handicapped purchasers.**
10. Will the design of streets, drives and parking areas within the project result in a minimum of area devoted to asphalt? **The street system is designed to accommodate the anticipated traffic**

and provide ample on-street parking for residents. The street system will provide adequate access to individual home sites. Driveway length is governed by City Code regulations.

11. Will pedestrian walkways be functionally separated from vehicular traffic and landscaped to accomplish this? Will pedestrian walkways be designed and located in combination with other easements that are not used by motor vehicles? ***The primary pedestrian system is the sidewalk system which is in conformance with the City Subdivision design standards. A short stretch of sidewalk has been proposed to be attached at the corner of Bierstadt Lake Ct and Yampa River Ct with the intention to help preserve the existing scrub oak in this area. In addition, a series of connector trails have been provided to access a City Tier 2 trail (N. Powers Trail) which runs along the adjacent gas easement. The trails will provide connection to a future 16-acre park just to the southeast of the subject parcel in Cordera Filing 3.***

12. Does the design encourage the preservation of significant natural features such as healthy vegetation, drainage channels, steep slopes and rock outcroppings? Are these significant natural features incorporated into the project design? ***It is the goal with this Filing to preserve existing vegetation where possible in areas that allow it as well as a drainage channel on the southeast portion of the site.***

Final Plat

The Final Plat includes the entire Filing 3I area consisting of 36 single family residential lots and tracts of land for open space, trails and utility easements. A transfer in ownership from ORRL, LLC to High Valley Land Company, Inc. is in process and will be completed prior to approval of the DP and Final Plat. Therefore, High Valley Land Company, Inc. will become the sole owner of the property and will be the sole signatory on the Final Plat at the time of recordation. Filing 3I will be platted and developed as a single phase.

Additional Material

The following documents have been provided in support of the aforementioned applications:

- Traffic Letter
- Geo-Hazard Exemption Report
- Wastewater Master Facilities Report Amendment
- Mineral Estate Owner Notification Documentation
- Final Drainage Report
- Hydraulic Analysis Report (previously prepared by Colorado Springs Utilities)

Justification Statement

The applicant submits the following as justification for approval of the aforementioned applications:

1. The applications are consistent with the goals and policies of the City's Comprehensive Plan.
2. The proposed development is aligned with current market trends.
3. The proposed development has been planned to take advantage of natural topography and to protect areas of natural vegetation where possible.
4. The proposed land use is consistent with adjacent development within the City.
5. The transportation system takes into account such issues as neighborhood cut-through traffic, residential traffic speeds, pedestrian safety and accessibility, and landscaping.

6. A pedestrian circulation system has been planned to functionally separate pedestrians from vehicular traffic and provide easy access to open space and recreational facilities.
7. Public facilities have been planned in conjunction with the proposed development and therefore the capacities of planned streets, utilities, and parks will not be overburdened.
8. The landscape design along streets complies with the City's Landscape Policy Manual.