

PROJECT STATEMENT - CORDERA FILINGS 4 & 5
BRIARGATE MASTER PLAN AMENDMENT
CONCEPT PLAN AND ZONE CHANGE (FILINGS 4 & 5)
DEVELOPMENT PLAN (FILING 4)
FINAL PLAT (FILING 4)

Cordera Filings 4 and 5 are located north of Cordera Filing 3, east of Cordera Crest, south of Old Ranch Road and west of the future Union Boulevard extension. Filings 4 and 5 comprise 29.51 acres and 87.31 acres respectively for a total of 116.82 acres. The property is currently zoned A (Agriculture). High Valley Land Company, Inc. proposes to develop the property into 307 single family residential lots to lot sizes which are currently present in the Cordera community in Filings 1, 2 and 3. There will be a total of 53 lots in Filing 4 and 254 lots in Filing 5. Filing 4 will be the first phase of development and will be developed and platted as a single phase. Filing 5 will follow the development of Filing 4 and will be developed and platted in several phases.

Cordera Filing 4 and 5 were designed to be offset from the County boundary along Old Ranch Road to provide a visual buffer for the County residents to the north and provide a transition to from the City to the County. A wide landscaped area with a variety of shrubs, native grasses and Ponderosa Pine trees, rolling berms, low-slung remnant walls, and preservation of existing on-site scrub oak will be provided along Old Ranch Road to provide a soft and harmonious transition to the County. The landscape buffer area along Old Ranch Road varies in width from 75' to 410', averaging about 100' wide along the entire length of Old Ranch Road.

Access to Cordera Filing 4 and 5 will occur along Horse Gulch Loop via Cordera Crest Avenue from the west and from Union Boulevard on the east. No direct vehicular access to Filing 4 and 5 will be allowed along Old Ranch Road. Cordera Crest Avenue is currently being extended north to Old Ranch Road to provide an additional traffic connection. Union Boulevard will be extended north to Milam road with the phased construction of Cordera Filing 5.

The central feature of this portion of Cordera will be a nine foot wide multi-use trail (six foot wide asphalt and three foot wide soft surface) which will meander throughout the landscape buffer along the entire stretch Old Ranch Road; the trail will meander through berms and remnant walls and Ponderosa Pine trees. The Ponderosa Pines were chosen specifically to mimic the same type of evergreen trees predominantly found in the Black Forest area within the County as well as provide screening that will filter views from Old Ranch to the back of homes. The trail will connect to the Tier 2 10' wide regional trail along the gas easement through Cordera to form a loop trail system of nearly two miles of trails with links to additional neighborhood trails through open space in Filings 4 & 5. These trails will provide a public amenity to the area.

The applicant requests approval of the following development applications:

- Master Plan Amendment to the Briargate Master Plan
- Concept Plan and Zone Change - Filings 4 and 5
- Development Plan - Filing 4
- Final Plat - Filing 4

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 with Cordera Filings 4 and 5 from 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 Filings 4 and 5 is 2.63 DU/Ac. The applicant is requesting a 0.64 DU/Ac increase to the master plan for this area. The proposed land use change affects 116.82 acres of the total 7,590 acres in the Briargate Master Plan, equating to 1.5% of the total acreage.

Concept Plan and Zone Change – Filings 4 and 5

The concept plan proposes 307 single family residential lots on 116.82 ac for a gross density of 2.63 DU/Ac. The development includes multiple trails that connect to the Tier 2 Trail along the CSU gas easement; numerous open space areas; and, a landscape buffer along the north side of the property adjacent to Old Ranch Road. 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 Avenue and Union Boulevard. Direct access to Old Ranch Road is not proposed. The abutting transportation and utility infrastructure have been planned to accommodate the proposed development and, therefore, have adequate capacity to serve its needs.

The zone change for the property is from the current A (Agriculture) designation to PUD (Planned Unit Development). The minimum lot size is 5,500 sf with a maximum building height of 36'. The applicant is proposing a mix of 50' and 60' wide lots in Cordera Filing 4. In Filing 5, the applicant is proposing a mix of 50', 60' and 70' wide lots. Proposed building setbacks are 20' in the front, 5' on the sides and 25' in the rear. Corner lot side yard setbacks are 15'. Maximum lot coverages are 40% for single story residences with basements and 35% for two-story residences with basements. The metrics are consistent with Cordera Filings 1, 2 and 3.

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.***
2. 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.***



3. 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 0.64 DU/Ac increase to this area of the Briargate Master Plan.***

Development Plan – Filing 4

The applicant is submitting a Development Plan for Filing 4 initially. Filing 4 is located on the western portion of the Concept Plan and consists of 53 single family residential lots on 29.51 ac for a gross density of 1.80 DU/ac. Access for Filing 4 will be through Cordera Filing 3H along Horse Gulch Loop, which intersects with Cordera Crest Avenue. Utilities serving Filing 4 have stubbed from Cordera Filing 3. A Development Plan for Filing 5 will be submitted at a later date.

Development Plan Review Criteria

1. 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. A significant landscape buffer has been provided along Old Ranch Road at the county line to provide a harmonious landscape treatment and bring the Black Forest landscape treatment into Cordera.***
2. 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 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 and there is an additional park in the future filings of Cordera. Infrastructure has been planned 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? ***Where a 20' landscape buffer is required by the City Review Criteria, the landscape buffer area along Old Ranch Road varies in width from 75' to 410', averaging about 100' wide along the entire length of Old Ranch Road. In addition, each lot in Cordera that borders the landscape buffer will have a 25' rear yard setback which further increases the distance of a home away from Old Ranch Road. In addition to the buffer, a nine foot wide multi-use trail (six foot wide asphalt and three foot wide soft surface) will be provided as a public amenity and meander throughout the landscape, berms and remnant walls along the entire stretch of 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? ***Access to the west is designed from Horse Gulch loop via Cordera Crest Avenue, a collector road under construction. Cordera Crest Avenue will connect to Old Ranch Road. Access to the east is designed from Horse Gulch Loop via Union Boulevard in Filing 5 and is beyond the limits of this Development Plan. Union Boulevard will be constructed in conjunction with Filing 5 to connect to Old Ranch Road/Milam to provide an additional access. Direct vehicular access from Filing 4 & 5 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. Access to Cordera Crest will be provided in the first phase.**
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 4 and 5 allows for on-street parking on both sides of the road.**
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 parking as well as handicap accessibility to sidewalks around the mail kiosk will be provided. Handicap access to the Filing 3 park to the south of Filing 4 will also be provided. 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. In addition, small connector trails have been provided to access a City Tier 2 trail which runs along the adjacent gas easement. The trails access a park just to the southwest 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 4 and 5 to preserve as much of the existing vegetation as possible in areas that allow it. Much of the existing scrub oak vegetation along the Old Ranch Road buffer will be preserved. Internal to Filing 4 and 5, existing vegetation will be tagged for preservation in open space areas and between lots when deemed savable. Landscape tracts have strategically been placed to preserve and protect existing on-site scrub oak, natural drainage channels and slopes.**

Final Plat – Filing 4

The Final Plat includes the entire Filing 4 area consisting of 53 single family residential lots and tracts of land for open space, trails and utility easements.

Additional Material

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

- Traffic Impact Study
- Geo-Hazard Exemption Report
- Wastewater Master Facilities Report
- Mineral Estate Owner Notification Documentation
- Master Development Drainage Report (Filings 4 and 5) and a Final Drainage Report (Filing 4)
- 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. Significant landscaped setbacks with berms and/or walls provide buffers between the proposed development and adjacent roads/properties.
7. A pedestrian circulation system has been planned to functionally separate pedestrians from vehicular traffic and provide easy access to open space and recreational facilities.
8. 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.
9. The landscape design along streets and within parks complies with the City's Landscape Policy Manual.