



City of Colorado Springs

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Meeting Minutes - Draft Planning Commission

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**Phone: +1 720-617-3426
Conference ID: 935 469 214#**

Thursday, May 21, 2020

8:30 AM

Remote Meeting

Urban Collection at Briargate

- 4.F. [CPC MP 07-00061-A8 MN20](#) A minor amendment to the Briargate Master Plan changing the land use of 7.29 acres from Residential-Medium High to Residential-Medium, generally located north and east of the Austin Bluffs Parkway and Research Parkway intersection along Scarborough Drive.

(Quasi-Judicial)

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning & Community Development

Staff presentation:

Hannah Van Nimwegen, City Planning, presented a PowerPoint with the scope and intent of this project.

Applicant Presentation:

Andrea Barlow, N.E.S, presented a PowerPoint with the scope and intent of this project.

Questions:

Commissioner Raughton asked if the streets in the community were all private. Ms. Barlow answered that the streets were all private.

Commissioner Rickett asked if the current Planned Unit Development (PUD) allowed for a building height of 35-feet and asked if the new PUD maximum building height limit would be 30-feet.

Ms. Barlow said that was correct and that the 35-feet was for the apartments, which were more of a garden apartment type development, but currently proposing 30-feet for the project.

Supporters:

None

Opponents:

Richard Butler, resident in the area of the proposed site. Mr. Butler had submitted a letter that was never received regarding concerns with the project. Mr. Butler highlighted the following for the Planning Commission to consider before a decision was made on this project:

- Concerned about the infrastructure; there are only two stoplight intersections that can handle this increase in traffic with 140 to 250 additional vehicles in a confined space
- Concerned that emergency vehicles will not be able to respond due to the vehicle density in the development; not all people will park in their garages
- Similar problem in the Antelope Trails development
- Several other developments in the area that make the infrastructure dangerous: areas of Research Parkway and Austin Bluffs with restricted access and a dangerous hill and have to pull out into traffic
- Several major accidents at the intersections
- Mr. Butler wants to know what has been done to alleviate some of these concerns

Rebuttal:

Ms. Barlow addressed the concerns regarding the emergency accesses and said the plans had been reviewed by the fire department with no concerns. Ms. Barlow further added the project was designed to ensure that all the units would be accessible to the fire department.

- None of the dead end roads serving the development exceed 200 feet, which is the fire department's requirement so they can actually access the buildings from the end of the alleys or reverse up the alleys without any issues
- They were specifically designed to accommodate the fire department's access requirements as well as the width of the roads
- The fire department reviewed the plans and had no comments or concerns for the project

As for the constrained parking by parking on the street, Ms. Barlow explained the following:

- Parking will not be allowed in the alleys other than on about 34 of the 70 units, which have two driveway spaces in front of their unit
- So each unit has a two-car garage, and then half of the units have a two-space parking area in front of their units
- The width of the alley is 24 feet to allow fire access and the other roads will be marked as no parking fire lanes. Additionally, the main street that runs through the development allows parking on both sides of the street
- There are approximately 37 parking spaces that are provided on street for guests, and an additional 5 parking spaces adjacent to the detention pond

The general traffic concern:

- Applicant was not required to provide a traffic impact study for this project because of the reduction of density from the original approved plan.
- Original plan required as a condition of record the installation of a traffic signal at Research and Scarborough, which has already been done
- Wider traffic concerns beyond this site is really a matter for the City Traffic Engineering department
- The roads in the area have been planned for this scale of development if not a greater scale, with the previous plan being a much higher density

Mr. Butler asked to address the commission again, and Chair Graham explained he had already given his testimony. Mr. Butler said because his letter was never delivered and was not entered as part of the record, he was only able to give a synopsis of his concerns. He said he only wanted to add one more thing and stated with the downturn of the economy, he was concerned that projects getting started will quickly evaporate and wanted to know how assured was this developer with funding and ability to sell in an environment right now where people are getting laid off.

City attorney, Ben Bolinger, explained that people get one opportunity to offer testimony, and at this point, the commission will have to allow Ms. Barlow the opportunity to rebut. Mr. Bolinger said that no further testimony from Mr. Butler should be taken. Mr. Butler said he believed that was a fallacy given the letter could not be found.

Commissioner Raughton suggested the record reflect that Mr. Butler submitted this letter and it be forwarded to the appropriate departments: fire, police, traffic, and then put into the consideration for the project. Commissioner Raughton said it was clear to him that Mr. Butler was not arguing that the reduced density exacerbated the problem. It improves the ultimate development of the area, but we should at least have it reflected and appropriately referred to the departments.

Chair Graham asked that the letter be resubmitted and included as part of the file.

Questions of Staff:

Commissioner Rickett said Mr. Butler brought up a good comment on traffic. Commissioner Rickett said he knew the light at Scarborough and Research was installed, which was helpful, but since then, Research has moved out to Black Forest Road. Commissioner Rickett asked if Traffic Engineering has taken another look at this since the time that the original PUD was approved.

Todd Frisbie, City Traffic Engineering, said it has not been looked at recently in terms of new traffic numbers. Mr. Frisbie did state that prior to working for the City, he was a consultant who worked on the Research/Powers interchange and did a traffic analysis. They looked at 20 year projections along Research Road, and Scarborough was a part of that intersection analysis. In that analysis, we assumed that Research would actually connect all the way back down to Marksheffel and Woodmen. So that analysis showed that the intersection would operate with an acceptable level of service given the 20 year projections and that connection push through to Woodmen.

Mr. Frisbie also confirmed that the original master plan assumed much higher levels of traffic and a higher intensity of development and that's why it shows Research being six lanes to accommodate that traffic. The six lane roads now have excess capacity to handle additional traffic even as vacant land begins to develop in this area.

DISCUSSION AND DECISION OF PLANNING COMMISSION:

Commissioner Almy said he had two concerns with one being the public input appeared to have been lost and wanted to make sure we were giving the public adequate opportunity to voice their opinions. The other concern was there had been a series of items brought before the commission that were basically infill projects where traffic analysis seemed to be getting more and more important. Commissioner Almy said he agreed with the city traffic engineer that these roads are designed for a higher level of service than what they are currently being used for, but this just needs to be addressed stronger up front.

Motion by Vice Chair Hente, seconded by Commissioner Rickett, to 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. The motion passed by a vote of 8:0:1:0

Aye: 8 - Vice Chair Hente, Commissioner Raughton, Commissioner McMurray, Chair Graham, Commissioner Eubanks, Commissioner Almy, Commissioner Rickett and Commissioner Wilson

Absent: 1 - Commissioner McDonald

4.G. [CPC PUZ 20-00002](#) A zone change pertaining to 7.29 acres generally located north and east of the Austin Bluffs Parkway and Research Parkway intersection along Scarborough Drive 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).

(Quasi-Judicial)

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning & Community Development

Motion by Commissioner Rickett, seconded by Vice Chair Hente, to recommend approval 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. The motion passed by a vote of 8:0:1:0

Aye: 8 - Vice Chair Hente, Commissioner Raughton, Commissioner McMurray, Chair Graham, Commissioner Eubanks, Commissioner Almy, Commissioner Rickett and Commissioner Wilson

Absent: 1 - Commissioner McDonald

4.H. [CPC PUD 20-00003](#) The Urban Collection at Briargate Square Development Plan for 7.29 acres containing 70 single-family attached residential units generally located north and east of the Austin Bluffs Parkway and Research Parkway intersection along Scarborough Drive.

(Quasi-Judicial)

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning & Community Development

Motion by Commissioner Rickett, seconded by Vice Chair Hente, to recommend approval 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. The motion passed by a vote of 8:0:1:0

Aye: 8 - Vice Chair Hente, Commissioner Raughton, Commissioner McMurray, Chair Graham, Commissioner Eubanks, Commissioner Almy, Commissioner Rickett and Commissioner Wilson

Absent: 1 - Commissioner McDonald