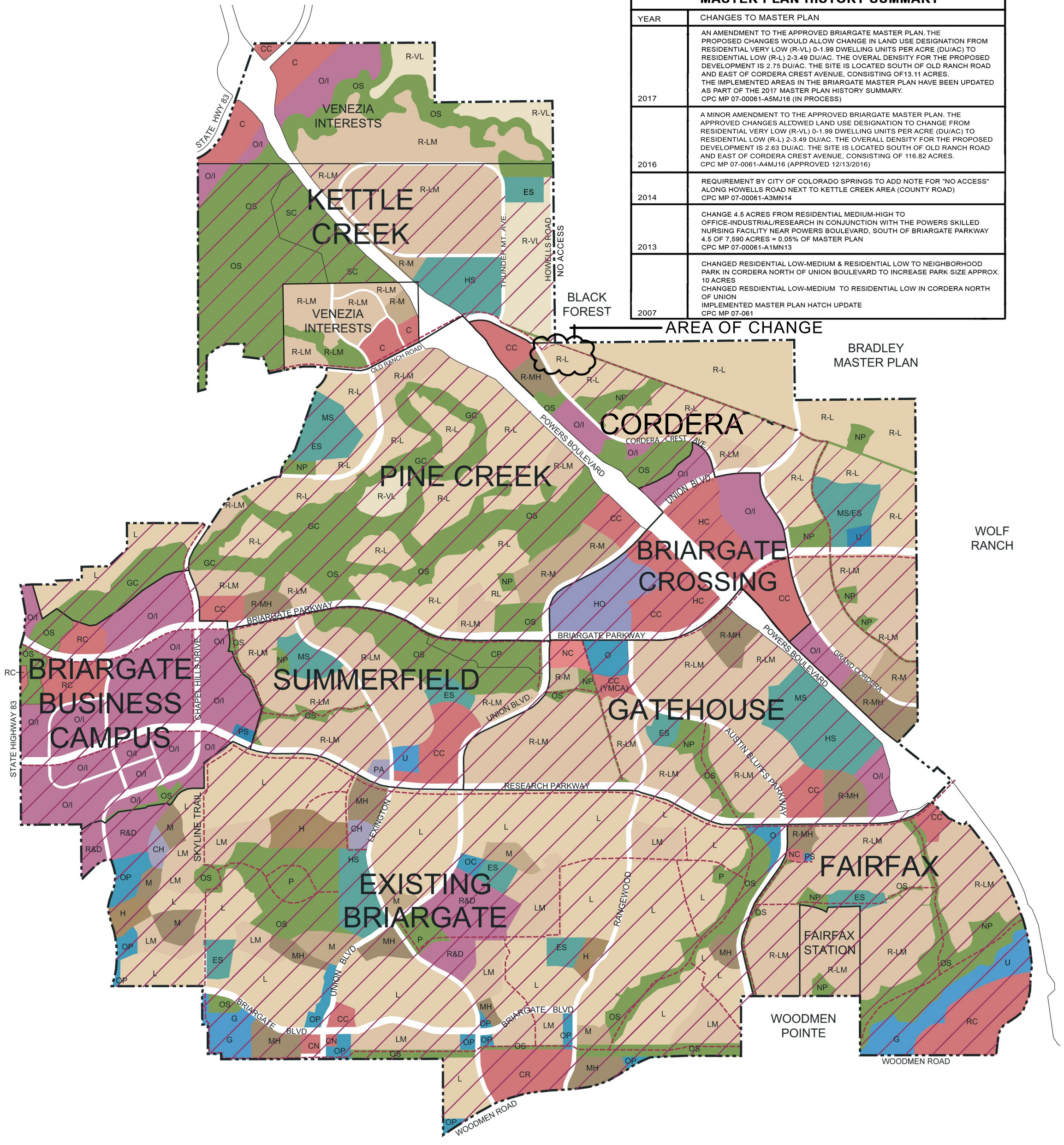
Briargate MASTER PLAN

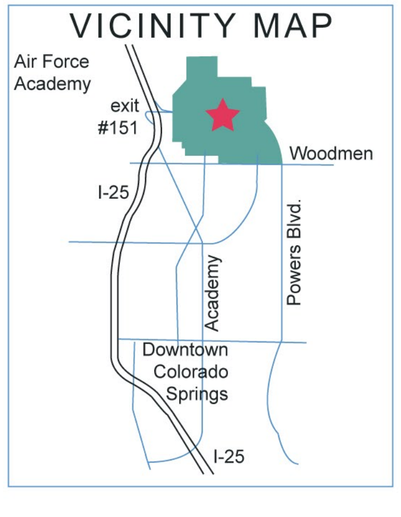
MASTER PLAN HISTORY SUMMARY	
YEAR	CHANGES TO MASTER PLAN
2017	AN AMENDMENT TO THE APPROVED BRIARGATE MASTER PLAN. THE PROPOSED CHANGES WOULD ALLOW CHANGE IN LAND USE DESIGNATION FROM RESIDENTIAL VERY LOW (R-VL) 0-1.99 DWELLING UNITS PER ACRE (DU/AC) TO RESIDENTIAL LOW (R-L) 2-3.49 DU/AC. THE OVERAL DENSITY FOR THE PROPOSED DEVELOPMENT IS 2.75 DU/AC. THE SITE IS LOCATED SOUTH OF OLD RANCH ROAD AND EAST OF CORDERA CREST AVENUE, CONSISTING OF13.11 ACRES. THE IMPLEMENTED AREAS IN THE BRIARGATE MASTER PLAN HAVE BEEN UPDATED AS PART OF THE 2017 MASTER PLAN HISTORY SUMMARY. CPC MP 07-00061-A5MJ16 (IN PROCESS)
2016	A MINOR AMENDMENT TO THE APPROVED BRIARGATE MASTER PLAN. THE APPROVED CHANGES ALLOWED LAND USE DESIGNATION TO CHANGE FROM RESIDENTIAL VERY LOW (R-VL) 0-1.99 DWELLING UNITS PER ACRE (DU/AC) TO RESIDENTIAL LOW (R-L) 2-3.49 DU/AC. THE OVERALL DENSITY FOR THE PROPOSED DEVELOPMENT IS 2.63 DU/AC. THE SITE IS LOCATED SOUTH OF OLD RANCH ROAD AND EAST OF CORDERA CREST AVENUE, CONSISTING OF 116.82 ACRES. CPC MP 07-0061-A4MJ16 (APPROVED 12/13/2016)
2014	REQUIREMENT BY CITY OF COLORADO SPRINGS TO ADD NOTE FOR "NO ACCESS" ALONG HOWELLS ROAD NEXT TO KETTLE CREEK AREA (COUNTY ROAD) CPC MP 07-00061-A3MN14
2013	CHANGE 4.5 ACRES FROM RESIDENTIAL MEDIUM-HIGH TO OFFICE-INDUSTRIAL/RESEARCH IN CONJUNCTION WITH THE POWERS SKILLED NURSING FACILITY NEAR POWERS BOULEVARD, SOUTH OF BRIARGATE PARKWAY 4.5 OF 7,590 ACRES = 0.05% OF MASTER PLAN CPC MP 07-00061-A1MN13
2007	CHANGED RESIDENTIAL LOW-MEDIUM & RESIDENTIAL LOW TO NEIGHBORHOOD PARK IN CORDERA NORTH OF UNION BOULEVARD TO INCREASE PARK SIZE APPROX. 10 ACRES CHANGED RESDIENTIAL LOW-MEDIUM TO RESIDENTIAL LOW IN CORDERA NORTH OF UNION IMPLEMENTED MASTER PLAN HATCH UPDATE CPC MP 07-061



LEGEND

LAND USE	ACREAGE
RESIDENTIAL VERY LOW (R-VL, 0-1.99 DU/gross acre)	77.73 AC.
RESIDENTIAL LOW (R-L, 2-3.49 DU/gross acre)	1672.27 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)	70 AC.
OFFICE-INDUSTRIAL/RESEARCH & DEVELOPMENT (O/I)	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	657 AC.
OPEN SPACE (OS) / PARK (NP, CP) / GOLF COURSE (GC) SPORTS COMPLEX (SC)	1219 AC.
VENEZIA INTEREST	442 AC.
IMPLEMENTED MASTER PLAN AREA	
TRAILS	
	7590 AC. TOTAL

VICINITY MAP



NORTH

NOT TO SCALE

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DHM DESIGN
LANDSCAPE ARCHITECTURE
URBAN DESIGN + LAND PLANNING
ECOLOGICAL PLANNING

Date: 01-06-2017
CPC MP 07-00061-A5MJ16

FIGURE 5