



## Legislation Details (With Text)

**File #:** 15-00143      **Version:** 1      **Name:**

**Type:** Planning Case      **Status:** Passed

**File created:** 2/10/2015      **In control:** City Council

**On agenda:** 2/24/2015      **Final action:** 2/24/2015

**Title:** Highlands at Briargate Concept Plan  
(Quasi-Judicial Matter)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Criteria-7.5.501E-Concept Plan criteria

Date	Ver.	Action By	Action	Result
2/24/2015	1	City Council	approved	Pass

Highlands at Briargate Concept Plan  
(Quasi-Judicial Matter)

**From:**

Peter Wysocki, Planning and Development Director, Planning and Development Department

**Summary:**

CPC ZC 14-00114 - QUASI-JUDICIAL  
CPC CP 14-00115 - QUASI-JUDICIAL

This project includes concurrent applications for rezoning and a concept plan for 41.7 acres located south of Briargate Parkway, west of Chapel Hills Drive and north of Research Parkway, east and adjacent to the Focus on the Family Campus.

**Previous Council Action:**

Council previously approved the Briargate Master Plan and PIP-1 zoning of the property in 1985.

**Background:**

The concept plan illustrates the 41.7 acres as a large mixed commercial center. The planned use of the site is a commercial center; specific uses include restaurants, retail, office space and a hotel. Any use allowed in the PBC zone district would be permitted. The plan illustrates four commercial lots anticipated with a mix of freestanding single-tenant buildings as well as multi-tenant buildings. All required parking will be provided on-site. The building and landscape setbacks are conceptually shown.

**Financial Implications:**

Not applicable.

**Board/Commission Recommendation:**

The City Planning Commission unanimously approved the applications at their January 15, 2015 regular meeting.

**Stakeholder Process:**

The public process included posting the site and sending postcards to 109 property owners within 1,000 feet, notifying them of the application submittal and neighborhood meeting, as well as the public hearing.

A neighborhood meeting was held on November 5, 2014. There were approximately 15 neighbors in attendance. Concerns included traffic, building design, and the relocation of the little league fields. No written opposition was received.

Staff also sent the plans to the standard internal and external review agencies for comments. All comments received from the review agencies have been addressed. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, City Finance, Police and E-911 and the US Air Force Academy.

**Alternatives:**

1. Uphold the action of the City Planning Commission;
2. Modify the decision of the City Planning Commission;
3. Reverse the action of the City Planning Commission; or
4. Refer the matter back to the City Planning Commission for further consideration.

**Proposed Motion:**

CPC CP 14-00115 - HIGHLANDS AT BRIARGATE CONCEPT PLAN

Approve the Highlands at Briargate Concept Plan based upon the findings that the concept plan meets the review criteria as set forth in City Code Section 7.5.501.E.

Not applicable.