



Legislation Text

File #: CPC PUZ 15-00143, **Version:** 3

Ordinance No. 16-59 amending the zoning map of the City of Colorado Springs pertaining to 168 acres located near Echo Canyon Drive and North Powers Boulevard from A (Agriculture) to PUD (Planned Unit Development) for single-family residential development.

Quasi-Judicial

Presenter:

Katie Carleo, Principal Planner, Land Use Review
Peter Wysocki, Director, Planning and Community Development

Summary:

Applicant: NES, Inc.
Owner: Pulpit Rock Investments, LLC
Location: Southwest corner of Flying Horse Club Drive and Barrossa Valley Road

This project includes a PUD zone change and development plan to allow further development of the North Fork at Briargate residential community. The site totals 168 acres that will provide 602 single-family residential lots, completing the North Fork at Briargate development.

Previous Council Action:

This item was approved by City Council for first reading on May 24, 2016.

The residential land use was approved with an amendment to the Briargate Master Plan in 1985. The property was annexed in 1982 as a part of the Briargate Addition #5 Annexation.

Background:

The current proposed North Fork at Briargate development is an extension of the previously approved development east of Thunder Mountain Road. Along with 602 single-family residential lots this development provides local trails, landscape open space, public streets and infrastructure. North Fork at Briargate is to be developed in 5 phases with a gross density of 3.6 dwelling units per acre. Lot sizes will vary from 5,700 - 15,900 square feet with an average lot size of 7,108 square feet. The current request includes approval for the North Fork at Briargate Development Plan and rezoning from Agriculture (A) to Planned Unit Development (PUD; detached single-family residential, 3.6 dwelling units per acre, and 36-foot maximum building height)

This item supports the City's strategic plan to enhance connectivity between trails and open space by encouraging a well-designed residential community with local amenities that enrich the trails and open spaces. Through a well-designed residential community you can provide connection and corridors leveraging windows of opportunity for trail and open space experiences. This development

also supports employment opportunities of Colorado Springs residents, and maintains further prospect for strengthening the Colorado Springs economy.

Financial Implications:

N/A

Board/Commission Recommendation:

At their meeting on April 21, 2016 the Planning Commission voted 6-1-2 to approve the zone change; and voted 4-3-2 to approve the development plan.

Commissioner Henninger who voted against the rezone stated concerns in relation to the amount of activities at a high school site and the size of the access for the development.

Commissioner Donley, Henninger and Markewich who voted against the development plan application stated concerns for access and traffic for the development. Commissioner Donley voiced concerns with the timing for the extension of Cordera Crest south to Old Ranch Road. Commissioner Markewich expressed concern for increased difficulty with traffic and the burdening of the public facilities.

Stakeholder Process:

Public notice was provided to 148 property owners within 1000 feet of the site on two occasions; during the internal review stage, notifying for the submittal and a public meeting to be held, and prior to the Planning Commission meeting. The site was also posted on those two occasions. A neighborhood meeting was held on January 21, 2016. There were 24 citizens in attendance. Staff received three written comments for this proposal.

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:

Adopt an ordinance changing the zoning from A (Agriculture) to PUD (Planned Unit Development: Detached Single-Family Residential, 3.6 Dwelling Units Per Acre and 36-foot Maximum Building Height), 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) and the criteria for the establishment and development of a PUD zone as set forth in City Code Section 7.3.603.

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