



Legislation Text

File #: CPC MP 07-00061-A5MJ16, **Version:** 2

Major Amendment to the Briargate Master Plan changing 13.11 acres from Residential - Very Low (R-VL 0-1.99 dwelling units per acre) to Residential - Low (R-L 2.0-3.49 dwelling units per acre).

(Legislative)

Presenter:

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

Summary:

Applicant: Matrix Design Group
Owner: High Valley Land Company
Location: At the southeast intersection of Old Ranch Road and Cordera Crest Avenue

This project includes concurrent applications for a major amendment to the Briargate Master Plan; a zone change from A (Agriculture) to PUD (Planned Unit Development; single-family residential, 2.75 dwelling units per acres, 36-foot maximum building height); and the PUD Development Plan for Cordera 3I with details for 36 proposed residential lots on 13.11 acres. Staff is also administratively reviewing the associated subdivision plat for Cordera Filing No. 3I. This project is a northwest extension of the existing Cordera development located southeast of Old Ranch Road along Cordera Crest Avenue.

Previous Council Action:

City Council previously took action on this property with Annexation in September 1982.

Background:

This development proposal is a portion of the north western extension of the Cordera residential community. Cordera is fully encapsulated in the Briargate Master Plan area. Previous Cordera development established lots similar in size to that which are proposed. Previous developments also included improvements to the extension of Cordera Crest Avenue and Union Boulevard, with a future connection of Cordera Crest Avenue to Old Ranch Road. Further, this extension of the Cordera neighborhood will include a connection to the previously approved public park and trail system. Full details for the proposed Master Plan Amendment, PUD Zone Change and PUD Development Plan are explained in detail in the associated staff report.

As part of this review a Financial Impact Analysis was prepared and concluded that a positive cumulative cash flow for the City will be seen during the 10-year timeframe. The full Financial Impact Analysis is attached as part of the City Planning Commission staff report with full details.

This item supports the City's strategic goal relating to building community while fostering a land use pattern that encourages development as infill to vacant parcels within the City. The proposed promotes supportive and integrated residential land use along existing established urban service areas. The development is a consistent and logical extension to the Cordera development. This allows for continued cohesive growth of the neighborhood. The PUD plan establishes connections to adjacent existing and future land use to create connectivity to mixed uses.

Financial Implications:

N/A

Board/Commission Recommendation:

At their meeting held on February 16, 2017 the Planning Commission voted unanimously for approval of the associated applications.

Stakeholder Process:

The public process included public notice provided to 112 property owners within 1000 feet of the site. Notification was sent during the internal review stage, notifying for the submittal and a public meeting to be held, prior to the Planning Commission meeting, and public notice posted prior to this City Council hearing. A neighborhood meeting was held on December 13, 2016. No citizens were in attendance. Staff did receive one letter of opposition which is included in the staff report.

Staff sent plans to the standard internal and external review agencies for comments. All comments received from the review agencies are addressed. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, School District 20, Police and E-911, and El Paso County Development Services. This site is not within the Airport Overlay and was not seen by the Airport Advisory Committee and is outside of the buffer for review by USAFA.

Alternatives:

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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 MP 07-00061-A5MJ16 - MAJOR MASTER PLAN AMENDMENT

Approve a resolution adopting a major master plan amendment to the Briargate Master Plan, based upon the finding that the amendment meets the review criteria for granting a master plan amendment as set forth in City Code Section 7.5.408.

N/A