



Legislation Text

File #: CPC CP 17-00079, **Version:** 2

Cordera Commercial North Concept Plan illustrating conceptual layout for the 17.99 acres as a proposed commercial center, located near the southeast corner of Powers Boulevard and Old Ranch Road.

(Quasi-Judicial)

Related File: CPC ZC 17-00078

Presenter:

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Summary:

Applicant: Matrix Design Group
Owner: High Valley Land Company
Location: Near the southeast corner of Powers Boulevard and Old Ranch Road

This project includes concurrent applications for a zone change from A (Agriculture) to PBC (Planned Business Center) and the Cordera Commercial North Concept Plan illustrating conceptual layout for 17.99 acres of commercial development. This project is a northwest extension of the Cordera residential development and planned for commercial development as identified on the approved Briargate Master Plan.

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 neighborhood. Cordera is fully encapsulated in the Briargate Master Planned area. Previous Cordera development established the surrounding residential component of the neighborhood. This proposal identifies the development for the commercial community activity center. This extension of the Cordera neighborhood establishes neighborhood services that will support the surrounding residential as well as the nearby school. The current proposal in more detail is outlined in the associated staff report.

Concurrently the applicant is requesting a rezone of the 17.99 acre site from A (Agriculture) to PBC (Planned Business Center). The subject parcel was originally zoned Agriculture with its annexation into the City in 1982. This rezone will facilitate the further commercial development of this neighborhood center. The applicant's proposed PBC zone district sets the specific dimensional, and use controls for the development of the Cordera Commercial North project and is consistent with the Commercial use identified on the Briargate Master Plan.

The applicant has submitted a concept plan for Cordera Commercial North that proposes the overall conceptual layout for this commercial activity center. The development will have three major roadway access points with surrounding commercial lots and supporting secondary access to the proposed commercial uses. All lots will include required parking, landscape, drainage and all other City Code requirements. This concept plan is schematic in nature and specific details of site design will be completed at time of development plan for individual lots.

This project site is part of the Briargate Master Planned area and is currently designated as Commercial. As detailed above the proposed concept plan and zone change will establish land use in compliance with the Briargate Master Plan. This development creates strong connections to adjacent existing and future land use and connectivity between neighborhoods. Providing services for surrounding neighborhoods will create a stronger land use pattern that reduces the vehicle miles traveled for residents to access supporting services. The proposed applications are consistent with the envisioned development patterns for the subject parcel, which is identified as Community Activity Center per the Comprehensive Plan 2020 Land Use Map. This is supported by the intention of the Comprehensive Plan to accommodate regional growth and support neighborhood composition.

Financial Implications:

N/A

Board/Commission Recommendation:

At their meeting held on August 17, 2017 the Planning Commission voted unanimously for the approval of the associated applications as part of the consent agenda.

Stakeholder Process:

The public process included public notice provided to 161 property owners within 1000 feet of the site on two occasions; during the internal review stage, and prior to the Planning Commission hearing. The site was also posted on those two occasions. Staff did receive one letter of opposition which is included as Figure 3 of the associated City Planning Commission staff report and the applicant response to the citizen is attached to that report as Figure 4. Public comment received voices concern for the traffic impact the development will bring and the specific volumes the adjacent roundabout can accommodate. These details are discussed further in the associated 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:

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 17-00079 - CONCEPT PLAN

Approve the Concept Plan for Cordera Commercial North, based upon the findings that the concept

plan meets the review criteria for establishing a concept plan as set forth in City Code Section 7.5.501.E with conditions of approval and technical modification as outlined in the City Planning Commission minutes.