



Legislation Text

File #: CPC PUP 20-00052, **Version:** 2

The Cordera Filing No. 6 PUD Concept Plan for a residential development on 69.97 acres located east of Union Boulevard and north of Fraser Valley Lane.

(Quasi-Judicial)

Related files: CPC PUZ 20-00051, CPC PUP 20-00052

Presenter:

Matthew Alcuran, Planner II, Planning and Community Development

Peter Wysocki, Planning Director, Planning and Community Development

Summary:

Owner: HIGH VALLEY LAND COMPANY INC. (LP47, LLC)

Developer: LA PLATA/ Various

Representative: CLASSIC CONSULTING ENGINEERS & SURVEYORS, Matt Larson

Location: East of Union Boulevard and north of Fraser Valley Lane

This project includes concurrent applications for a zone change from PUD/A (Planning Unit Development and Agricultural) to PUD (Planned Unit Development); single-family residential, 2-3.49 dwelling units per acres, 36-foot maximum building height and PUD Concept Plan for 69.97 acres proposed for future residential lots. This project is the northeast extension of the Cordera development located east of Union Boulevard and north of Fraser Valley Lane. The concept plan of this future development illustrates the outlining property boundaries and conceptual residential streets.

Background:

The proposed is a zone change from PUD/A (Planned Unit Development and Agricultural) to PUD (Planned Unit Development); single-family residential, 2-3.49 dwelling units per acres, 36-foot maximum building height and a concept plan proposing a 69.97-acre residential development. The subject applications were submitted on February 21, 2020. Staff reviewed the applications and provided comments to the applicant, and after resolution of City review comments, the project was deemed complete on May 1, 2020. The project was then scheduled for the June 18, 2020 City Planning Commission meeting.

The development proposal is for the northeast 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. Further roadway improvements will be required with this development to provide adequate and safe access to the neighborhood. Off-site improvements will include standard street improvements for Union Boulevard across the project frontage expansion. The standard street improvements include curb, gutter and sidewalk. Further,

this extension of the Cordera neighborhood will include a private park. Concurrently the applicant is requesting a rezone of the approximate 69.97-acre site from PUD/A (Planned Unit Development and Agriculture) to PUD (Planned Unit Development; single-family residential, 2-3.49 dwelling units per acres, 36-foot maximum building height). (PUD Zone Change) The subject parcel was originally zoned Agriculture with its annexation into the City in 1982. This rezone will facilitate the further residential development in the Cordera community. The proposed PUD zone district sets the specific density, dimensional, and use controls for the development of the Cordera Filing No. 6 project and is consistent with the Briargate Master Plan.

The proposed PUD Concept Plan for the Cordera No. 6 project (Concept Plan) illustrates the envisioned layout for the continuation of the single-family residential development to the south and a neighborhood park, trails and open space. Residential development on these lots will have consistent dimensional controls as that of the previous Cordera projects (1 through 5), located south and west of this development site. The applicant has already submitted a Final Plat and Development Plan for development of 56 single-family residential units for the first 23 acres of the project site with a minimum lot size of 6,500 square feet and an average lot size of 9,400 square feet.

The site is physically suitable for the type and density of development proposed in that a mixture of lot sizes throughout the project site accommodate the topography. Infrastructure and topography are capable of supporting the project density and there are no other known physical or environmental constraints. The concept plan and future development plan design is required to comply with applicable codes and ordinances designed to protect public health and safety.

The design of the concept plan provides ingress and egress from existing Grand Lawn Circle, which will loop within the proposed residential development. All internal streets have been designed to be consistent with the existing Cordera development.

The concept plan indicates a proposed private park site approximately three to four acres in size. The applicant has noted that the exact size and location will be defined with the development plan. The parks in the surrounding community have capacity and were designed to handle users from Cordera and the general public.

Staff has evaluated the proposed applications for conformance with the City's comprehensive plan, "PlanCOS". According to PlanCOS, the project site is identified on the plan's Vision map as a Newer Developing Neighborhood (PlanCOS Vibrant Neighborhoods Map). The vision of these Vibrant Neighborhoods is to form diverse and safe neighborhoods with quality gathering areas, a mix of housing types, transportation choices, and a shared sense of pride. The proposed applications are consistent with the envisioned development patterns because the project will provide ingress and egress from the existing Grand Lawn Circle that will loop within the proposed residential development. In addition, the concept plan indicates a proposed private park site approximately three to four acres in size providing a quality gathering area for local residents. Furthermore, the proposed residential development reflects the PlanCOS Vibrant Neighborhoods vision and goal of "smart" connected neighborhoods because it will include a continuation of the single-family neighborhood to the south, a neighborhood park, trails and open space.

The proposed project site is part of the Briargate Master Planned area (Briargate Master Plan) and is currently designated as Residential Low (R-L) with an allowed density of 2-3.49 dwelling units per acre (DU/AC). The proposed density range for the Cordera Filing No. 6 approximate 69.97-acre site

is 2-3.49 DU/AC which is consistent with the Briargate Master Planned area. In addition, the project is the final phase of the Cordera development and the applicant has already submitted a Final Plat and Development Plan for development of 56 single-family residential units for the first 23 acres of the project site with a density of 2.45 DU/AC.

Previous Council Action:

City Council previously took action on this property in September 1982 when the property was annexed into the City as part of the Briargate Addition #5 Annexation.

Financial Implications:

N/A

City Council Appointed Board/Commission/Committee Recommendation:

This item was heard before City Planning Commission on June 18, 2020 as part of the Consent Agenda; the item passed with a unanimous vote of 6-0-1-2 (with Commissioner McMurray absent and Commissioners Raughton and McDonald recused) to approve the consent items.

Please reference the minutes from the hearing for a detailed record.

Stakeholder Process:

The public process included public notice provided to 216 property owners within 1,000 feet of the site on three occasions: during the internal review stage, and prior to the Planning Commission and City Council hearings. The site was also posted on those three occasions. One public comment was received regarding traffic impacts on the area. The applicant did address the concern as part of the re-review, and no further public comment was received on this project.

Staff sent copies of the plan set and supporting documentation to the standard internal and external review agencies for comments. Commenting agencies included Colorado Springs Utilities, City Engineering, City Stormwater Engineering, City Traffic, City Fire, School District 20, Police and E-911. This site is not within the Airport Overlay and was not seen by the Airport Advisory Committee. Agreements between the City of Colorado Springs and the surrounding military installations establish a two-mile buffer for land use application review. Staff has determined that this application is outside the two-mile buffer for USAFA notification. All comments received from the review agencies have been addressed.

- City Traffic Engineering: City Traffic Engineering is requiring the applicant to dedicate approximately 50 feet of right-of-way along the westerly lot side to be consistent with the southern property line dedication.
- SWENT: Detention and water quality are provided in the downstream existing regional facility DF-2. On-site detention and water quality will only be required if the final design exceeds the assumed values in the design of the regional facility.
- Colorado Geological Survey: City Engineering accepted the geo-hazard report and all comments were addressed. City Engineering is requiring the applicant to call out all proposed public improvements on the forthcoming development plan(s).
- Parks and Recreation: The Parks and Recreation Department commented the concept plan has met the parkland dedication per the Briargate Master Plan.
- CSU: No action item comments and recommends approval.
- Academy School District 20: Per City Code Section 7.7.1206, the school district has requested

land dedication in lieu of fees per the approved Briargate.Cordera Master Plan.

- Comcast: Comcast has UG COAZ cable on the south side of the project area.

Please see the Planning Commission staff report for further details.

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:

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Approve the Cordera Filing No. 6 Concept Plan, based upon the findings that the request meets the review criteria for establishing a PUD concept plan as set forth in City Code Section 7.3.605, and the review criteria for establishing a concept plan as set forth in City Code Section 7.5.501(E).

N/A