



Legislation Text

File #: 15-00246, **Version:** 1

Lexington Crossing at Briargate PUD Development Plan
(Quasi-Judicial Matter)

From:

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Summary:

CPC PUZ 14-00151- QUASI-JUDICIAL

CPC PUD 14-00152 - QUASI-JUDICIAL

This project includes the following applications: 1.) Rezoning from PIP-1 (Planned Industrial Park and PBC (Planned Business Center) to PUD (Planned Unit Development) zone district; and 2.) Lexington at Briargate Crossing Development Plan.

The 7.21-acre property will be rezoned from PIP-1 (Planned Industrial Park) and PBC (Planned Business Center) to PUD (Single-family residential, attached, 5.5 dwelling units per acre, 35 foot maximum building height) in order to allow the property to develop as 40 paired patio home (duplex) units.

The associated development plan illustrates the layout for the 40 individual lots, open space and landscape tracts, and public roads.

The site is located south of Meadow Ridge Drive, north of Lexington Drive and west of Bordeaux Drive.

Previous Council Action:

Council approved the PBC zoning and an updated commercial concept plan for the property in 2007. If approved, the new PUD plans for residential will supersede the previous approvals.

Background:

The existing zoning for the site is split between PIP-1 and PBC and was previously to be developed as office-warehouse and a commercial center along Lexington Drive. The owner now wishes to develop the site as single-family residential, attached (duplexes). The PUD zone district will allow this duplex product at a density of 5.5 dwelling units per acre with a 35 foot maximum building height.

The PUD development plan illustrates 40 individual lots, one for each paired unit, along with open space and landscape tracts. Fencing and landscaping will be utilized to buffer the property from the industrially zoned property to the west. It should be noted that the property immediately northwest of the site is in the process of being rezoned to PBC (Planned Business Center).

Access to the site is provided by a public road extension of Excelsior Drive as well as two new public roads; Union Jack Way and Redcoat Lane.

Financial Implications:

Not Applicable.

Board/Commission Recommendation:

The City Planning Commission unanimously approved the applications at their March 19, 2015, regular meeting.

Stakeholder Process:

The public process included posting the site and sending postcards to 109 property owners within 500 feet, notifying them of the application submittal and neighborhood meeting, as well as the public hearing.

A neighborhood meeting was held on January 20, 2015. There were approximately 6 neighbors in attendance. The main concern voiced was existing traffic on Bordeaux Drive. Staff will be working with the neighbors to discuss traffic calming possibilities not directly related to this project. 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 Parks, 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 PUD 14-00152 - Lexington Crossing at Briargate PUD Development Plan:

Approve the Lexington Crossing at Briargate PUD Development Plan, based upon the findings that the development plan meets the review criteria for PUD development plans as set forth in City Code Section 7.3.605, and the development plan review criteria as set forth in Section 7.5.502E, subject to the technical modifications found in the City Planning Commission's Decision of Record, dated March 19, 2015.

Not Applicable.