



## Legislation Details (With Text)

**File #:** CPC PUD 15- 00146 **Version:** 2 **Name:**

**Type:** Planning Case **Status:** Passed

**File created:** 4/5/2016 **In control:** City Council

**On agenda:** 5/24/2016 **Final action:** 5/24/2016

**Title:** North Fork at Briargate Development Plan associated with the zone change for a 602 lot, single-family residential development located near Echo Canyon Drive and North Powers Boulevard.

Quasi-Judicial

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

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. FIGURE 1\_SITE PLAN, 2. FIGURE 2\_PROJECT STATEMENT, 3. FIGURE 3\_TRAFFIC RESPONSE BY APPLICANT, 4. FIGURE 4\_WRITTEN OPPOSITION, 5. FIGURE 5\_APPLICANT RESPONSE, 6. FIGURE 6\_LA SITE PLAN, 7. FIGURE 7\_MOUSE HABITAT, 8. 7.3.606 PUD Development Plan, 9. 7.5.502.E Development Plan Review

Date	Ver.	Action By	Action	Result
5/24/2016	2	City Council	approved	Pass
4/21/2016	1	Planning Commission	referred	Pass
4/21/2016	1	Planning Commission	denied	Fail

North Fork at Briargate Development Plan associated with the zone change for a 602 lot, single-family residential development located near Echo Canyon Drive and North Powers Boulevard.

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### 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:**

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 absent) to approve the zone change; and voted 4-3 (2 absent) 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:**

Approve the PUD Development Plan for North Fork at Briargate, based upon the findings that the development plan meets the review criteria for PUD development plans as set forth in City Code Section 7.3.606, and the development plan review criteria as set forth in Section 7.5.502E subject to compliance with the technical modifications and/or conditions listed in the Planning Commission minutes dated April 21, 2016

N/A