



Legislation Text

File #: CPC PUP 16-00103, **Version:** 2

Cordera 4 & 5 Concept Plan illustrating conceptual layout for a 116.82 acre site to be developed as single-family detached residential subdivision, located south of Old Ranch Road and north of Cordera Crest Avenue.

(Quasi-Judicial)

Related Files: CPC MPA 007-00061-A4MJ16, CPC PUZ 16-00102, CPC PUD 16-00104

Presenter:

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

Summary:

Applicant: Matrix Design Group
Owner: High Valley Land Company
Location: South of Old Ranch Road and north of 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 detached residential, 2.63 dwelling units per acres, 36-foot maximum building height); PUD Concept Plan for 116.82 acres for proposed 307 residential lots; and the PUD Development Plan for Cordera 4 with details for 53 proposed residential lots on 29.51 acres. Staff is also administratively reviewing the associated subdivision plat for Cordera Filing 4. This project is the northern extension of the Cordera development located south of Old Ranch Road and north of Cordera Crest Avenue.

Previous Council Action:

City Council previously took action on this property with Annexation in September 1982 as part of the Briargate Addition #5 Annexation

Background:

This development proposal is the north western extension of the Cordera residential community. Cordera is fully encapsulated in the Briargate Master Planned area. Previous Cordera development established lots similar in size to that which is 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.

With this previous portion of the development extensive neighborhood outreach was done. At that time neighborhood concerns focused on the residential density along the City - County border, screening and buffering to the rural residents, and traffic impacts. Design development of the site

has created a large buffer along Old Ranch Road, along with a mixture of large lots established along this boarder. This insures a compatible transition between rural and suburban areas. Further roadway improvements will be required with this development to provide adequate and safe access to the neighborhood. Also worth noting there is an existing 50-foot gas line easement that borders this property to the west. This easement will remain with a Tier 2 trail established along the easement. Further this extension of the Cordera neighborhood will include a connection to the previously approved public park. The current proposal in more detail is outlined in the associated staff report.

As part of this review a Financial Impact Analysis was prepared and concluded that a positive cumulative cashflow 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. This item promotes supportive and integrated residential land use along existing established urban service areas. This 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 October 20, 2016 the Planning Commission voted unanimously (with McDonald recused) for approval of the major master plan amendment and proposed PUD concept plan. The proposed zone change was approved 7:1 (no by Henninger, McDonald recused); and the PUD development plan approved 7:1 (no by Henninger, McDonald recused). Please reference the minutes from the hearing for a detail record.

Stakeholder Process:

Upon submittal public notice was provided to property owners within a 500-foot buffer of the site identifying the submittals the City received, along with notification of a public meeting to be held. The site was also posted with this information on these occasions. In addition the site has been posted and postcards sent for the public hearing before City Planning Commission and this City Council hearing.

A neighborhood meeting was held on August 17, 2016. There were approximately 43 citizens in attendance. This meeting introduced the process and the overall plan for development of this portion of Cordera. Neighborhood concern was voiced at the meeting mainly regarding traffic impacts on the area. Concern was raised for traffic and future connection of Union Boulevard and Milam Road. Neighbors stated that impact of the traffic in and out of the neighborhood would be too much. Staff supports that the Union connection does at this time have a nexus to this development and after the neighborhood meeting City comments and neighborhood concerns for this connection were addressed and specific timing for the extension of Union detailed on these entitlements.

Cordera neighbors expressed concerns and questions regarding capacity of the schools in District 20 and how these future developments will impact school growth. They also voiced heavy concern for the Cordera amenities that would be affected by future additional dwellers of the neighborhood,

specifically the capacity of the Cordera Community Center. The City does not have criteria for the establishment of any private amenities offered by a planned community. This is the responsibility of the Home Owners Association or other similar entity. Discussion also included information about the intended Tier 2 public trail to be improved along the southern boundary of the development.

Additional comments were stated from neighboring property owners in unincorporated El Paso County that this increase in density would create significant negative impacts on their rural neighborhood. Written opposition is attached as part of the staff report, as well as an additional response from the applicant. At the time of the public posting for the City Planning Commission hearing staff was made aware the poster posted on the property stated the wrong time for this public hearing. This was resolved immediately and the poster was still posted on the subject property for the required ten days with the corrected information.

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:

Approve the Cordera 4 & 5 PUD Concept Plan, based upon the findings that the PUD concept plan meets the review criteria for granting a PUD concept plan as set forth in City Code Section 7.3.605 and meets the eight (8) review criteria for granting a concept plan as set forth in City Code Section 7.5.501(E), subject to technical modifications.

N/A