

# THE FARM

## CITY FILE NUMBERS:

CPC MP 04-00254-A3MJ14

CPC PUZ 14-00026

CPCPUD 14-00027

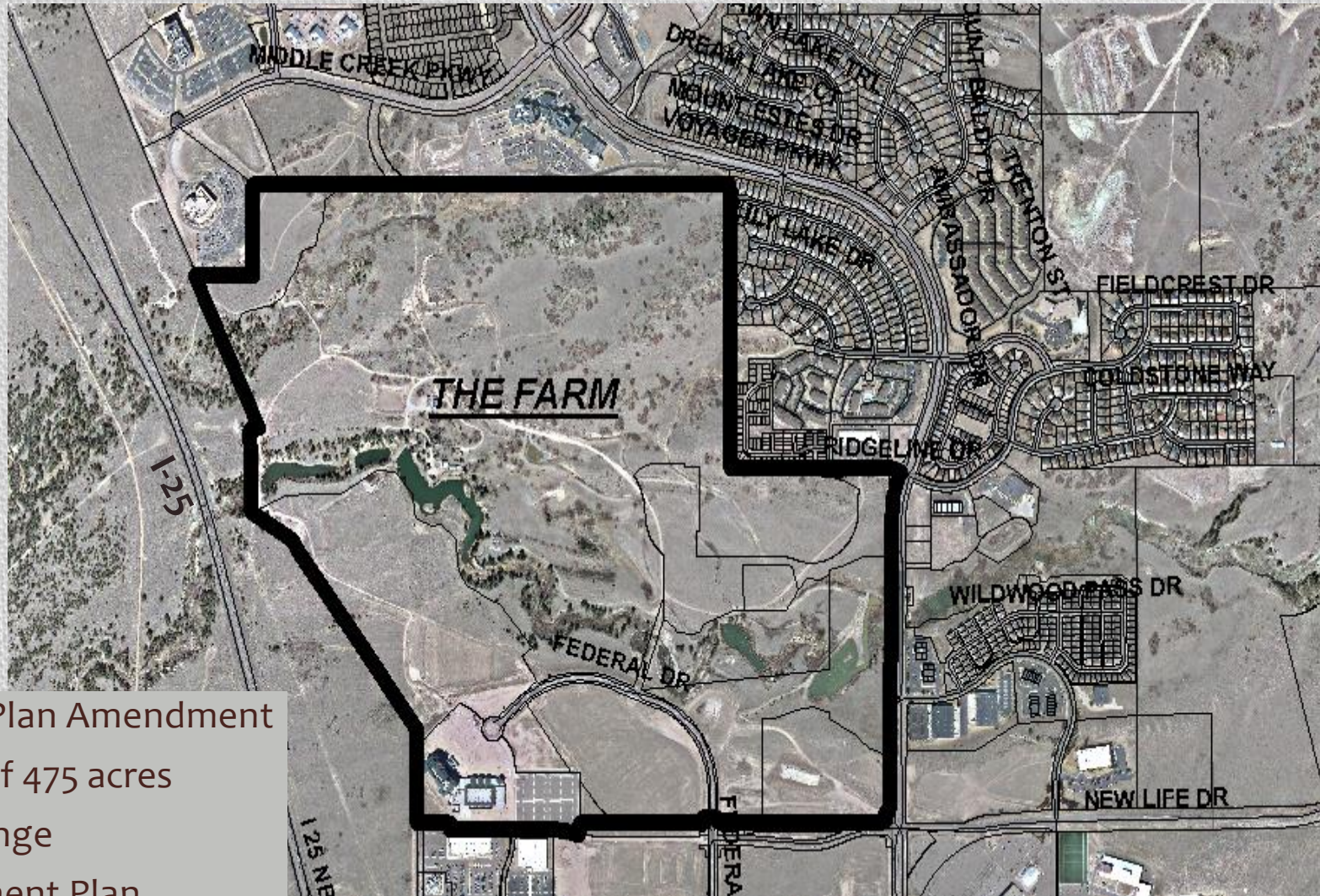
City Council

June 24, 2014

Meggan Herington, AICP, Principal Planner



# Vicinity Map

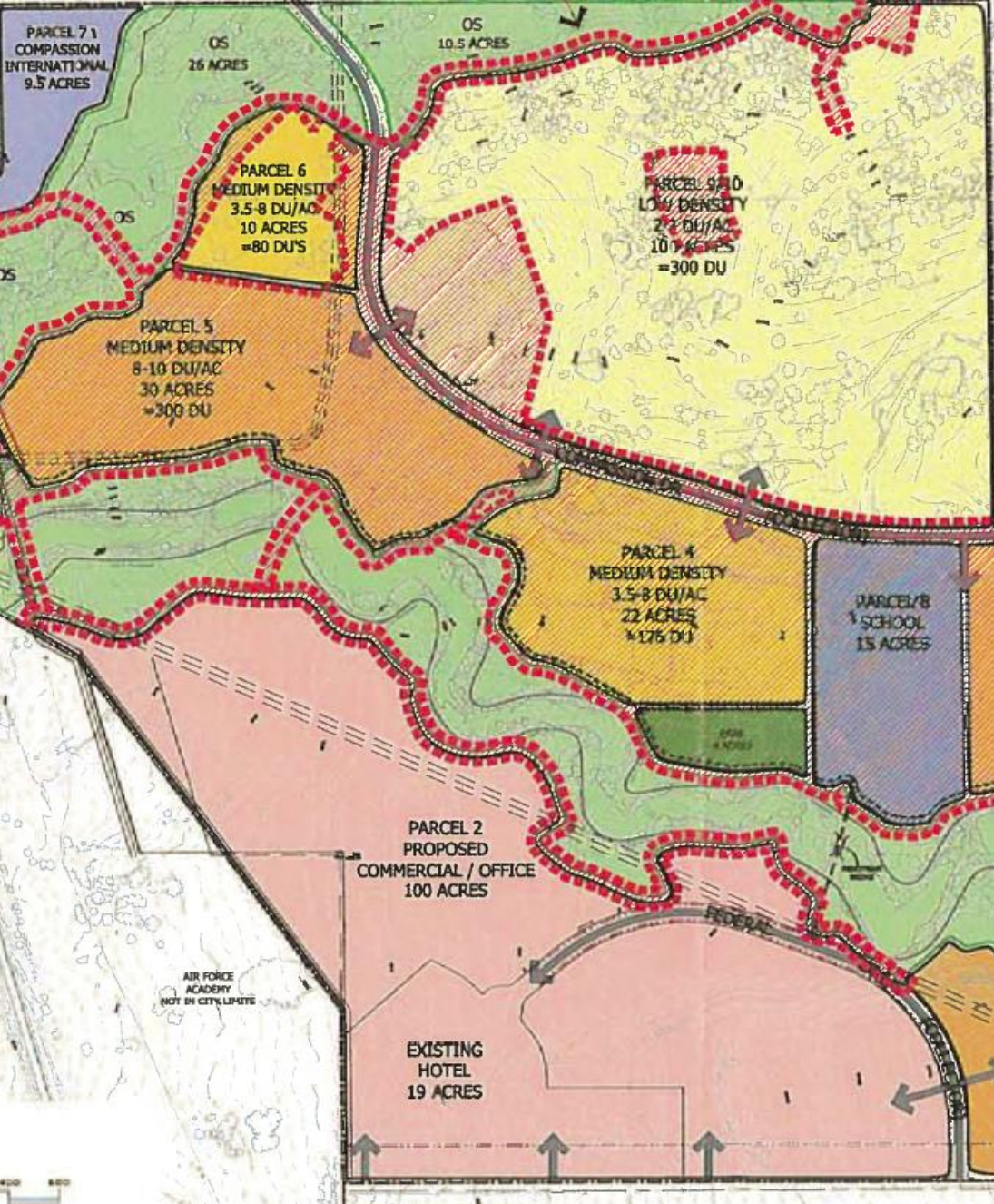


- Major Master Plan Amendment
  - Impacts 129 of 475 acres
- PUD Zone Change
- PUD Development Plan
  - 75.65 acres/212 lots

# Master Plan Amendment

- Rename the Allison Valley Master Plan to The Farm
- Residential density reduction
- Relocation of the 15-acre school site
- Expansion of parks, trails and open space
  - Parkland dedication of 21.83 acres
  - Addition of an “Activity Center” parcel
- Preservation of drainage areas
- Show Compassion International and Renaissance Hotel as implemented areas

SHERMAN'S  
MOGRAM HILL  
FIELD # 1  
PP 17 of



- 12 ACRES PER ACRE
- 12 ACRES PER ACRE
- TOTAL ACRES = 678
- TOTAL RESIDENTIAL DENSITY UNITS = 3786
- NET TOTAL DENSITY

- NOTES:
1. PARCELS READER SHOWN IN OR DEVELOPED FROM THE PLAN.
  2. THE DENSITY OF ALL UNITS OF 300 UNITS PER ACRE DENSITY THROUGHOUT THE DENSITY OF EACH PARCEL, BY CITY IS NOT INDICATED.
  3. THE 300 UNITS PER ACRE DENSITY THROUGHOUT THE DENSITY OF EACH PARCEL, BY CITY IS NOT INDICATED.
  4. DENSITY AND CITY ARE NOT SHOWN ACROSS EACH BLOCK LOCATION OF THE PROJECTS THE PLANNING FROM THE CITY ADMINISTRATION, THE DENSITY OF EACH PARCEL.
  5. ALL UNITS OF 300 UNITS PER ACRE DENSITY THROUGHOUT THE DENSITY OF EACH PARCEL, BY CITY IS NOT INDICATED.

LOCAL ORDINANCES

LOCAL ORDINANCE	DESCRIPTION
1. ZONING	...
2. SUBDIVISION	...
3. PLANNING	...
4. UTILITIES	...
5. ENVIRONMENTAL	...
6. HEALTH	...
7. FIRE	...
8. PUBLIC WORKS	...
9. TRANSPORTATION	...
10. COMMUNITY DEVELOPMENT	...
11. HISTORIC PRESERVATION	...
12. OTHER	...

TRAIL HEAD  
SOUTH  
RI - 800'

VOYAGER PARKWAY  
(MAJOR ARTERIAL)

INTERSTATE 25

AIR FORCE  
ACADEMY  
NOT IN CITY LIMITS

EXISTING  
HOTEL  
19 ACRES

PARCEL 2  
PROPOSED  
COMMERCIAL / OFFICE  
100 ACRES

PARCEL 8  
SCHOOL  
15 ACRES

PARCEL 3  
MEDIUM DENSITY  
8-10 DU/AC  
28 ACRES  
=280 DU

PARCEL 4  
MEDIUM DENSITY  
3.5-8 DU/AC  
22 ACRES  
=126 DU

PARCEL 5  
MEDIUM DENSITY  
8-10 DU/AC  
30 ACRES  
=300 DU

PARCEL 6  
MEDIUM DENSITY  
3.5-8 DU/AC  
10 ACRES  
=80 DU'S

PARCEL 9/10  
LOW DENSITY  
2 DU/AC  
10.5 ACRES  
=300 DU

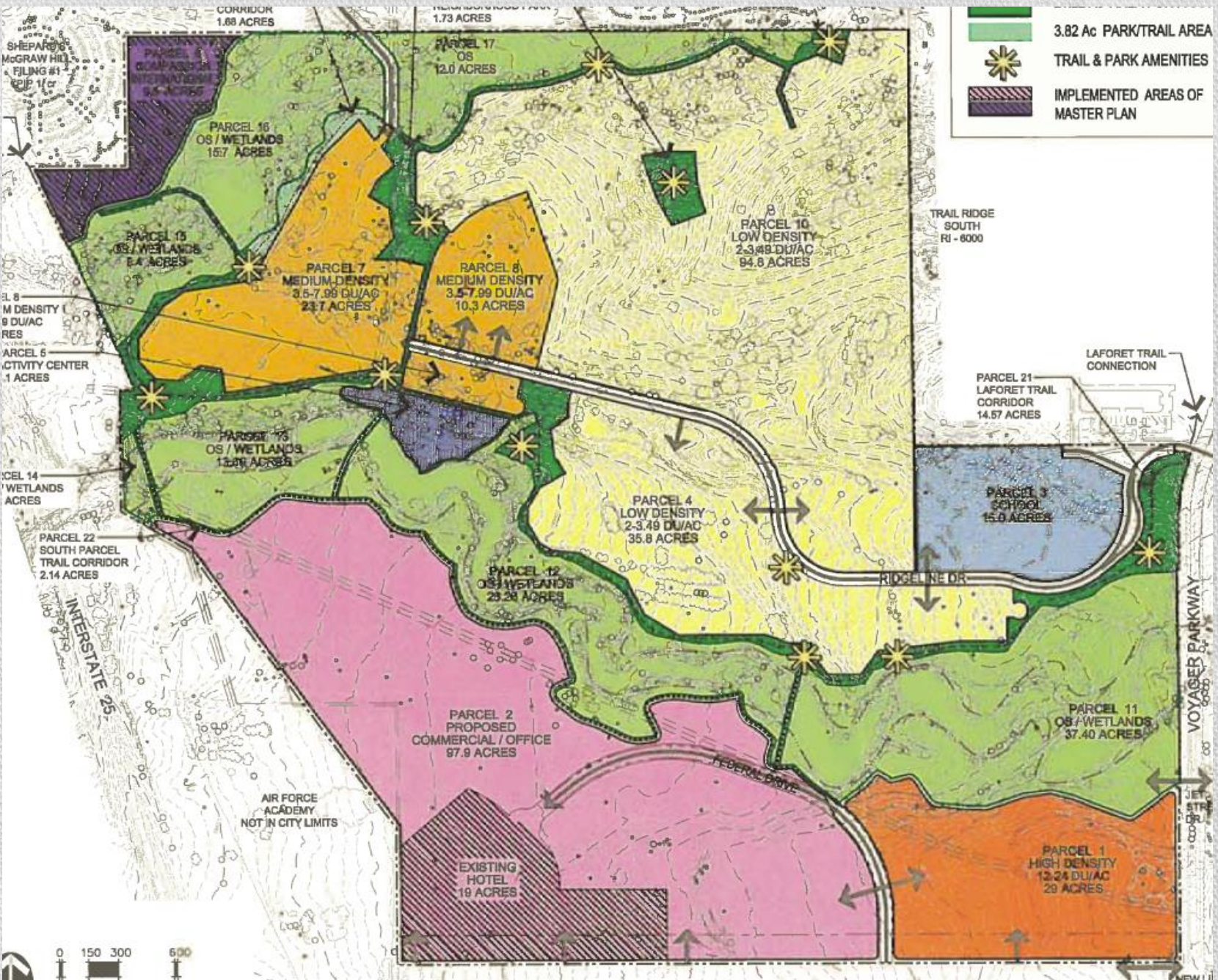
PARCEL 7/1  
COMPASSION  
INTERNATIONAL  
9.5 ACRES

PARCEL 12  
OPEN SPACE /  
WETLANDS  
26 ACRES

PARCEL 1  
HIGH DENSITY  
12-24 DU/AC  
29 ACRES  
=700 DU

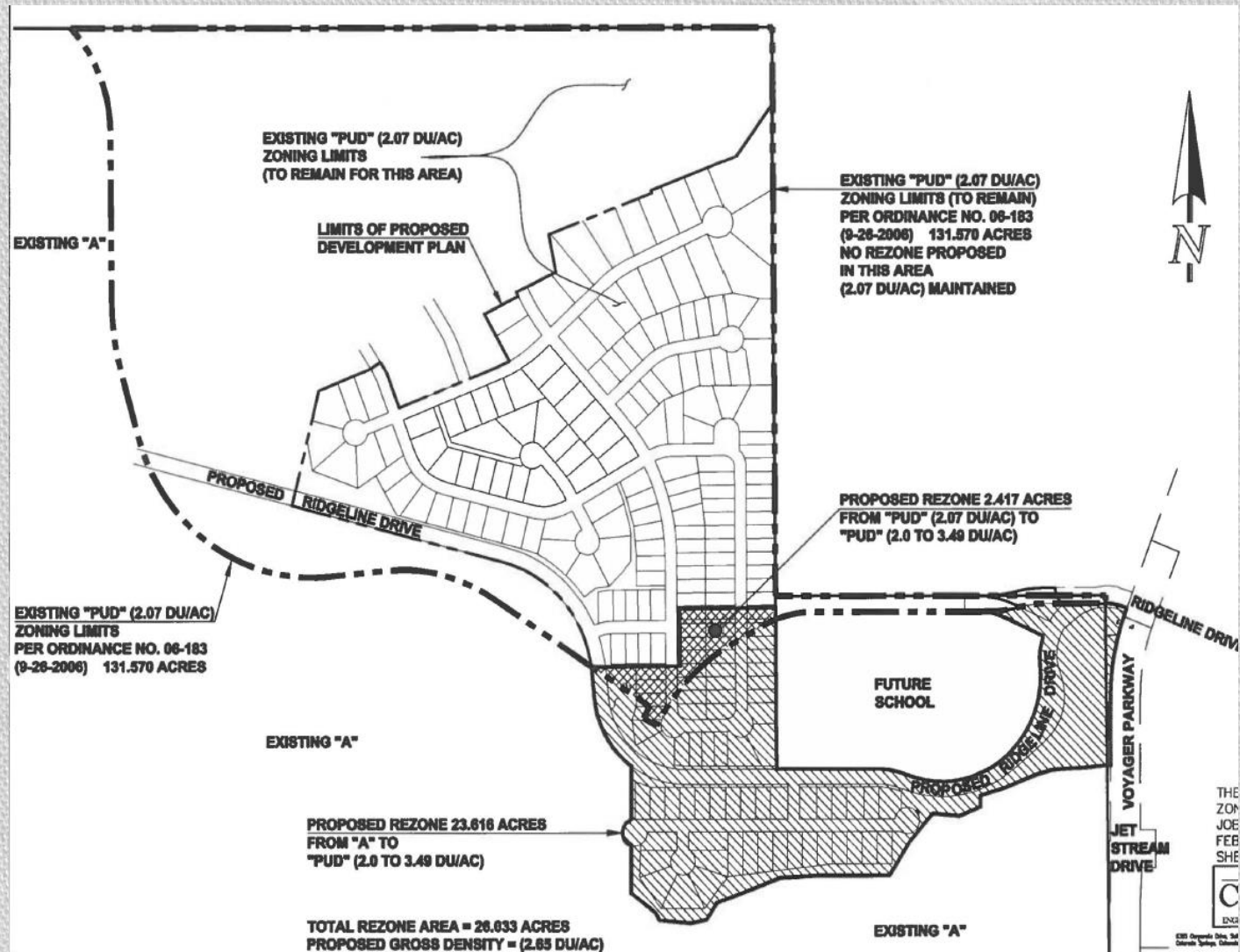
PARCEL 11  
OPEN SPACE /  
WETLANDS  
83 ACRES





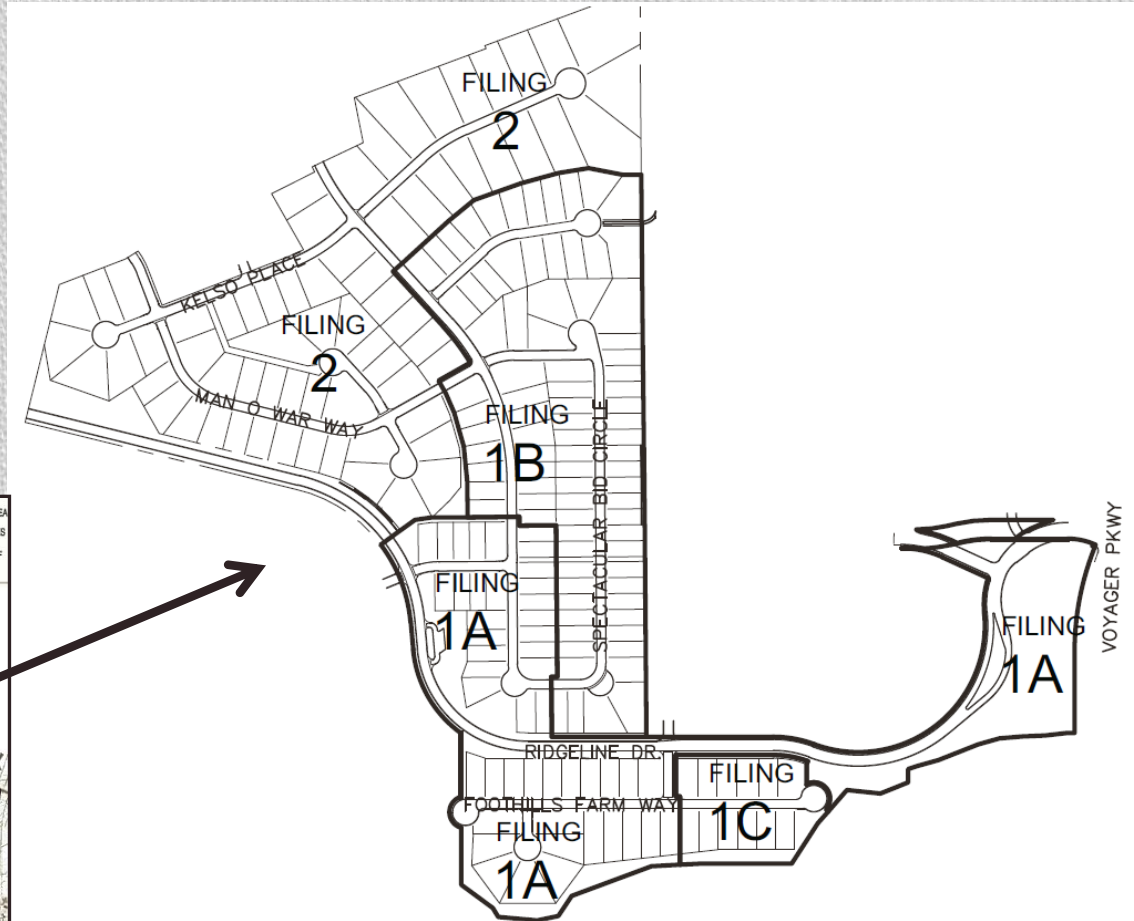
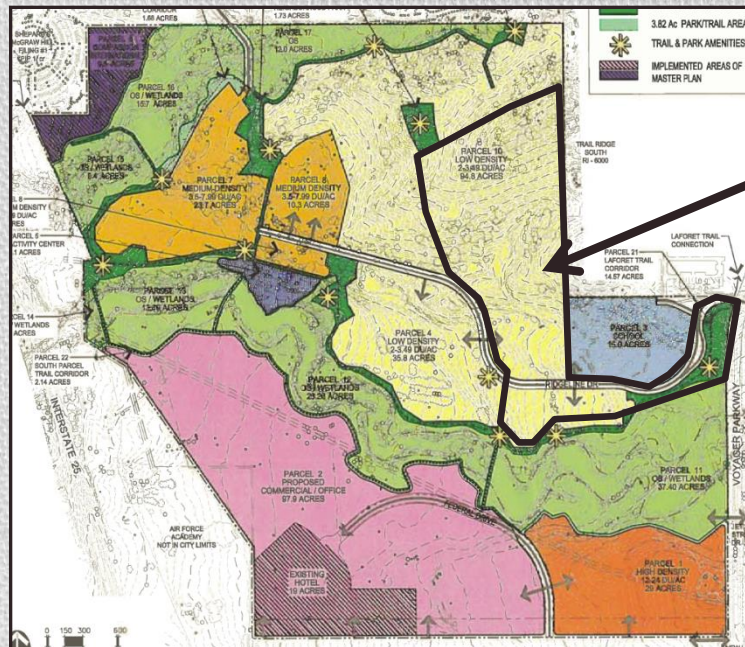
# PUD Rezone

- 26 acres being rezoned
- 23.6 acres from A to PUD 2 – 3.49 DU's acre
- 2.4 acres from PUD 2.07 DU's per acre to 2 – 3.49 DU's acre



# PUD Development Plan

- 75.65 acres
- 212 lots
- 5,000 sf lot minimum
- Average lot is 10,189 sf
- Typical SFR setbacks
- 36' max bldg. height



- Trail tract and park area

# Stakeholder Process/Issues

- Notification to 346 property owners
- Neighborhood meeting March 4, 2014
  - 30 in attendance
- Met with residents of Liberty Heights
- Neighbor concerns include:
  - Increased traffic on Voyager
  - Need for a signal at Voyager and Ridgeline
- USAFA has drainage questions
  - Overall drainage impacts to Academy property



# Stakeholder Process/Issues

- Traffic Resolution

- Signal at Voyager and Ridgeline being designed
- City will monitor traffic counts on Voyager
- No other signals planned at this time

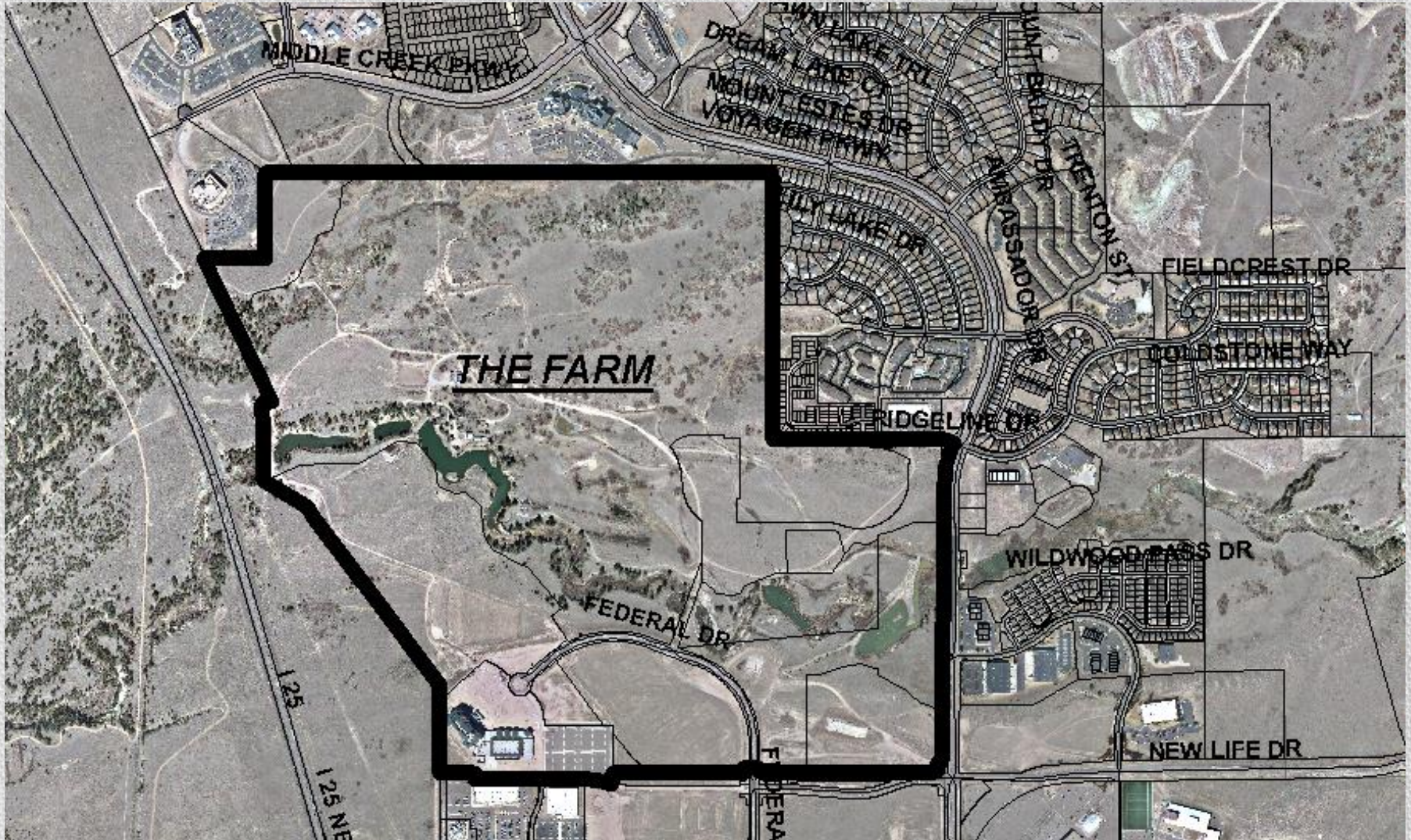
- USAFA Drainage Concerns

- City Development Review and Stormwater Division
- Spearheading meeting with Academy
- Drainage is a global issue, not specific to The Farm
- Farm drainage and grading and erosion control has been developed to the newest City standards.

# Recommendation

- Staff recommends approval
- City Planning Commission recommends approval:
  - Approval of major master plan amendment 7-1 with a condition to add a note:
    - *Add a connection between Ridgeline Drive and Middle Creek Parkway with no driveway access shown. It is acceptable for that route to be indirect as it proceeds through Parcels 7, 8 or 10.*
  - Approval of the zone change and development plan 8-0 with technical modifications to the development plan as recommended by staff.
    - **Technical Modifications:**
      - Show the reconfiguration of the trail along Voyager Parkway.
      - Update the coordinated sign plan to show temporary sign phasing and add standard notes.
      - Amend the development plan to show a 36 foot building height maximum.

# Questions?





**MASTER PLAN HISTORY SUMMARY**

DATE	APPROVED BY	DESCRIPTION
2012	LOCALITY PLAN BOARD	LOCALITY PLAN BOARD APPROVAL
2011	PLANNING AND ZONING COMMISSION	PLANNING AND ZONING COMMISSION APPROVAL
2011	CITY COUNCIL	CITY COUNCIL APPROVAL
2011	CITY MANAGER	CITY MANAGER APPROVAL
2011	CITY ENGINEER	CITY ENGINEER APPROVAL
2011	CITY ATTORNEY	CITY ATTORNEY APPROVAL

- NOTES:**
- THE LOCAL DENSITY OF THE FARM MASTER PLAN SHALL BE A MINIMUM OF 10 UNITS PER ACRE. THE MINIMUM DENSITY REQUIRES VARIOUS PARCEL SIZES SHALL NOT BE EXCEEDED.
  - THE 500 YEAR FLOODPLAIN LINE, WITH FLOOD LOCATIONS, AND FLOOD RISK ZONING ARE SHOWN ON THE MASTER PLAN AND APPROXIMATE AND ARE LOCATED WITHIN THE OPEN SPACE BOUNDARIES OF THE MASTER PLAN. MORE SPECIFIC DETERMINATION OF THESE CORRELATIONS FOR DEVELOPMENT WILL BE SUBJECT TO DEVELOPER AND CITY AGREEMENT TO SHARE THE COST OF A PROFESSIONAL ENGINEER'S REVIEW. CHANGES TO THE APPROXIMATE LOCATION OF THE PROPOSED PARKS AND OPEN SPACE, WITHIN THE FLOODPLAIN FROM THE CITY IS SUBJECT TO CITY COUNCIL APPROVATION. THE ENGINEER WILL BE INSTALLED PRIOR TO THE OPENING OF THE SUBMITTAL BOOKS OF PARCELS 1-4.
  - DEVELOPER AND CITY AGREE TO SHARE THE COST OF A PROFESSIONAL ENGINEER'S REVIEW. CHANGES TO THE APPROXIMATE LOCATION OF THE PROPOSED PARKS AND OPEN SPACE, WITHIN THE FLOODPLAIN FROM THE CITY IS SUBJECT TO CITY COUNCIL APPROVATION. THE ENGINEER WILL BE INSTALLED PRIOR TO THE OPENING OF THE SUBMITTAL BOOKS OF PARCELS 1-4.
  - MINOR CHANGES TO TRAIL ALIGNMENTS DO NOT CONSTITUTE A PLAN AMENDMENT.
  - HOTEL SITE OF PARCELS 2 AND 4 OF PARCELS 1-11 HAS BEEN IMPLEMENTED.
  - A MEDIUM DENSITY SQUARE FOOT OF COMMERCIAL AND EMPLOYMENT USE IS ALLOWED TO THE PROPOSED AMENITY AREAS.
  - TRAIL AND PARK AMENITIES WILL BE INSTALLED ALONG WITH APPLICABLE LAND DEVELOPMENT REGULATIONS.

**LEGEND**

- 29 AC RESIDENTIAL 12-24 DU / AC
- 36.9 AC RESIDENTIAL 3.5-7.99 DU / AC
- 130.6 AC RESIDENTIAL 2-3.49 DU / AC
- 97.9 AC REGIONAL COMMERCIAL
- 9.5 AC OFFICE
- 15.0 AC SCHOOL
- 4.1 AC ACTIVITY CENTER
- 114.83 AC OPEN SPACE
- 21.22 AC AREA FOR PARK CREDIT
- 3.82 AC PARK/TRAIL AREAS
- TRAIL & PARK AMENITIES
- IMPLEMENTED AREAS OF MASTER PLAN

**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN PORTIONS OF SECTIONS 17, 18 AND 20, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:**

THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SEVENTH QUARTER OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMONS:** AT THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

**THENCE** 180° 00' 00" ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 322.30 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID SECTION 17, BEING THE CORNER OF SAID SECTION 17, AS RECORDED IN PLAT 80, BEING UNDER RECEPTION OF EL PASO COUNTY, COLORADO, THENCE 090° 00' 00" ON THE WESTERLY BOUNDARY OF SAID SECTION 17, A DISTANCE OF 1318.00 FEET TO A POINT ON THE SOUTHWEST QUARTER OF SAID SECTION 17, AS RECORDED IN PLAT 80, BEING UNDER RECEPTION OF EL PASO COUNTY, COLORADO, THENCE 270° 00' 00" ON THE WESTERLY BOUNDARY OF SAID SECTION 17, A DISTANCE OF 322.30 FEET TO THE POINT OF BEGINNING.

**1** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**2** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**3** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**4** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**5** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**6** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**7** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**8** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**9** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**10** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**11** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**12** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**13** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**14** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**15** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**16** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**17** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**18** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**19** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**20** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**21** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**22** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**23** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**24** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**25** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**26** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**27** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**28** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**29** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**30** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**31** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**32** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**33** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**34** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**35** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**36** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**37** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**38** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**39** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**40** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**41** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**42** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**43** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**44** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**45** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**46** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**47** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**48** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**49** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**50** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**51** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**52** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**53** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**54** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**55** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**56** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**57** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**58** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**59** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**60** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**61** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**62** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**63** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**64** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**65** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**66** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**67** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**68** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**69** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**70** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**71** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**72** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**73** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**74** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**75** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**76** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**77** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**78** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**79** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**80** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**81** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**82** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**83** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**84** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**85** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**86** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**87** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**88** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**89** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**90** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**91** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**92** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**93** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**94** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**95** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

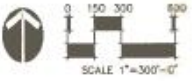
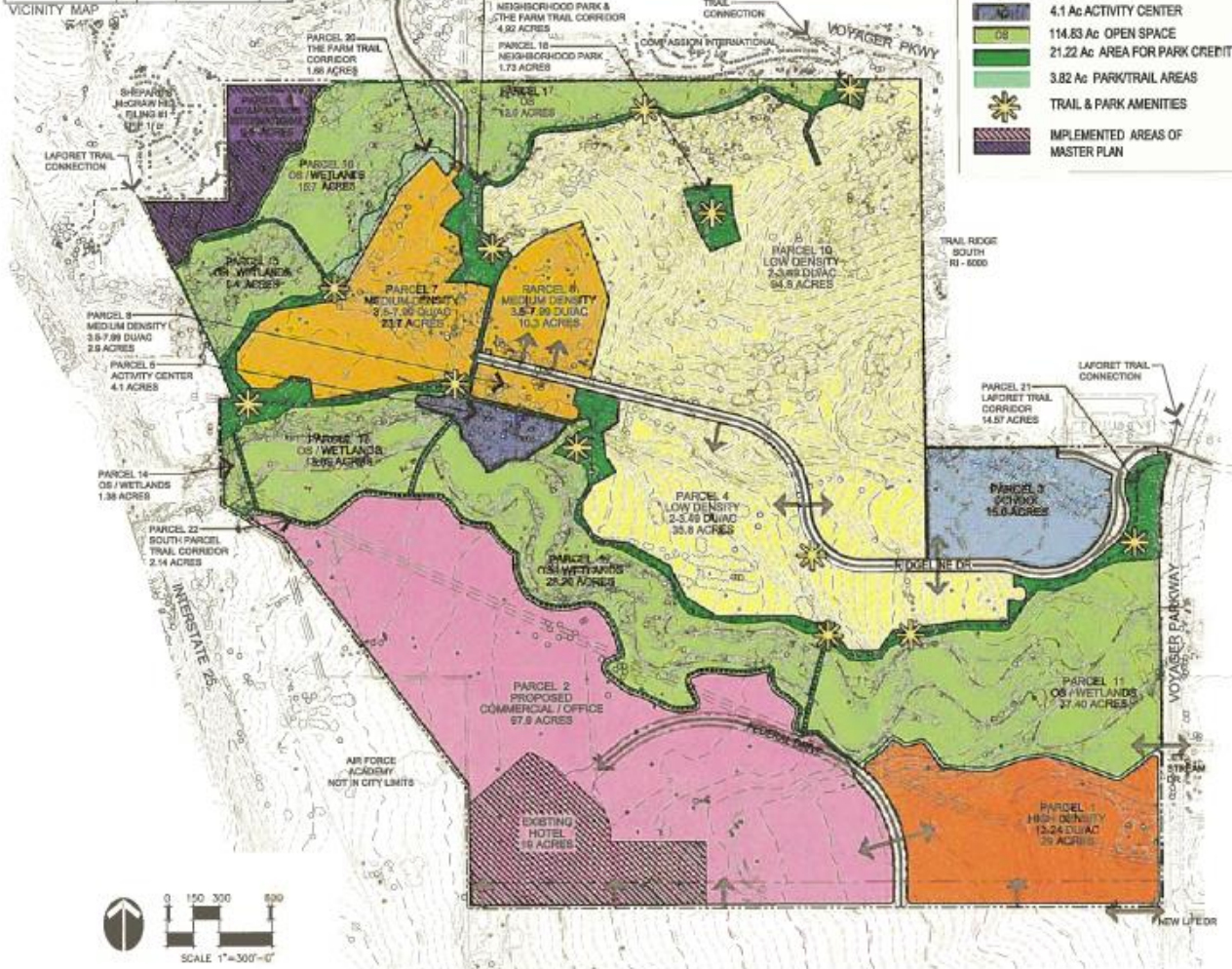
**96** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**97** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**98** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**99** 130.6 AC RESIDENTIAL 2-3.49 DU / AC

**100** 130.6 AC RESIDENTIAL 2-3.49 DU / AC



**THE FARM MASTER PLAN**

DESIGN

LA PLATA

CONTRIBUTOR

PROJECT NUMBER: 002-00254-A3M14

DATE: 02/18/14

PROJECT: 30000000

OWNER: GDM

PREPARED BY: MBE

REVISIONS:

FOR RESPONSE AMENDED MASTER PLAN

COLORADO SPRINGS, COLORADO