

AVANTERRA

Rezone, Master Plan Amendment & Concept Plan

City Council Hearing: January 11, 2022

Site Location & Context

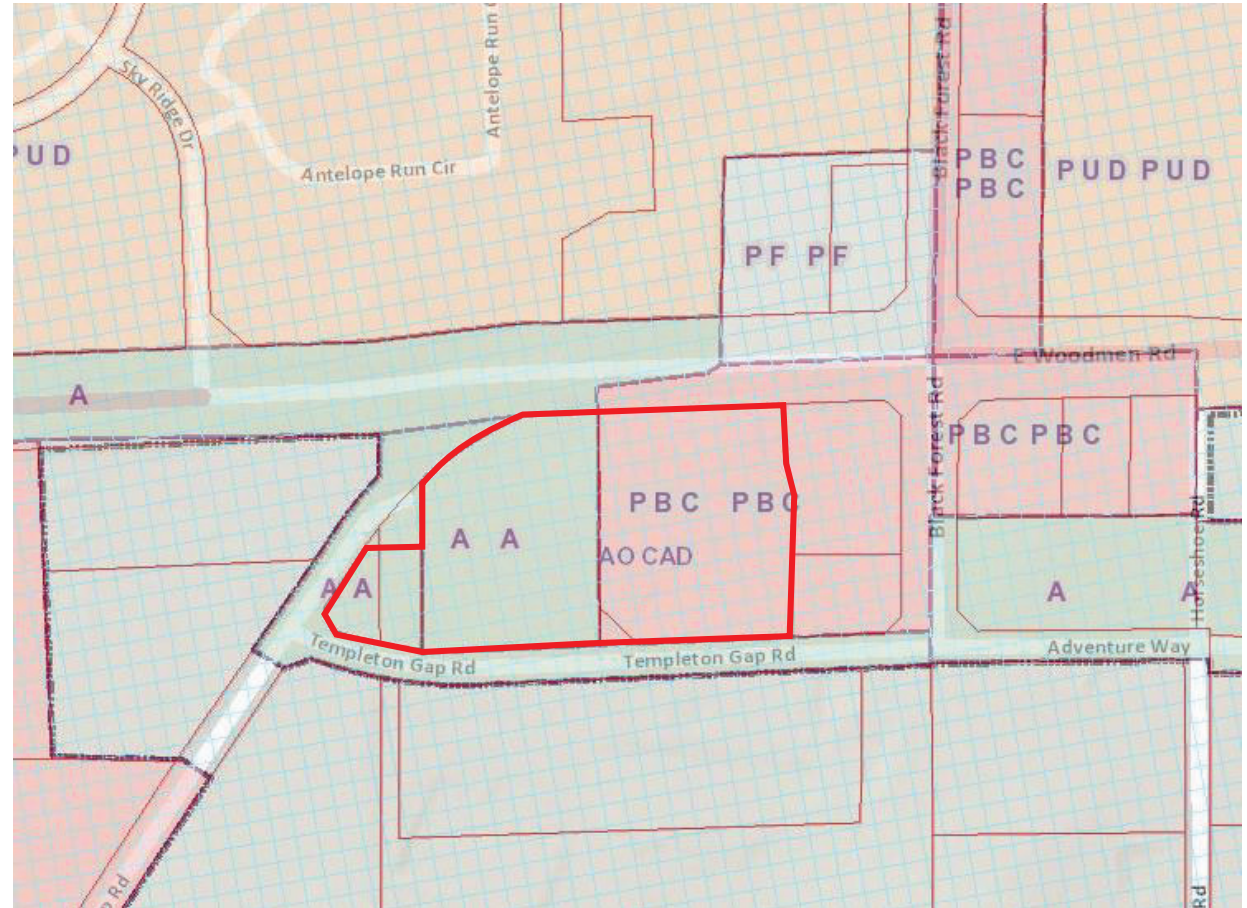


Request

- A Zone Change from A/AO & PBC/AO to PBC/AO on 11.70 acres.
- An Amendment to the Woodmen Heights Master Plan from CCO (Community Commercial/Office) to Residential
- A Concept Plan for Avanterra Residential on 11.70 acres.

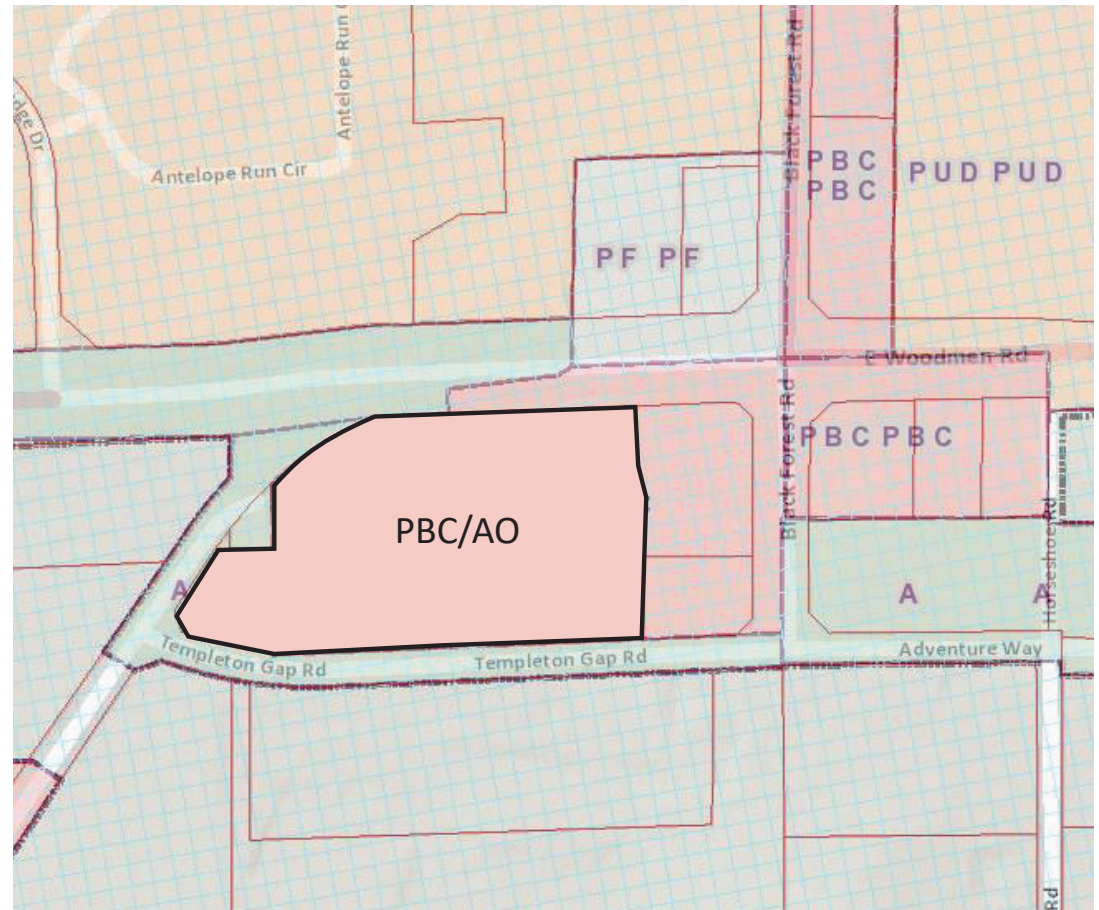
Zoning

- Existing Zoning:
 - PBC: Planned Business Center
 - A: Agriculture
 - AO CAD: Airport Overlay



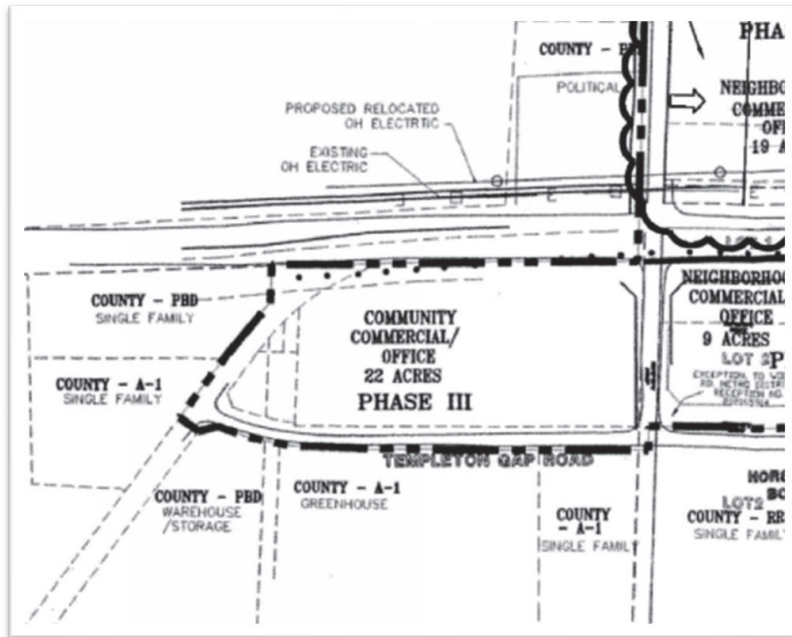
Zoning

- Proposed Zoning:
 - **PBC/AO: Planned Business Center/Airport Overlay**
 - Residential is a conditional use in the PBC zone.
 - When developing residential in a PBC zone, R-5 Standards shall apply.
 - 45-foot maximum height
 - 20-foot front setback
 - 5-foot side setback
 - 25-foot rear setback
 - Maximum lot coverage 40%



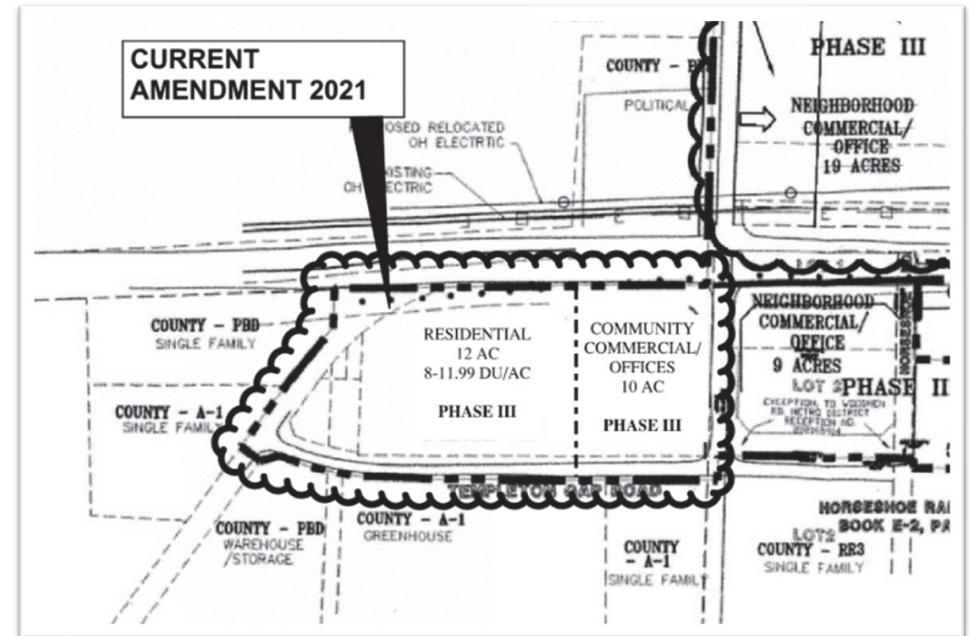
Woodmen Heights Master Plan Amendment

Approved



- 22 acres of Community Commercial/Office

As Amended



- 12 acres of Residential
- 10 acres of Community Commercial/Office

Concept Plan

- Proposed Use: Residential (Single Family For-Rent)
- Max. Residential Density: 11.99 DU/AC (up to 140 units)
- Site Amenities: Clubhouse, Swimming Pool, Dog Parks, Pet Wash Station, Detached Garages, Common Open Spaces.
- Two points of access of Templeton Gap Road



Building Elevations – Single Units



Front Elevation 1 BEDROOM
SCALE: 3/8"=1'-0"



Front Elevation 1 BEDROOM,
1 CAR GARAGE
SCALE: 3/8"=1'-0"



Front Elevation 4 BEDROOM,
2 CAR GARAGE
SCALE: 3/8"=1'-0"



Front Elevation 2 BEDROOM,
1 CAR GARAGE
SCALE: 3/8"=1'-0"



Front Elevation 2 BEDROOM
SCALE: 3/8"=1'-0"



Front Elevation 3 BEDROOM,
2 CAR GARAGE
SCALE: 3/8"=1'-0"

Land Planning
Landscape
Architecture
Urban Design



Building Elevations – Duplex Units



Front Elevation 1 BEDROOM DUPLEX



Front Elevation 1 BEDROOM DUPLEX, 1 CAR GARAGE



Front Elevation 1 BEDROOM DUPLEX, 2ND FLOOR MASTER

Building Elevations – Triplex Units



Front Elevation 1 BEDROOM, 1 CAR GARAGE



Front Elevation 1 BEDROOM, 2ND FLOOR MASTER



Front Elevation 1 BEDROOM

Plan COS – Vision Plan



<p>Majestic Landscapes</p> <ul style="list-style-type: none"> Parks & Open Space Complete Creeks Primary Trail Network Legacy Loop & Ring the Springs 	<p>Activity Centers</p> <ul style="list-style-type: none"> Mature/Redeveloping New/Developing Reinvestment Area & Community Hub
<p>Thriving Economy</p> <ul style="list-style-type: none"> Park-N-Ride Transit Hub 	<p>Strong Connections</p> <ul style="list-style-type: none"> Intercity Corridors City Priority Corridors Smart Corridor Bike Network
<p>Renowned Culture</p>	

- The site is located within a new/developing area.
- E. Woodmen Rd. is a city priority corridor and smart corridor. The site is close to Powers Blvd., an intercity connector, and is in close proximity to Sand Creek. The Sand Creek Trail connects the area to multiple majestic landscapes including Stetson Hills Open Space.

Goal VN-2: Strive for a diversity of housing types, styles, and price points distributed throughout our city through a combination of supportive development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs.

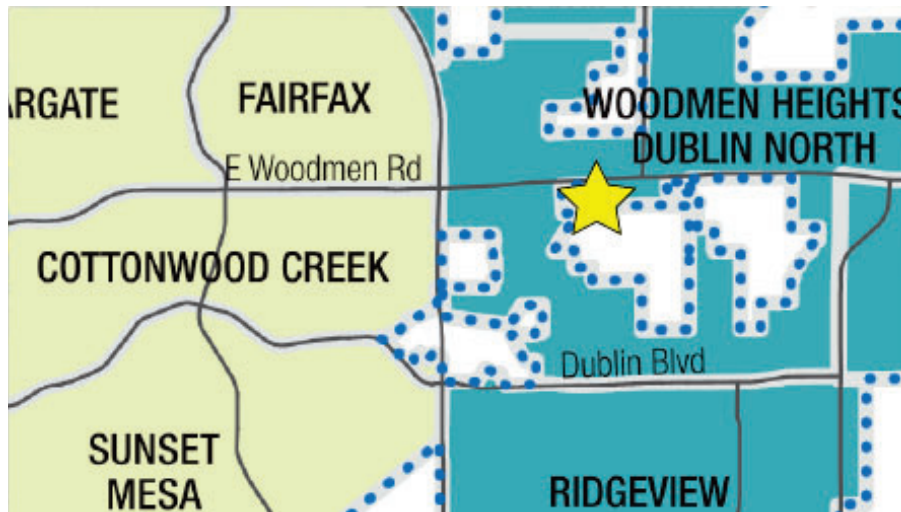
Plan COS – Areas of Change



The site is noted as a high area of change on the Plan COS Areas of Change Map.

Policy UP-4.A: Actively plan and encourage a development pattern consisting of unique centers located along new and redeveloped corridors and at other designated areas throughout the city.

Plan COS – Vibrant Neighborhoods



Predominant Typology



The site is noted as a high area of change on the Plan COS Areas of Change Map.

Strategy VN-2.A-3: Support land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels.

Strategy TE-1.C-3: Ensure an adequate supply of attainable housing for the workforce across all industries, and that it is conveniently located near hubs of employment and/or public transportation.

Questions?

