

**CITY OF COLORADO SPRINGS PLANNING COMMISSION
RECORD-OF-DECISION**

NEW BUSINESS CALENDAR

DATE: May 15, 2014

ITEM: 6.A-6.C

STAFF: Meggan Herington

FILE NO.: CPC MP 04-00254-A3MJ14, CPC PUZ 14-00026, CPC PUD 14-00027

PROJECT: The Farm

STAFF PRESENTATION

Ms. Meggan Herington presented PowerPoint slides (Exhibit A).

Commissioner Henninger now excused.

APPLICANT PRESENTATION

Ms. Angela Essing, La Plata Communities, presented PowerPoint slides (Exhibit B). The developer is installing an additional five feet of road right-of-way along Ridgeline Drive to accommodate the new school site and the school drop off and pickup needed for stacking. The parks redesign was heard by the Parks and Recreation Advisory Board and they recommended approval of the new parks and trails layout.

CITIZENS IN FAVOR

Mr. Sam Cameron of Cameron Butcher Company owns land nearby and was happy to hear that LaPlata would be the master developer in the area.

CITIZENS IN OPPOSITION

Ms. Laura Denys was concerned if the road network could accommodate the proposed and current traffic capacity near Ridgeline and Voyager.

APPLICANT REBUTTAL

Ms. Essing stated an approved traffic study was completed and supports all three applications. The traffic study is based on the reduced residential density within the project and analyzes the capacity along Voyager. Voyager is a 3 lane roadway in this area. There is a signal planned at Voyager and Ridgeline which will also help with traffic concerns.

CITY OF COLORADO SPRINGS PLANNING COMMISSION

RECORD-OF-DECISION

STAFF REQUESTED TO SPEAK

Commissioner Donley inquired of signalization at Ridgeline. Ms. Krager stated the design has been approved and the Ridgeline and Voyager intersection may not be signalized until Summer of 2014. The signalization is already paid for.

Commissioner Donley inquired of less traffic along Voyager. Ms. Krager stated the traffic volumes on Voyager increased during the I-25 construction, but has now seen it reduced with construction coming to completion.

DECISION OF THE PLANNING COMMISSION

Commissioner Donley was concerned about insuring access to the north of the site and preferred no driveway access along Ridgeline. He appreciated the open space aspects.

Commissioner Shonkwiler preferred a traffic-calming design along Ridgeline Drive. He would prefer density lost on this project to be made up on another portion of the master plan.

Commissioner Markewich would not support the master plan amendment unless the roadway system was redesigned. He was concerned with public safety of exiting the neighborhood that has limited access during a natural disaster. He was in support of the proposed trails, open space and parks.

Commissioner Gonzalez felt the connection issue could be addressed with a note that requires staff to coordinate with the developer to restrict road access. He found that the master plan criteria and the Comprehensive Plan objectives were met. It is a land owner's decision whether to increase or lower the density on their master plan. He supported all three applications.

Commissioner Sparks found it would be helpful to add a note to address connectivity from Voyager through Ridgeline up to Middle Creek Parkway. She felt that connectivity may not be shown on the plan because the developer possibly hasn't designed that northern portion yet. She supported the trail connectivity and expansive open space, and appreciated the proposed pedestrian circulation and connectivity through the mouse habitat.

Mr. Wysocki suggested wording to address the Ridgeline Drive connectivity to state, "Ridgeline Drive shall be connected to Middle Creek Parkway as a roadway utilizing traffic calming devices approved by the City with no single-family residential access."

Moved by Commissioner Donley, seconded by Commissioner Walkowski, to approve **Item 6.A-File No. CPC MP 04-00254-A3MJ14**, the major amendment to The Farm master plan, based upon the finding that the amendment meets the review criteria for master plan amendments as set forth in City Code Section 7.5.408, subject to the following condition:

Add the following note: Describe 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.

CITY OF COLORADO SPRINGS PLANNING COMMISSION
RECORD-OF-DECISION

Moved by Commissioner Shonkwiler, seconded by Commissioner Donley, to amend the master plan note to include the words, “without reducing overall density in the master plan area.” Motion to amend failed 1-7 (Commissioner Shonkwiler in favor; Commissioners Donley, Markewich, Ham, Gonzalez, Phillips, Walkowski, and Sparks opposed; and Commissioner Henninger excused).

Original motion carried 7-1 (Commissioner Markewich in opposition and Commissioner Henninger excused.)

Moved by Commissioner Donley, seconded by Commissioner Walkowski, to approve **Item 6.B-File No. CPC PUZ 14-00026**, the zone change of 26.03 acres from A (Agricultural) and PUD (Planned Unit Development: Single-family residential, 2.07 dwelling units per acre, 35-foot maximum building height) to PUD (Planned Unit Development: Single-family residential, 2-3.49 dwelling units per acres, 36-foot maximum building height), based upon the findings that the change of zoning request complies with the three (3) criteria for granting of zone changes as set forth in City Code Section 7.5.603 and the criteria for the establishment of a PUD zone as set forth in City Code Section 7.3.603. Motion carried 8-0 (Commissioner Henninger excused).

Moved by Commissioner Donley, seconded by Commissioner Walkowski, to approve **Item 6.C-File No. CPC PUD 14-00027**, The Farm Filing Nos. 1A, 1B, 1C and 2 PUD development plan based upon the findings that the PUD 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 7.5.502.E subject to the following technical modifications:

Technical Modifications:

1. Show the reconfiguration of the LaForet Trail along Voyager Parkway.
2. Update the coordinated sign plan to show temporary sign phasing and add standard notes.
3. Amend the development plan to show a 36-foot building height maximum.

Motion carried 8-0 (Commissioner Henninger excused).

May 15, 2014
Date of Decision

Planning Commission Chair

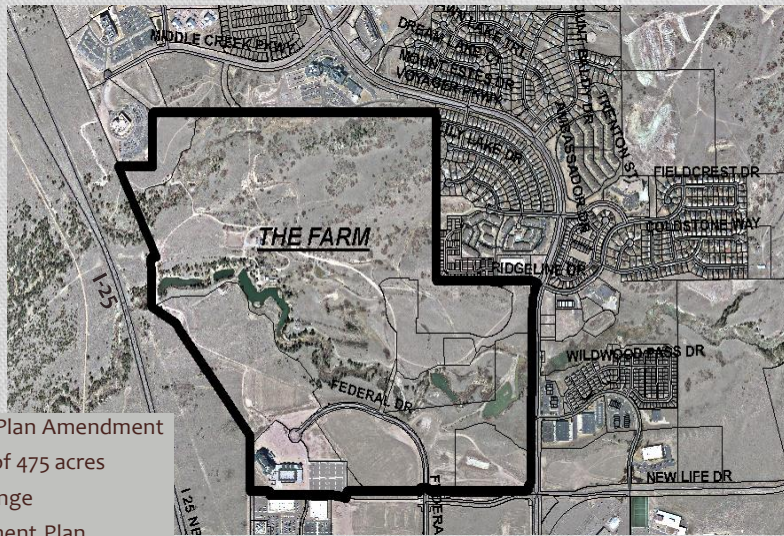
THE FARM

CITY FILE NUMBERS:
CPC MP 04-00254-A3MJ14
CPC PUZ 14-00026
CPCPUD 14-00027

City Planning Commission
May 15, 2014

Meggan Herington, AICP, Principal Planner

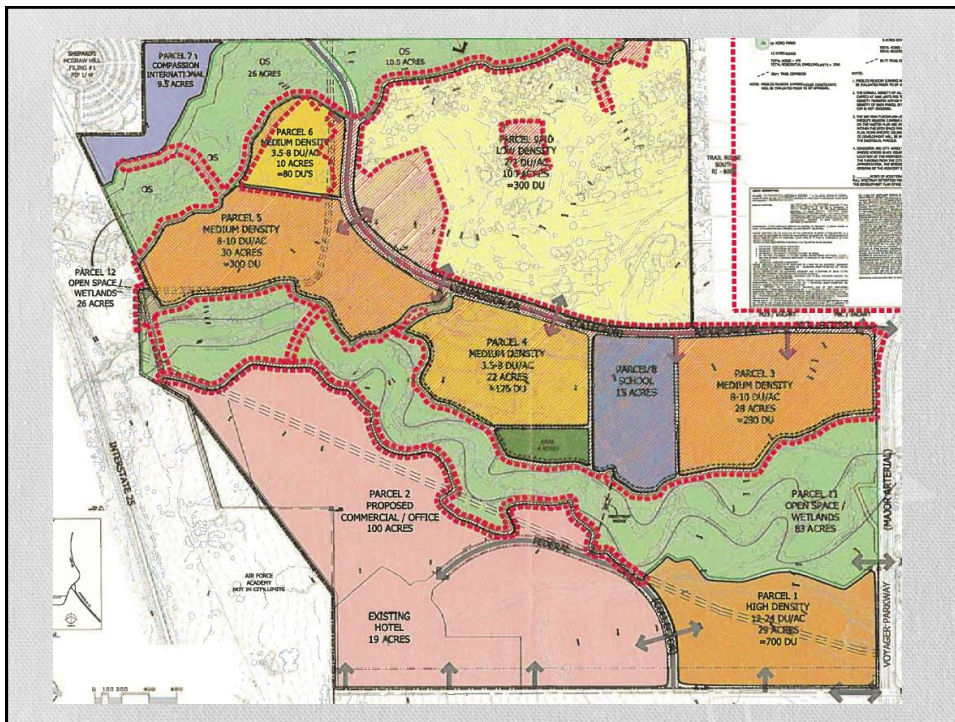
Vicinity Map

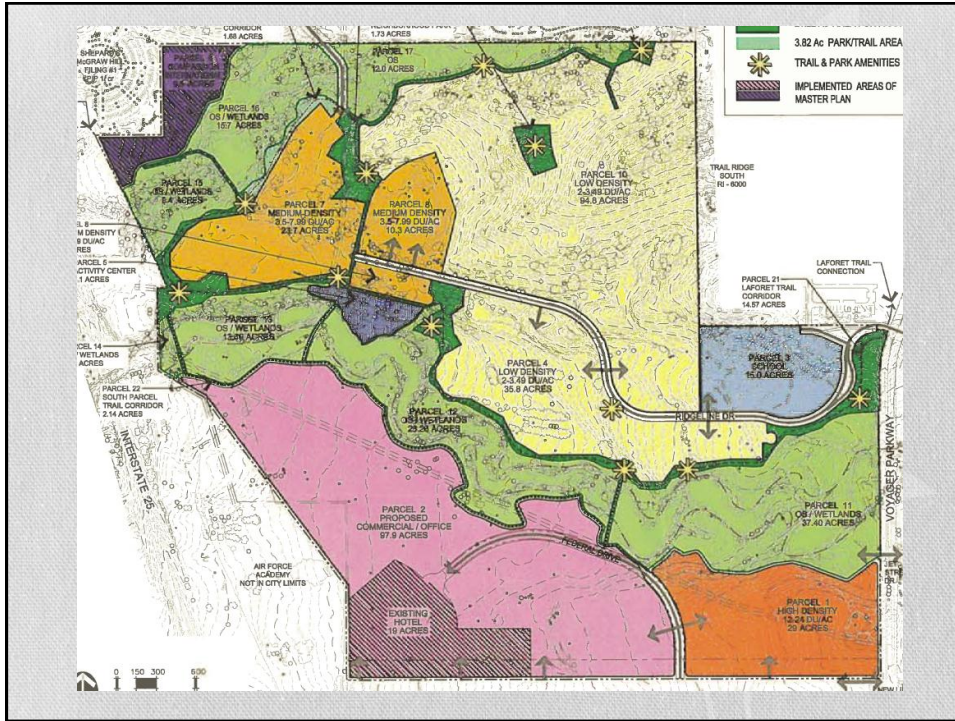


- Major Master Plan Amendment
 - Impacts 129 of 475 acres
- PUD Zone Change
- PUD Development Plan
 - 75.65 acres/212 lots

Master Plan Amendment

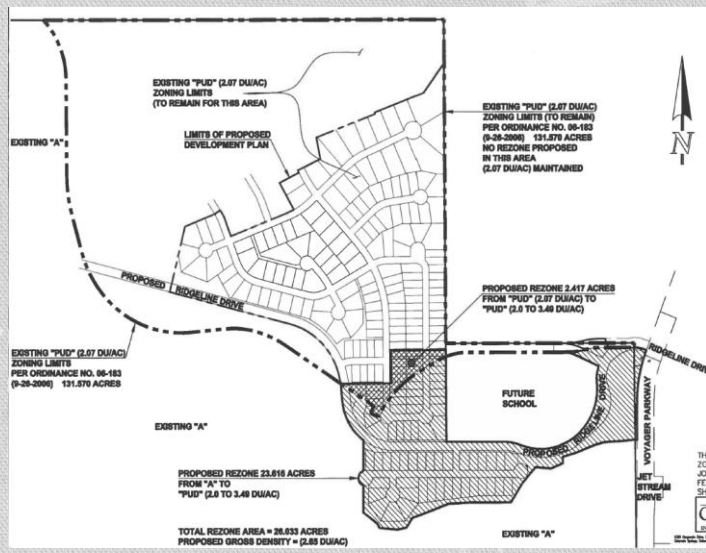
- Rename the Allison Valley Master Plan to The Farm
- Residential density reduction
- Relocation of the 15-acre school site
- Expansion of parks, trails and open space
 - Parkland dedication of 21.83 acres
 - Addition of an “Activity Center” parcel
- Preservation of drainage areas
- Show Compassion International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





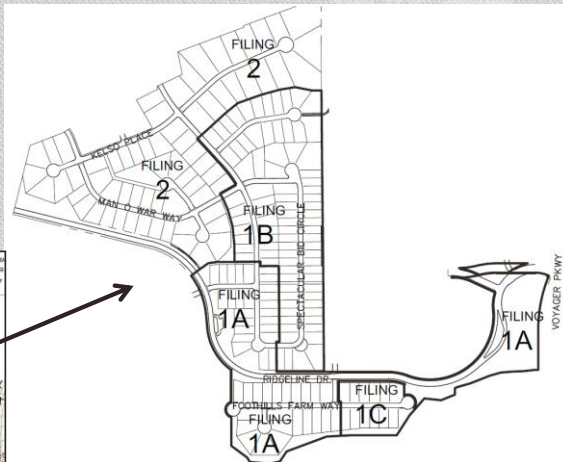
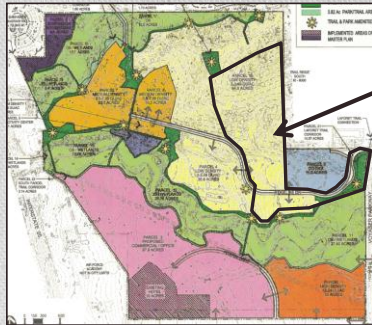
PUD Rezone

- 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

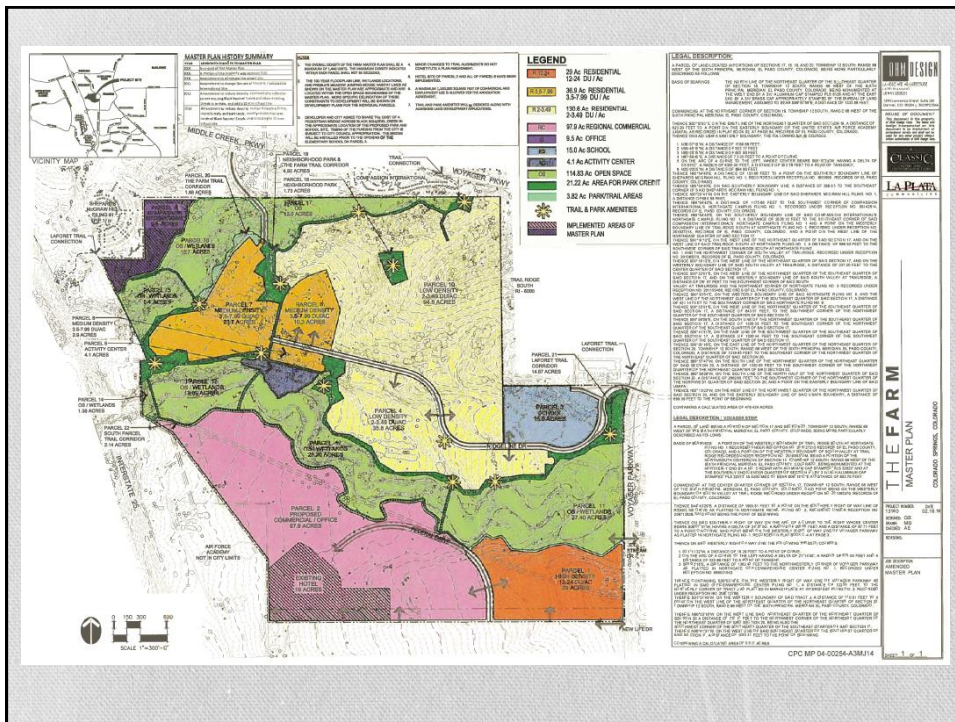
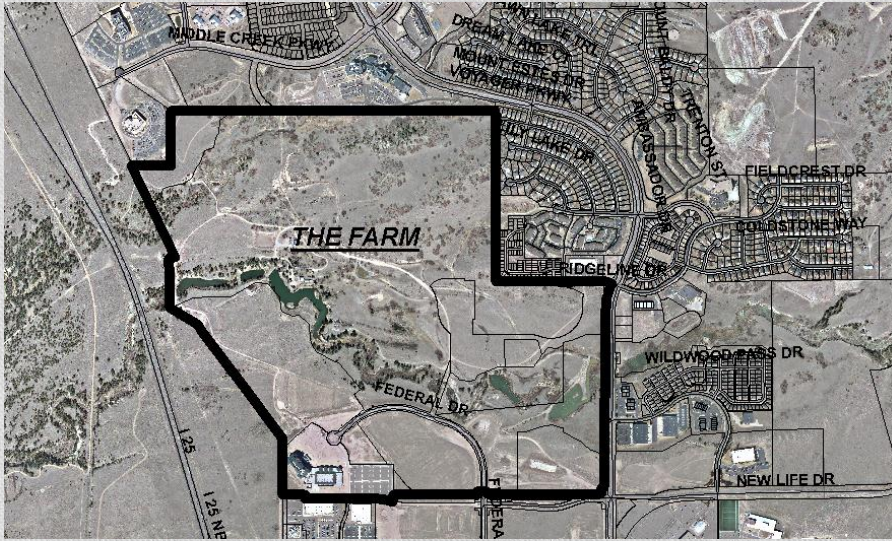
Stakeholder Process/Issues

- 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.

Staff Recommendation

- Staff recommends approval of the applications as presented with technical modifications to the PUD Development Plan:
 - **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.

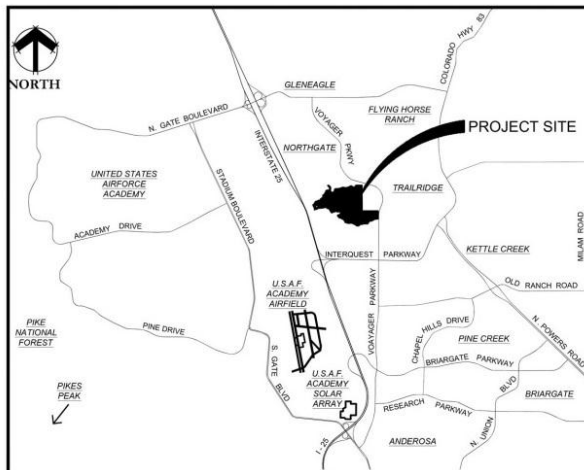
Questions?



Items: 6.A-6.C
 Exhibit: A
 CPC Meeting: May 15, 2014

THE FARM

Angela Essing
Director of Planning, La Plata Communities
Gregg Brown
Principal, DHM Design Corporation
Kyle Campbell
Division Manager, Classic Consulting Engineers and Surveyors
Jeff Hodsdon
LSC Transportation Consultants, Inc.

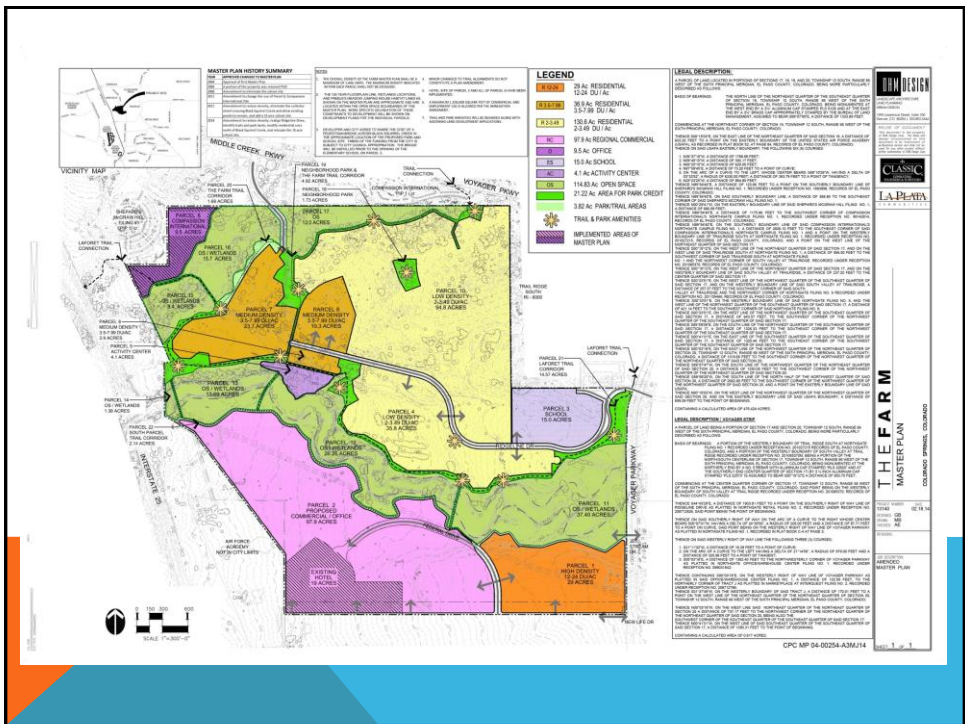
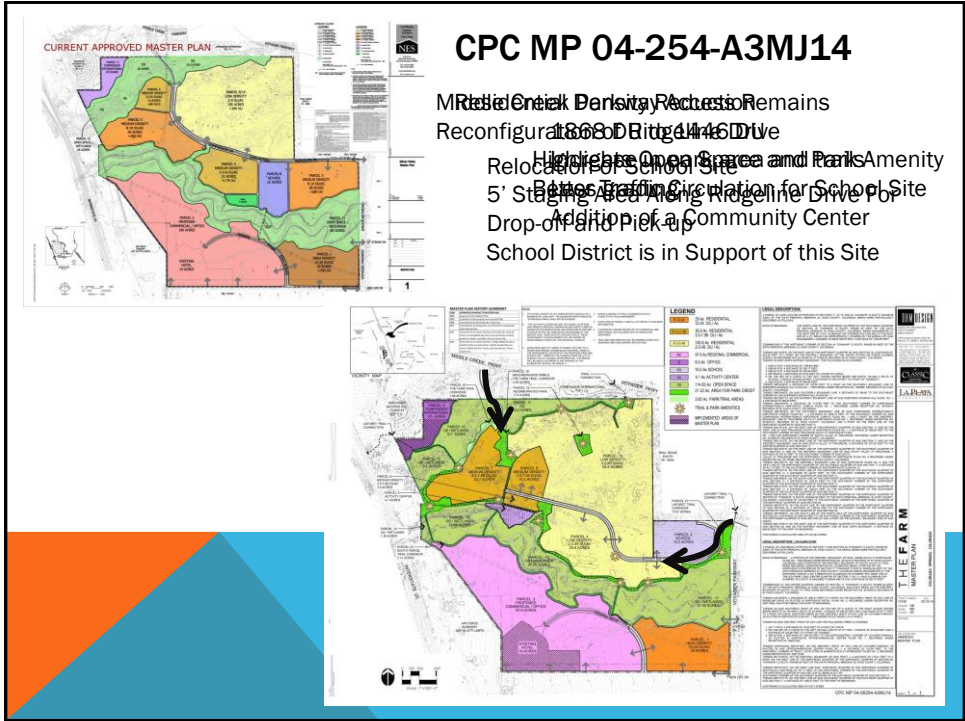


VICINITY MAP

N.T.S.

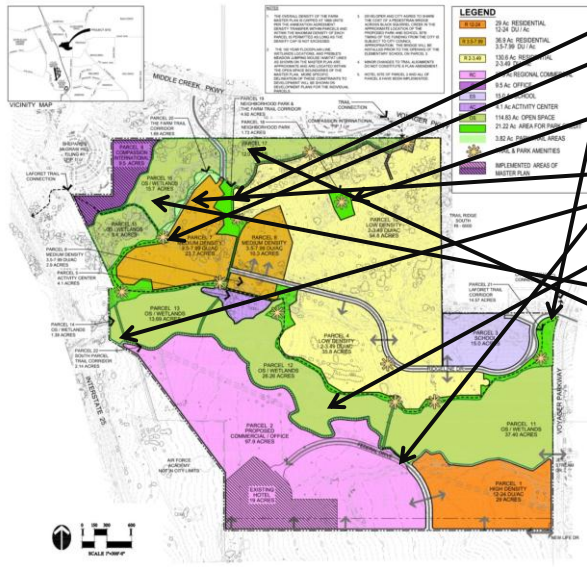
CPC MP 04-254-A3MJ14
CPC PUZ 14-26
CPC PUD 14-27

THE FARM



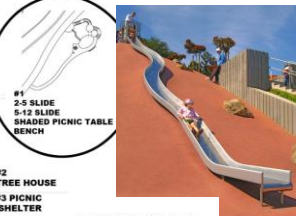
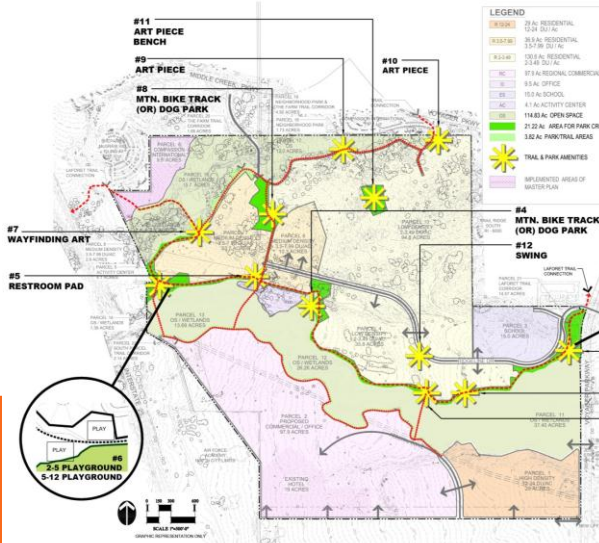
Items: 6.A-6.C
 Exhibit: B
 CPC Meeting: May 15, 2014

PARK AREAS



- 4.92 Acre Park
- 14.57 Trail Corridor with Seven Areas for Park
- 1.73 Acre Neighborhood Park
- 1.68 Acre Trail Corridor
- 2.14 Acre South Trail Corridor Loop
- 79 Acres Open Space
- 24.1 Acres Open Space
- 12 Acres Open Space
- Additional internal trails linking homes to school and community center

PARK AMENITIES

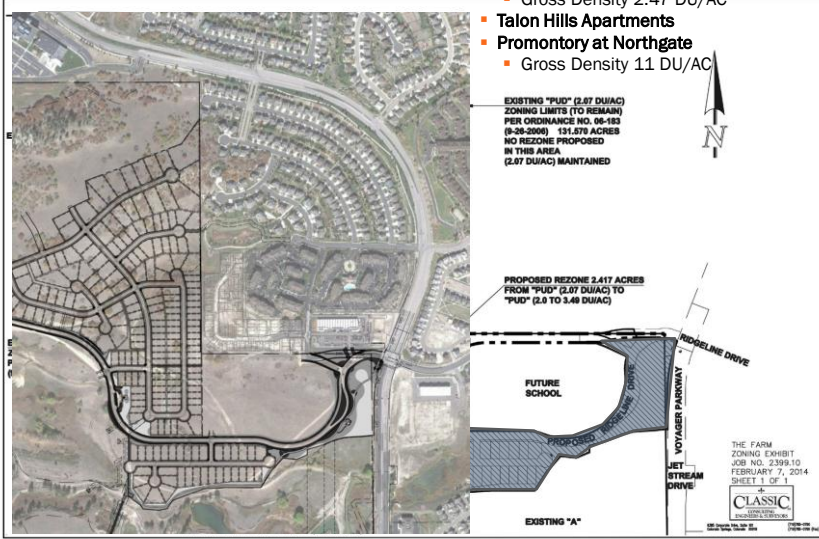


CPC PUZ 14-26

ZONING EXHIBIT

Comparison to Adjacent Neighborhood

- Trail Ridge South at Northgate Filing No. 1 and 2 and South Valley at Trail Ridge
 - 3.34 dwelling units per acre (DU/AC)
- South Valley at Trail Ridge
 - Gross Density 2.47 DU/AC
- Talon Hills Apartments
- Promontory at Northgate
 - Gross Density 11 DU/AC



CPC PUD 14-27

212 Lots

- Typical size lots
- 5,750 sq. ft
 - 7,200 sq. ft
 - 9,100 sq. ft.
 - 11,200 sq. ft.
 - 13,500 sq. ft.

Average lot size
10,189 sq. ft.

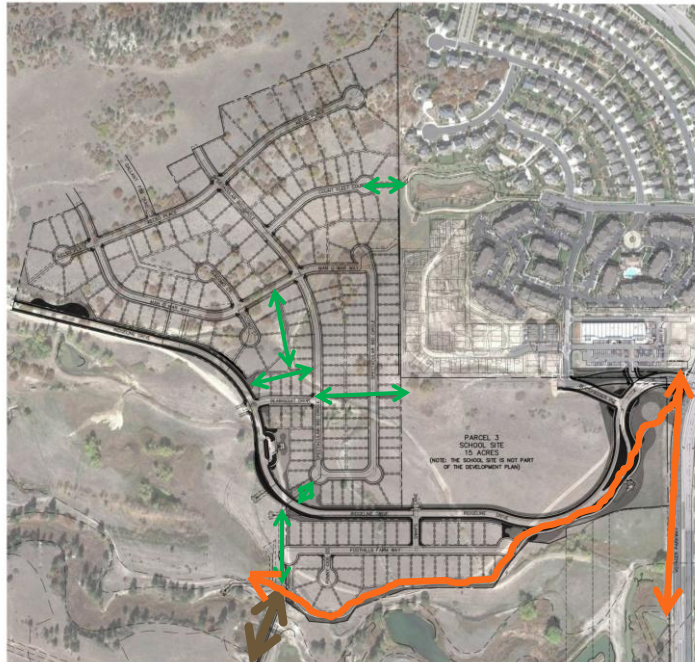
The Farm Final Drainage Report

Full Compliance with the recommendations of the City approved Master Development Drainage Plan

Internal Trail Corridors

- School
- Trail Ridge Nbrhd
- Bridge to
- High Density Site
- Commercial

LaForet Trail Extension



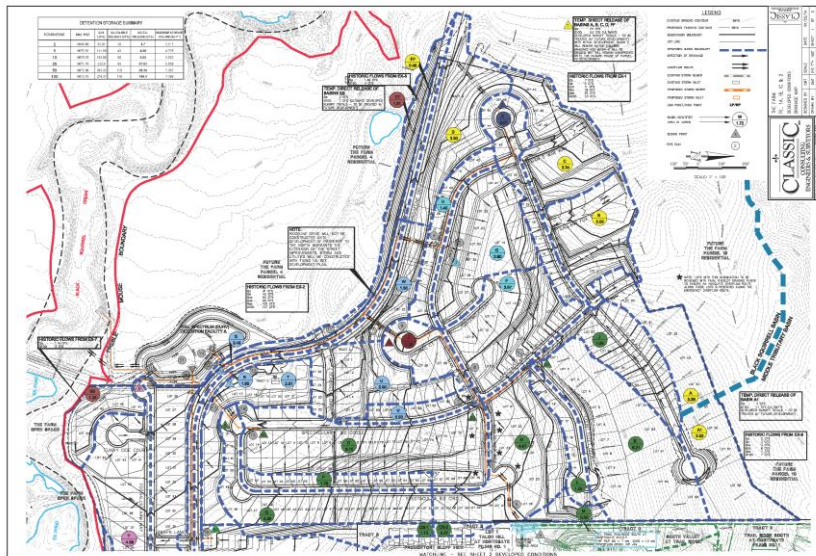
NEIGHBORHOOD AND AGENCY COMMENTS

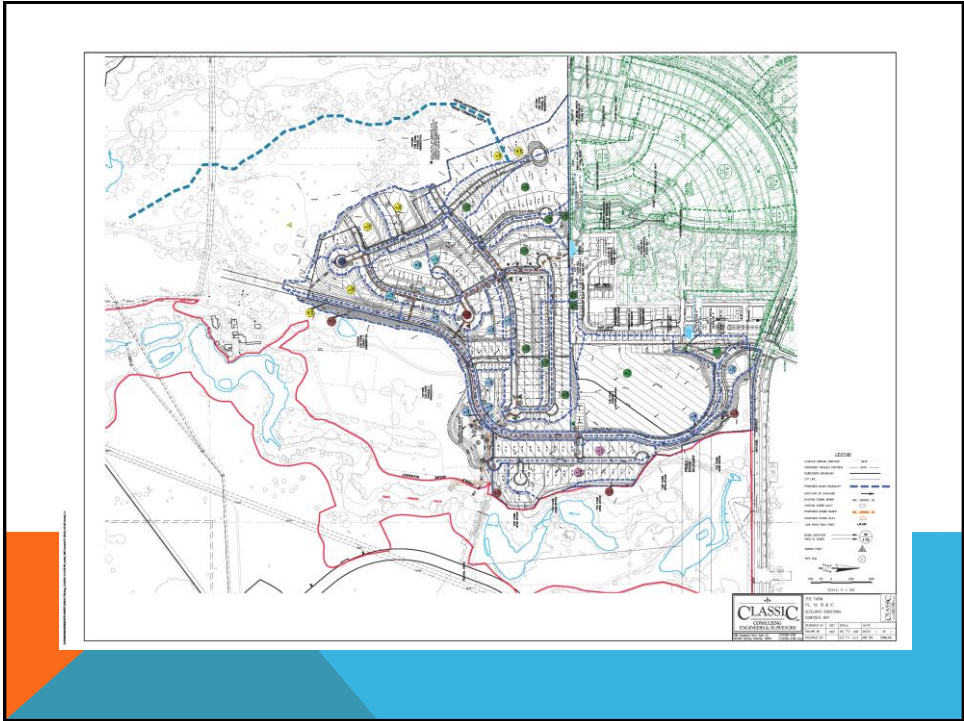
- **Traffic Along Voyager Parkway**
 - Signal at Ridgeline Drive and Voyager Summer 2014
- **Air Force Academy Drainage**
 - The stormwater conveyance facilities have been designed and approved using the City's updated Drainage Criteria Manual's (Volume 1 & Volume 2).
 - This includes the Grading and Erosion control plan, which will use criteria from Volume 2. Volume 2 incorporates the latest from UDFCD.
 - A copy of all reports have been and will continue to be provided to the USAFA for review and comment.
- **Air Force Academy Trail System**
 - The Farm Master Plan is providing the required City connections, for the LaForet Trail, at the west and east ends of the property.
- **Air Force Academy Note on All Plans**
 - NOTICE: This property may be impacted by noise and other similar sensory effects of flight...

Questions and Comments?



DRAINAGE





URBAN DRAINAGE FLOOD CONTROL DISTRICT						
EXTENDED URBAN RUNOFF VOLUME (EURV) SUMMARY						
RETURN EVENT	MAX. WSE	Q IN (CFS)	ALLOWABLE RELEASE (CFS)	ACTUAL RELEASE (CFS)	ACTUAL VS ALLOWABLE RELEASE	MAXIMUM STORAGE VOLUME (AC-FT)
2	6668.90	95.81	31	1.7	5.5%	3,517
5	6670.02	131.68	43	4.98	11.6%	4,735
10	6670.70	153.95	50	8.65	17.3%	5,532
25	6671.74	232.40	93	67.63	72.7%	6,838
50	6672.06	263.32	105	98.28	93.6%	7,257
100	6672.15	274.37	110	109.5	99.5%	7,388

SCHOOL DISTRICT SUPPORT

