

# Campus at Foothills Farm Project

CPC MP 04-00254-A7MJ18, CPC PUZ 18-00070,  
and CPC PUP 18-00071

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Senior Planner



# Applications



## **CPC MP 04-00254-A7MJ18 - MAJOR MASTER PLAN AMENDMENT**

A major master plan amendment of the Farm Master Plan that modifies a note pertaining to a maximum square footage limitation for commercial/employment uses.

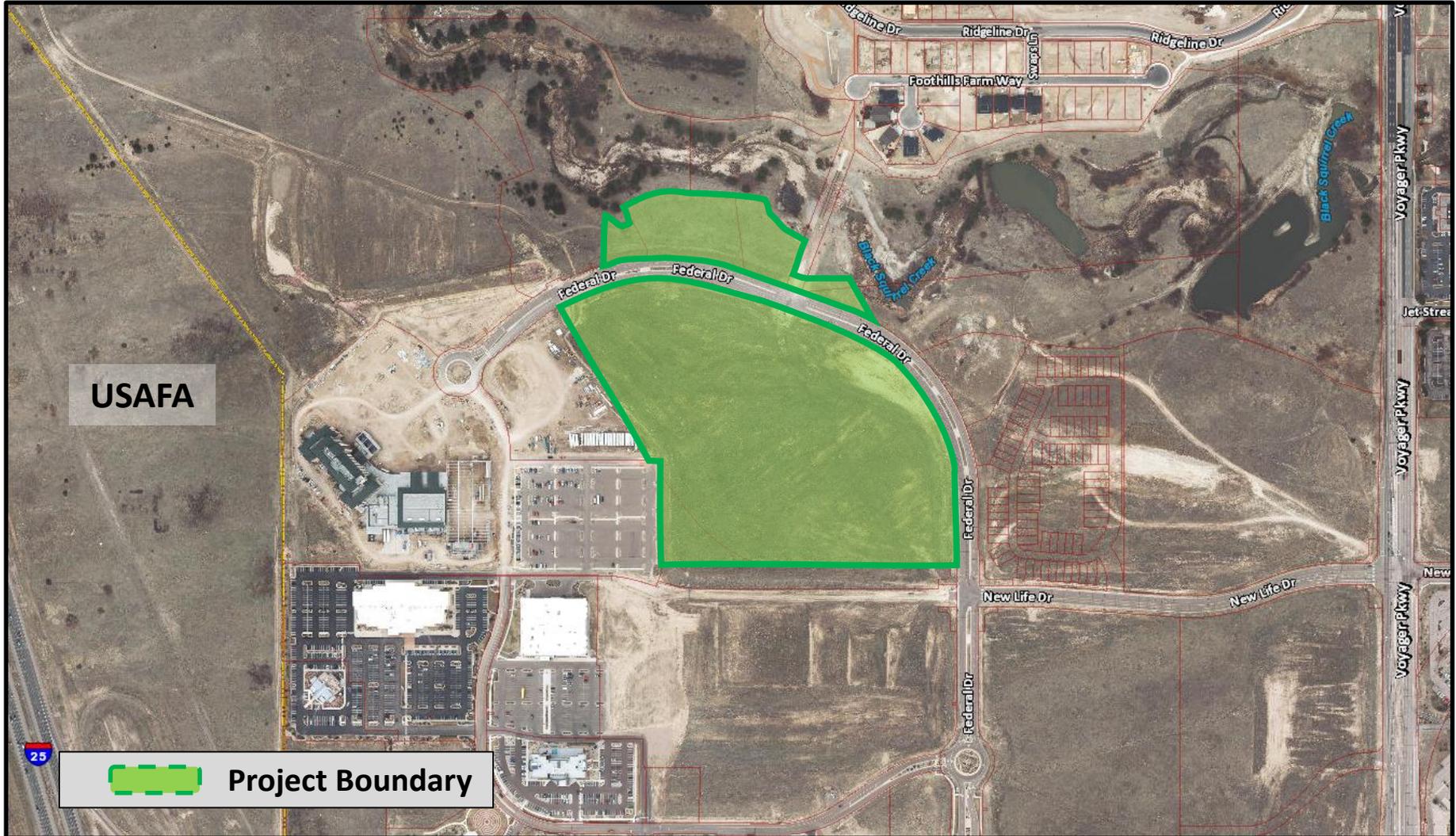
## **CPC PUZ 18-00070 – CHANGE OF ZONING TO PUD**

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 25.5 acres of land from PUD/A (Planned Unit Development and Agricultural) to PUD (Planned Unit Development; commercial and residential, 20 dwelling units per acre, maximum height of 45-feet in Parcel A and 70-feet in Parcel B for office and commercial uses).

## **CPC PUP 18-00071– PUD CONCEPT PLAN**

The Campus at Foothills Farm PUD Concept Plan for 25.5 acres of land to be developed with a commercial and residential development, located northwest of the New Life Drive and Federal Drive intersection.

# Vicinity Map



# General Information



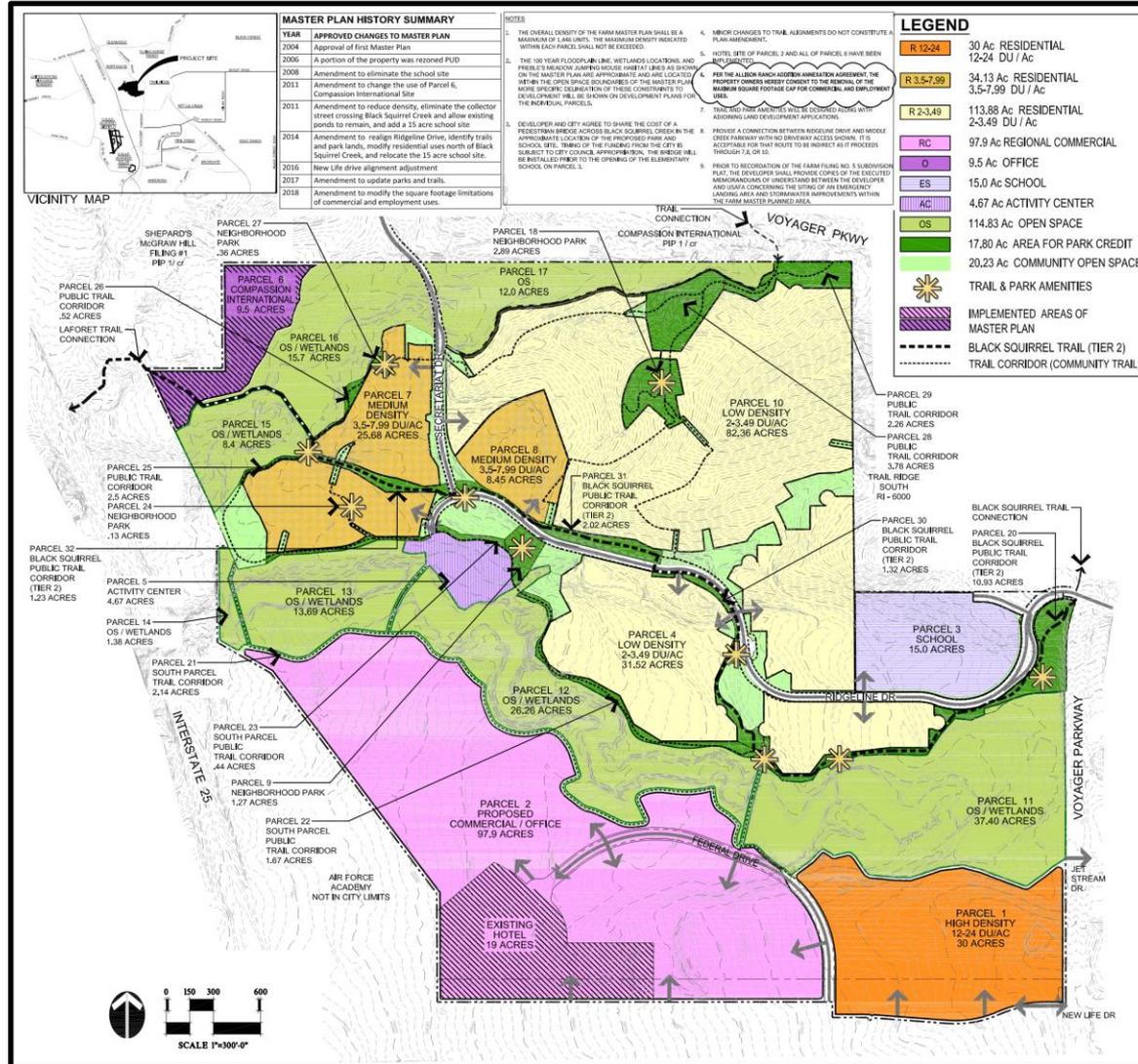
## Site Details:

- 107.4 effected acres (MP amendment) and 25.58 acres (PUZ and PUP)
- Zoned PUD/A (Planned Unit Development and Agricultural)
- Per the Farm Master Plan, the property is identified for Commercial/Office
- Currently vacant, but has been over-lot graded with some stockpiled aggregate adjacent to Black Squirrel Creek. The property gradually slopes north to Black Squirrel Creek.

## Public Notification and Involvement:

- Public notice was mailed to 142 property owners, on three occasions: during the internal review stage and prior to the City Council and Planning Commission hearings
- The site was also posted on those three occasions along Federal Drive

# Master Plan Amendment



# Master Plan Amendment



## Current Note Language:

***“A MAXIMUM 1,100,000 SQUARE FEET OF COMMERCIAL AND EMPLOYMENT USE IS ALLOWED PER THE ANNEXATION AGREEMENT.”***

## Proposed Note Language:

***“PER THE ALLISON RANCH ADDITIONAL ANNEXATION AGREEMENT, THE PROPERTY OWNER HEREBY CONSENTS TO THE REMOVAL OF THE MAXIMUM SQUARE FOOTAGE CAP FOR COMMERCIAL AND EMPLOYMENT USES.”***

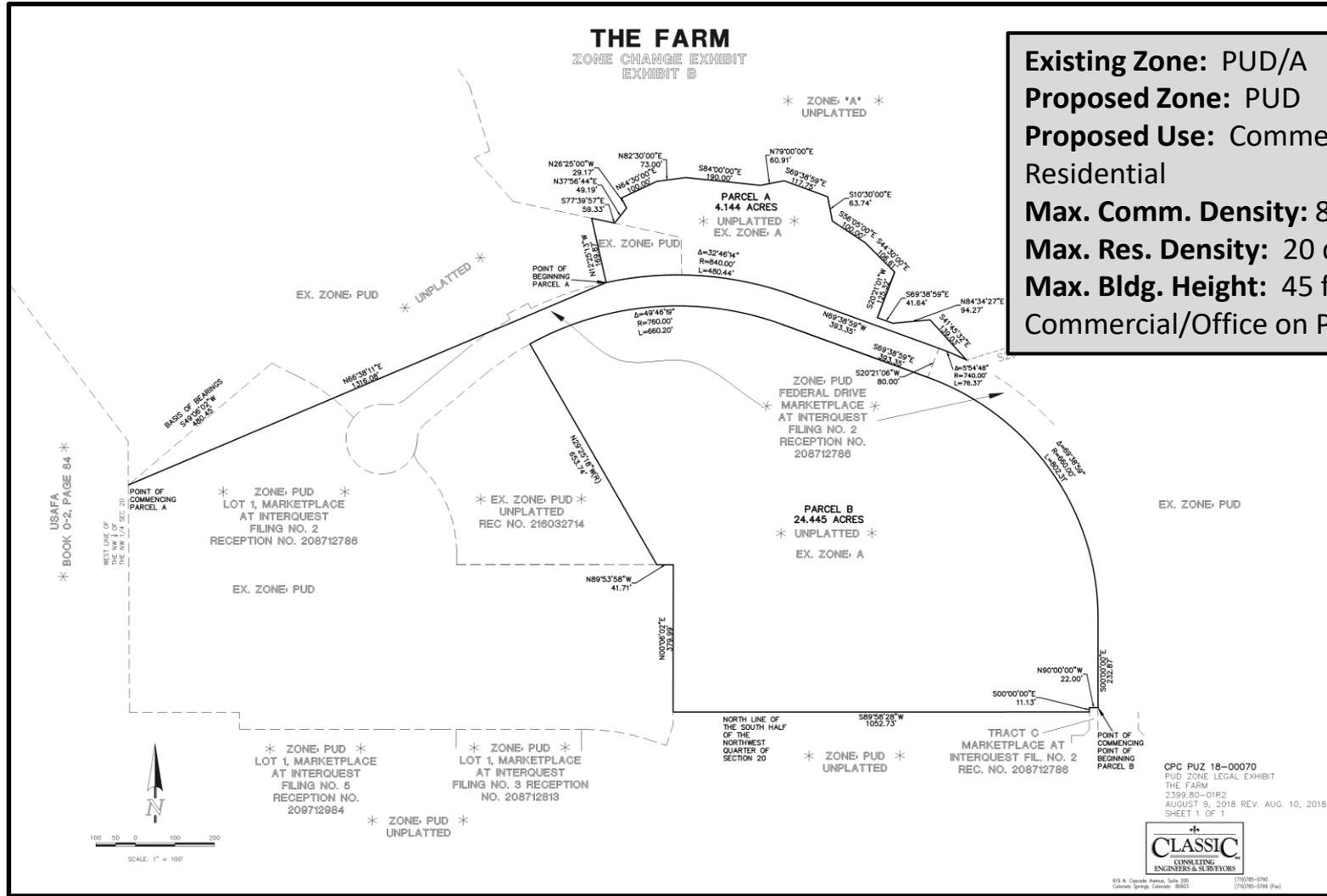


# Zone Change Exhibit

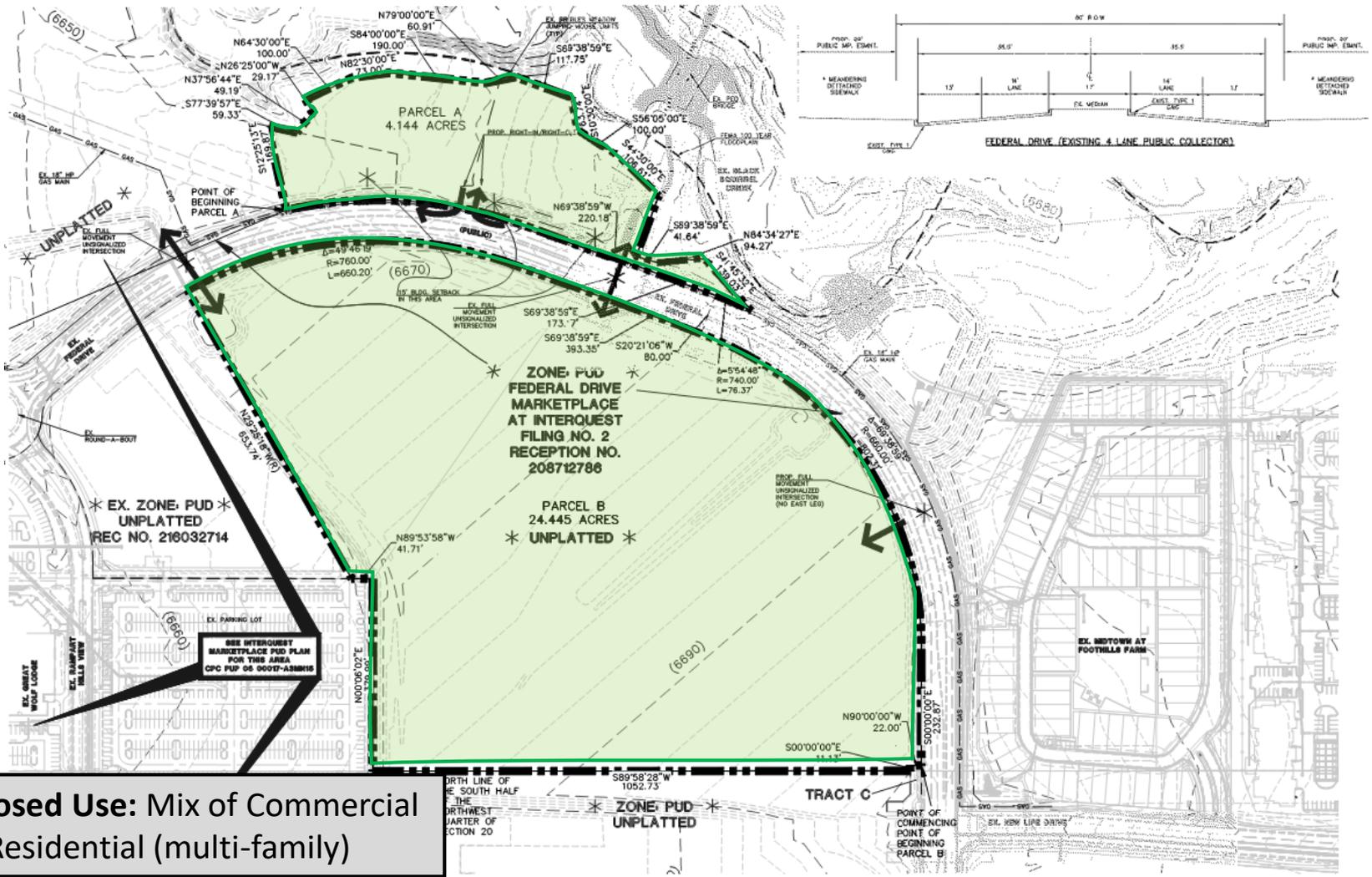


## THE FARM ZONE CHANGE EXHIBIT EXHIBIT B

**Existing Zone:** PUD/A  
**Proposed Zone:** PUD  
**Proposed Use:** Commercial and Residential  
**Max. Comm. Density:** 85% of parcel area  
**Max. Res. Density:** 20 du/ac  
**Max. Bldg. Height:** 45 ft. and 70 ft. for Commercial/Office on Parcel B



# PUD Concept Plan



**Proposed Use: Mix of Commercial and Residential (multi-family)**

# PUD Concept Plan, cont.



**Applicant requests a minor change to the last sentence in Note #5:**

Current Language:

***“MAXIMUM BUILDING SQUARE FOOTAGE TO BE LIMITED TO 50% OF THE PARCEL AREA.”***

Proposed Language:

***“MAXIMUM SQUARE FOOTAGE FOR NONRESIDENTIAL LAND USES TO BE LIMITED TO 85% OF THE PARCEL AREA.”***

# USAFA Comments



## **The U.S. Air Force Academy (USAFA) comments:**

- **Maximum Building Heights** (The comment focuses on the maximum building heights allowed in the Interquest Marketplace development (south and west).)

*The applicant removed this area from consideration and is pursuing a lower height limit for the proposed PUD zone associated with the project.*

- **Compliance with F.A.A. Requirements**

*The master developer, La Plata Communities, and USAFA are privately coordinating the preparation of an aeronautical study.*

City Planning staff is monitoring the on-going discussions between La Plata Communities and USAFA. Resolutions to the above comments will be addressed as part of future land use entitlement submittals, such as development plan and final subdivision plat applications).

# Recommendations



## **CPC MP 04-00254-A7MJ18 - MAJOR MASTER PLAN AMENDMENT**

Approved the Major Master Plan Amendment for the Farm Master Plan, based on the findings that the amended master plan meets the review criteria for granting a master plan as set forth in City Code Section 7.5.408.

## **CPC PUZ 18-00070 – CHANGE OF ZONING TO PUD**

Adopt an ordinance changing the zoning of 25.58 acres from PUD/A (Planned Unit Development and Agricultural) to PUD (Planned Unit Development: commercial and residential, 20 dwelling units per acre, maximum height of 45-feet in Parcel A and 70-feet in Parcel B for office and commercial uses), based upon the findings that the change of zone request complies with the three (3) review criteria for granting a zone change as set forth in City Code Section 7.5.603(B) and the development of a PUD zone as set forth in City Code Section 7.3.603.

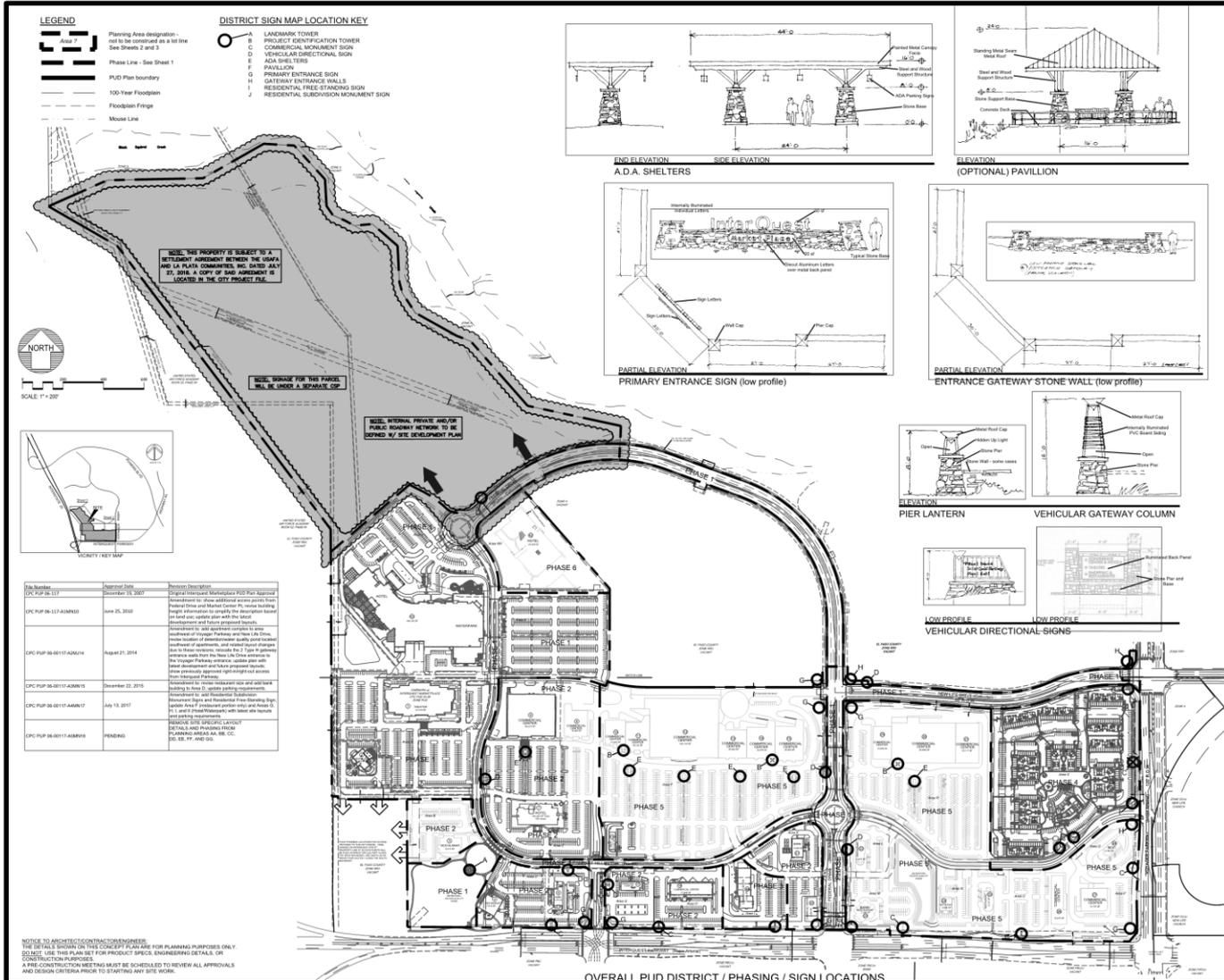
# Recommendations, cont.



## **CPC PUP 18-00071– PUD CONCEPT PLAN**

Approve the PUD Concept Plan for Campus at Foothills Farm, based upon the findings that the 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 review criteria for granting a concept plan as set forth in City Code Section 7.5.501(E).

# PUD Concept Plan



Plan Approved  
on 9/7/2018