

# Aspen Meadows No. 4 Woodmen Heights Master Plan

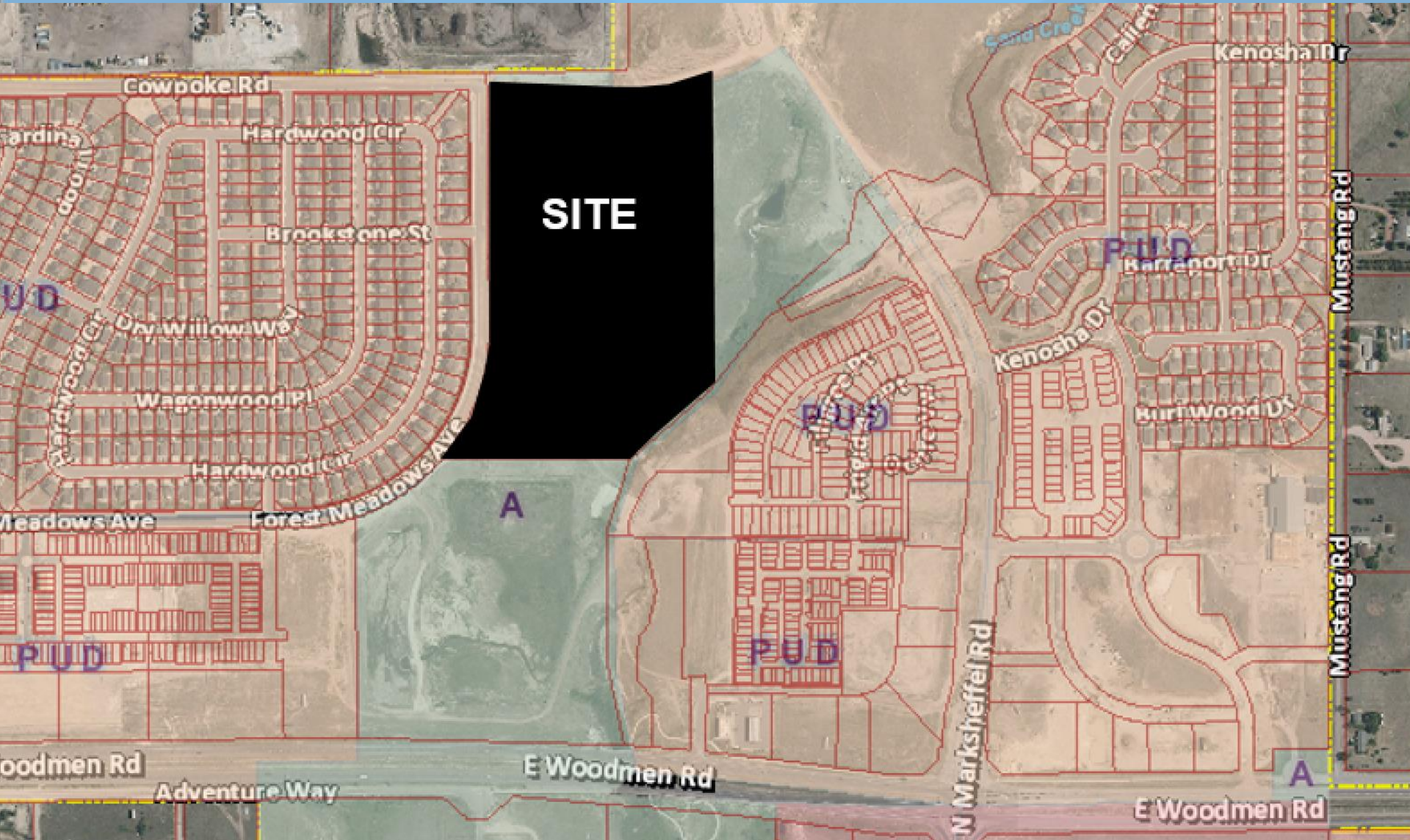
City Council

July 27, 2021

Katie Carleo, Planning Supervisor



# SITE LOCATION



# BACKGROUND

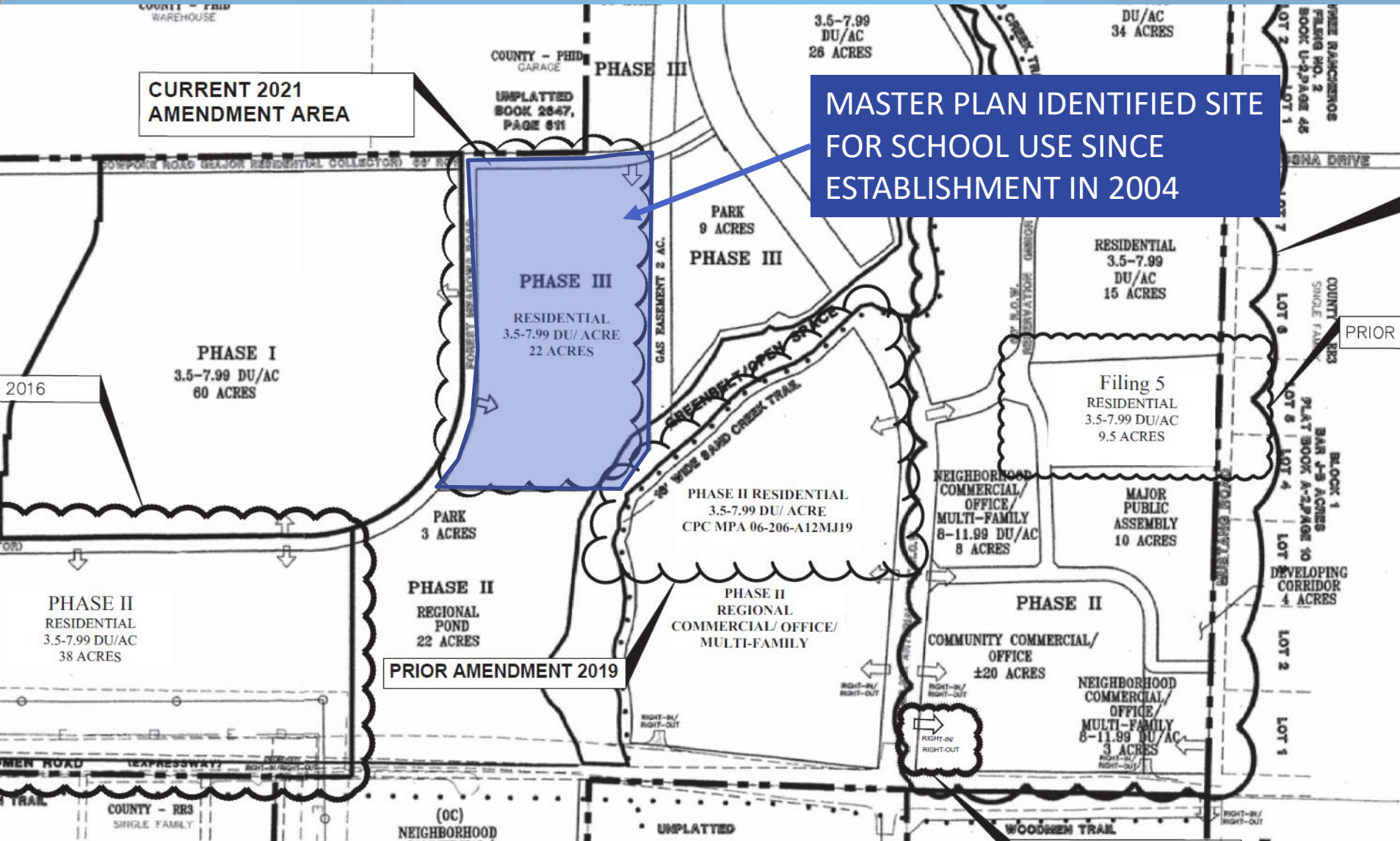


- Annexation: Woodmen Heights No. 3 Annexation in 2004
- Master Plan: Woodmen Heights Master Plan
  - Designated for school site
- Existing Land Use
  - The property is vacant
  - Zoned A (Agricultural) from annexation

## Concurrent applications

- Major Master Plan Amendment
- PUD Zone Change
- PUD Concept Plan

# MASTER PLAN

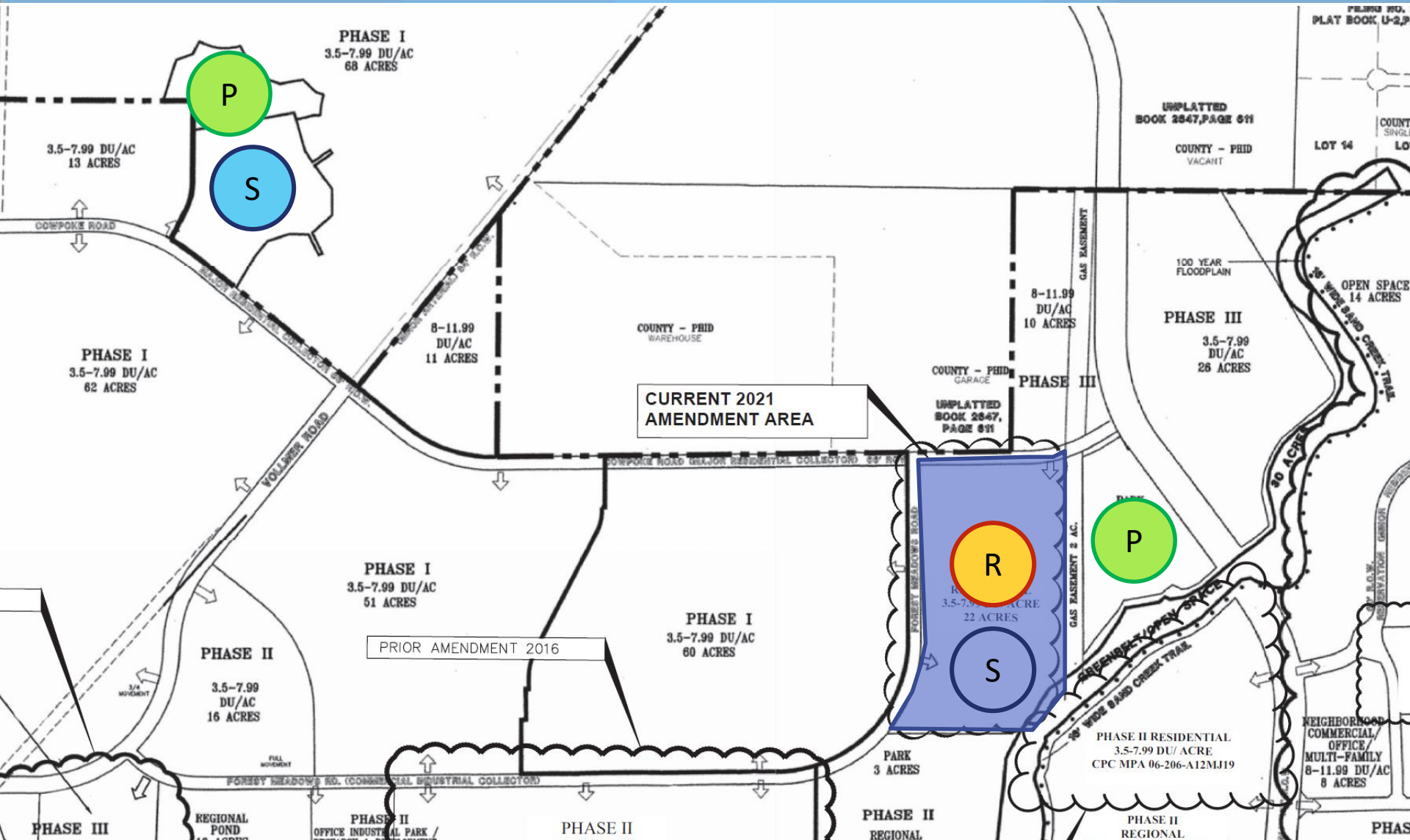


MASTER PLAN IDENTIFIED SITE FOR SCHOOL USE SINCE ESTABLISHMENT IN 2004

PRIOR AMENDMENT 2019

PRIOR

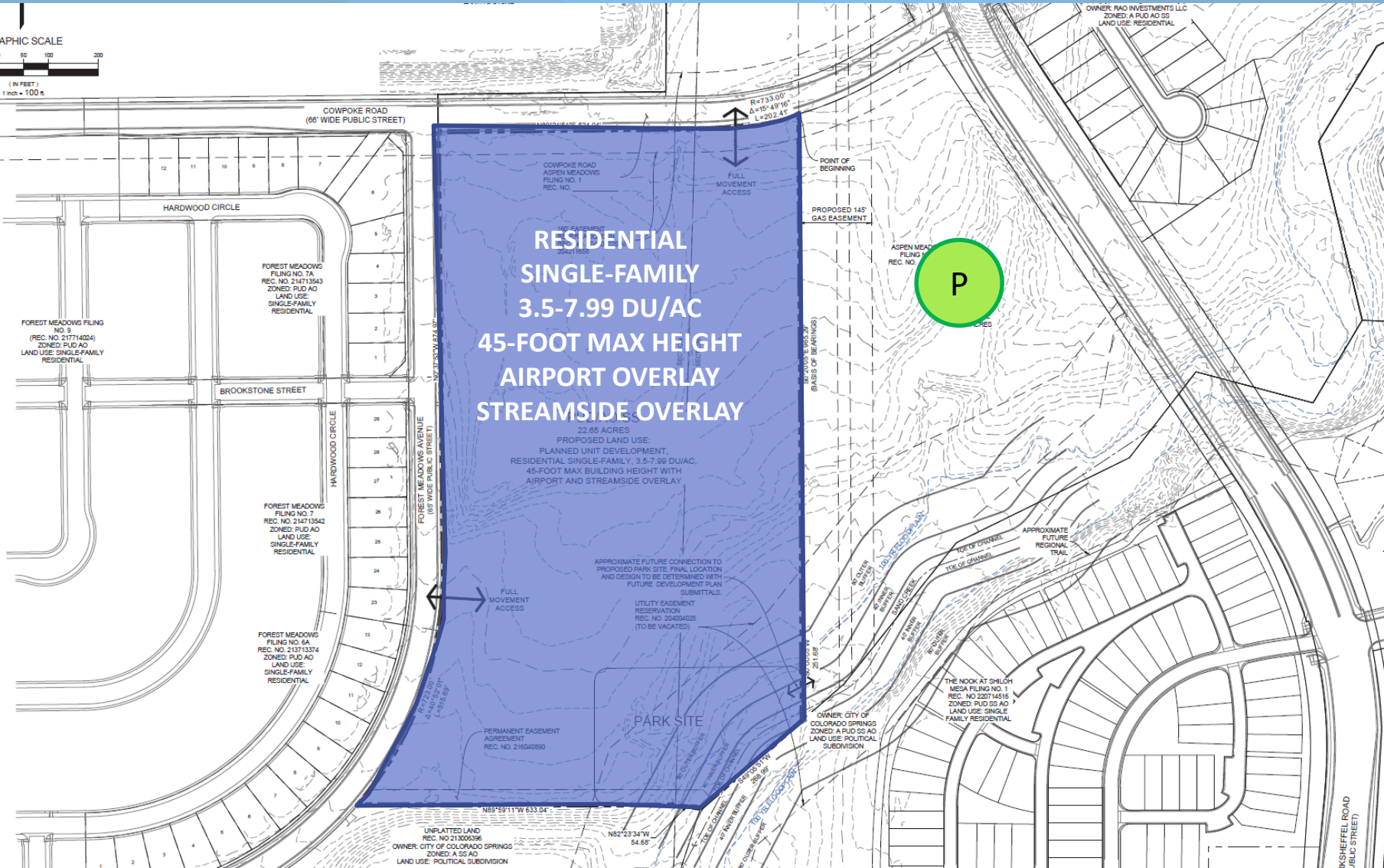
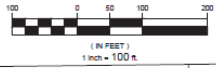
# MASTER PLAN



# ZONE CHANGE



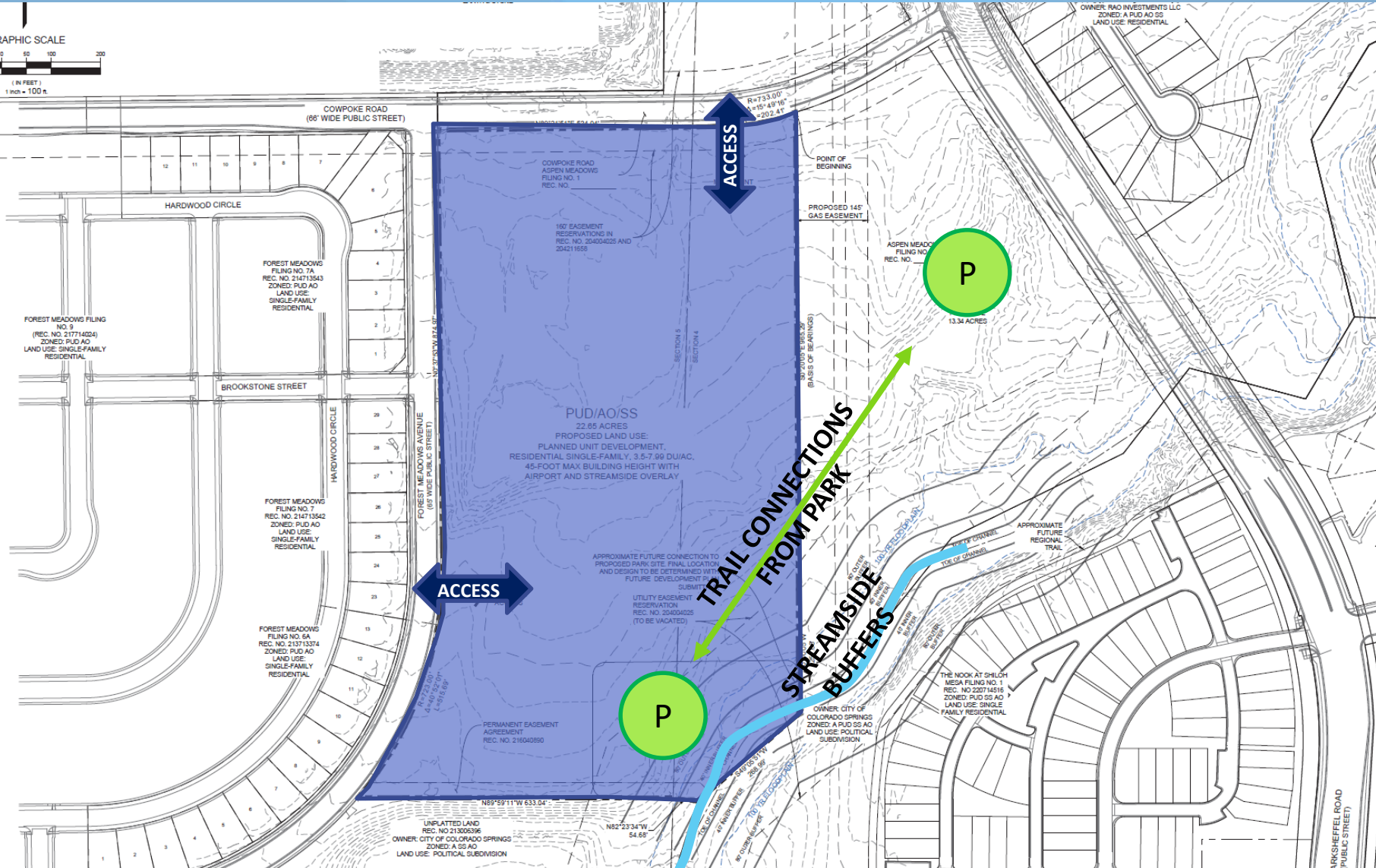
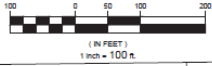
GRAPHIC SCALE



# PUD CONCEPT PLAN

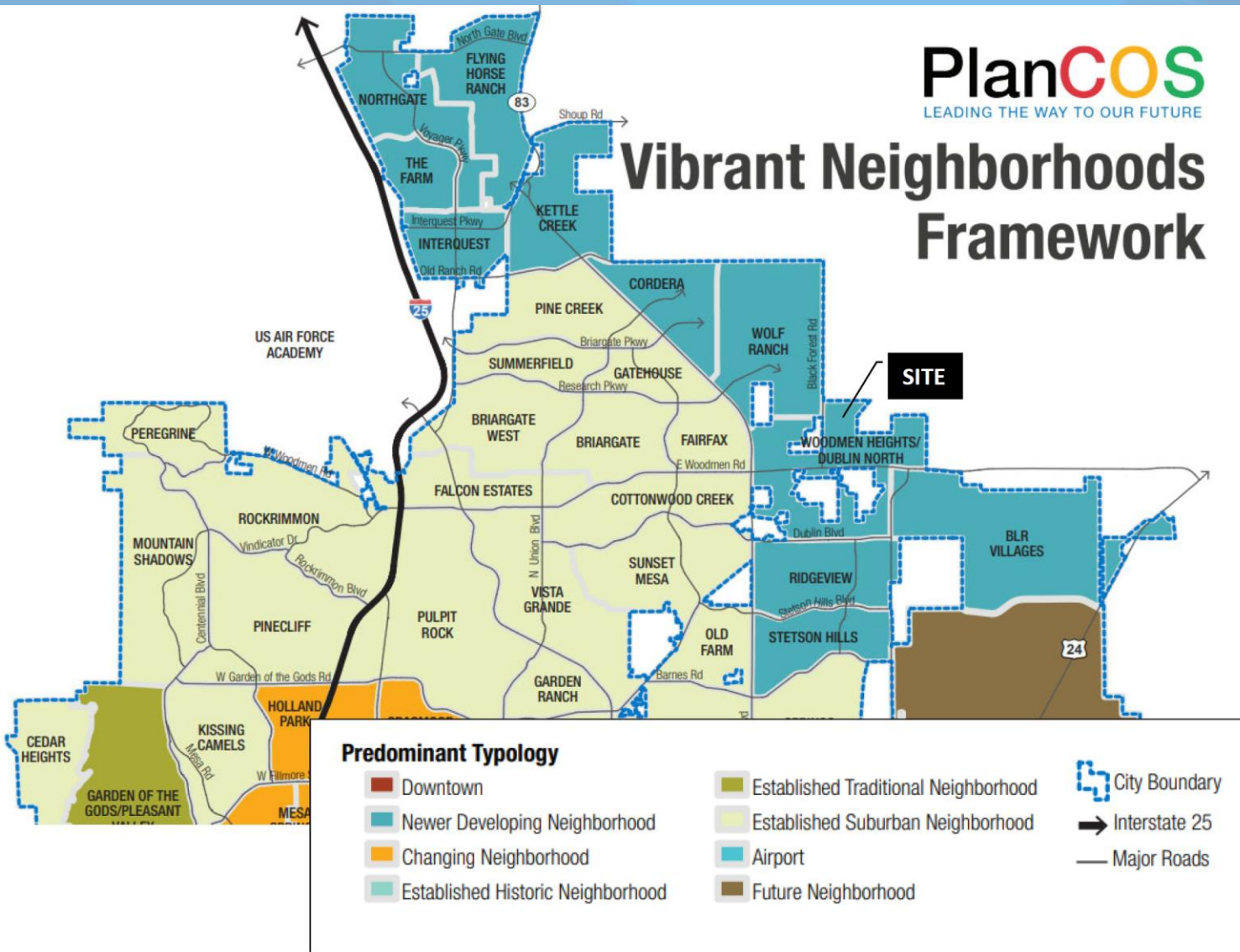


GRAPHIC SCALE

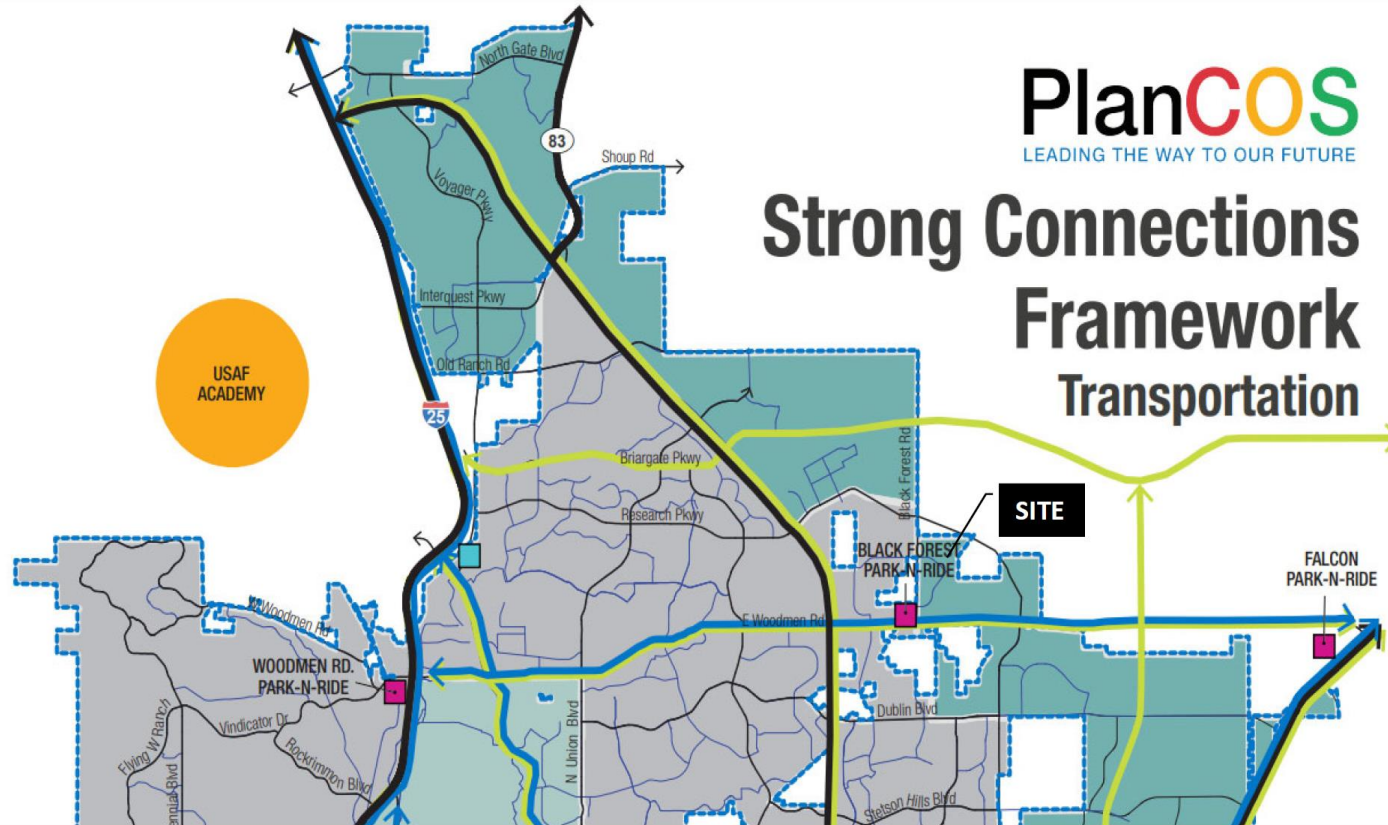


## PlanCOS LEADING THE WAY TO OUR FUTURE

# Vibrant Neighborhoods Framework







**PlanCOS**  
LEADING THE WAY TO OUR FUTURE

## Strong Connections Framework Transportation

Predominant Typology			
 Urban Core Streets	 Smart Corridors	 Transportation Hubs	 City Boundary
 Established Suburban Streets	 Multimodal Corridors	 Park-N-Rides	 Intercity Corridors
 Developing Suburban Streets	 Bike Master Plan Network		 Major Roads
 Future Streets	 Major Destination Areas		

# STAKEHOLDER PROCESS



## **Public Notice**

- Internal Review/ Public Hearing
- Postcards sent to surrounding property owners within 1000-foot buffer which totaled 186 property owners
- Neighborhood meeting held March 24, 2021
  - Eight people in attendance
- Four public comments received

## **Comments from stakeholders**

- Density increase to overall area and housing type
- Access and increase to traffic
- Trail and park connections
- Location of future school and overcrowding

Response letter from Applicant/Owner

City Traffic Engineering accepted traffic study

School District 49 no longer in need of the site

# RECOMMENDATION



## **CPC MPA 06-00206-A13MJ21**

Approve the Woodmen Heights Master Plan amendment from school to residential use based on the findings that the master plan amendment request complies with the review criteria for master plans as set forth in City Code Section 7.5.408.

## **CPC PUZ 21-00023**

Approve the rezone of 22.65 acres from A (Agricultural) to PUD/AO/SS (Planned Unit Development; single-family residential, 3.5-7.99 DU/AC, 45-foot maximum building height with Airport and Streamside overlay).based upon the findings that the change of zone request complies with the three (3) criteria for granting of zone changes as set forth in City Code Section 7.5.603(B) as well as the criteria for establishment of a PUD zone district as set for in City Code Section 7.3.603

## **CPC PUP 21-00024**

Approve the PUD concept plan for Aspen Meadows No.4, based upon the findings the proposal meets the review criteria for concept plans as set forth in City Code Section 7.5.501(E) and criteria for PUD concept plans set forth in City Code Section 7.3.605.