



**THE FARM
FILING NO. 4**

October 17, 2016

**DEVELOPMENT PLAN, PLAT, AND STREET NAME CHANGE
PROJECT STATEMENT**

Description:

The Farm Filings No. 4 is a proposed 32.843 acre single-family lot development located west of the Ridgeline Drive extension terminus and north of Kelso Place. Directly adjacent Filing No. 2 has been partially constructed and Filing 3 has been approved but not developed at this time. The site is currently zoned PUD with a gross density 2.07 du/ac. Ninety-eight (98) single-family lots are proposed that when added to the existing lots in Filing No. 1A, 1B, and 2 as well as the anticipated future Filing 6 will result in 263 lots within the PUD zone boundary defined in the 2006 ordinance. As the PUD zone area is 126.96 acres, the resultant proposed overall density is still 207 du/ac.

The following applications are proposed:

1. Development Plan
 - a. 98 Lots
 - b. Roadway connection to Middle Creek Parkway
 - c. Two phases
2. Final Plat
 - a. 98 Lots
3. Street Name Change
 - a. Compassion Drive to Secretariat Drive
 - b. Per a meeting with representatives of Compassion International, they were agreeable to changing the name. As they will be formally notified of the application (adjacent property), no other documentation was requested. It is our understanding that the street name change is only heard by Planning Commission. The goal is to not delay the administrative processing of the DP and Plat while the street name change application is being processed.

No other changes to the previously approved plan are anticipated.

Justification

As Filing 4 is the next logical extension of the previously approved and partially developed filing 1A, 1B, 1C, 2, and 3, the proposed 98 lots will utilize existing utility and transportation infrastructure while also providing roadway and utility/water and sanitary connections to Middle Creek Parkway. Filing 4 also is in general conformance with the approved Master Plan.

Issues List:

The following issues were raised at the Pre-Application Meeting. Responses to each item are also included below:

1. Full Traffic Report with analysis of Middle Creek Parkway Connection required.
 - a. A full study with the requested analysis is included with this submittal.
2. Drainage Report to include analysis utilizing current City Drainage Criteria is required.
 - a. A final drainage report is included with this submittal that utilizes current City criteria
3. Mouse Habitat Impacts
 - a. The proposed Secretariat roadway alignment to Middle Creek Parkway was included in the US Fish & Wildlife Service (USFWS) Habitat Conservation Plan (HCP) for the overall project. Coordination with the environmental consultant, ECoS, who prepared the HCP is already taking place to address the corridor adjustments associated with the box culvert crossing. No construction will be allowed until coordination with USFWS is complete.
4. USAFA Response when comments provided
 - a. We acknowledge this request and will provide responses when comments have been provided.
5. Parks Programming Approval
 - a. While a tract is being created to accommodate the future park (Tract C), formal processing with the City Parks Department (including programming) is not proposed with this submittal but will take place at a future date when zoning is being applied for. A zoning application for the park will be submitted prior to the issuance of any building permits in this filing.

We respectfully request your approval on the above items.