

CITY PLANNING COMMISSION AGENDA

STAFF: DANIEL SEXTON

FILE NO(S):

CPC MP 04-00254-A6MN17 – QUASI-JUDICIAL

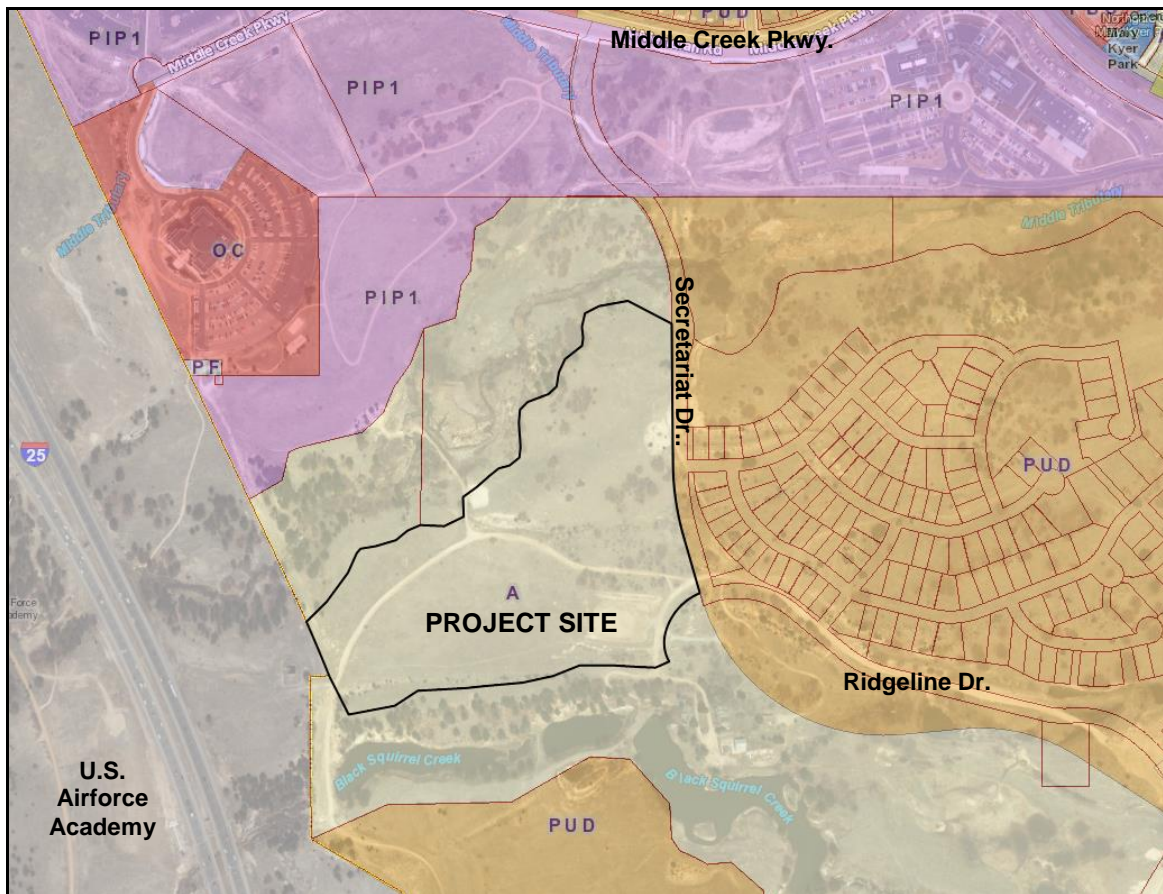
CPC PUZ 17-00132 – QUASI-JUDICIAL

CPC PUD 17-00133 – QUASI-JUDICIAL

PROJECT: THE FARM FILING 5

APPLICANT: CLASSIC CONSULTING ENGINEERS & SURVEYORS, LLC

OWNER: ALLISON VALLEY DEVELOPMENT COMPANY, LLC



PROJECT SUMMARY:

1. **Project Description:** The project includes concurrent applications for a minor master plan amendment, PUD (Planned Unit Development) zone change, and PUD development plan for 28 acres of land to be developed with a single-family detached residential development (herein referred as "The Farm Filing 5"). The property associated with these applications is located west of the future alignment of Secretariat Drive, within The Farm development. The Farm Filing 5 project will provide 93 single-family detached residential dwelling units within the development, completing a segment of The Farm Master Planned area.

The proposed minor master plan amendment of The Farm Master Plan will update the envisioned public street network and siting and acceptance of parcels of land for park credit. **(FIGURE 1)**

The proposed rezone will change this subject property according to the following:

- A (Agricultural) to PUD (Planned Unit Development: Single-Family Detached Residential; Maximum Density of 3.29 dwelling units per acre; and Maximum Building Height of 35 feet). **(FIGURE 2)**

The PUD development plan provides the framework for the future development of this site with a single-family detached residential development at a density of 3.29 dwelling units per acre and includes public and private improvements consisting of landscaping, streets, utilities, and open space. **(FIGURE 3)**

In addition to the above applications, a final subdivision plat application is concurrently being reviewed administratively.

2. **Applicant's Project Statement:** **(FIGURE 4)**
3. **Planning and Development Team's Recommendation:** Staff recommends approval of the applications.

BACKGROUND:

1. **Site Address:** The site is not current addressed, as it consists of unplatted and undeveloped land.
2. **Existing Zoning/Land Use:** The subject property is currently zoned A (Agricultural) and is vacant.
3. **Surrounding Zoning/Land Use:** North: A (Agricultural), and vacant segment of Middle Tributary
East: PUD (Planned Unit Development: Single-Family Detached Residential, 2.07 dwelling units per acre, and 35-foot maximum building height), and the parcel is currently under development with a residential land use.
South: A (Agricultural), and vacant segment of Black Squirrel Creek
West: RR-5 (El Paso County Zoning, Residential Rural (5 acres)), and developed with the U.S. Airforce Academy.
4. **Comprehensive Plan/Designated 2020 Land Use:** General Residential
5. **Annexation:** The subject properties were annexed into the City on September 27, 2005 per the Allison Ranch Addition Annexation Plat (Ord. 05-131).
6. **Master Plan/Designated Master Plan Land Use:** The Farm Master Plan as amended identifies the 28 acres of the project site as Medium Density Residential at 3.5-7.99 dwelling units per acre.
7. **Subdivision:** The property is unplatted.
8. **Zoning Enforcement Action:** None.
9. **Physical Characteristics:** The site is currently vacant and is natural open space that is currently being used for the grazing of cattle. The property is gradually slopes north to Middle Tributary and south to Black Squirrel Creek.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public notification process consisted of providing notice to adjacent property owners with 1,000 feet of the site, which included the mailing of postcards to 113 property owners, on two occasions: during the internal review stage and prior to the Planning Commission hearing. The site was also posted during the two occasions noted above as well. No comments were received from residents during the public solicitations for comments.

Staff input is outlined in the following sections of this report. Staff sent copies of the plan set and supporting documentation to the standard internal and external review agencies for comments. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, CONO, School District #20, Police and E-911, Real Estate Services, and USAFA. All comments received from the review agencies have been addressed, with the exception of a comment from the USAFA.

USAFA's comments focused on the incorporation of the standard notice of the USAFA's Airmanship Program, drainage improvements within Black Squirrel Creek, and compliance with F.A.A. project review requirements (**FIGURE 5**). During a subsequent meeting between USAFA and City staff, an additional concern was raised by USAFA regarding the need for adequate emergency landing areas proximate to the Academy. Staff finds that the applicant has adequately addressed all comments received from the USAFA, with the exception of the creating additional emergency landing areas. Discussions between the applicant, City staff and USAFA are on-going with regards to the remaining item. Should this project receive a favorable recommendation from City Planning Commission, staff will not forward this project on to City Council until a decision on an appropriate resolution to the outstanding item has been reached.

ANALYSIS OF REVIEW CRITERIA/MAJOR ISSUES/COMPREHENSIVE PLAN & MASTER PLAN CONFORMANCE:

1. Review Criteria / Design & Development Issues:

a. Application Summaries

i. Minor Master Plan Amendment

The applicant's requested amendment of The Farm Master Plan (**FIGURE 1**) involves updates to the envisioned public street network and siting and acceptance of parcels of land for park credit. In terms of the specific street network changes, the plan illustrates the approved alignments for Secretariat Drive and Ridgeling Drive, and minor residential street linkages. The park parcel changes update the previously required acreages for parkland dedication, siting of parks, and eliminate one prior park site (the bike park). The table below provides great detail of the parkland dedication changes based on the updated residential land use density of the development.

Year	Avg. Single-Family Units (< 8 du/ac)	Avg. Multi-Family Units (> 8 du/ac)	Total Acres
2014	570	522	21.86 ac
2017*	508	363	17.8 ac

*Includes actual and proposed units and acres.

All of the proposed changes were reviewed and approved by the City's Parks and Recreation Advisory Board (hereafter referred to as the "Parks Board") on December 14, 2017. As reference, a copy of the meeting minutes from the Parks Board is attached under **FIGURE 6**. As different portions of the master planned area are developed, the applicant has committed to working with the Parks Board to finalize designs for the improvements within each park site and public trail corridor. Staff also notes that the requested amendment does not change the previously approved land uses or densities for the master planned area.

ii. PUD Zone Change

The requested change of zone of 28 acres of land (**FIGURE 2**) located west of the future alignment of Secretariat Drive will rezone the project site from A (Agricultural) to PUD (Planned Unit Development: Single-Family Detached Residential; Maximum Density of 3.29 dwelling units per acre; and Maximum Building Height of 35 feet). The majority of the subject property was originally zoned A (Agricultural) when it was annexed into the City in 2005, which served as a holding zone until the property was ready for development. The applicant's proposed PUD zone district sets the specific density, dimensional, and use controls for the development of The Farm Filing 5 project. This rezone is in conformance with the Farm Master Plan as amended and will meet the City Code standards for a PUD zone change request.

iii. PUD Development Plan

The proposed PUD development plan for The Farm Filing 5 project (**FIGURE 3**) establishes the site design and layout for the development of a single-family detached residential development consisting of 93 lots and public and private improvements consisting of landscaping, streets, utilities, and open space. The proposed maximum building height of 35 feet is consistent with earlier filings of The Farm development and other similar projects in the surrounding area. The applicant's proposed landscaped open spaces and public neighborhood parks will be connected by a network of sidewalks and trails that residents can use to navigate the site and surrounding area.

As proposed, the applicant's site planning has produced a development that is at a slightly lower density than was previously envisioned for the area. The reduced density was necessary to maximize the land use potential of the site while still being respectful of known site constraints including Preble's Meadow Jumping Mouse (Preble's) habitat, two drainage ways (Black Squirrel Creek and Middle Tributary), and topographical formations. In the case of the Preble's, it's a nationally protected species under the Endangered Species Act of 1973. Its habitat, which consists of heavily vegetated streamside riparian areas with adjacent grassland cover, is present along much of the Front Range and, specifically, the western edge of The Farm Master Planned area. The applicant has worked with the U.S. Fish & Wildlife Department to ensure the scope of development preserves areas of significant habitat for this species. Staff also notes that the City's Traffic Engineering Division of Public Works did not require a traffic study for this project, as the anticipated traffic volumes had already been accounted for under previous traffic analysis for the area.

The applicant intends to develop The Farm Filing 5 project in two phases depending on market demand. The first phase includes developing the southern portion of the site with 49 lots and associated public/private improvements. The second phase includes developing the remaining 4.75 acres of land with 44 lots and associated public/private improvements.

Staff finds that the proposed plan meets the review criteria from granting a PUD development plan.

b. Drainage

The PUD development plan and accompanying Final Drainage Report, prepared by Classic Consulting Engineers & Surveyors, LLC, has been reviewed by the City's Water Resources Engineering Division of Public Works (herein referenced as "WRED"). WRED has accepted the analysis and recommendations set forth in the report prepared by applicant's consultant. All stormwater flows from the development are directed into two water quality and detention facilities located on the periphery of the subdivision, which will discharge into the nearby Middle Tributary and Black Squirrel Creek in a manner that meets the City criteria for full spectrum detention. As a result of USAFA's comments and

WRED's ongoing review of Black Squirrel Creek channel improvements, specifically the timing of those improvements in relation to adjacent development, a note has been added to the PUD development plan stipulating the timing for construction of channel improvement within the adjacent segment of Black Squirrel Creek and Middle Tributary. More specifically, this project requires the following channel improvements within the respective waterways:

Middle Tributary: Full reconstruction of channel from Secretariat Bride box culvert to embankment of Middle Tributary Pond #1.

Black Squirrel Creek: Western Channel embankment at Existing Pond #6.

Staff finds that the proposed development as conditioned addresses the concerns raised by USAFA. Staff also notes that the conversations had between WRED and the master developer of The Farm Master Planned area during the review of this project have resulted in the establishment of a clear and logical plan for the sequential installation of channel improvements with each adjacent filing.

2. Conformance with the City Comprehensive Plan

Based on the City's Comprehensive Plan as amended, the proposed applications appear to be consistent with the envisioned development platters for the subject parcel, which is identified as General Residential per the Plan's 2020 Land Use map.

a. Objective LU 2: Develop a Land Use Pattern that Preserves the City's Natural Environment, Livability, and Sense of Community.

The applicant's proposal furthers the City's efforts to encourage the orderly development of undeveloped parcels throughout the City. This project provides a platform for the building of neighborhood and community, as it will complete a very visible segment of the Farm Master Planned area and includes open space and trail connections internal and external to the project site.

i. Policy LU 202: Make Natural and Scenic Areas and Greenways an Integral Part of the Land Use Pattern.

The proposed PUD development plan acknowledges Black Squirrel Creek as a significant feature of the neighborhood and for the site. The applicant's approach to site planning further integrates open space throughout the project through the establishment of contiguous green-ways and landscaped areas. This project also represents a good example of a focused land use pattern that better protects and complements the overall land use pattern of the surrounding area, especially the habitat necessary to support the Prebles Meadow Jumping Mouse.

b. Objective LU 5: Develop Cohesive Residential Areas

The applicant's proposal is supportive of the City's efforts to encourage the creation of functional and attractive neighborhoods. The development proposal integrates a land use pattern that complements the City-wide pattern of development and the suburban context of the surrounding area. The PUD development plan utilizes a site design and layout that ensures this development will develop as a well-functioning neighborhood and links to the larger immediate area.

c. Objective LU 6: Meet the Housing Needs of All Segments of the Community

The Farm Filing 5 project furthers the City's desires to ensure the sufficient provision of housing options to meet the needs of the entire community by providing a choice of housing types within the City.

As indicated above, staff finds The Farm Filing 5 project and associated applications to substantially conform to the Comprehensive Plan's goals, objectives, and 2020 Land Use map.

3. Conformance with the Area's Master Plan

The project site is part of the Farm Master Planned area, which identified the parcel for development with a Medium Density Residential land use at 3.5-7.99 dwelling units per acre. As proposed, the applicant intends develop the project site at a slightly lower density than was previously envisioned. The reduced density is a product of the applicant's efforts to plan a residential development that maximizes the land use potential of the site, while still being respectful of known site constraints including Prebles Meadow Jumping Mouse habitat, two drainage ways, and topographical formations. Staff finds The Farm Filing 5 project to be consistent and in substantial compliance with the Farm Master Plan as amended.

STAFF RECOMMENDATION:

CPC MP 04-00254-A6MN17- MINOR MASTER PLAN AMENDMENT

Recommend approval to the City Council the minor master plan amendment for The Farm Master Plan, based on the findings that the amendment request meets the review criteria for granting a master plan as set forth in City Code Section 7.5.408.

CPC PUZ 17-00132 – CHANGE OF ZONING TO PUD

Recommend approval to City Council the zone change of 28 acres from (A) Agricultural to (PUD) Planned Unit Development (single-family detached residential; Maximum Density of 3.29 dwelling units per acre; and Maximum Building Height of 35 feet), 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 and the development of a PUD zone as set forth in City Code Section 7.3.603.

CPC PUD 17-00133 – PUD DEVELOPMENT PLAN

Recommend approval to City Council the PUD development plan for The Farm Filing 5 project, based upon the findings that the PUD development plan meets the review criteria for granting a PUD development plan as set forth in City Code Section 7.3.606 and meets the review criteria for granting a development plan as set forth in City Code Section 7.5.502(E).