

# Fillmore South

CPC MPA 07-00308-A7MJ19

CPC PUZ 19-00025

CPC PUP 19-00026

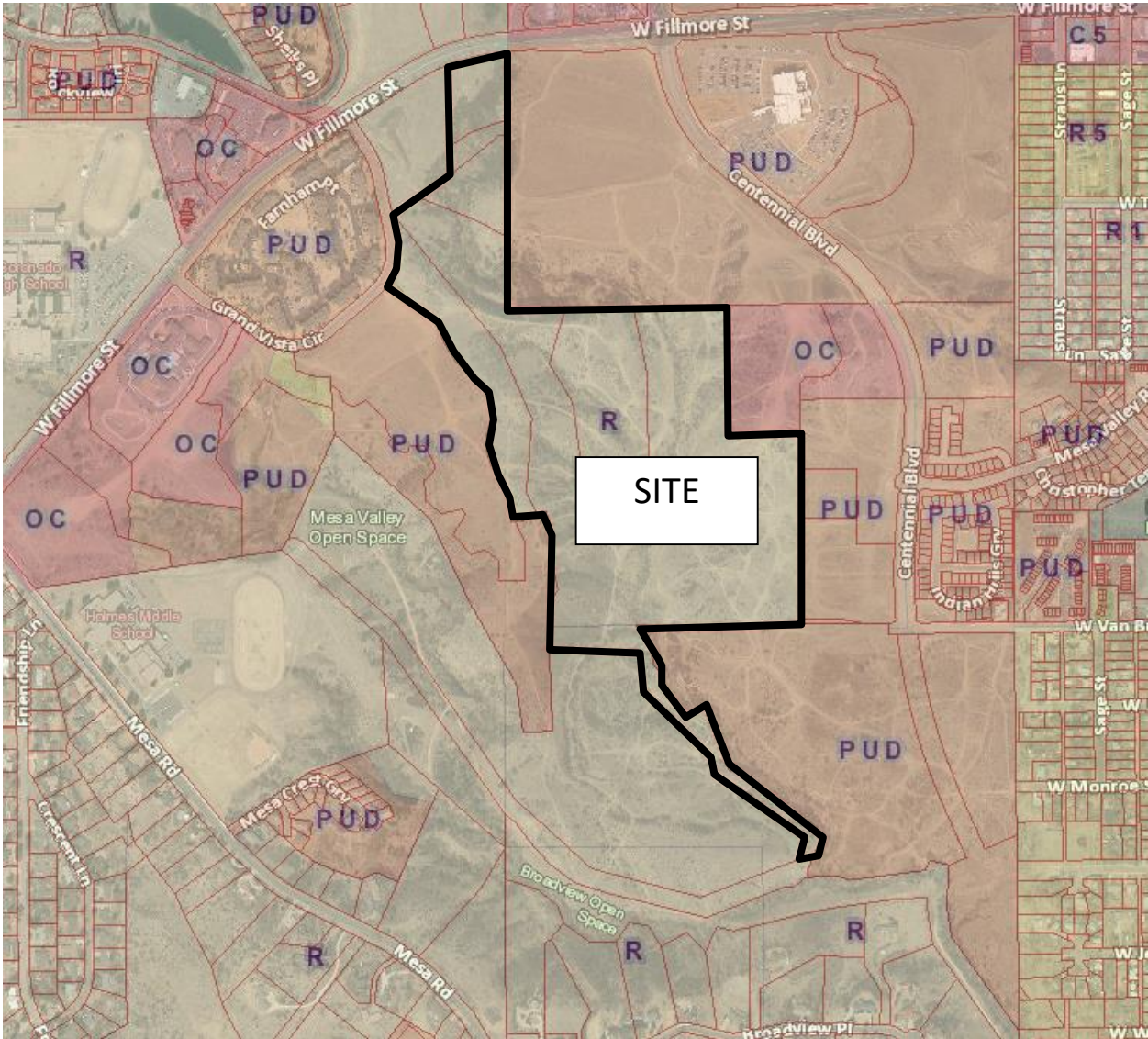
October 22, 2019

Lonna Thelen, Principal Planner

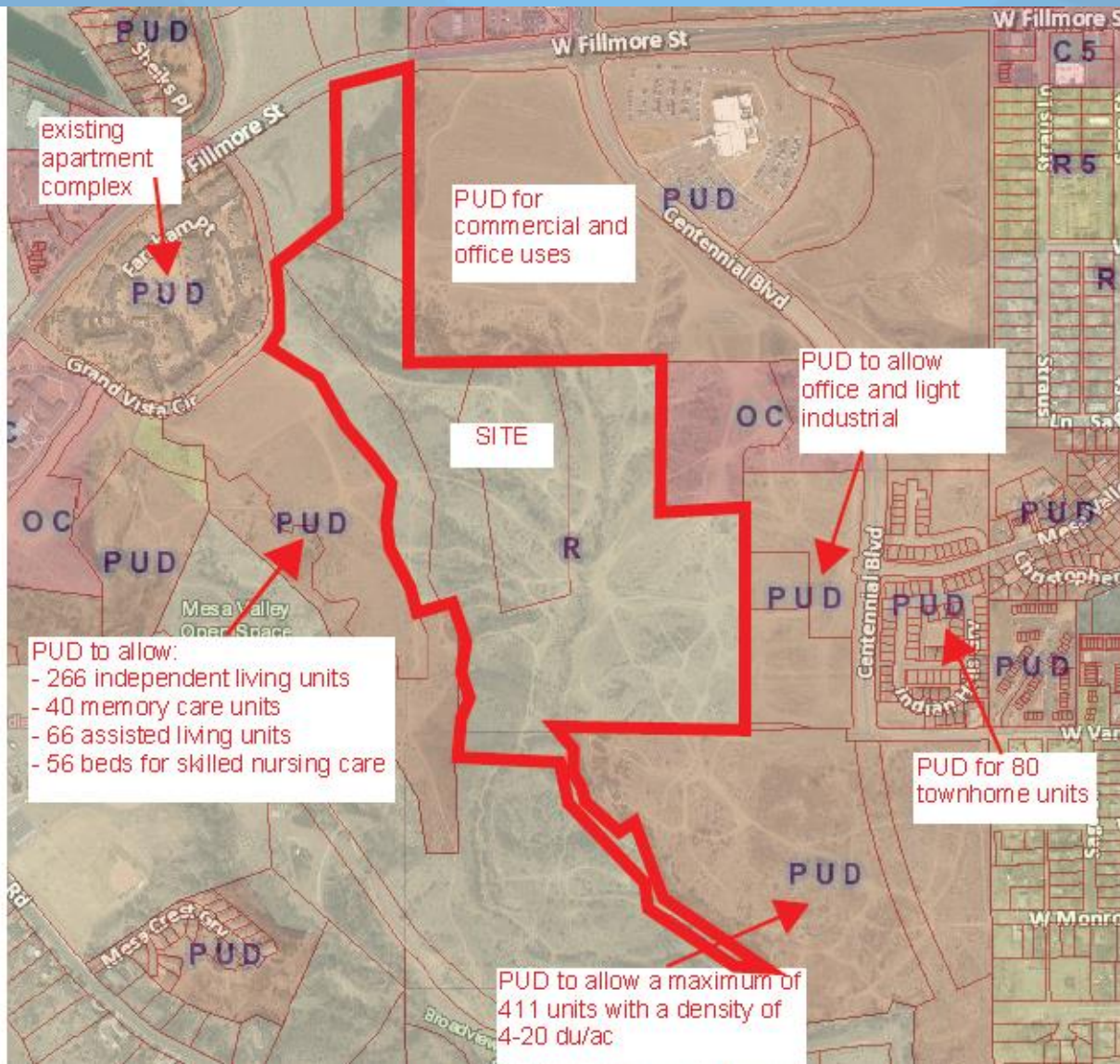
Land Use Review



# Vicinity Map



# Surrounding Uses Map



# Fillmore South



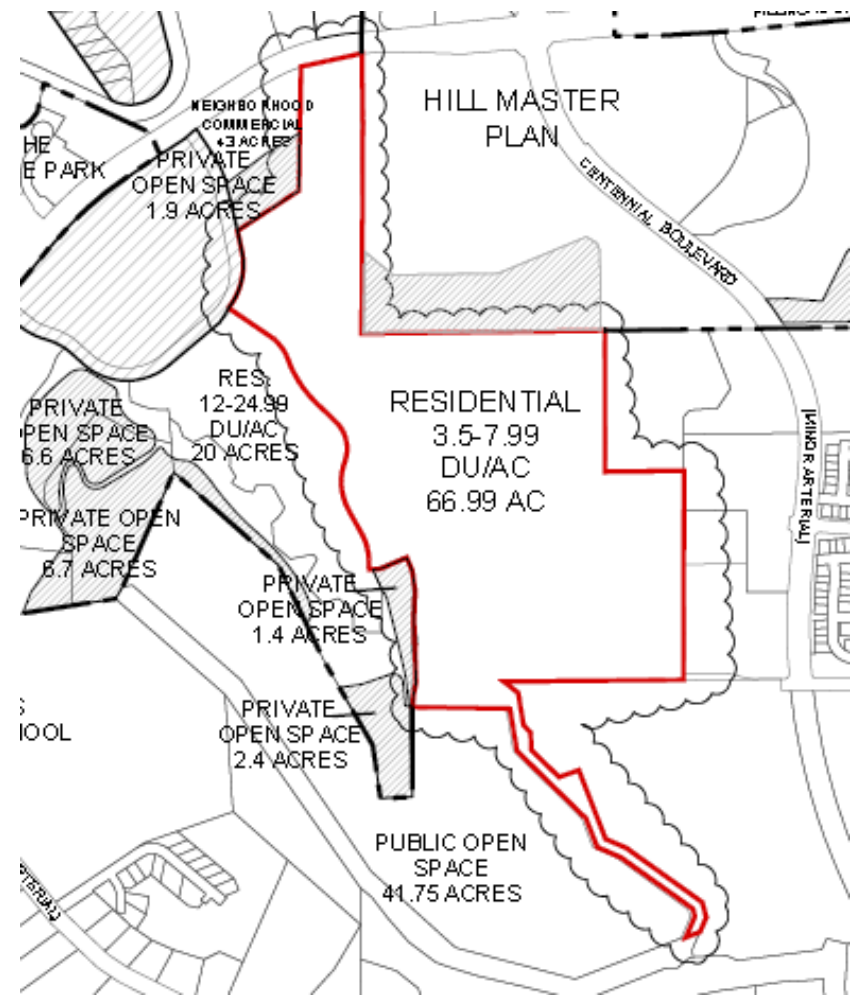
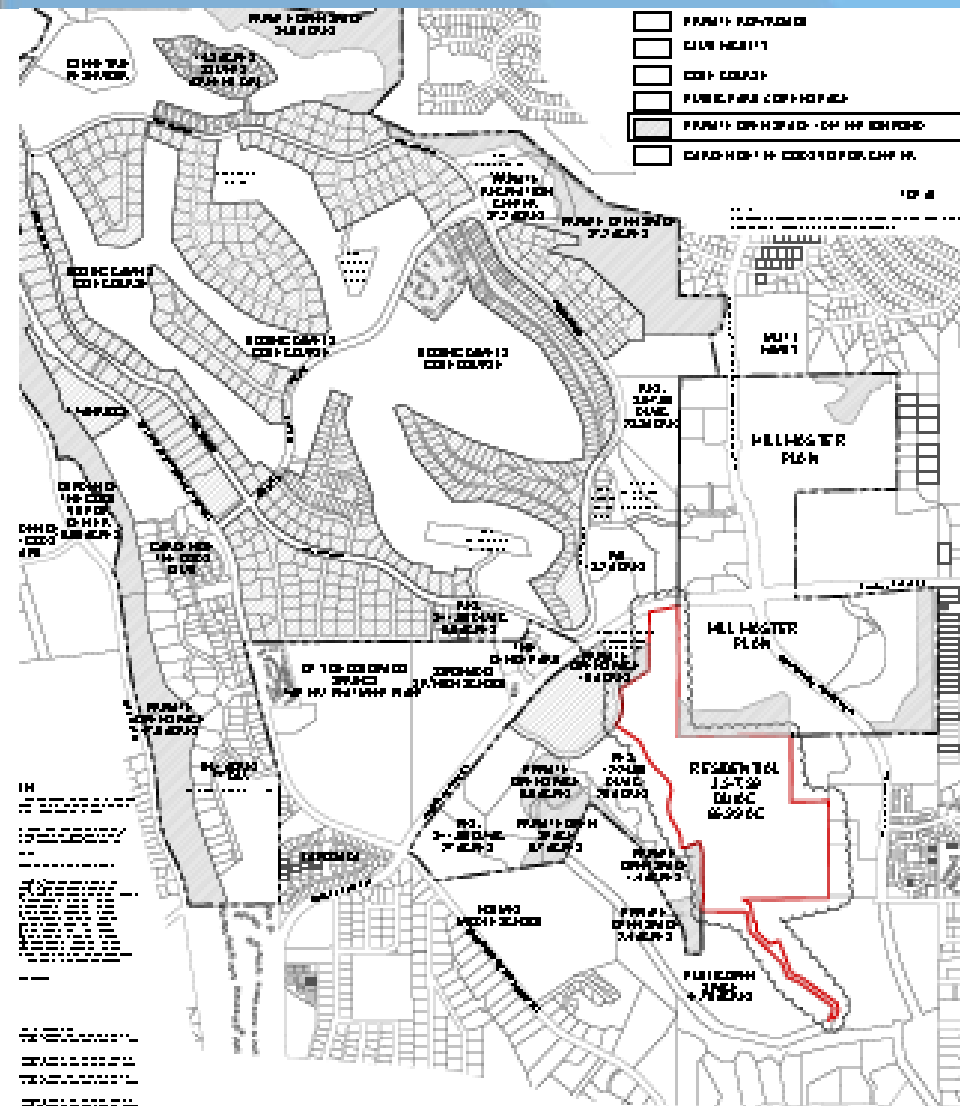
- Existing Property
  - Zoned R HS SS
  - Currently a vacant property
- Three applications:
  - Master Plan amendment to Garden of the Gods Club Master Plan
    - To change from Private Open Space and Residential to Residential
  - Zone Change
    - Change from R HS SS to PUD HS SS (multi-family residential, 3.5-7.99 du/ac, height per the concept plan)
  - Concept Plan
    - To allow townhome and apartments

# Fillmore South



- Neighborhood meeting on March 18, 2019 – 17 people attended
- HOA's notified throughout the process:
  - Mesa Neighborhood Association
  - Mesa Springs Community Association
  - Broadview Ranch HOA
  - Kissing Camels Property Owners Association
  - The Park at Kissing Camels

# Master Plan



# Zone Change



- Rezone of 66.99 acres
- Existing zone R HS SS
- Proposed zoning PUD HS SS
  - Uses – Multi-family residential
  - Density – 3.5-7.99 du/ac
  - Height – The following notes will be added to the concept plan:
    - The maximum hillside height as calculated per the hillside building height calculations will be 55 feet with the exception of the following buildings:
      - 12, 13, 20, 21, 33, and 34. The maximum hillside height of these buildings will be a maximum of 69 feet using hillside height calculations.
    - The townhome structures will be no taller than 35 feet in height and will match the elevations shown in the concept plan.
    - The apartment structures will be no taller than 51 feet in height and match the elevations shown in the concept plan.

# Zone Change



**LAND USE SUMMARY**

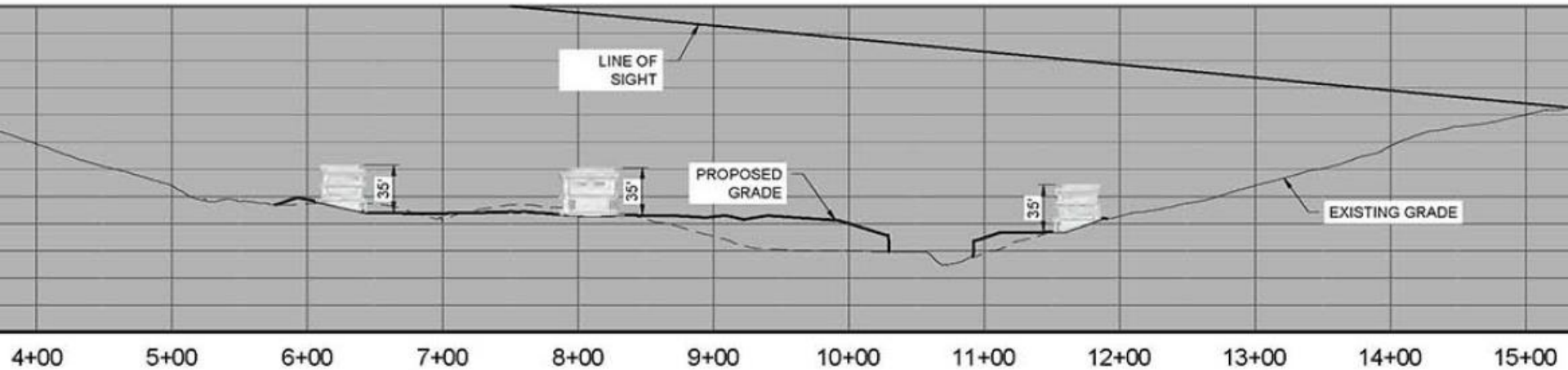
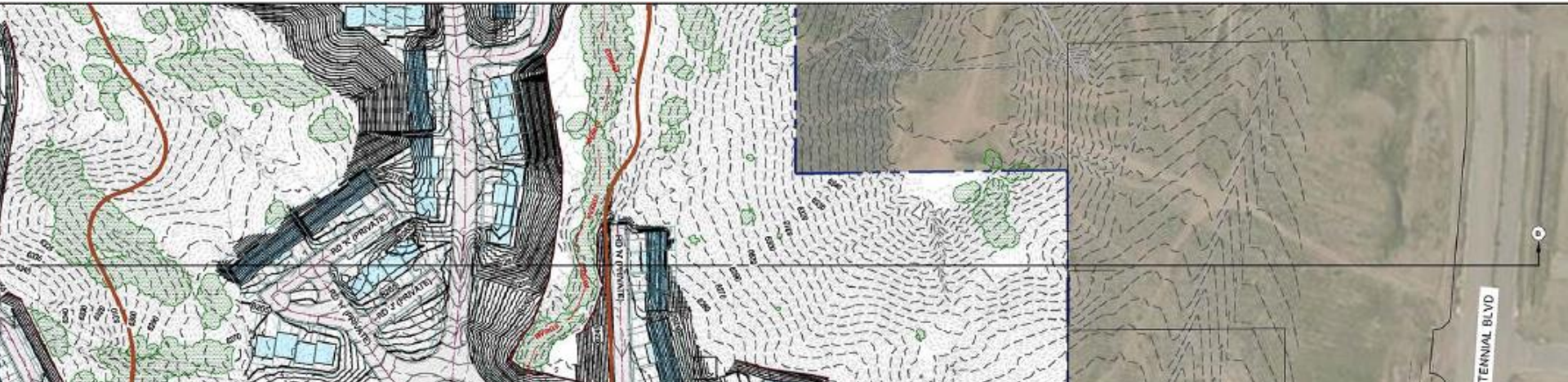
THE FOLLOWING TABLE IS A SUMMARY OF THE LAND USE ZONES AND AREAS SHOWN ON THE CONCEPT PLAN. THE TOTAL SQUARE FEET AND ACRES ARE APPROXIMATE. THE TOTAL SQUARE FEET AND ACRES ARE APPROXIMATE. THE TOTAL SQUARE FEET AND ACRES ARE APPROXIMATE.

IMPERVIOUS AREA	15.05 AC
PERVIOUS AREA	51.94 AC
GREEN SPACE	51.94 AC (77.5%)
TOTAL SITE AREA	66.99 AC
PRESERVATION AREA	24.04 AC

- KEY:**
- EXISTING VEGETATION
  - NATIVE TREES PRIMAF
  - EXISTING VEGETATION
  - PRIMARILY SCRUB OLI
  - PRESERVATION AREA



# Zone Change

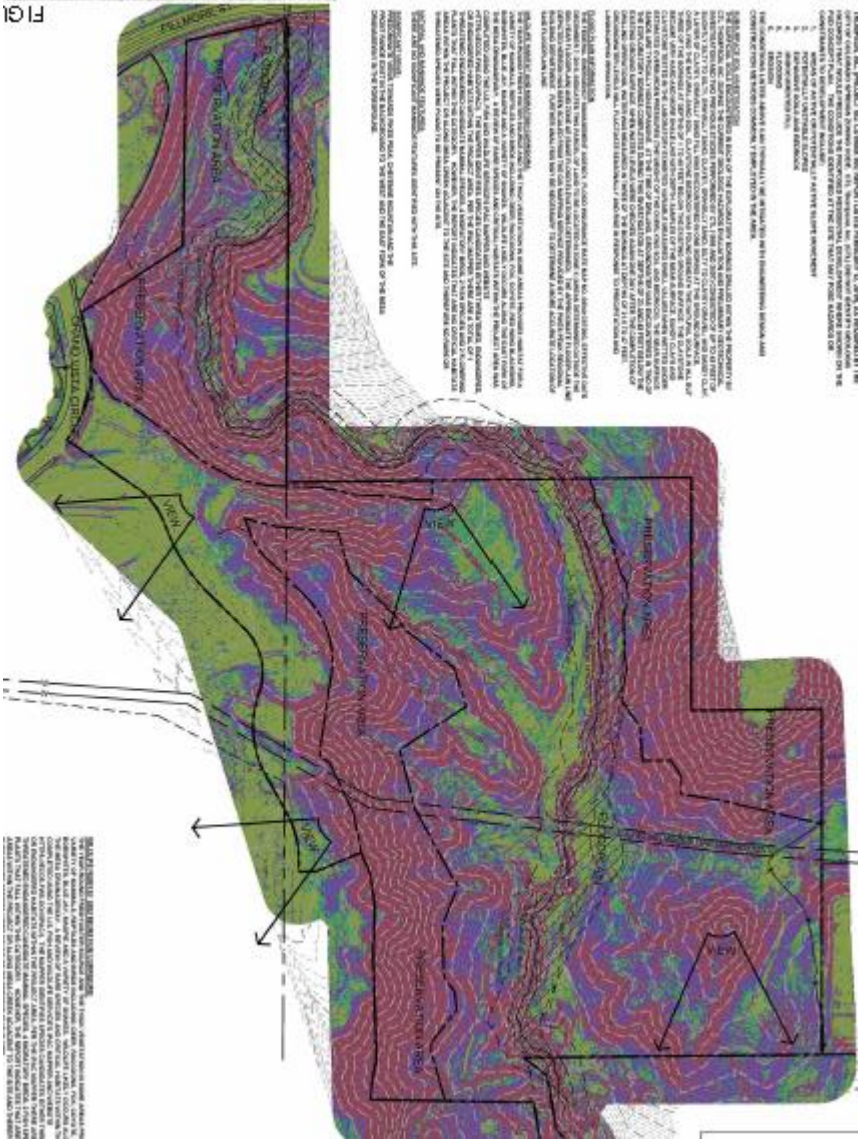
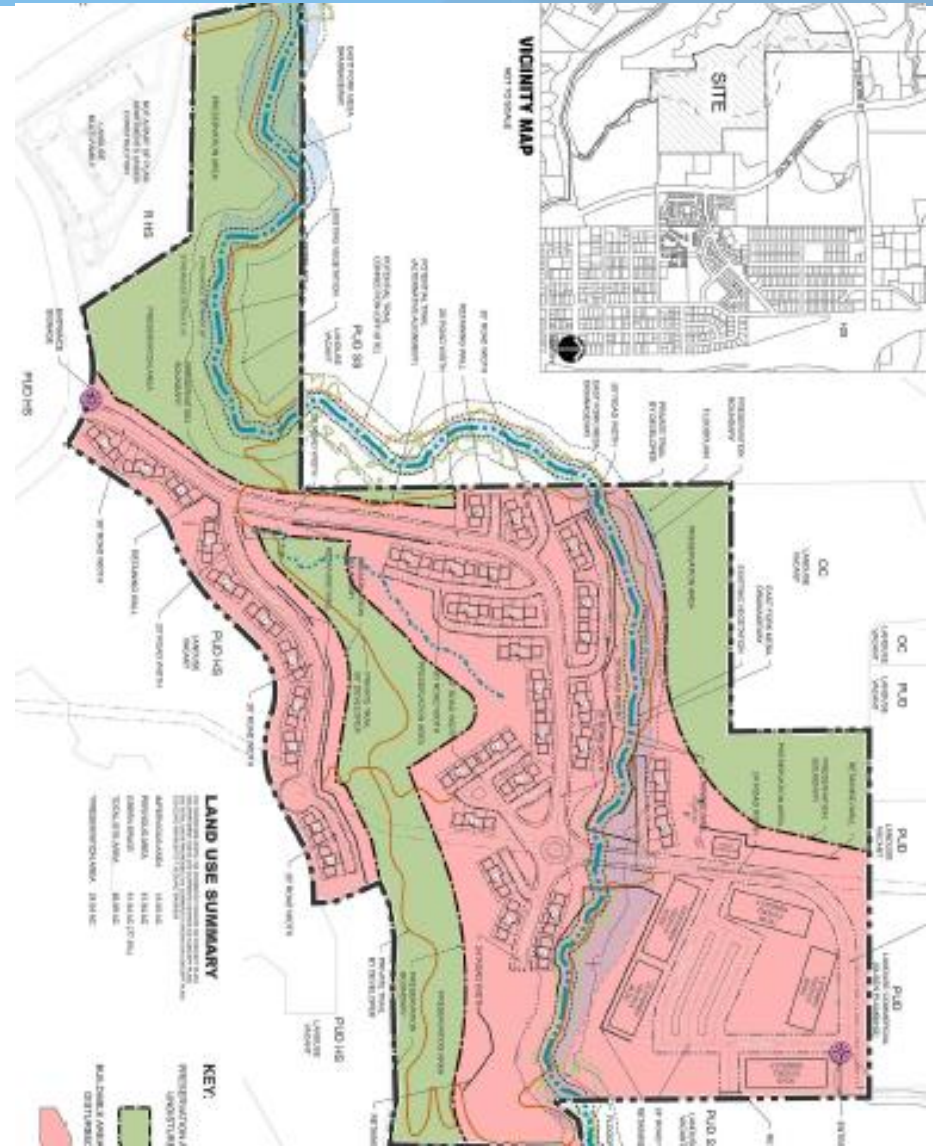




# Land Suitability Analysis



VICINITY MAP  
NOT TO SCALE



# Geologic Hazard Report



- The statements listed below were added to Concept Plan regarding lining all detention ponds, using engineered retaining walls and using conservative contouring with grading designs.
  - Due to problem soils, bedrock and slope instability, all detention ponds must be synthetically lined with leak detection systems so infiltration is prevented.
  - All retaining walls placed on this site must be engineered to enhance slope stability.
  - All cut and fill grading designs must use conservative contouring and follow existing contours as much as possible.
- The Geologic Hazard Report was accepted by the City in August.

# Traffic



- A traffic study was reviewed and accepted for this site.
- Approximately 2,545 new driveway vehicle-trips per weekday on average
- Level of service C or higher was retained at all intersections
- Access points into the site
  - Fillmore and Grand Vista east – stop sign controlled
  - Fillmore and Grand Vista west – traffic controlled intersection
  - Van Buren and Centennial

# City Planning Commission



- City Planning Commission voted 7-2 at their meeting on September 17, 2019 to approve the application (Raughton and Wilson voted against the item).

# Recommendation



## **CPC MPA 07-00308-A7MJ19 – Master Plan Amendment**

Approve the major master plan amendment, 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.

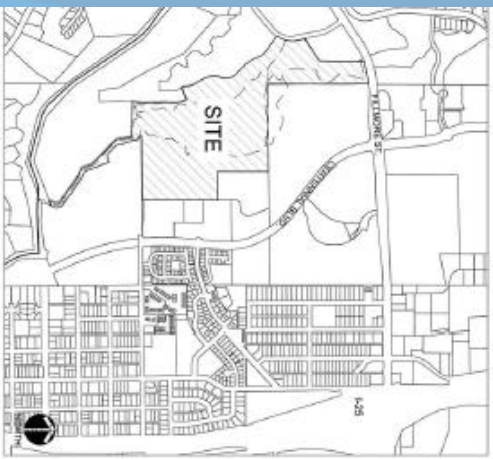
## **CPC PUZ 19-00025 – PUD Zone Change**

Approve the rezone of 66.99 acres from R HS SS (Estate Single-Family Residential with hillside and streamside) to PUD HS SS ((Planned Unit Development: multi-family, 3.5-7.99 dwelling units per acres (not to exceed 500 units), maximum height in accordance with the concept plan (CPC PUP 19-00026) with Hillside and Streamside Overlay), 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(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 19-00026 – PUD Concept Plan**

Approve the concept plan for multi-family, based upon the findings 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 subject to technical modifications.

# Questions?





# End of Presentation



# Neighborhood Notification



- The internal review and neighborhood meeting was notified to the HOA's by the City on Feb 25:
  - Mesa Neighborhood Association
  - Mesa Springs Community Association – Barbara, Steve and mesasprings@gmail.com
  - Broadview Ranch HOA
  - Kissing Camels Property Owners Association
  - The Park at Kissing Camels
- CONO notification on March 14 and September 17 to HOA's below:
  - Mesa Neighborhood
  - Broadview Ranch HOA
  - The Park at Kissing Camels Estates HOS
  - Kissing Camels HOA
  - Van Buren Street TA
  - Mesa Springs Community Association
  - Medical on the Mesa Owners Association
- City postcards went out on September 6 for CPC meeting