



MIDTOWN COLLECTION AT FOOTHILLS FARM FILING NO. 1 AND 2

May 10, 2017

PUD ZONE CHANGE DEVELOPMENT PLAN FINAL PLATS PROJECT STATEMENT

Description:

Midtown Collection at Foothill Farms is a proposed two-phased (2 Plats) 83 lot detached single-family home community located at the northeast corner of Federal Drive and New Life Drive. This 10.08 acres community is located within the larger overall The Farm Master Plan generally located northwest of Voyager Parkway and New Life Drive. Utilization of the City of Colorado Springs Small Lot PUD Guidelines is proposed. Directly adjacent public transportation and utility infrastructure is currently in place to support this community.

A concurrent submittal of various applications will be taking place now to support this project as described below:

The following applications are proposed:

1. **PUD Zone Change** to reflect:
 - a. Modify City Zoning map to reflect converting 10.08 acres of existing "A" Agricultural Zone (holding zone) to PUD. Parcel 1 of The Farm Master Plan reflects this area to be 30 acres (directly adjacent easterly apartment site and this site) with a density of 12-24 du/ac. The 280 apartment units with this proposed site (83 homes) results in a total of 363 units (12.1 du/ac.), therefore no modification of the Master Plan is required.

2. **PUD Development Plan** reflecting:
 - a. 10.08 acre two-phased PUD Development Plan reflecting an 83 single-family lot residential community. Small Lot PUD Guidelines are being adhered to in this community including provisions for common and private open space. 3.79 acres of common open space is being provided including the Centerpiece Park area within Tract C of Filing No. 1. This 1.22 acre tract in itself satisfies the 1.14 acre requirement outlining a 600 SF/home (no park credit) requirement. The 300 SF private open space (greenway oriented units) is being accommodated on the individual lots with the "front yard" private open space being defined by the access sidewalks. Decks/Porches are also provided on many of the homes to further augment the private space being provided. The perimeter lots within the community that face "out" include additional landscape setbacks from the road right-of-way (as well as open space frontage) that is classified as common open space (allowing the 300 SF/home requirement to be used and met within the lots).

3. Final Plats reflecting:

- a. Filing No. 1: 40 lots
- b. Filing No. 2: 43 lots

Issues List:

No significant issues were raised during the pre-application process (see attached Pre-Application Meeting summary). The issues identified (building elevations, landscaping, street and pedestrian circulation, grading, guest parking, a need for a full drainage report) have been addressed and provided for in this submittal.

A waiver is being respectfully requested as a part of this community. The community is utilizing the Small Lot PUD Guidelines with a greenway oriented layout. Pedestrian circulation is effectively provided for with the common open space areas, and not along the public street as allowed for in the guidelines. We would therefore request that the residential (local) public street section of Modern Meadow Way be allowed to not construct a sidewalk along its easterly edge as connectivity to the remaining internal sidewalk is not needed to provide pedestrian circulation into and through the site.

We respectfully request your approval on the above items.