
FEDERAL & VOYAGER

PROJECT STATEMENT

SEPTEMBER 2022

REQUEST

N.E.S. Inc. on behalf of Saxon Partners requests approval of the following applications:

1. Zone Change from PIP 1 to PUD (Residential) for 5.501 AC
2. Multifamily PUD Concept Plan for 5.501 AC

The property is in the southeast corner of Federal Drive and Voyager Parkway. The 5.501 AC site is vacant and zoned PIP 1. Adjacent properties to the site are a mix of industrial and PUD. The parcel is bounded by Federal Drive to the north and Voyager Parkway to the west. North of Federal Drive is the mixed-use Victory Ridge development zoned PUD. The property immediately to the north of the site is planned commercial/office/civic and approved multifamily use (max 24.9 DU/AC) to the northeast of the site. Directly east of the site is SemTech Colorado Inc zoned PIP1, south is DimeBags zoned PIP1. To the west lies a 1.675AC platted parcel, zoned PIP1 and utilized for drainage of the industrial parks. Directly west of the site across Voyager Parkway is zoned PIP 1 for industrial park uses. Immediately south of Old Ranch road is the Academy Christian Church (zoned Agricultural). 5 acres residential lots zoned RR-5 are to the east of the Academy Christian Church and RR-2.5 (lot size 2.5 AC) to the west of the Church and Voyager.



PROJECT DESCRIPTION

The zone change request is proposing to change the 5.501 acre site from PIP1 zoning to PUD to allow for a residential development with a maximum density of 46.5 du/ac and a maximum building height of 50'. Adjacent zoning to the site consists of PIP1 for industrial park uses such as Semtech to the east of the site and DimeBags (owned by Circus Life LLC) to the immediate south. West of the site is zoned PIP1 with the land use of manufacturing and processing.

Land uses immediately north of the site are zoned PUD as part of the approved Victory Ridge Concept Plan and are currently vacant. A PUD zone with the intent of multifamily development will provide a logical transition of land uses from the industrial uses to the south and west of the parcel to the Victory Ridge PUD and residential land uses directly northeast of the site.



This PUD concept plan is for a multifamily development on 5.501 AC with a gross density of 46.5 DU/AC.

Access to the site is provided from a proposed Right In/Right Out along Federal Drive and a full movement access drive along the existing asphalt access drive which runs along and overlaps the eastern property boundary. A recorded Ingress/Egress Easement (Rec. No. 204174115) along the interior access drive provides and preserves shared access for the industrial uses to the east and south of the site. Parking will be provided along a looped private asphalt drive connecting traffic from Federal Drive, around the multifamily and to the access drive along the eastern perimeter.

Building setbacks for this site are consistent with the R-5 multifamily zone with a front setback of 20'-0", side setback of 5'-0". A 15'-0" rear building setback is proposed as part of the PUD concept plan and zone change. A 10'-0" landscape setback is proposed along Federal Drive with 15'-0" landscape buffer

the western, southern, and eastern boundaries. Open space and recreational opportunities for this site are provided by the interior courtyard, proposed dog park and adjacency to Victory Ridge PUD.

PROJECT JUSTIFICATION

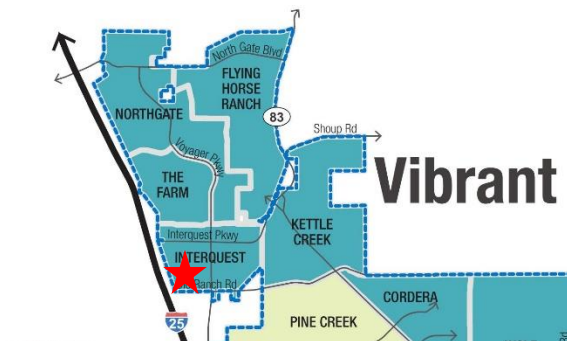
ZONE CHANGE REVIEW CRITERIA (SECTION 7.5.603)

1. THE ACTION WILL NOT BE DETRIMENTAL TO THE PUBLIC INTEREST, HEALTH, SAFETY, CONVENIENCE, OR GENERAL WELFARE

Change of zone on this site from PIP1 to PUD will serve the overall housing needs of the City by providing market rate housing options. Access is provided by a RI/RO access point on Federal. This access has been reviewed and approved by city traffic engineering. A secondary access point is provided along a paved shared access road connecting Federal Drive to the industrial lots to the south. Landscape buffers are provided between the industrial and multifamily to the west, south and east of the site. Open space for the apartment tenants is provided within the site and proximity to Victory Ridge Park (within ½ mile of parcel).

2. THE PROPOSAL IS CONSISTENT WITH THE GOALS AND POLICIES OF THE COMPREHENSIVE PLAN

The intent of the zone change is to allow for infill multifamily development that will support a variety of housing needs throughout the city. This is consistent with the PlanCOS emphasis on infill and adaption to market needs and demands. Vibrant neighborhood and diverse housing choices is a major focal point of PlanCOS. This property is identified as a Newer or Developing Neighborhood on the Vibrant Neighborhoods Framework map, where the emphasis is to incorporate high density and a mix of housing types on remaining parcels. These areas are generally considered less vulnerable to near and mid-term change.



PlanCOS
LEADING THE WAY TO OUR FUTURE

Vibrant Neighborhoods Framework

Predominant Typology

Downtown	Established Traditional Neighborhood	City Boundary
Newer Developing Neighborhood	Established Suburban Neighborhood	Interstate 25
Changing Neighborhood	Airport	Major Roads
Established Historic Neighborhood	Future Neighborhood	

This zone change supports the following policies and strategies of the Vibrant Neighborhoods Framework:

Policy VN-2.A: Promote neighborhoods that incorporate common desired neighborhood elements.

Strategy VN-2.A-3: Support land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels.

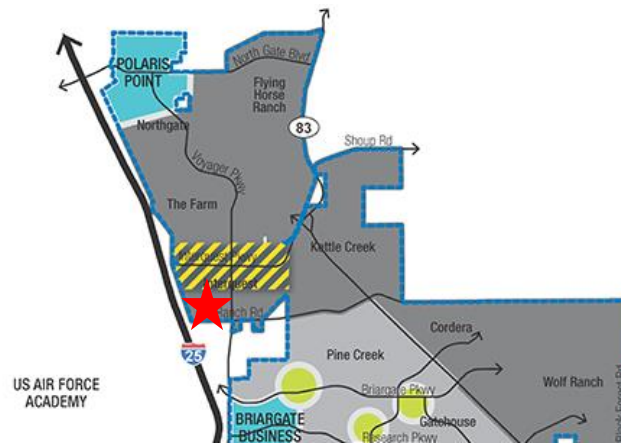
Strategy VN-2.A-4: Allow for zoning residential bonuses that result in the provision of additional attainable housing, such as increased heights or densities.

Policy VN-3.C: Promote neighborhood-level shopping and service options to include a variety of healthy food markets, coffee houses, restaurants, and other supportive businesses that increase local access and walkability

Strategy VN-3.C.1: Assign land use designations and implement zoning to support and facilitate neighborhood activity centers within walking distance of residential areas.

The proposed rezone is adjacent to the approved Victory Ridge Concept Plan which incorporates a variety of mixed uses such as high density residential, restaurants and retail. Restaurants such as Cansano Italian steakhouse and retail such as Icon Cinema are within 0.7 miles of the Federal and Voyager PUD residential site. Pedestrian connectivity from the site to Victory Ridge will be facilitated by interior sidewalks connecting to existing sidewalks along Federal and existing pedestrian crosswalks at Federal & Voyager.

Unique Places are another major focal point of PlanCOS. The proposed rezone supports the intent of this section by supporting a blend of attractions and range of activities which complement and support each other. The site is close to designated New Developing Corridor (Interquest Parkway) and will integrate into the Victory Ridge PUD through diverse housing choices and proximity to amenities, which serve to create a high standard of desirable placemaking in this part of the City. This site is within 0.7 of commercial opportunities such as Icon Cinema and restaurants within the approved Victory Ridge Concept Plan. Multifamily residential uses on this parcel will support the New/Developing Corridor of Interquest Parkway by providing opportunities for residents to utilize and enjoy the nearby open space, retail, and restaurants within the corridor.



PlanCOS
LEADING THE WAY TO OUR FUTURE
**Unique Places
Framework**

Predominant Typology

- Neighborhood Centers
- Community Activity Centers
- Entertainment and Commercial Centers
- Regional Employment and Activity Centers
- Downtown
- Mature/Redeveloping Corridors
- New/Developing Corridors
- Reinvestment Area and Community Hub
- City Boundary
- Interstate 25
- Major Roads

This zone change supports the following policies and strategies of the Unique Places Framework:

Policy UP-4.B: Within unique centers, incorporate density and mixed uses along with high standards of design, attention to the public realm, and design for multimodal access including transit.

Policy UP-2.A: Support infill and land use investment throughout the mature and developed areas of the city.

Strategy UP-2.A-4: Actively support ongoing and potential infill projects, employ problem-solving approaches and continue to implement process improvements in support of infill and redevelopment.

3. WHERE A MASTER PLAN EXISTS, THE PROPOSAL IS CONSISTENT WITH ANY LOCATION CRITERIA FOR THE ESTABLISHMENT OF THE ZONE DISTRICT, AS STATE IN ARTICLE 3, "LAND USE ZONING DISTRICTS"

No master plan exists at this location.

CONFORMANCE WITH PUD CONCEPT PLAN REVIEW CRITERIA (CODE SECTION 7.3.605)

A. IS THE PROPOSED DEVELOPMENT PATTERN CONSISTENT WITH THE COMPREHENSIVE PLAN AND ALL APPLICABLE ELEMENTS OF THE COMPREHENSIVE PLAN (INCLUDING THE INTERMODAL TRANSPORTATION PLAN AND THE PARKS, RECREATION AND TRAIL MASTER PLAN)?

The proposed development will provide diversity in market rate housing choices within the city and convenient access to nearby amenities. Multifamily housing on this parcel will provide infill development, supportive of PlanCOS, and nearby recreational opportunities within Victory Ridge. Access to the site is provided by a RI/RO along Federal Drive and has been discussed and approved by the city. This intersection will provide safe and efficient access into the site from Federal Drive. A full movement

intersection is proposed along the eastern boundary, utilizing an existing shared access road. The traffic study completed by SM Rocha in September of 2022 indicates the addition of site-generated traffic is expected to create no negative impact to traffic operations for the existing and surrounding roadway system. Open space and amenities are provided by an interior courtyard and dog park with additional open space (Victory Ridge Park) within ½ mile of the parcel. Retail and restaurant opportunities are within 0.7 miles of Victory Ridge. Proximity of residential developments to open space, retail and restaurants is a major goal of Vibrant Neighborhoods and Unique places typology of PlanCOS.

B. ARE THE PROPOSED USES CONSISTENT WITH THE COMPREHENSIVE PLAN, AS AMENDED?

Please see Zone change review criteria question 2 for analysis and support of PlanCOS with this PUD.

C. IS THE PROPOSED DEVELOPMENT CONSISTENT WITH ANY CITY APPROVED MASTER PLAN THAT APPLIES TO THE SITE?

There is no approved master plan on this parcel.

D. IS THE PROPOSED DEVELOPMENT CONSISTENT WITH THE INTENT OF PURPOSES OF THIS ZONING CODE?

The proposed concept plan is supportive of PlanCOS and fulfills the policies of Vibrant Neighborhoods and Unique Places. The zone changes from PIP1 to PUD for residential will provide land use transitions and stability in this area; which is supportive of both the comprehensive plan and zoning code.

E. DOES THE DEVELOPMENT PATTERN PROPOSED WITHIN THE PUD CONCEPT PLAN PROMOTE THE STABILIZATION AND PRESERVATION OF THE EXISTING OR PROPOSED LAND USES IN ADJACENT AREAS AND SURROUND RESIDENTIAL NEIGHBORHOODS?

High density multifamily housing on this parcel will transition industrial land uses from the west, south and east to high density residential land uses to the northeast. Within the PlanCOS vibrant neighborhood framework this parcel is defined as a Newer Developing Neighborhood where the emphasis is to incorporate high density residential and a mix of housing types on remaining parcels; these areas are generally considered less vulnerable to near and mid-term change. Multifamily residential on this parcel will function to infill the parcel and will help stabilize the surrounding residential neighborhood to the north because of their similarities.

F. DOES THE DEVELOPMENT PATTERN PROPOSED WITH THE PUD CONCEPT PLAN PROVIDE AN APPROPRIATE TRANSITION OR BUFFERING BETWEEN USES OF DIFFERING INTENSITIES BOTH ON SITE AND OFF SITE?

Please see above. High density residential use on this parcel will transition the industrial land uses from the west, south and east and to multifamily land uses to the north-east and the approved uses within the approved Victory Ridge Concept Plan.

G. DOES THE NONRESIDENTIAL DEVELOPMENT PATTERN PROPOSED WITHIN THE PUD CONCEPT PLAN PROMOTE INTEGRATED ACTIVITY CENTERS AND AVOID LINEAR CONFIGURATIONS ALONG ROADWAYS?

The PUD concept plan proposed is for residential uses. There are no non-residential uses proposed with this PUD Concept Plan.

H. ARE THE PERMITTED USES, BULK REQUIREMENTS AND REQUIRED LANDSCAPING APPROPRIATE TO AND COMPATIBLE WITH THE TYPE OF DEVELOPMENT, THE SURROUNDING NEIGHBORHOOD OR AREA AND THE COMMUNITY?

The proposed development is complimentary and consistent with the developments of the nearby neighborhood and community. The area surrounding this parcel is a mix of industrial and high-density residential units with approved multifamily to the immediate north east. The proposed multifamily residential land use will serve to transition the industrial land uses south, east and west of the site to high density residential to the north. A 15' landscape buffer is shown along the western, southern, and eastern boundaries of the site to transition the zone changes from industrial to PUD and buffer the industrial uses to residential. High density housing is consistent with high density and housing type mixes identified as a New Developing Neighborhood as defined by PlanCOS.

While there is lower density residential to the south side of Old Ranch Road, the proposed multifamily development will be buffered from this by the existing industrial use to the south and the church immediately south of Old Ranch Road.

I. DOES THE PUD CONCEPT PLAN PROVIDE ADEQUATE MITIGATION FOR ANY POTENTIALLY DETRIMENTAL USE TO USE RELATIONSHIPS (E.G., COMMERCIAL USE ADJACENT TO SINGLE-FAMILY HOMES)?

Please see above analysis related to surrounding zoning, land use transitions and landscape buffers between the proposed PUD residential use, existing industrial use, and lower density residential south of Old Ranch Road.

J. DOES THE PUD CONCEPT PLAN ACCOMMODATE AUTOMOBILE, PEDESTRIAN, BICYCLE AND TRANSIT MODES OF TRANSPORTATION AS APPROPRIATE, TAKING INTO CONSIDERATION THE DEVELOPMENT'S PRIMARY FUNCTION, SCALE, SIZE AND LOCATION?

The traffic study completed by SM Rocha in September of 2022 encompassed the Old Ranch Road intersections with Voyager Parkway and Montezuma Road, the Federal Drive intersection with Voyager Parkway and the shared access drive serving the properties located at 10035 and 10045 Federal Drive. The study evaluated future build out of adjacent development areas, proposed roadway improvements and future signalization needs. The study concluded that the addition of site generated traffic is expected to create no negative impact to traffic operations for the existing and surrounding roadway system upon roadway and intersection improvements. With all conservative assumptions defined in this analysis, the study intersections are projected to operate at future levels of service comparable to Year 2024 background traffic conditions.

K. DOES THE PUD CONCEPT PLAN INCLUDE A LOGICAL HIERARCHY OF PERIMETER AND INTERNAL ARTERIAL, COLLECTOR AND LOCAL STREETS THAT WILL DISPERSE DEVELOPMENT GENERATED VEHICULAR TRAFFIC TO A VARIETY OF ACCESS POINTS AND WAYS, REDUCE THROUGH TRAFFIC IN ADJACENT RESIDENTIAL NEIGHBORHOODS AND IMPROVE RESIDENT ACCESS TO JOBS, TRANSIT, SHOPPING AND RECREATION?

Traffic may access the site via a RI/RO along Federal or Full movement intersection along a shared access drive on the eastern perimeter of the site. A traffic study completed by SM Rocha in September of 2022 encompassed all intersections affected by this development and evaluated future build out of the area. The study concluded that the addition of site generated traffic is expected to create no negative impact to traffic operations for the existing and surrounding roadway system upon roadway and intersection improvements. With all conservative assumptions defined in this analysis, the study intersections are projected to operate at future levels of service comparable to Year 2024 background traffic conditions. There are no proposed connections from this site to existing neighborhoods. The shared access drive along the easter perimeter of the site is utilized by Semtech and Dimebags for industrial traffic.

L. WILL STREETS AND DRIVES WITHIN THE PROJECT AREA BE CONNECTED TO STREETS OUTSIDE THE PROJECT AREA IN A WAY THAT MINIMIZES SIGNIFICANT THROUGH TRAFFIC IMPACTS ON ADJACENT RESIDENTIAL NEIGHBORHOODS, BUT STILL IMPROVES CONNECTIVITY, MOBILITY CHOICES AND ACCESS TO JOBS, SHOPPING AND RECREATION?

Please see above. There are no proposed direct vehicular connections from this parcel to existing residential neighborhoods.

M. DOES THE PUD CONCEPT PLAN PROVIDE SAFE AND CONVENIENT VEHICLE AND PEDESTRIAN CONNECTIONS BETWEEN USES LOCATED WITHIN THE ZONE DISTRICT, AND TO USES LOCATED ADJACENT TO THE ZONE DISTRICT OR DEVELOPMENT?

Please see above. The traffic study completed by SM Rocha concluded that the addition of site generated traffic is expected to create no negative impact to traffic operations for the existing and surrounding roadway system upon roadway and intersection improvements. Sidewalks and pedestrian connectivity will be provided within the site and connect to existing sidewalks along Federal Drive and crosswalk at Federal Drive and Voyager Parkway.

N. WILL ADEQUATELY SIZED PARKING AREAS BE LOCATED TO PROVIDE SAFE AND CONVENIENT ACCESS, TO AVOID EXCESSIVE PARKING RATIOS AND AVOID EXCESSIVE EXPANSES OF PAVEMENT?

The PUD concept plan proposes asphalt parking and 24'-0" asphalt drive aisles around the building. This will allow for traffic to safely and efficiently circulate from both the RI/RO access point along Federal and the Full movement access located on the shared access drive. Pedestrian sidewalks are proposed to connect from the central building to the existing sidewalk along Federal. Landscape areas are designated within the parking lot and perimeter of the parcel to prevent large expanses of pavement as well.

O. ARE OPEN SPACES INTEGRATED INTO THE PUD CONCEPT PLAN TO SERVE BOTH AS AMENITIES TO RESIDENTS/USERS AND AS A MEANS FOR ALTERNATIVE TRANSPORTATION MODES, SUCH AS WALKING AND BIKING?

Open space and amenity areas are provided by a central courtyard and dog park in the southeast corner of the lot. Pedestrian sidewalks are proposed to provide and encourage alternative transportation options to recreational opportunities, such as open space, restaurants, and retail within the approved Victory Ridge Concept immediately north of Federal Drive.

P. WILL THE PROPOSED DEVELOPMENT OVERBURDEN THE CAPACITIES OF EXISTING OR PLANNED STREETS, UTILITIES AND OTHER PUBLIC FACILITIES?

Per the traffic study completed by SM Rocha in September of 2022, this development will not create negative effects on the existing and/or improved roadway network. As an infill site this site will not be within the existing CSU network and can connect to existing infrastructure. The developer will be required to pay fees in lieu of school land dedication but as this development is not targeted toward families, it is not anticipated to generate a high amount of student needs. Open space and amenities will be provided with an interior courtyard, dog park and proximity (1/2 mile) to Victory Ridge Park to the north.

Q. ARE THE AREAS WITH UNIQUE OR SIGNIFICANT NATURAL FEATURES PRESERVED AND INCORPORATED INTO THE DESIGN OF THE PROJECT? (ORD. 03-110; ORD. 03-190; ORD. 09-70; ORD. 09-80; ORD. 12-68; ORD. 19-3)

There are no unique or significant natural features on this site.