



THE CAMPUS AT FOOTHILLS FARM

May 30, 2018

Revised: August 10, 2018

PROJECT STATEMENT MINOR PUD CONCEPT PLAN AMENDMENT PUD ZONE CHANGE PUD CONCEPT PLAN

Description:

The Campus at Foothills Farm is a proposed 28.585 acre PUD Concept Plan that is generally located north and south of Federal Drive northwest of the New Life Drive intersection with Federal Drive. A very small portion of this proposed PUD Concept Plan is located within the Interquest Marketplace PUD Plan (CPC PUD 06-00117-A4MN17) area (far westerly portion of Parcel A), while other areas being added to the proposed Foothills Farm PUD Concept Plan were previously identified as development areas on “The Farm Master Plan” as Parcel 2 (areas north of Federal Drive). The following applications are proposed:

1. Minor PUD Concept Plan Amendment

Amend Interquest Marketplace PUD Plan to remove specific site layout details from the plan and replace with a more simplified “Clouded” Approach.

2. PUD Zone Change

28.585 acre zone change of existing “PUD” and “A” areas to proposed “PUD” reflective of The Campus at Foothills Farm PUD Concept Plan.

3. New PUD Concept Plan

Proposed 28.585 acre PUD Concept Plan with land uses and development standards as identified on the plan. An example of one of the more pertinent design standards is reducing the maximum building height from 120’ (Interquest Marketplace) to 70’.

Justification:

The proposed PUD zoning and PUD Concept Plan is in general conformance with the previously approved PUD Concept Plan and simply adds previously identified development areas reflected on the approved implemented Master Plan, and recognizes the current development limits associated with the Preble’s Meadow Jumping Mouse Habitat Conservation Plan.

Issues List:

No significant issues were raised during the pre-application process. The list below is a summary of the items raised with their respective response:

- The development proposal will require the review and approval of the following applications: PUD Concept Plan Minor Amendment (Interquest Marketplace), PUD Zone Change and PUD Concept Plan (Foothills Farm Commercial), and PUD Development Plan and Final Plat (Northeast development parcels).
Response: Neither a PUD Development Plan or Final Plat is proposed to be submitted at this time. The other three applications are included.
- All entitlements should contain standard City notes (e.g. USAFA, ADA, special districts, etc.) Please update the Amendment History table on the PUD Concept Plan associated with the Interquest Marketplace development.
Response: Requested City standard notes added to PUD Concept Plan (as needed) and an amendment history table has also been expanded on the amended Interquest Marketplace PUD Concept Plan document.
- While the properties are covered by an MDDP, please coordinate with Anna to ensure the appropriate stormwater analysis/documents are included within the submittal packet. Also, ensure the appropriate notes are added to the entitlement documents concerning Black Squirrel Creek channel improvements and timing.
Response: As no development plans or final plats are being submitted with this application, and a prior approved MDDP exists for the overall site, a drainage memo has been approved that indicates full conformance with prior approved reports and requirement to submit future drainage reports as subsequent submittals are made. Additional appropriate notes regarding Black Squirrel Creek Improvement timing will be added to future development plans.
- Please provide an addendum to the previously provided Traffic Study for the commercial area. Coordinate with Zaker to ensure the appropriate level of analysis/documentation is provided.
Response: Per the attached 4/11/18 email from Zaker Alazzeh, an updated TIA is not required.
- Should public comment be received during the internal review period, a neighborhood meeting may be required.
Response: Acknowledged.
- Please coordinate with Nor'wood to ensure no issues exist with the proposed changes to the PUD Concept Plan of the Interquest Marketplace, specifically concerning signage and land use changes.
Response: Nor'wood has acknowledged the proposed changes.
- Please provide documentation and notes pertaining to the PMJM habitat within/adjacent to the development site.
Response: Mouse line is added to the PUD Concept Plan and at the time of Development Plan and Final Platting, additional notes will be added to those documents.

We respectfully request your approval on the above items.