



**THE FARM
FILING NO. 5**

October 11, 2017

**MINOR MASTER PLAN AMENDMENT, PUD ZONE CHANGE, PUD
DEVELOPMENT PLAN AND FINAL PLAT
PROJECT STATEMENT**

Description:

The Farm Filing No. 5 is a proposed 28.245 acre single-family lot development located west of the intersection of Ridgeline Drive and Secretariat Drive. Directly adjacent easterly Filing No. 4 has been partially constructed including adjacent Secretariat Drive. The site is currently zoned A. Ninety-three (93) single-family lots are proposed that result in a net residential density of the Development Plan area without the public pond tract of 3.62 du/ac which conforms to the Master Plan designation of this same area of Medium density.

The following applications are proposed:

1. Minor Master Plan Amendment
 - a. Update street network graphics on Master Plan
 - b. Update park/node locations and sizes
2. PUD Zone Change
 - a. Rezone from A to PUD
3. PUD Development Plan
 - a. 93 Lots
 - b. Street connections to Secretariat Drive and Ridgeline Drive
 - c. 2 Phases proposed
4. Final Plat
 - a. 93 Lots

Justification

As Filing 5 is the next logical extension of the previously approved and partially developed adjacent filings, the proposed 93 lots will utilize existing utility, drainage and transportation infrastructure. Filing 5 also is in general conformance with the approved Master Plan, as the net density without the sub-regional detention facility does conform to the previously approved medium density designation.

Issues List:

The following issues were raised at the Pre-Application Meeting. Responses to each item are also included below:

1. As listed above, all required applications are being concurrently submitted.
2. Parks Department reconciliation of parks system within the Master Plan is being coordinated. Rezoning of agreed upon park areas to take place prior to last Master Plan Filing.
3. Drainage Report to include analysis utilizing current City Drainage Criteria is required.
 - a. A final drainage report is included with this submittal that utilizes current City criteria
 - b. The Development Plan includes a note regarding required adjacent channel improvements.
4. Mouse Habitat Impacts
 - a. Full acknowledgement and adherence to previously established Preble's Meadow Jumping Mouse limits have been reflected on the Development Plan
5. USAFA
 - a. Full adherence to the USAFA criteria has been accommodated, most notably by utilizing the Filing No. 4 detention facility located in this development area.

We respectfully request your approval on the above items.