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Date	Ver.	Action By	Action	Result
6/24/2014	1	City Council	approved	Pass

The Farm Master Plan Amendment

From:

Peter Wysocki, Planning and Development Director, Planning and Development Department

Summary:

This project includes concurrent applications for a major master plan amendment to the 475-acre Allison Valley Master Plan (now known as The Farm), a PUD zone change for 26 acres, and a 75.65-acre development plan.

The master plan amendment modifies the land use of approximately 129 acres, reduces and reconfigures residential densities, reconfigures major access points, relocates the 15-acre school site, expands the parks, trails and open space, preserves drainage areas, and illustrates areas of the plan that have been previously implemented.

The zoning request rezones 26.03 acres from A (Agricultural) and PUD to PUD (Planned Unit Development: Single-family residential, 2 - 3.49 dwelling units per acre, 36-foot maximum building height).

The 75.65-acre PUD development plan will allow the construction of 212 single family residential lots along with an 8.9-acre neighborhood park, trail corridors and public roads.

Previous Council Action:

City Council approved of the initial annexation and master plan in 2006.

Background:

In 2004, the original owner of the Allison Ranch petitioned the City of Colorado Springs for

annexation. That annexation was not recorded and finalized until April, 2006. At the time of annexation, the Allison Valley Master Plan was approved. The original master plan designated land use for the 475-acre ranch and approved a maximum of 2,008 residential dwelling units and 1.1 million square feet of commercial and office uses.

The master plan was amended several times. In 2006, an amendment reconfigured a portion of the residential density. The school site was eliminated in 2008. The plan was amended twice in 2011; the first amendment changed the use of then Parcel #6 for the Compassion International campus; the second amendment reduced the residential densities to a maximum of 1,868 dwelling units, eliminated a commercial area at Ridgeline Drive, and added a 15-acre school site.

The Allison Valley Master Plan is now being named The Farm with this amendment. The master plan amendment impacts 129 acres of the 475-acre property. The changes include:

- A. Residential density reduction
- B. Reconfiguration of major access
- C. Relocation of the 15-acre school site
- D. Expansion of parks, trails and open space
- E. Preservation of drainage areas
- F. Show Compassion International and Renaissance Hotel as implemented areas

The rezoning impacts 26 acres. The southern-most 23.61 acres of the rezone is being rezoned from A (Agricultural) to PUD (Planned Unit Development) allowing a single-family residential density of 2 - 3.49 dwelling units per acre as depicted on the master plan. There are 2.41 acres that will be rezoned from the original PUD allowing 2.07 dwelling units per acre to the new PUD zone allowing the 2 - 3.49 dwelling units per acre-same as the 23.61 acres.

The development plan illustrates the layout of 212 single family detached lots with open space, trail corridors and public streets. An 8.9-acre neighborhood park is also depicted on the development plan. The minimum lot size is 5,000 square feet with an average lot size of 10,189 square feet. The smaller lots are at the southern end of the development plan area, with larger lots transitioning to the north. The northern lots are similar in size to those lots in the neighboring Trail Ridge development.

Financial Implications:

Not applicable.

Board/Commission Recommendation:

The Planning Commission, at their May 15, 2014 meeting, approved the major master plan amendment application on 7-1 (Commissioner Markewich in opposition and Commissioner Henninger excused) with a condition that a note is added to the master plan that describes a connection between Ridgeline Drive and Middle Creek Parkway with no driveway access shown. Commissioner Markewich could not support the master plan amendment unless the roadway system was redesigned. He was concerned with public safety of exiting the neighborhood that has limited access during a possible natural disaster. Whereas, the rest of the Planning Commission felt they addressed that concern with the condition noted above.

The Planning Commission voted 8-0 (Commissioner Henninger excused) to approve the zone change and development plan with technical modifications to the development plan as recommended by staff.

Stakeholder Process:

The stakeholder process involved posting the property and sending postcards to 346 property owners within 1,000 feet of the 475-acre property boundary.

A neighborhood meeting was held on March 4, 2014. There were approximately 30 neighbors in attendance. Concerns included traffic on Voyager Parkway, timing of the installation of the traffic signal at Voyager and Ridgeline, and the impact of the new residential development on property values. The City Traffic Manager was in attendance at the neighborhood meeting to address the traffic concerns. City staff stated that the signal at Voyager and Ridgeline was being planned and should be installed by the end of the summer, 2014. Staff also committed to watch traffic volumes on Voyager to determine if any other signalization or traffic calming is needed. However, this would not be an immediate outcome, and the only current plan is the Voyager and Ridgeline signal.

One letter was received by staff following the meeting. That letter outlines the traffic concerns from the local homeowner's association.

Staff also sent the plans to the standard internal and external review agencies for comments. A majority of the comments received from the review agencies have been addressed or are included as technical modifications to the plans. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, School District 20, Police and E-911, El Paso County Development Services and the Air Force Academy.

The Air Force Academy continues to have concerns regarding drainage onto their property. The drainage reports and studies have been reviewed by City Engineering and were found to meet the City drainage specifications and standards. City Engineering is working with the Academy to address the drainage impacts to Academy property as these are global in nature. City Staff is working to organize a meeting with the Academy to continue the discussions.

Alternatives:

1. Uphold the action of the City Planning Commission;
2. Modify the decision of the City Planning Commission;
3. Reverse the action of the City Planning Commission; or
4. Refer the matter back to the City Planning Commission for further consideration.

Proposed Motion:

CPC MP 04-00254-A3MJ14

Approve the major amendment to The Farm Master Plan, based upon the finding that the amendment meets the review criteria for master plan amendments as set forth in City Code Section 7.5.408, subject to the following condition:

1. Add the following note: Add a connection between Ridgeline Drive and Middle Creek Parkway with no driveway access shown. It is acceptable for that route to be indirect as it proceeds through Parcels 7, 8 or 10.

Not applicable.