



BOULDER CREEK  
NEIGHBORHOODS

## ROGERS FARM NEIGHBORHOOD CRITERIA FOR ZONING OR REZONING APPROVAL

Approval criteria. In approving any rezoning to PD, the Board of Trustees shall find that:

- (1) The application is complete;
- (2) The project is in the best interest of the Town;
- (3) The project does not place an extraordinary financial burden on the Town; and
- (4) The intent of applicable Town ordinances, Comprehensive Plan and all other policies is met.

### (1) The application is complete;

The application has included all the required items, reports and exhibits requested by the Town as dictated by the Municipal Zoning Code.

### (2) The project is in the best interest of the Town;

The proposed neighborhood increases the housing product diversity within the Town of Superior, completing the Rogers Farm low-maintenance neighborhood. As demonstrated herein, the neighborhood will create key trail connections to existing regional trails and open space. The wee-Cottages are compatible with traditional single family residential architectural scale, form, and character within Original Town and creates an appropriate transition in density to McCaslin Blvd and Downtown Superior to the east.

### (3) The project does not place an extraordinary financial burden on the Town;

Town services are within close proximity to the property as this is an infill site surrounded by roads and development. Cash-in-lieu of land for schools will be provided as required by code, and parks, trails, and recreational connections are provided as part of the application. Infrastructure and roadways will be designed and constructed per Town standards, which are intended to meet the public safety needs for future residents.

(4) The intent of applicable Town ordinances, Comprehensive Plan and all other policies is met.

#### Goal 4.1: Provide a Balanced Mix of Land Uses

Ensure a balanced mix of land uses that maintains and enhances Superior’s identity as a diversified community—offering a variety of housing and employment options, commercial services, and civic facilities to meet the needs of existing and future residents, and business and property owners.

#### POLICY 4.1.a: MIX OF USES

Promote a mix of uses on remaining opportunity sites within the Town, as identified on the Community Framework and Land Use Plan.

The proposed wee-Cottages increase the variety of housing options in the area, adding a market rate attainable housing product that complements the single-family detached homes being built by Boulder Creek to the west.

#### POLICY 4.1.c: INFRASTRUCTURE PROVISION

Require new developments with infrastructure needs that exceed existing levels of service provided by the Town to provide necessary services, including costs associated with review of development submittals and documents.

The proposed neighborhood utilizes surrounding existing infrastructure, including streets, utilities, water and sewer without the need to upgrade the existing infrastructure.

#### POLICY 4.1.e: PEDESTRIAN AND BICYCLE LINKAGES

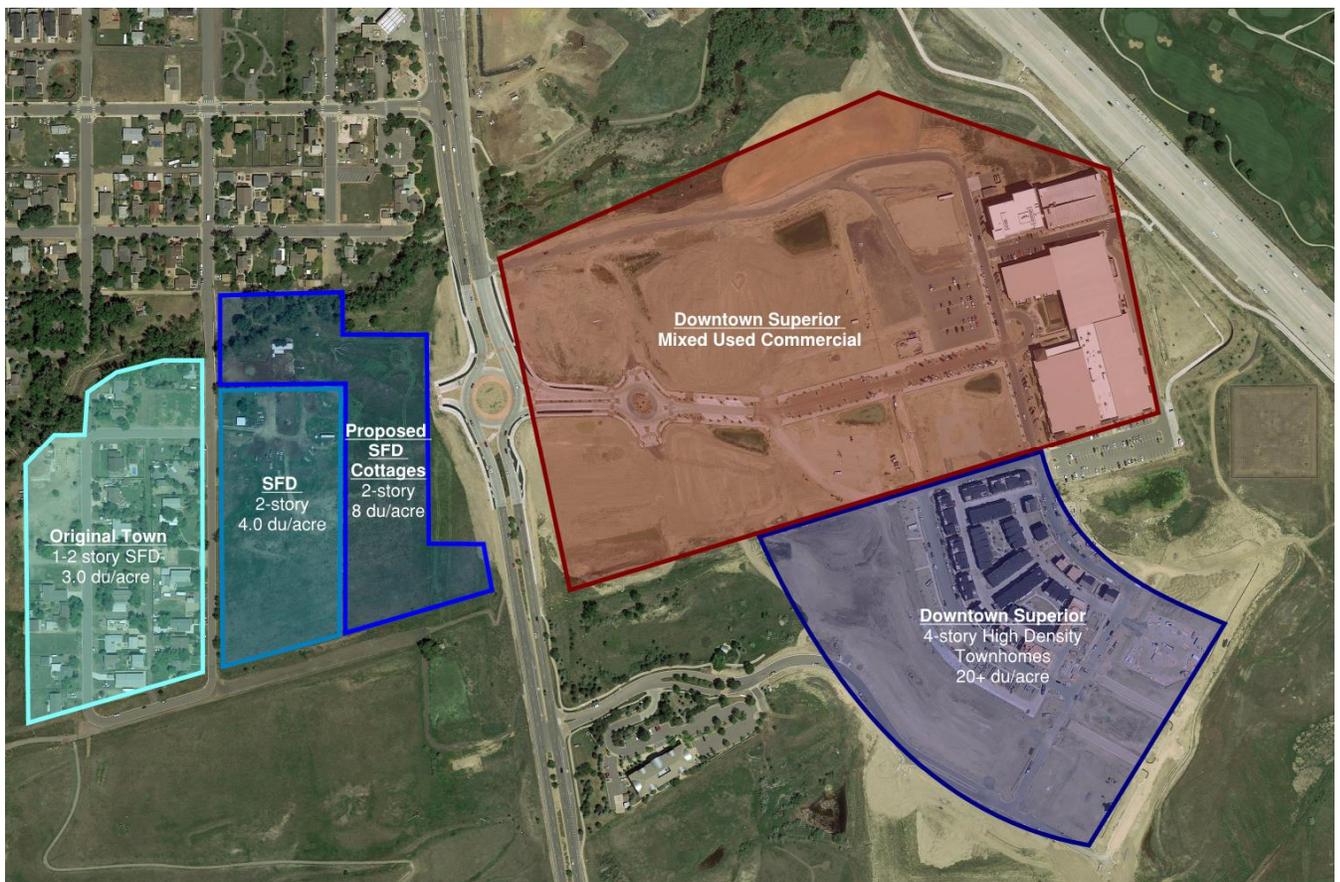
Require all development to provide pedestrian and bicycle connections to existing sidewalks, trail systems, and proposed trail systems, as appropriate, and as indicated on the Town of Superior Parks, Open Space, and Trails Plan.

The PD provides trail connections to the Mayhoffer Single Tree trail to the south of the property in two locations, as well as a re-located trailhead with vehicle parking at 1<sup>st</sup> Avenue. Detached sidewalks are proposed along all public streets connecting to detached walks along McCaslin Blvd. Additional internal sidewalks provide the opportunity for residents to walk to connect to existing pocket parks and open space areas. Boulder Creek will contribute toward future pedestrian improvements planned for Coal Creek, connecting the Rogers Farm neighborhood and Original Town to Grasso Park and the Coal Creek and US 36 Regional Trails further to the east.

### POLICY 4.2.a: VARIED HOUSING OPTIONS

Provide for a mix of attached and detached residential housing types at varied densities and price ranges to accommodate residents of all ages. Ensure densities are compatible with established adjacent land uses, transportation networks, and recreational opportunities.

The proposed PD encourages smart, compact growth, and proposes a maximum number of 58 homes. These homes appeal to those who desire a traditional detached home that due to its smaller, streamlined floorplan and smaller lot size is more energy efficient, attainably priced, and requires less maintenance than the average new home. These single-family are compatible in size and scale with the homes in Original Town and the single-family detached homes being built by Boulder Creek to the west. The wee-Cottages will provide a market rate attainable home significantly lower in price than typical single family detached homes in the local market area. The proposed wee-Cottages provide an appropriate transition in density, height, and scale from the existing homes west of 2nd Ave., the new Single Family Homes homes by Boulder Creek, McCaslin Blvd. and across McCaslin to the commercial uses and higher density wee-Cottages within Downtown Superior, as demonstrated in Figure 1 below.



**FIGURE 1: CONTEXT MAP – DENSITY AND LAND USE**

### **POLICY 4.2.b: CLUSTERING**

Encourage clustering of new residential development to protect sensitive site features, views, and significant open space resources within the Town’s residential neighborhoods and to provide convenient pedestrian and bicycle access to recreational amenities, community facilities, commercial services, schools, and other areas of the community.

The homes are oriented in a clustered configuration to create several pocket park, open space, and buffer areas. The neighborhood provides a pedestrian friendly environment, with extensive internal pedestrian paths that connect off-site to the Mayhoffer Single Tree trail system to the south, to Grasso Park immediately to the north in the future, and the Coal Creek and US 36 Regional Trails further to the east. This encourages residents to socialize, walk, and bike to nearby parks, shopping, schools, and natural open space amenities.

### **POLICY 4.2.c: HOMEOWNERS ASSOCIATIONS**

Require new residential development to establish homeowners associations to assume responsibility for the maintenance of landscaping, parks, and mutually-owned parcels as well as the enforcement of covenants.

An HOA will be created to maintain all landscape areas and pocket parks. This HOA will be the same as that for single-family detached homes to the west currently under construction by Boulder Creek.

### **Goal 4.3: Development Quality**

New development shall demonstrate a benefit to the community by positively contributing to the aesthetic character of the Town and by exemplifying quality design principles.

The neighborhood maintains the street grid and alley system and features all rear alley-loaded homes with front architecture addressing the streetscape as opposed to driveways. Architecturally, the wee-Cottages will complement the traditional style of the single-family homes in Original Town, and those being constructed by Boulder Creek, through simple, traditional building forms, materials, color schemes, covered front porches, and roof forms.

### **POLICY 4.3.a: PUBLIC AMENITIES**

Require developers to incorporate public amenities that feature both “hard” landscape improvements, such as plazas and other built elements and “soft” landscape improvements, such as plants, shrubs, and trees.

Rogers Farm includes two pocket parks, with both hardscape and softscape elements, and extensive landscape areas, resulting in a large percentage of the site as open space and landscape area.

#### **POLICY 4.3.b: SURFACE PARKING**

Prohibit large surface parking lots from abutting local streets. Reduce the visual impacts of surface parking and minimize impacts of future development on established areas of the community by incorporating the following site and building design techniques as appropriate:

Buffer parking areas from the public ROW using berms and/or plant material of varying heights to create visual interest;

Dual access/double building entries;

Limited “front door” surface parking - allow parking to be located to the side of the proposed development

Screened side and rear parking as necessary to minimize impact on adjacent and dissimilar land uses; and

Detached sidewalks with landscaped tree lawns containing drought tolerant, deciduous shade trees.

The neighborhood features all rear alley-loaded homes so front facades address the streets resulting in no driveways and no cars parked in the front yard setback. The streets include detached sidewalks, tree lawns, and on-street parking, which provides adequate guest parking. Small off-street parking areas are integrated into the site appropriately, providing additional convenient parking for guests.

#### **POLICY 4.3.d: RELATIONSHIPS BETWEEN LAND USES**

Encourage all development (new development as well as infill and redevelopment) to incorporate the use of architectural elements, colors, and materials that are compatible with the established character of Superior. Incorporate variations in building height, massing and form, as well as landscape buffers and other site design techniques when higher intensity uses abut established neighborhoods to promote a more gradual transition between uses along a shared property line.

The proposed architectural styles for the wee-Cottages consist of traditional forms and colors, complementing the established character of homes in Original Superior. Mass and scale are in a compact form with front facades and porches becoming the architectural feature of each home. Simple wood and siding patterns, vibrant colors, and detailing create visual interest and charm. Homes generally include a large outdoor front porch serving as a main architectural feature providing outdoor living. These porches break down the scale and mass of the home to a pedestrian scale.

#### GOAL 4.5: Maintain the Character of Original Superior

Maintain and strengthen Original Superior to preserve the neighborhood character by promoting human scale and pedestrian-oriented development within the larger community.

##### POLICY 4.5.a: PROTECT EXISTING RESIDENTIAL USES

Protect Original Superior from conflicting or changing land uses. However, do not preclude rezoning proposals that propose to integrate new land uses into area in a manner that protects the remaining existing residential use. Such techniques include, but are not limited to, drawing redevelopment lines at alleys and not between face blocks. New developments in the vicinity shall:

Acknowledge and use traditional setbacks, building orientation, building mass, and roof form; and

Avoid pass-through or out of neighborhood traffic through Original Superior.

Overall, Rogers Farm is a pedestrian-oriented residential neighborhood, featuring alley-loaded homes, detached walks and tree lawns along the streets, extensive sidewalks, pocket parks, and key trail connections to off-site open space amenities, parks, and community facilities. The proposed residential land use is compatible with the existing residential neighborhood and provides a logical density transition west to east towards McCaslin Blvd.

While the proposed wee-Cottages do not directly abut existing residences in Original Town, they do abut and complement the single-family detached homes under construction, which are alley-loaded homes maintaining traditional building orientation, building setbacks, and traditional architectural styles.

Circulation has been designed to maintain connectivity while minimizing the potential for pass-through traffic from 2nd Avenue to McCaslin Blvd. The proposed vehicular connection is via Thomas Street and not Douglas Street, which is being developed as a park.

##### POLICY 4.5.b: PRESERVATION OF EXISTING HOUSING STOCK

Recognize that the existing housing stock of Original Superior is an important resource and promote the preservation and revitalization of existing homes.

No existing homes reside on the subject property.

##### POLICY 4.5.c: EXISTING BLOCK PATTERN

Extend the existing grid block pattern in Original Superior into newly developing areas. To the maximum extent feasible, annexation agreements and the Land Use Code should ensure the proposed development is integrated with the existing grid block pattern as well as building setbacks

and road widths to ensure continuity with the existing character of development. While continuation of the existing grid block pattern is preferred, it may not be feasible in all locations or in the case of some planned unit developments.

The proposed street network is a continuation of the existing Original Town's street grid. All proposed roads, and alley widths comply with the Town's street standard's and are proposed to be public streets.

#### **POLICY 4.5.e: FACE BLOCKS**

Encourage rezoning proposals to locate as many lots as possible on a face block. A face block is that portion of a town block between the alley or rear property line and the public street on which residences or non-residential uses normally front.

The wee-Cottages within the PD application front to either a street or common green space. Furthermore, all of the homes within Rogers Farm are alley-loaded, which promotes front architecture facing a face block.

#### **POLICY 4.3.e: LIGHT POLLUTION**

Require the use of full-cut off fixtures and fixture shields to minimize light pollution and glare on to and into adjacent residential development.

Full cut off street light fixtures will be proposed conforming to Town standards.

#### **POLICY 4.6.b: OPPORTUNITY AREA 2 (ROGERS' PROPERTY)**

##### **4.6.b(i): Preferred Land Uses**

Preferred land uses for this area are a mix of medium density residential and office. Potential community-oriented uses may also be considered.

While the PD application only accounts for the wee-Cottages portion of the project, the broader Rogers Farm community proposes a mix of housing types (single-family detached homes and wee-Cottages). This type of residential mixed-use is preferred over commercial mixed-use based on community feedback from the various neighborhood meetings held over the over the past couple years.

##### **4.6.b(ii): Relationship to Adjacent Uses**

Incorporate the site design considerations identified on Figure 5 below, as appropriate, to ensure that future development is compatible with the scale and character of Original Superior and higher intensity uses in the Town Center to the east.

The neighborhood plan conforms to Figure 5 (see Page 9) as follows:

Public Edge with character compatible of Original Superior.

***The wee-Cottages are compatible with traditional single family residential architectural scale, form, and character within Original Town and creates an appropriate transition in density to McCaslin Blvd and Downtown Superior to the east.***

Establish distinct scale and character different than Town Center.

***Rogers Farm proposes more traditional architectural styles than the contemporary forms within the Town Center, compatible with the more traditional character of the Original Town context.***

Concentrate more intense use east of 1st Ave.

***Rogers Farm proposes compatible residential uses abutting McCaslin Blvd, with slightly denser residential use east of 1st Ave***

Concentrate less intense uses west of 1st Ave.

***Single family detached homes west of 1st Ave. are currently being constructed on lot sizes matching those on Original Town (50' x 140').***

Continue/extend street grid and orient development along McCaslin towards McCaslin.

***Rogers Farm maintains the existing ROW of First Ave. and Thomas Street, as well as the public alleys. The fronts facades of the wee-Cottages face McCaslin Blvd.***

Potential access point to be coordinated with future Town Center.

***Rogers Farm proposes a point of access at the roundabout now constructed at McCaslin Blvd.***

Provide connectivity across Coal Creek from Rogers Farm site to Grasso Park (diagrammed on Figure 5).

***Boulder Creek will contribute towards pedestrian improvements as part of a future Coal Creek channel improvement project. This pedestrian creek crossing will connect Rogers Farm and Original Town to Grasso Park and the existing trail underpass connecting to Downtown Superior, the Coal Creek Trail, and US 36 Regional Trail.***

Rogers Property office or multifamily at edge with residential architectural character.

***While not multifamily, residential architectural character is proposed along the property edge by fronting homes to McCaslin Blvd.***

**Figure 5: Site Design Considerations for Opportunity Area 2 (Original Town-West of McCaslin- south of Coal Creek)**

