

Campbell Ranch Master Plan Document _ Proposed Text Updates

*The following text represents proposed updates to the February 2002 Campbell Ranch Master Plan document based on explanations and justifications provided in Campbell Ranch Explanatory Memo dated September 1, 2021. Please note that the sections below are partial document extractions and sections not replicated are proposed to **remain unchanged from the February 2002 Campbell Ranch Master Plan.***

1. EXECUTIVE SUMMARY

A. INTRODUCTION (No changes proposed)

B. GUIDING PRINCIPLES (No changes proposed)

C. VILLAGE PLANNING CONCEPT

Village 1 – West of La Madera

Paragraph 2, Page 8

Village 1 is a community of approximately 1,220 gross acres located along La Madera Road. It is physically separated from the eastern portion of Campbell Ranch by the Paa-Ko Master Planned Community and borders Cibola National Forest land on the west. The Village will have an estimated ~~807~~744 dwelling units.

Village 2 – East of NM 14, South End of Campbell Ranch

Paragraph 5, Page 11

The Village is envisioned to contain several active adult areas and a mix of recreational opportunities for residents. ~~An 18-hole golf course is planned for this Village and will be located in Planning Areas B, C, D, E, and F. The golf course will be designed by incorporating environmentally friendly principles developed by the USGA and the Audubon Society (see Section 5: Parks, Open Space, and Community Facilities Plan for a more detailed description).~~ A distinctive feature of the Campbell Ranch Master Plan is the San Pedro Creek Open Space, a drainage greenbelt, which runs along the middle of Village 2 and continues along the westerly edge of Villages 3 and 4 to the north. The San Pedro Creek open space further promotes the active adult and family lifestyle since a multi-use trail system runs along the Creek.

Village 3 – East of NM14, North of Village 2 (No changes proposed)

Village 4 – East of NM14, North End of Campbell Ranch (No changes proposed)

D. ZONING AND LAND USE

Paragraphs 2-6, Page 16

MU – Mixed Use Zone: This zone is intended to allow a mix of higher density single and multi-family housing products, and commercial uses that are clustered in order to create a pedestrian-friendly VillageCenter environment within Campbell Ranch. Lot ~~sizes~~ types range from small-lot detached, zero lot line and for multi-family attached townhouses to 7,000 square feet lots for single-family detached residential development. Cluster and rear-load concepts may be pursued

to optimize pedestrian movement and open space access. A total of 404 gross acres are zoned MU within Campbell Ranch.

M- Medium Density Zone: This zone is intended for medium-density multi-family attached townhouses, small-lot single family and mid-sized single-family detached products. Lot sizes range in from conventional rear-loaded, cluster and zero lot line configurations from 3,200 square feet to 1/3 acre.

There are ~~1,067~~ 1,114 gross acres zoned M in Campbell Ranch.

L - Low Density Zone: This zone is intended for low density, single-family residential products. Lot sizes range from 1/3 acre to 2 acres. There are ~~1,908~~ 1,861 acres zoned L in Campbell Ranch, making it the most prevalent zoning designation. As with other zones cluster concepts are encouraged to improve pedestrian movement and access to open space

VL - Very Low Density Zone: This zone is intended for the lowest density, single-family residential homesites. Lot sizes range from 2 to 40 acres. There are 1,618 acres zoned VL in the Master Plan area, making it the second largest zoning category.

SP/M - Special Purpose/Medium Density Zone: This zone is located in Village 2, Planning Area D. It is a special employment zone that is intended to allow the same uses as the M zoning district, but also allow uses that will provide employment opportunities. There are approximately ~~223~~ 197 acres zoned SP/M in Village 2.

SPNL - Special Purpose Very Low-Density Zone: This zone is located in Village 4, Planning Area E. It is a special employment zone that is intended to allow the same uses as the VL zoning district, but also allow uses that provide employment opportunities. There are approximately 413 acres zoned SPNL in Village 4.

R/R- Resort/Residential: This zone is located in Village 3, Planning Area F. It is intended to allow for a mix of hospitality related uses such as resorts, hotels, resort condominiums, vacation rentals, casitas, and associated uses. It is also intended to allow for low density, single family residential homesites, some of which may function as second homes. There are ~~11~~ 7 gross acres zoned R/R in Village 3.

In addition, there are several other land use categories that are located within the Master Plan area including:

OS - Open Space: The major regional open space is Monte Largo (2,932 acres) which is located in the eastern part of the property. The entire mountain will be preserved as open space and will be linked to each Village and the San Pedro Creek Open Space through a network of Village and regional trails. It is also linked to the Cibola National Forest and Sandia Game Refuge/Mountain Wilderness through a regional trail located in the southern part of the property. In addition, other forms of open space exist in the form of preserved tree stands, neighborhood parks, drainage greenbelts, and a golf courses that ~~is are~~ internal to the Planning Areas (1,878 acres). Overall, 60% (4,810 acres) of the Master Plan area is preserved as open space.

G - Golf Courses: There ~~are two~~ is one 18-hole golf courses in Campbell Ranch (for more detail on the golf courses see Section 5: Parks, Open Space, and Community Facilities). As stated above, the golf courses will be designed in an environmentally-friendly manner, with standards developed by the Audubon Society and USGA. The design emphasizes the use of treated effluent for irrigation, protection of wildlife habitat and vegetation, and the retention of rainwater. The golf courses will be located in Villages ~~2,~~ 3, and or 4.

D - Drainage Greenbelt: This form of open space occurs in all four Villages and follows existing major drainageways. The most prominent drainage greenbelt is the San Pedro Creek Open Space that runs through Villages 2, 3, and 4. Many of the drainage greenbelts will also include trails. Their exact width will be determined with more detailed stormwater engineering at the time of sub-division platting.

2. STEWARDSHIP OF CAMPBELL RANCH LANDS (NO CHANGES PROPOSED)

3. EXISTING CONDITIONS (NO CHANGES PROPOSED)

4. DEVELOPMENT STANDARDS

A. INTRODUCTION

Paragraphs 1-2, Page 49

The following Development Standards were established to regulate the development of Campbell Ranch. The provisions of these development standards are part of the MP - Master Plan zoning granted by these development standards are covered by the Town of Edgewood Zoning Ordinance, [September, 1999](#), [January 2019](#), Subdivision Ordinance, [November 2019](#); Campbell Ranch CC&R's, and area specific design guidelines. These Development Standards are unique relative to the Town of Edgewood Zoning Ordinance, [September 1999](#) [January 2019](#), and only apply to Campbell Ranch. Note that these Development Standards are the land use regulations that will be enforced by the Town of Edgewood. The Design Guidelines, Appendix B, will be privately enforced through subsequent development agreements or CC&Rs.

In addition to the standard Town of Edgewood subdivision and platting process, Campbell Ranch will utilize a bulk plat process solely for transferring large tracts of property. The bulk plat process applies to a subdivision of 50 acres or more which does not require infrastructure improvements until future subdivision or site plans are prepared. The intent of the bulk land subdivision is to:

- Facilitate the zoning of master-planned developments.
- Dedicate right-of-way.
- Grant easements.
- Convey land to intermediaries.

As utilized in Campbell Ranch, the Bulk Plat process may employ the "expedited process" for plat processing, though such a process does not vest development rights. The original purchaser of a bulk plat from Campbell Ranch is exempt from the 24-month restriction on re-subdivision for additional plat processing.

B. VILLAGES, PLANNING AREAS AND ZONING DISTRICTS

Paragraph 4, Page 49

Setbacks [and lot dimensions](#) at Campbell Ranch are designed to allow for flexibility in lot design. Developers will be given the option to utilize standard or variable setbacks [/lot dimensions with the condition average density and maximum community unit count are](#)

maintained. Under certain circumstances, setbacks and lot dimensions can be modified or reduced depending on unique land features, cluster and greenway concepts, or environmental conditions. For example, variable setbacks and lot dimensions could be allowed to accommodate the preservation of vegetation or wildlife habitat areas. Variable setbacks and lot dimensions can also be used to allow for the ability to move a house to different locations on a larger lot, to a lower slope area, or to redesign the pattern on a smaller lot.

Examples of small lot design allowed by variable setbacks and dimensions include courtyards, greenway, zero lot line, or pin wheel configurations. Variable setbacks and lot dimensions must be accompanied by a building envelope diagram to ensure adequate separation of structures for fire protection (for a more detailed description of lot setbacks, widths, etc. see the Development Standards Summary, Table 4a, page 74).

C. DEVELOPMENT STANDARDS BY DISTRICT

i. Very Low Residential District. (No Changes Proposed)

ii. Low Density Residential District

Paragraph 4, Page 53

The intent of the L (Low density) residential district is to allow only on-site constructed single-family dwelling units and those uses which maintain the predominantly residential nature of the district. Within the Campbell Ranch, there are ~~4,908~~ 1,861 acres of land zoned as Land the number of dwelling units within this zoning district is ~~1,491~~ 1,116. Lot sizes range from 1/3 acre to 2 acres.

Cluster and greenway planning concepts are encouraged to maximize internal open space and pedestrian movement. Lot configurations, sizes, dimensions and access shall be flexible as long as total gross density and unit counts are not exceeded.

1. Permissive Uses (No changes proposed)

2. Conditional Uses (No changes proposed)

3. District Standards.

(Page 55, Paragraph 3)

The following standards apply to all land uses within the Low (L) residential district:

- a. Minimum Average Lot Area: 1/3 acre (14,520 square feet) Lot area may be calculated on an average basis within a single, one product subdivision. Lot area calculations may include directly adjacent greenway open space areas not exceeding 25 feet in depth to encourage cluster and greenway housing concepts.

- b. Average Minimum Lot Width: ~~90~~ 80' feet

c. Standard Setbacks

Front: 30 feet

Side: 15 feet

Rear: 35 feet

Garages: All garages must be setback a minimum of 30', and 5 feet at rear and side yards

- d. Variable Setbacks [and Lot Dimensions](#): For variable setbacks [and lot dimensions within a cluster or greenway site plan](#), a diagram must be submitted showing building envelopes which include separation between build-ings adequate to meet fire codes and other public safety regulations.
- e. Maximum Building Height: 26 feet
Buildings and structures shall not exceed two and one-half (2 1/2) stories and are limited to a maximum height of twenty-six (26) feet, with the following exceptions:
 - [Where grade is taken up within a building envelope creating a walk-out basement level, the maximum height will be calculated from the upper-level building ground elevation.](#)
 - amateur or non-commercial radio towers
 - belfries
 - chimneys
 - church spires
 - silos
 - conveyors
 - cooling towers
 - elevator bulkheads
 - fire towers
 - flagpoles
 - monuments
 - ornamental towers and spires
 - smokestacks
 - stage towers or scenery lofts
 - tanks
 - water towers
 - windmills
 - public, semi-public, or public service buildings, hospitals, institutions, or schools, when permitted in a district, may be erected to a height not exceeding 60 feet. Churches may be erected to a height not exceeding 75 feet when required side and rear yards are each increased by at least 1 foot of additional building height regulations for the district in which the building is located.
- f. Off Street Parking Requirements (No Changes Proposed)
- g. Wall and Fence Height (No Changes Proposed)

iii. Medium Density Residential District:

(Page 56, Paragraph 4)

The intent of the M (Medium density) residential district is to allow only on-site constructed attached and detached single-family dwelling units and those uses which maintain the predominantly residential nature of the district. There are 1,067 acres of land within the Campbell Ranch zoned for M density and the number of dwelling units within this zoning district is 1,604. Lotsizes range from attached [and detached](#) zero lot line [homes](#), townhouses [and up](#) to 1/3 acre lots. [Cluster and greenway planning concepts](#)

are encouraged to maximize internal open space and pedestrian movement. Lot configurations, sizes, dimensions and access shall be flexible as long as total gross density and unit counts are not exceeded.

1. Permitted Uses (No changes proposed)

2. Conditional Uses (No changes proposed)

3. District Standards.

(Page 58, Paragraph 3)

The following standards apply to all land uses within the M residential district:

- a. Minimum Average Lot Area: ~~6,500~~ 5,500 square feet per detached single-family home. Lot area may be calculated on an average basis within a single, one product subdivision. Lot area calculations may include directly adjacent greenway open space areas not exceeding 25 feet in depth to encourage cluster and greenway housing concepts.
- b. Minimum Lot Width: 50 feet
- c. Standard Setbacks
 - Front: 15 feet average, 10 feet minimum
 - Side: 5 feet average, 3 feet minimum, (8 feet minimum building separation)
 - Rear: 20 feet average 15 feet minimum
 - Garages: All Garages in a conventional subdivision must be setback a minimum of 20 feet, and 5 feet at rear and side yards. Cluster and Greenway housing types may utilize a zero lot line condition.
- d. Variable Setbacks and Lot Dimensions: For variable setbacks and lot dimensions within a cluster or greenway subdivision, a diagram must be submitted showing building envelopes which include separation between buildings adequate to meet fire codes and other public safety regulations.
- e. Maximum Building Height: 26 feet

Buildings and structures shall not exceed two and one half (2 1/2) stories and are limited to a maximum height of twenty-six (26) feet, with the following exceptions:

 - Where grade is taken up within a building envelope creating a walk-out basement level, the maximum height will be calculated from the upper-level building ground elevation.
 - amateur or non-commercial radio towers
 - belfries
 - chimneys
 - church spires
 - silos
 - conveyors
 - cooling towers
 - elevator bulkheads
 - fire towers

- flagpoles
 - monuments
 - ornamental towers and spires
 - smokestacks
 - stage towers or scenery lofts
 - tanks
 - water towers
 - windmills
 - public, semi-public, or public service buildings, hospitals, institutions, or schools, when permitted in a district, may be erected to a height not exceeding 60 feet. Churches may be erected to a height not exceeding 75 feet when required side and rear yards are each increased by at least 1 foot of additional building height regulations for the district in which the building is located.
- f. Off Street Parking Requirements (No Changes Proposed)
- g. Wall and Fence Height (No Changes Proposed)

iv. Mixed Use District:

(Paragraph 4, Page 59)

The intent of the Mixed Use **MU** district is to expand housing options in Campbell Ranch by allowing for higher density apartments, townhomes, and condominiums mixed with neighborhood and community scale commercial development within Campbell Ranch. Within Campbell Ranch, there are 404 acres of land zoned MU and the estimated number of dwelling units within this zoning district is 904. A key element is the Village Center, which will include a mix of retail and residential uses. Lot sizes range from multi-family units on a single lot, townhomes, zero lot line, and traditional single-family detached housing, and commercial lots. Cluster and greenway planning concepts are encouraged to maximize internal open space and pedestrian movement. Lot configurations, sizes, dimensions and access shall be flexible as long as total gross density and unit counts are not exceeded.

1. Permitted Uses:

Paragraph 5, Page 59

- a. Duplexes, townhouses, condominiums, and apartments, not to exceed the maximum density of 904 dwelling units overall;
- B. Accessory uses and structures including manager's office, laundry facilities, club houses, and recreational facilities, and as defined subsequently in the CC&R's and area-specific design guidelines;
- C. Cluster and small-lot subdivisions, provided the maximum density of the MU district is not exceeded;
- D. Open Space/Parks
- E. Home Occupations (No Changes Proposed)
- F. Any of the following business and commercial establishments (No Changes Proposed)
- G. One (1) single family dwelling unit per lot, except in the case of condominiums, townhouses and other attached housing types.

2. Conditional Uses (No changes proposed)

3. District Standards. The following standards apply to all land uses within the **MU** Planning Area:
Paragraph 12, Page 61

- a. Minimum Average Lot Area: ~~6,500~~ 3,500 square feet for detached single-family residential: zero lot line allowed for small-lot detached, attached residential or non-residential development. Lot area may be calculated on an average basis within a single, one-product subdivision. Lot area calculations may include directly adjacent greenway open space areas not exceeding 25' in width to encourage cluster and greenway housing concepts.

- b. ~~Minimum Lot Width: 50 feet~~

- c. Standard Setbacks (setbacks in the MU district may utilize a zero lot line)

Front: ~~15~~ 10 feet average, 5 feet minimum

Side: 5 feet average, minimum 3' (6 feet minimum building separation)

Rear: ~~15~~ 10 feet average, 5 feet minimum

Garages: For 6,500 sf detached single-family residential, all garages must be setback a minimum of 20 feet, and 5 feet at rear and side yards. Cluster and Greenway housing types may utilize a zero-lot line condition.

- d. Variable Setbacks and Lot Dimensions: For variable setbacks and lot dimensions, a diagram must be submitted showing building envelopes which include separation between buildings adequate to meet fire codes and other public safety regulations.

- e. Maximum Building Height: 35 feet

Buildings and structures shall not exceed three (3) stories and are limited to a maximum height of thirty-five (35) feet, with the following exceptions:

- f. Maximum Building Height: 26 feet

Buildings and structures shall not exceed two and one half (2 1/2) stories and are limited to a maximum height of twenty-six (26) feet, with the following exceptions:

- Where grade is taken up within a building envelope creating a walk-out basement level, the maximum height will be calculated from the upper-level building ground elevation.
- amateur or non-commercial radio towers
- belfries
- chimneys
- church spires
- silos
- conveyors
- cooling towers
- elevator bulkheads
- fire towers
- flagpoles
- monuments
- ornamental towers and spires
- smokestacks
- stage towers or scenery lofts
- tanks
- water towers

- windmills
- public, semi-public, or public service buildings, hospitals, institutions, or schools, when permitted in a district, may be erected to a height not exceeding 60 feet. Churches may be erected to a height not exceeding 75 feet when required side and rear yards are each increased by at least 1 foot of additional building height regulations for the district in which the building is located.

g. Off Street Parking Requirements (No Changes Proposed)

h. Wall and Fence Height (No Changes Proposed)

V. Special Purpose/Medium Density Districts (Updates similar to Medium (M) Zone)

vi. Special Purpose/Very Low Density District. (No changes proposed)

vii. Resort Residential District (No changes proposed)

viii. Subdivision Development Standards

(Page 74)

See table 4a for revised setbacks

5. PARKS, OPEN SPACE AND COMMUNITY FACILITIES

A. INTRODUCTION (No proposed changes)

B. PARKS, OPEN SPACE, RESPONSIBILITY, AND ALLOWED USE

(Paragraph 4, Page 75)

There are six different categories of parkland and open space being planned for each of the four Villages in Campbell Ranch. The accompanying matrix (see page 77) provides an overview of the various types of parkland and open space within each Village. The matrix also includes approximate total acreage, ownership (implied/proposed), maintenance responsibility, and allowed uses. Final determination of acreage for all drainage, greenbelt, golf, and reservoir areas will be established at the time of **subdivision platting**.

Hillside and Lowland Open Space

(Paragraph 3, Page 76)

A total of approximately 1,045 acres of hillside and lowland open space is planned for Campbell Ranch. The matrix indicates the number of acres of hillside and lowland open space that has been designated per Village. Village 1 contains the largest percentage of this type of open space, containing 40% of all hillside and lowland designated open space in Campbell Ranch. Village 2 contains the least amount, comprising 9% of this type of open space within Campbell Ranch. Allowed uses for hillside and lowland open space include a variety of facilities including trails, drainage, access roads, fire breaks, utilities, [production/neighborhood agriculture](#) and infrastructure easements, etc. Ownership and responsibility or maintenance of these facilities will lie with a designated Master Association or other private landowner, unless publicly acquired. If appropriate, these open space areas will be irrigated with treated effluent [and/or agricultural water](#) where available, as a water conservation method.

Table 5a: Parks, Open Space and Community Facilities Responsibility / Use. (To be revised)
(Page 77)

Golf Course and Related Facilities

Paragraph 2, Page 80

~~Two~~ One 18-hole golf courses and ~~their~~ its related uses including clubhouse, driving ranges, maintenance facilities, and pro shops may~~will~~ comprise approximately 180 ~~360~~ acres of open space within Campbell Ranch. The golf course amenities will service resort visitors, active adult residents, and residents from throughout the region. Every effort will be made to make golf courses in Campbell Ranch environmental ly and ecologically beneficial to the rest of the community. The courses will be designed and operated in accordance with the environmental principles endorsed by numerous environmental groups. The United States Golf Association (USGA) has extensively researched the relationship between golf courses and the environment. The research indicates that golf courses serve as important ecosystems since they provide many environmental benefits such as wildlife habitats and natural resource preservation . There are six certification categories that golf courses can apply for in order to receive recognition. This include the following: (No proposed changes)

C. BENEFITS OF TURF, TREES, and NATURAL AREAS (No proposed changes)

D. COMMUNITY FACILITIES

(Page 84, Paragraph 6)

Community Centers: Community centers are important community amenities since they provide much needed services such as after school and summer recreation programs for kids, as well as common areas that can be utilized by the entire community. The Vista Grande Community Center already serves the northern half of the East Mountain Area. The facility contains a large multi-purpose room (with a stage) used for community functions. Classrooms and other larger rooms are used for a variety of activities.

Outside, the facility has baseball, softball, and soccer fields, as well as playground equipment. Additional community centers will be allowed in any of the Planning Areas within Campbell Ranch if it is determined that additional centers are needed over time. New thinking regarding such centers will be incorporated into their design and programming, including the potential inclusion of modest commercial food and beverage operations, glamping and other short stay lodging options allowing potential residents to visit and learn about the character and opportunity of the area.

6. TERRAIN MANAGEMENT OVERVIEW

A. INTRODUCTION (No proposed changes)

B. EXISTING HYDROLOGIC and HYDRAULIC ANALYSIS (No proposed changes)

C. FLOODPLAIN and EROSION ENVELOPES/FEMA FLOODPLAINS (No proposed changes)

D. PROPOSED DRAINAGE CONDITIONS

(Paragraph 2, Page 88)

The proposed drainage conditions, as shown on the Proposed Drainage Conditions map (see page 91), are conceptual only and serve to indicate the general requirements and locations. Generally, all major arroyos and drainage ways in the Master Plan area will remain in a natural state.

Discharge points for adjacent development and road crossings alike will be minimized. Note that subsequent drainage analyses will be required **at the time of subdivision platting.**

E. SAN PEDRO CREEK MANAGEMENT and PROTECTION (No proposed changes)

F. GRADING (No proposed changes)

G. SUMMARY (No proposed changes)

7. WATER OVERVIEW

A. INTRODUCTION (No proposed changes)

B. MASTER PLAN (No proposed changes)

C. WATER RIGHTS SUMMARY (No proposed changes)

D. GROUNDWATER SURVEY OF TIJERAS BASIN AREA (No proposed changes)

E. CONCLUSION

(Paragraph 1, Page 105)

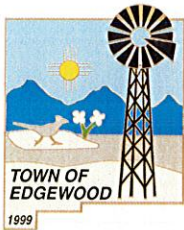
Assuming reasonable annual residential and mixed-use water demand of approximately 0.28 acre feet per dwelling unit, the 636 acre feet currently available to the Campbell Ranch should serve more than half of the master-planned area, including some commercial uses. The remaining developed area of Campbell Ranch can easily be served under the water rights currently requested of the State Engineer's Office, and strongly supported by extensive geohydrological studies. Note that prior to subdivision platting, ~~the State Engineer must issue a favorable opinion showing a 70-year supply of water for each subdivision except in the case of a bulk plat lot split, the applicant must provide evidence of water availability consistent with the town of Edgewood zoning and subdivision regulations.~~ **the applicant must provide evidence of water availability consistent with the Town of Edgewood Planning & Zoning Ordinances in effect at the time of the application.**

8. WASTEWATER MANAGEMENT OVERVIEW (NO PROPOSED CHANGES)

9. TRANSPORTATION OVERVIEW (NO PROPOSED CHANGES)

10. FISCAL IMPACT ASSESSMENT OVERVIEW (NO PROPOSED CHANGES)

11. CONCLUSION (NO PROPOSED CHANGES)



TOWN OF EDGEWOOD

Where the Mountains Meet the Plains

PLANNING & ZONING DEPARTMENT

171 A. NM 344

P.O. Box 3610

Edgewood, NM 87015

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September 24, 2021

ATTENTION:

This packet has been amended to reflect a correction in Attachment 1 under no. 9. Clarification on Evidence of Water Availability. The original document incorrectly stated, "Except in the case of a Minor Plat lot split." The revised version states, "Except in the case of 50 acre+ subdivisions of the parent parcel."

We apologize for this inconvenience.

Sincerely,

Tim Dvorak
Planning & Zoning Assistant
Town of Edgewood

John Bassett
Mayor

Sherry Abraham
John Abrams
Linda Holle
Audrey Jaramillo
Town Councilors

Wm. H. White
Municipal Judge

Juan Torres
Clerk-Treasurer

Carla Salazar
Deputy Clerk

Tim Dvorak
Code Enforcement/P&Z Assistant

Date: September 7, 2021

To: City of Edgewood Planning and Zoning Department
171-A State Rd. 344
Edgewood, NM 87015

From: Campbell Corporation
215 Cowboy Way,
Edgewood, NM 87015

RE: Update to Campbell Ranch Master Plan

We are pleased to provide the following documents to assist in the discussion and evaluation of several updates and minor revisions to the Campbell Ranch Master Plan. As we have mentioned in several calls and discussions with planning staff, the Campbell Corporation is very excited to engage in the development of the next portion of our community. Much has changed since our original incorporation into the City of Edgewood in 2002. Markets have shifted, demographics have changed and the need for housing in the city and region has likewise evolved. Additionally, and in accordance with the 2020 Comprehensive Land Use Policy of the Town of Edgewood, we find it appropriate to shift our focus away from a purely up-scale, resort-oriented community to one that welcomes a wider variety of families, diversity of housing types, greater access to the fabulous beauty and natural resources of the ranch and a wider range of recreation and wellness activities.

Attached are three documents to help explain the updates we are recommending:

Attachment 1: Campbell Ranch Master Plan Update Background and Rationale

This document walks through the reasoning behind the update revisions with a general description of those proposed. This was initially presented to staff on August 31st. Input from staff and further consideration by the company have added several additional topics and clarifications. Changes from the previous version are tracked in blue with both tracked and non-tracked versions provided.

Attachment 2: Master Plan Exhibits (Updated)

This document includes both original and updated master plan maps and statistics for comparison of changes being recommended.

Attachment 3: Master Plan Document (MPD) text revisions

This document excerpts sections from the original master plan document recommended for updating. Revised text is tracked for easy identification. An updated Development Standards Summary and Land Use and Zoning Summary are also provided.

We look forward to the opportunity to share our thoughts on the recommended updates on September 28th.

Let us know if you have any questions or if further information would be helpful.

Respectfully,

Campbell Ranch Planning & Design Team

Steve Kellenberg

Bill Watt

Bob Wilhelm

Sean O'Malley

Koichiro Nagamatsu

James Burns

Robert Gately

Attachment 1:

Campbell Ranch Master Plan Update

Background and Overview

9.7.21

Background

The February 2002 Campbell Ranch Master Plan presented a comprehensive and forward thinking framework for the 8,000+ acre community and open space reserve. The plan was based on twenty (20) key principles described in the first section of the Master Plan Document (MPD) addressing natural environment, village planning, development typologies, water conservation and transportation. Although almost two decades have passed since those principles were articulated, Campbell Ranch believes they remain sound and relevant and should continue to define the community framework as it moves toward implementation.

Certain aspects of the economy, market, and housing have however changed over that period. New housing products have evolved, the need for workforce and family housing has increased and demographic trends have highlighted the need for innovation in housing and neighborhood design, greater diversity in housing type, age-appropriate housing and more walkable neighborhoods. Greater utilization of cluster concepts will allow integrated landscape and plant biomass to function as a carbon sink and reduce the greenhouse gas impacts of the development.

The shifting market and evolving demographic context for Campbell Ranch suggests that for it to be successful in the marketplace and provide a 'best fit' for the town of Edgewood, certain minor modifications in the current master plan are appropriate and timely. Rather than focus almost entirely on an up-scale second home and resort market, it is appropriate to include more primary and family housing to increase supply of the housing most needed and allowing price points to moderate. This will better meet the need of the region, which like much of the country, is suffering from a lack of housing choice for growing and working families. Campbell Ranch is seeking to be a more diverse and inclusive community with a wider range of housing and neighborhood types.

Changes made pre-recession regarding Village 2 circulation and its village core location need to be documented and the viability of golf courses both from a market and environmental standpoint have diminished. These and other proposed refinements are not seen as major changes but minor updates within the existing construct and guiding principles of the MPD. Suggested updates fall roughly into nine categories:

1. Village 2 Circulation and Village Core Relocation

Prior to the recession, City staff supported, and the planning commission agreed to relocating the northernmost entry point into Village 2 to a position aligned with

the primary entry into the Paako community on the opposing side of Highway 14. A secondary implication of this change was the need to relocate the Village 2 Core to coincide with the adjusted arterial location. The following minor modifications are proposed:

- a. Revision of Village 2 backbone circulation to adjust for the relocation of the village northerly entry to align with Paako community entry.
- b. Relocate Village 2 Core due to the above entry relocation and realignment. This requires movement of the Mixed Use (MU) land use zone southerly to be adjacent to the new arterial entry.

2. Removal of One Golf Course and Reconfiguration of the Open Space Plan Golf as a primary amenity has decreased over the last two decades due to changing demographics, shifts in recreational attitudes, cost of development and maintenance and environmental impacts including water use. It is proposed that the southerly golf course located in Village 2 be removed from the plan and an open space concept accentuating retention of native woodland, riparian and pedestrian/open space corridors take its place. Project-wide, the total acreage of open space will remain the same though some types and amounts within respective villages may adjust. The following minor modifications are proposed:

- a. Removal of golf course from Village 2 master plan
- b. Reconfiguration of Village 2 open space system to emphasize natural open space and native tree retention rather than golf.
- c. Revised open space system to remain of equal or greater acreage than existing plan.
- d. Open space network to provide increased connectivity between parks, open space nodes and neighborhood trail networks.

3. Shift of Dwelling Units to More Appropriate Topography

The goal of shifting dwellings from hillside custom/semi-custom lots to more family and active-adult oriented housing is supported by a relocation of units from hillsides in Village 1 to the flatter, more buildable lands of Village 2. This shift will not exceed the 20% maximum village unit transfer criteria contained in the existing MPD. The following minor modifications are proposed:

- a. Within Village 1, transfer 92 acres from the Mixed Use (MU) planning area to the Medium (M) planning area. This results in a net unit reduction in Village 1 of 63 units.
- b. Within Village 2, transfer a total of 45 acres from Medium (M) planning areas B, C and D to Mixed Use (MU) planning area A. Within Village 2 transfer 47 acres from Low (L) planning area F to Mixed Use (MU) planning area A. These transfers result in a net unit increase in Village 2 of 63 units, matching the reduction in Village 1.
- c. The unit increase of Village 2 does not exceed 20% of the number of units in the existing Village 2 plan.

4. Updates in Landscape and Agriculture Strategies

Over the last several decades there has been a marked increase in organic farming, farm to table programs and access to healthy foods. In response, the Ranch is planning to pursue more agriculture within the community. The following minor modifications are proposed:

- a. It is envisioned that the open space setback area along Highway 14 become a productive organic working farm, maintaining the historic precedent of Campbell Ranch as a long term agricultural and grazing operation. Productive and environmentally responsive crops are being considered, including Agave, Vineyard, and/or stone fruit orchards.
- b. The potential exists to integrate orchard and smaller community gardens into the development pattern itself. Overall, onsite agriculture will be seen as an important and healthy landscape component of Monte Largo and the City.
- c. The natural beauty of Campbell Ranch will be accessed through the introduction of other semi-commercial landscapes as well, such as equestrian programs, hiking, mountain biking, and fishing in several small, sustainably developed water features.
- d. Sustainable water strategies will be utilized to reduce impact on potable water sources including:
 - Use of agricultural water sources for production crops and open water bodies
 - Predominance of drought tolerant and native species for open space corridor and park landscape
 - Minimal use of turf in both public and private landscapes

5. Update to Residential Standards

The current MPD text supports cluster and other concepts that allow greater integration of open space at the neighborhood scale. Site planning studies, however, have indicated current design standards in the MPD make such concepts difficult, if not impossible, to execute. Consistent with language found in Section 4., Development Standards, encouraging variable setbacks to increase plotting flexibility, several measures are proposed in this update that would allow 1) the ability to deliver on clustered housing concepts, 2) the inclusion of small-lot detached housing concepts that allow greater choice in senior and family housing, and 3) modifications that support integrated greenways within neighborhoods to allow greater auto-free pedestrian access to open space, parks and community facilities. The following minor modifications are proposed:

- a. Minimum lot sizes in **Mixed Use, Medium and Low** categories to be measured on an average, within a tract, rather than individual basis (p.55,58,62).
- b. Decrease minimum average lot size in the Medium zone from 6,500 SF to 5,500 SF (p.58).
- c. Decrease minimum average lot in the **Mixed Use (MU)** from 6,500 SF to 3,500 SF (p.62). Add a new lot size to the Development Standards Summary Table, 3,500-

5,500 SF, with corresponding criteria. Increase Maximum Lot Coverage, on same table, to allow transfer of on-lot open space to that usable by the neighborhood. Overall zone density does not increase. (p.74)

- d. Remove minimum lot widths on **Mixed Use and Medium zones** as a criterion and utilize minimum average lot size and building setback in controlling lot configuration. (p.74) Convert minimum widths on Low zones to average minimum lot widths and reduce from 90 feet to 80 feet. (p.55) Overall zone density does not increase.
- e. **Use Easements** adjacent to lot lines may be used to extend the function of the space and use by the adjacent lot owner or association. Specific use will be provided at time of detailed subdivision. (p.56, 59, 62).
- f. In the **Mixed Use (MU) zone** (p.52), front yard setbacks to be an average of 10 feet (currently 15 feet), with a minimum of 5 feet. Side yard setbacks to remain an average of 5 feet with a minimum of 3 feet (minimum building separation of 6 feet), and rear yard setbacks an average of 12 feet (currently 15 feet) with a minimum of 5 feet.
- g. In the **Medium (M) zone** (p.61), front yard setbacks to remain 15 feet (average) with a minimum of 10 feet. Side yard setbacks remain 5 feet (average) with a minimum of 3 feet (minimum building separation of 8 feet), and rear yard setbacks reduce to 15 feet (average) with a minimum of 5 feet.
- h. Allow lot size calculations to **include directly adjacent open space** greenways or other master association space (not exceeding 25' in depth). A homeowners association access and/or maintenance easement may overlay such open space.
- i. Building height in **Low, Medium and Mixed Use zones** to be measured from the upper level of a lot when grade is taken up within the lot architecturally or with retaining walls. This reduces mass grading by allowing grade to be absorbed with grade-adaptive architecture and site walls (p.55,58,62)
- j. None of the above to increase the gross average density within a land use zone.

6. Conformance with Current Zoning and Subdivision Ordinances

The provisions of the existing development standards are part of the Master Plan zoning granted by the Town of Edgewood previously under the Zoning and Subdivision Ordinance dated September 1999. Going forward the applicable Zoning and Subdivision ordinances will be those adopted January and November 2019, respectively. (p.49)

7. Clarifications for 50-acre (or greater) Subdivision(s) of Parent Parcel Plat Processing and Approval

The current MPD and Edgewood Subdivision Ordinance do not anticipate the processing of a Minor Plat, which is defined as a plat and/or lot split that does not convey development rights but is only for the purpose of creating separate legal parcels to facilitate ownership transfer. For a project the scale of Campbell Ranch such a process is both beneficial and necessary to convey subdivision-scale parcels of land from the master developer to individual guest builders. Therefore, for subdivisions of 50-acres (or greater) from the parent parcel – the following:

the parent parcel.

c. The drainage analysis required prior to approval of each subdivision map is not required on a subdivisions of 50-acres (or greater) from the parent parcel. (p.88)

d. Final determination of acreage for all drainage, greenbelt, golf, and reservoir areas will be established at the time of platting, except for a subdivisions of 50-acres (or greater) from the parent parcel. (p.75)

8. Expansion of Community Facility Programming

Many new communities around the country have expanded the types of activities and amenities included in community facilities to align with younger age groups and provide opportunity for social and neighbor-to-neighbor interaction. On Campbell Ranch community facility clusters may facilitate modest food and beverage and short stay lodging (p.88) facilities. (p.90)

9. Clarification on Evidence of Water Availability

The current plan retains water availability requirements not consistent with current city standards. Except in the case of 50 acre+ subdivisions of the parent parcel, Campbell Ranch will provide evidence of water availability consistent with the town of Edgewood current zoning and subdivision regulations. (p. 105)

The above updates and other minor refinements are included in the draft revised MPD text attached. It is the position of Campbell Ranch that these updates are within the construct of the MPD and its original Guiding Principles. Adopting these refinements in a timely manner will allow the project to proceed on a timetable taking advantage of current market momentum resulting in fresh and exciting new housing that meets the needs of Edgewood and the sub-region.

We look forward to your review, comment and additional refinements that confirm the master plan is in alignment with staff and planning commission objectives.