

North Bay at Lake Woodmoor

PUD DEVELOPMENT PLAN / FINAL PLAT

Letter of Intent

January 27, 2026



Owner:
Lake Woodmoor Holdings, LLC

Applicant:
HR Green Development, LLC



PCD File Number:
PUD252 & SFXXXX

Owner / Applicant Information

Owner:

Company: Lake Woodmoor Holdings, LLC.
Contact Person: Mr. Mike Ruebenson
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Telephone No.: (719) 314-7737

Applicant

Company: HR Green Development, LLC
Contact Person: Mr. Blaine Perkins
Email: blaine.perkins@hrgreen.com
Telephone No.: (719) 394-2430

Property Tax Schedule Nos.

The following properties are included in this development: Schedule No. 7111400007, 7111404111

Application Request

HR Green Development, LLC on behalf of Lake Woodmoor Holdings, LLC requests approval on the following applications within El Paso County.

- A PUD Development for a 6 lot single-family subdivision on 7.23 acres, at a gross density of 0.83 dwelling units per acre.
- A Final Plat for North Bay at Lake Woodmoor.

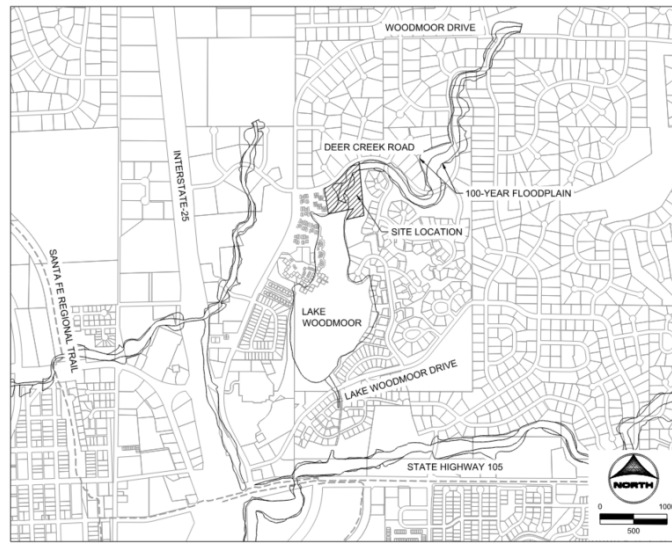
Project Description

North Bay at Lake Woodmoor is a 6 lot subdivision on 7.23 acres in El Paso County, Colorado. North Bay at Lake Woodmoor is located southeast of the intersection of Woodmoor Drive and Deer Creek Road. Deer Creek Road borders the northern property boundary of the site, and Lake Woodmoor borders the southern property boundary of the site. The site is bordered on the west by the Cove at Woodmoor condominiums and the east by open space owned by the Woodmoor Improvement Association and the Lake Woodmoor single-family residential neighborhood. Across Deer Creek Road to the north is the Woodmoor Oaks Subdivision.

A PUD Development Plan for North Bay was approved in 2020, which proposed 28 lots for a density of 3.87 dwelling units per acre. This PUD Development proposes 6 units on 7.23 acres, a density of 0.83 dwelling units per acre. This density is significantly less than the approved density of 3.87 dwelling units per acre. The approval of the previous preliminary plan expired after two (2) years due to a final plan not being approved and recorded or a time extension granted.

In addition to the 6 single family lots, one tract will be created to include private access, public & private utilities, drainage, landscaping, and provide 5.579 acres of open space, all owned and maintained by the North Bay at Lake Woodmoor HOA.

NORTH BAY AT LAKE WOODMOOR PUD PRELIMINARY PLAN

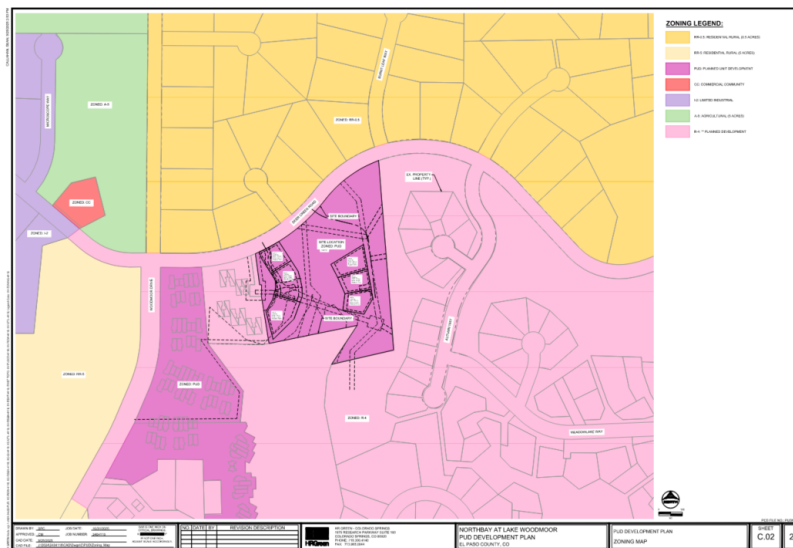


VICINITY MAP

LAND USE TRANSITION

In the context of the surrounding zonings, the site is surrounded by residential development of various densities. The proposed North Bay at Lake Woodmoor development is consistent with the surrounding gross densities to the east and north of Deer Creek Road. The site has 5.579 acres of open space to provide a buffer between the western townhome development with a higher density and single-family residences of the North Bay at Lake Woodmoor site. The existing boundary of the site is a wooded open space tract to the existing single-family residential neighborhood that provides a substantial buffer between these developments. Woodmoor Lake also provides a substantial buffer to the south of the site.

ZONING MAP



SUBDIVISION CIRCULATION & ACCESS POINTS

Proposed access to the development is provided via two full-movement private driveways with access points onto Deer Creek Road. Access A, located approximately 50 feet east of an existing residential driveway, will serve three lots. Access B, located approximately 100 feet east of Burning Oak Way via an existing gravel drive that is proposed to be a paved & gravel section, will serve three lots. The proposed private driveways are not proposed as private roads due to servicing a maximum of 3 lots or less.

SM Rocha, LLC Traffic and Transportation Consultants prepared a Traffic Generation Analysis for the North Bay at Lake Woodmoor Development. The traffic generation analysis determined that site-generated traffic is expected to create no negative impact to traffic operations for the surrounding roadway network and proposed site accesses. Analysis of site-generated traffic concludes that proposed development traffic volumes are minor.

There is an existing shared access easement (BK. 2857 PG 271) on west side of the property that provides access to The Cove at Woodmoor Condominiums adjacent to the site. The North Bay at Lake Woodmoor does not propose to utilize the shared access for access for Lots 1-3 on the proposed development due to the condition of the access, and to provide Lots 1-3 with their own private access to promote value of the properties.

FLOODPLAIN

This site is within a designated FEMA Floodplain as determined by the flood insurance rate map, community panel number 08041C0276G, effective December 07, 2018. An application for a floodplain development permit and zero rise certification is being submitted to Pikes Peak Regional Building Department (PPRBD) as part of this project for work within the floodplain.

GEOLOGIC HAZARDS

No geologic hazards were identified that we believe preclude development of the site. A Soils and Geologic Hazard Report was prepared by CTL Thompson for the PUD Development Plan for North Bay at Lake Woodmoor and is being resubmitted with application.

MINERAL RIGHTS CERTIFICATION

A mineral rights certification affidavit was submitted with the North Bay at Lake Woodmoor PUD/Preliminary Plan and Final Plat application showing that there was not a mineral estate owner on the property.

WATER

This site will be served by the Woodmoor Water and Sanitation District No.1. A commitment letter for water and wastewater is included in this submittal. Woodmoor Water and Sanitation District No. 1 has sufficient supply and infrastructure in the area to supply this development.

WASTEWATER

This site will be served by the Woodmoor Water and Sanitation District No.1. A commitment letter for water and wastewater is included in this submittal. Woodmoor Water and Sanitation District No. 1 has sufficient supply and infrastructure in the area to supply this development.

DRAINAGE

The drainage and water quality improvements associated with North Bay at Lake Woodmoor are consistent with the Final Drainage Report. Onsite drainage will generally sheet flow to the existing

drainage way through the center of the site, which drains from north to south into Lake Woodmoor. Water quality treatment is provided onsite using grass buffers to treat disturbed area from the project. A letter certifying that Lake Woodmoor has the capacity to detain developed flows from the subdivision has been provided with the Final Plat submittal. This development will not adversely impact or deteriorate improvements or natural drainageways downstream of the property.

SIGHT DISTANCE

Sight distance triangles are provided on the PUD Development Plan and there are no obstructions.

SCHOOLS

North Bay at Lake Woodmoor Lies within the Lewis-Palmer School District #38. Lewis Palmer Elementary is 1.5 miles southeast of the site, Lewis Palmer Middle School is 1 miles southwest of the site, Lewis Palmer High School is two miles south of the site, and Palmer Ridge High School is one mile north of the site.

ECOLOGIC/WILDLIFE ANALYSIS

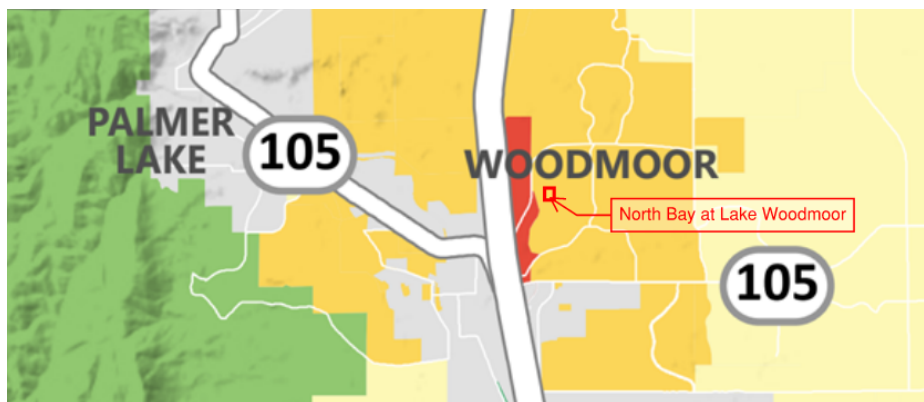
The North Bay at Lake Woodmoor property does not have any significant environmental issues and there is no known threatened or endangered species on the site. The closest PMJM critical habitat is 0.7 miles to the south, and the closest potentially occupied range is 0.33 miles south of the site.

PARKS & OPEN SPACE

The North Bay at Lake Woodmoor subdivision has a 5.579-acre open space tract located within its boundaries. This tract encompasses 77% of the land area within North Bay at Lake Woodmoor, which is substantially more land than the ten percent required for PUD Preliminary Plans.

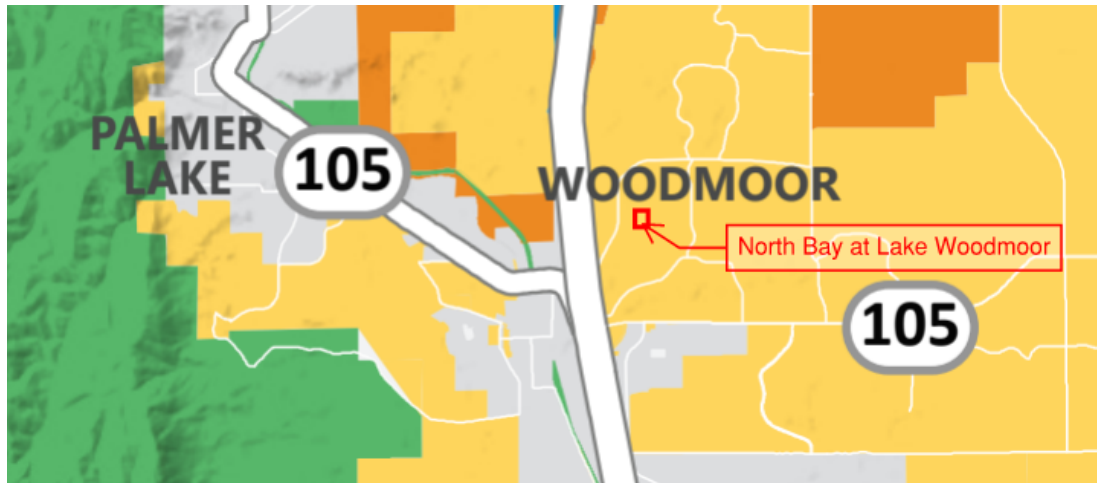
EL PASO COUNTY MASTER PLAN

Per the 2021 *'Your El Paso County Master Plan'* North Bay at Lake Woodmoor is listed as Suburban Residential placetype. The PUD Development and Final Plat for North Bay at Lake Woodmoor are both in keeping with this identified placetype and its primary land use of single-family detached residential. The proposed 0.225-acre minimum lot size conforms with the "character" of the Suburban Residential placetype.



Additionally, the North Bay at Lake Woodmoor overall subdivision lies within the minimal change: developed category for the areas of change listed in the current master plan. Per this designation, "these areas have undergone development and have an established character. Developed areas of minimal change are largely built out but may include isolated pockets of vacant or underutilized land. These key sites are likely to see more intense infill development with a mix of uses and scale

of redevelopment that will significantly impact the character of an area. For example, a large amount of vacant land in a suburban division adjacent to a more urban neighborhood may be developed and change to match the urban character and intensity so as to accommodate a greater population. The inverse is also possible where an undeveloped portion of an denser neighborhood could redevelop to a less intense suburban scale. Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character can be maintained.” The North Bay at Lake Woodmoor subdivision is set and there is little to no chance of significantly impacting the character of the surrounding area.



WATER MASTER PLAN

The El Paso County Water Master Plan (WMP) identifies eight different planning regions in the County. North Bay at Lake Woodmoor falls in Region 2 which includes the Woodmoor area. The existing central water systems in Region 2 are all located in the Monument area. Region 2 is the only region in El Paso County that is projected to have an average-year water surplus in 2060. There is existing public infrastructure on the North Bay at Lake Woodmoor site that is capable of servicing the development. A commitment letter from the Woodmoor Water and Sanitation District No 1 has been provided for this development.

Project Justification

Per Chapter 4.2.6.D, 7.2.1.D2(e), and 7.2.1.D3(f), the following criteria listed below outline the approval process for a PUD Development Plan within El Paso County. The proposed PUD Preliminary plan for North Bay at Lake Woodmoor, substantially complies with all approval criteria.

PUD ZONING

1. **THE PROPOSED PUD DISTRICT ZONING ADVANCES THE STATED PURPOSES SET FORTH IN THIS SECTION;**

The North Bay at Lake Woodmoor property is currently zoned Planned Unit Development (PUD), as approved in 2020. This application does not request a change to the existing PUD zoning designation. Rather, it seeks approval of updated zoning standards to replace those established under the previously approved 2016 PUD plan.

2. **THE APPLICATION IS IN GENERAL CONFORMITY WITH THE MASTER PLAN;**

The proposed North Bay at Lake Woodmoor PUD major amendment generally conforms to all EPC adopted plans including, 'Your El Paso County Master Plan' with an adopted date of May 26, 2021.

3. THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH THE REQUIREMENTS OF THIS CODE AND ALL APPLICABLE STATUTORY PROVISIONS AND WILL NOT OTHERWISE BE DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF THE PRESENT OR FUTURE INHABITANTS OF EL PASO COUNTY;
No elements within the proposed major amendment will be detrimental to the health, safety, or welfare of the present or future inhabitants of EPC.

4. THE SUBJECT PROPERTY IS SUITABLE FOR THE INTENDED USES AND THE USE IS COMPATIBLE WITH BOTH THE EXISTING AND ALLOWED LAND USES ON THE NEIGHBORING PROPERTIES, WILL BE IN HARMONY AND RESPONSIVE WITH THE CHARACTER OF THE SURROUNDING AREA AND NATURAL ENVIRONMENT; AND WILL NOT HAVE A NEGATIVE IMPACT UPON THE EXISTING AND FUTURE DEVELOPMENT OF THE SURROUNDING AREA;

As noted previously in the discussion of El Paso County placetypes, the proposed major amendment is fully consistent with the established character of the Suburban Residential primary use. The development pattern, density, and intended residential use align with the existing neighborhood context and reflect the prevailing development trends in the surrounding area. The proposed lot sizes are comparable to, and compatible with, those found within adjacent PUD, RR-0.5, and R-5 zoning districts, ensuring a seamless transition between the proposed development and neighboring properties. By maintaining similar scale, density, and residential character, the proposal supports neighborhood cohesion and is expected to enhance the long-term stability and value of the surrounding communities.

5. THE PROPOSED DEVELOPMENT PROVIDES ADEQUATE CONSIDERATION FOR ANY POTENTIALLY DETRIMENTAL USE TO USE RELATIONSHIPS (E.G. COMMERCIAL USE ADJACENT TO SINGLE FAMILY USE) AND PROVIDES AN APPROPRIATE TRANSITION OR BUFFERING BETWEEN USES OF DIFFERING INTENSITIES BOTH ON-SITE AND OFF-SITE WHICH MAY INCLUDE INNOVATIVE TREATMENTS OF USE TO USE RELATIONSHIPS;

There are no proposed or identified detrimental use to use relationships associated with this application that would require additional buffering or separations.

6. THE ALLOWED USES, BULK REQUIREMENTS AND REQUIRED LANDSCAPING AND BUFFER ARE APPROPRIATE TO AND COMPATIBLE WITH THE TYPE OF DEVELOPMENT, THE SURROUNDING NEIGHBORHOOD OR AREA AND THE COMMUNITY;

The proposed landscaping elements associated with the North Bay at Lake Woodmoor PUD area seeks to preserve the existing prairie and forest characteristics and further enhances this part of EPC. Additional landscaping is being proposed to provide complimentary design elements that match the surrounding landscape and neighborhoods.

7. AREAS WITH UNIQUE OR SIGNIFICANT HISTORICAL, CULTURAL, RECREATIONAL, AESTHETIC OR NATURAL FEATURES ARE PRESERVED AND INCORPORATED INTO THE DESIGN OF THE PROJECT;

There are no areas with unique or significant historical, cultural, recreational, aesthetic or natural features associated with North Bay at Lake Woodmoor.

8. OPEN SPACES AND TRAILS ARE INTEGRATED INTO THE DEVELOPMENT PLAN TO SERVE AS AMENITIES TO RESIDENTS AND PROVIDE A REASONABLE WALKING AND BIKING OPPORTUNITIES;

There are no trail connection proposed within this development. Access to the site is private to residents only.

9. THE PROPOSED DEVELOPMENT WILL NOT OVERBURDEN THE CAPACITIES OF EXISTING OR PLANNED ROADS, UTILITIES AND OTHER PUBLIC FACILITIES (E.G. FIRE PROTECTION, POLICE PROTECTION, EMERGENCY SERVICES AND WATER AND SANITATION), AND THE REQUIRED PUBLIC SERVICES AND

FACILITIES WILL BE PROVIDED TO SUPPORT THE DEVELOPMENT WHEN NEEDED;

An updated traffic analysis conducted by SM Rocha has been provided with the application. It is not anticipated that any traffic related to this filing will overburden existing or planned roadways.

10. **THE PROPOSED DEVELOPMENT WOULD BE A BENEFIT THROUGH THE PROVISION OF INTERCONNECTED OPEN SPACE, CONSERVATION OF ENVIRONMENTAL FEATURES, AESTHETIC FEATURES AND HARMONIOUS DESIGN, AND ENERGY OF EFFICIENT SITE DESIGN;**

Open space has been provided throughout the project within Tract A. A majority of Tract A is natural undisturbed open space and natural drainage channel.

11. **THE PROPOSED LAND USE DOES NOT PERMIT THE USE OF ANY AREA CONTAINING MINERAL DEPOSIT IN A MANNER WHICH WOULD UNREASONABLY INTERFERE WITH THE PRESENT OR FUTURE EXTRACTION OF SUCH DEPOSIT UNLESS ACKNOWLEDGED BY THE MINERAL RIGHTS OWNER;**

Per the affidavit that was submitted with the application there are no mineral rights associated with this property.

12. **ANY PROPOSED EXCEPTION OR DEVIATION FROM THE REQUIREMENTS OF ZONING RESOLUTION OR THE SUBDIVISION REGULATIONS IS WARRANTED BY VIRTUE OF THE DESIGN AND AMENITIES INCORPORATED IN THE DEVELOPMENT PLAN AND DEVELOPMENT GUIDE; AND**

No zoning deviations or zoning exceptions are being requested with this application. No deviations or exceptions are proposed from the subdivision regulations are being requested with this application.

13. **THE OWNER HAS AUTHORIZED THE APPLICATION.**

Yes, the owner of the property has authorized this application.

FINAL PLAT

1. **THE SUBDIVISION IS IN CONFORMANCE WITH THE MASTER PLAN;**

See above information for reference.

Removed all references to preliminary plan amendment, and referenced the pud development plan, and this note that preliminary plan is not required to be amended.

2. **THE SUBDIVISION IS IN SUBSTANTIAL CONFORMANCE WITH THE MASTER PLAN;**

The proposed Final Plat for North Bay at Lake PUD/P

Preliminary plan is not being amended at this time - it is not being required due to scope of plat (under 25 lots do not require preliminary plan)

3. **THE SUBDIVISION MEETS ALL PLANNING, ENGINEERING, AND SURVEYING REQUIREMENTS OF THE COUNTY FOR MAPS, DATA, SURVEYS, ANALYSES, STUDIES, REPORTS, PLANS, DESIGNS, DOCUMENTS, AND OTHER SUPPORTING MATERIALS;**

The proposed Final Plat application is consistent with all applicable design standards.

4. **EITHER A SUFFICIENT WATER SUPPLY HAS BEEN ACQUIRED IN TERMS OF QUANTITY, QUALITY, AND DEPENDABILITY FOR THE TYPE OF SUBDIVISION PROPOSED, AS DETERMINED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE WATER SUPPLY STANDARDS [C.R.S. § 30-28-133(6)(A)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE, OR, WITH RESPECT TO APPLICATIONS FOR ADMINISTRATIVE FINAL PLAT APPROVAL, SUCH FINDING WAS PREVIOUSLY MADE BY THE BOCC AT THE TIME OF PRELIMINARY PLAN APPROVAL;**

Yes, water sufficiency and quality has been determined and the proper documents are supplied as a part of the Final Plat application, specifically a Water Supply Memo which is the State and Board of County Commissioners Water Supply document.

5. A PUBLIC SEWAGE DISPOSAL SYSTEM HAS BEEN ESTABLISHED AND, IF OTHER METHODS OF SEWAGE DISPOSAL ARE PROPOSED, THE SYSTEM COMPLIES WITH STATE AND LOCAL LAWS AND REGULATIONS, [C.R.S. § 30-28-133(6)(B)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE; Public sewage disposal is into public Woodmoor Water and Sanitation District No. 1 sanitary sewer. A will serve letter from the district has been provided with the Final Plat Submittal and a wastewater treatment report for the project.

6. ALL AREAS OF THE PROPOSED SUBDIVISION WHICH MAY IN ANY CASE PRESENT CONDITIONS PRESENTING HAZARDS OR REQUIRING SPECIAL PRECAUTIONS AND THAT THE PROPOSED SUBDIVISION IS COMPATIBLE WITH SUBDIVISIONS ACT, C.R.S. § 30-28-133(6)(C)];

See above information the PUD Preliminary section.

Removed all references to preliminary plan section, and discussion into the text.

Preliminary section was removed and therefore cannot be referenced.

7. ADEQUATE DRAINAGE IMPROVEMENTS ARE PROPOSED THAT COMPLY WITH STATE STATUTE [C.R.S. § 30-28-133(3)(C)(VIII)] AND THE REQUIREMENTS OF THIS CODE AND THE ECM;

The Final Drainage Report and Construction Drawings within the Final Plat application demonstrate compliance with the County Drainage Criteria Manual and best practices for stormwater conveyance. Grass buffers are proposed for water quality treatment and detention is provided directly in Lake Woodmoor. A letter stating that Lake Woodmoor has capacity for this development has been provided in the Final Drainage Report.

8. LEGAL AND PHYSICAL ACCESS IS PROVIDED TO ALL PARCELS BY A RECORDABLE EASEMENT, ACCEPTABLE TO THE COUNTY IN COMPLIANCE WITH THE COUNTY ENGINEERING MANUAL (ECM);

See above information the PUD Preliminary section.

Removed all references to preliminary plan section, and discussion into the text.

Preliminary section was removed and therefore cannot be referenced.

9. NECESSARY SERVICES, INCLUDING POLICE AND FIRE PROTECTION, RECREATION, UTILITIES, AND TRANSPORTATION SYSTEMS, ARE OR WILL BE MADE AVAILABLE TO SERVE THE PROPOSED SUBDIVISION;

See above

Removed all references to preliminary plan section, and discussion into the text.

Preliminary section was removed and therefore cannot be referenced.

10. THE FINAL PLANS PROVIDE EVIDENCE TO SHOW THAT THE PROPOSED METHODS FOR FIRE PROTECTION COMPLY WITH CHAPTER 6 OF THIS CODE.

See above

Removed all references to preliminary plan section, and discussion into the text.

Preliminary section was removed and therefore cannot be referenced.

11. OFF-SITE IMPACTS WERE EVALUATED AND RELATED OFF-SITE IMPROVEMENTS ARE ROUGHLY PROPORTIONAL AND WILL MITIGATE THE IMPACTS OF THE SUBDIVISION IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF CHAPTER 8;

Off-site impacts were evaluated for stormwater drainage as well as traffic impacts. The Final Drainage Report assesses on-site and off-site areas impacted by this development and addresses mitigation required, as shown on the Grading and Erosion Control Plans and Construction Drawings. A letter from the Woodmoor Water and Sanitation District No. 1 certifying the capacity of Lake Woodmoor for the proposed development has been provided in the Final Drainage Report. A Traffic Impact Report has been provided with the Final Plat application to demonstrate compliance with the County Traffic Criteria Manual. Off-site roadways are assessed within the study and any improvements shown within the engineering design plans are included to follow the recommendations within the report.

12. ADEQUATE PUBLIC FACILITIES OR INFRASTRUCTURE, OR CASH-IN-LIEU, FOR IMPACTS REASONABLY

RELATED TO THE PROPOSED SUBDIVISION HAVE BEEN CONSTRUCTED OR ARE FINANCIALLY GUARANTEED THROUGH THE SIA SO THE IMPACTS OF THE SUBDIVISION WILL BE ADEQUATELY MITIGATED;

An SIA has been provided with the Final Plat application.

13. THE SUBDIVISION MEETS OTHER APPLICABLE SECTIONS OF CHAPTER 6 AND 8; AND

The proposed application satisfies all applicable sections of the current EPC LDC.

14. THE EXTRACTION OF ANY KNOWN COMMERCIAL MINING DEPOSIT SHALL NOT BE IMPEDED BY THIS SUBDIVISION [C.R.S. §§ 34-1-302(1), ET SEQ.]

There are no known commercial mining deposits located with North Bay at Lake Woodmoor.