

**GRANDVIEW
RESERVE
Filing 1**

**Preliminary
Plan/PUD**

Letter of Intent

August 13, 2021

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Introduction

HR Green Development, LLC, on behalf of 4 Site Investments, LLC, requests approval of this Preliminary Plan/PUD for the first filing of Grandview Reserve, generally located near Falcon between Eastonville Road and Highway 24. The total overall Grandview Reserve property consists of 768.2 acres with this PUD/Preliminary Plan submittal of Filing 1 at 189.479 acres. The Preliminary Plan/PUD proposes residential uses including an amenity center, open space connected by a trail/walkway network and an institutional parcel (potential church or similar use). Once approved this PUD will serve as the official zoning for the Filing 1 area.

2 lots for Church and recreational use

This submittal requests approval of the following applications:

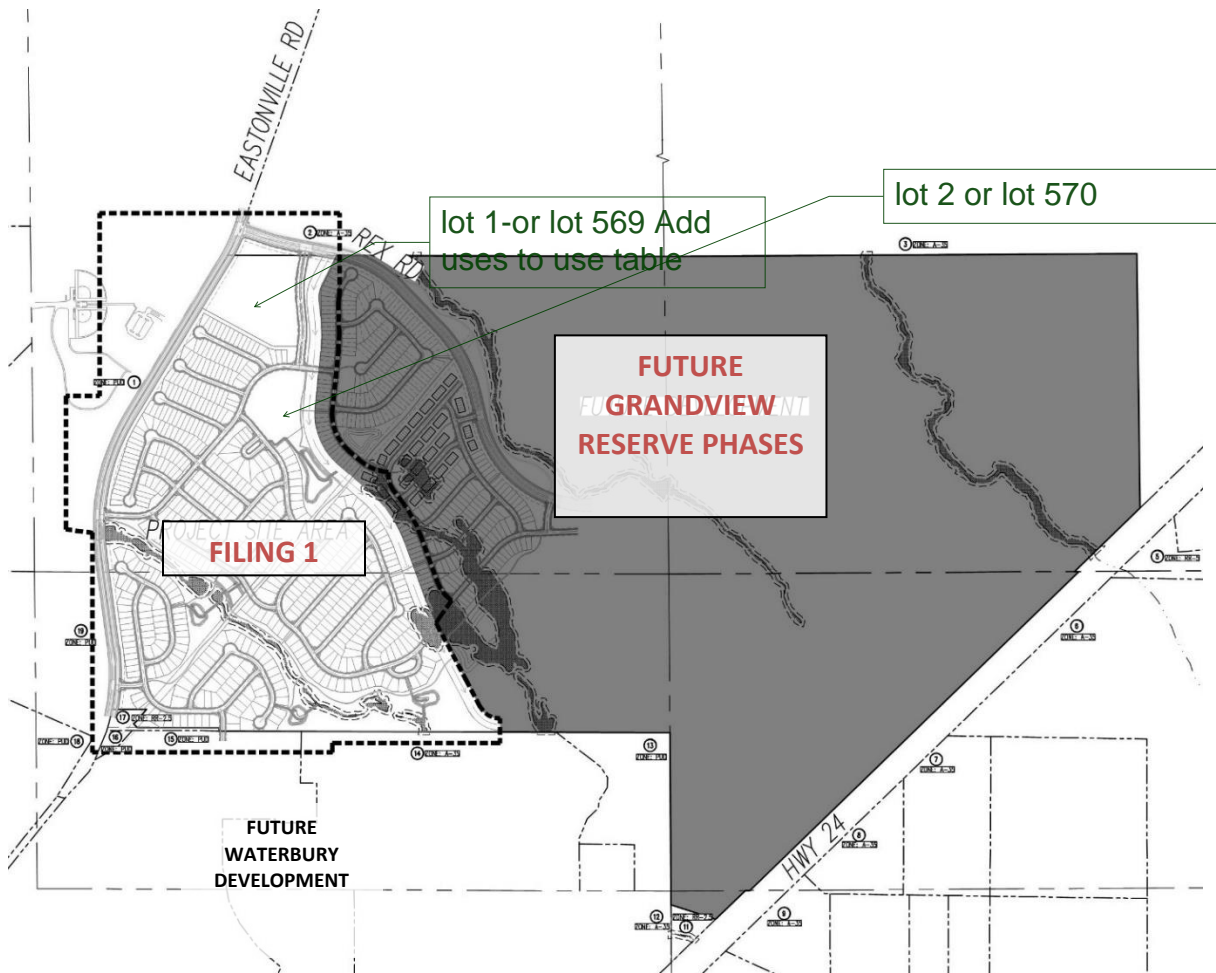
1. A site-specific PUD/Preliminary Plan for the 568 single family lots, ~~11.23~~ acres gross of institutional use, at a gross density of 3.0 dwelling units per acre.
2. Water sufficiency with the PUD Development Preliminary Plan.
3. Subsequent Final Plats to be approved administratively.

Overall Site Location and Filing 1 Area

The overall Grandview Reserve is located in the Falcon/Peyton area of El Paso County and is bounded along the north by 4 Way Ranch, along the south by Waterbury, on the east by Highway 24, and along the west by Eastonville Road. The property is generally located within the south ½ of Section 21, south ½ of Section 22, the north ½ of Section 27, and the north ½ of Section 28, Township 12 South, Range 64 West, in El Paso County, Colorado. The center of Grandview Reserve is situated at approximately Latitude 38.98541389 north, -104.55472222 east. Filing 1 is primarily on the west side of the community.

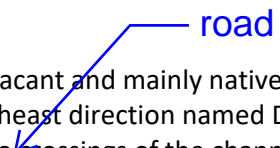


Filing 1 is located on the western portion of the overall property, adjacent to Eastonville Road and just north of the proposed Waterbury development as shown below in the exhibit.



Access to Filing 1 is available from Eastonville Road on the west (3 locations) including the Rex Road extension to the east and two access points further south of Rex Road. A southern connection in the south area of Filing 1 will be made to the Waterbury project.

Existing Features



The property is currently vacant and mainly native prairie grassland. Two drainage-ways traverse the site in a northwest to southeast direction named Drainage A and B. Drainage A remains intact with an existing wetland with no crossings of the channel to minimize disturbance to the existing natural features. Drainage B is fairly undefined and has been re-aligned as shown on the plans to control stormwater runoff. The wetlands analysis identifies potential wetland areas on the property, some of which are isolated and are likely non-jurisdictional by the Army Corps of Engineers. The determination of those wetlands is currently in process. An existing gas easement is located in the center of Filing 1 traversing from the southwestern corner of the property in a northeastern direction. This easement will also serve as a trail corridor for the community.

Proposed Land Use and PUD Zoning

Filing 1 of Grandview Reserve is proposed for PUD zoning. Per El Paso County Code the purpose of a PUD zone is to have a “versatile zoning mechanism to encourage innovative and creative design and to facilitate a mix of uses including residential, business, commercial, and industrial, recreation, open space, and other selected secondary uses”. This Filing 1 requests PUD zoning to allow for a versatile zoning mechanism encouraging a creative master plan that aligns with the following objectives of the County’s Code.

- *To permit adjustment to changing public and private needs and to foster the ability to provide development patterns which are more compatible with and effective in meeting such needs;*

The proposed development pattern and proposed residential and institutional use is meeting a need in this region of El Paso County for more affordable housing choices.

- *To improve the design, character and quality of new development with flexibility by varying lot size, building heights, setback controls and other site development requirements;*

This project improves the quality of new development by providing various lot sizes, setbacks and other site development requirements per the PUD submittal

- *To encourage innovations in residential development so the growing demands of the population may be met by greater variety in type, design, and layout of buildings including mixed use and traditional neighborhood design and by the conservation and more efficient use of open space ancillary to said buildings;*

This is a well-designed master plan for the entirety of the Grandview Reserve project with a variety of land uses. Filing 1 meets the intent of the approved Sketch Plan that demonstrates the mix of uses and significant open space that is efficient and connected throughout the community and within in Filing 1.

- *To encourage more efficient use of land services reflecting changes in the technologies and economies of land development;*

The proposed Filing 1 area is efficiently designed and meets as growing need for these types of residential uses.

- *To provide housing of all types and designs to be located in proximity to employment and activity centers such as shopping, recreational, and community centers, healthcare facilities, and public transit;*

Multiple housing types will be provided in Filing 1 and future phases of Grandview Reserve. In the future commercial uses (shopping, etc.) will be constructed on the east side of Grandview Reserve providing close proximity to these services in the future.

- *To achieve development economies to minimize impacts on existing infrastructure and to encourage the most efficient use of public infrastructure while limiting the costs of providing services and to reduce the burden on existing streets and utilities by more efficient development;*

Filing 1 has been designed to provide efficient public infrastructure layouts internal to the overall Grandview site and Filing 1 specifically.

- *To promote layout, design and construction of development that is sensitive to the natural land form and environmental conditions of the immediate and surrounding area, including scenic vistas, natural features and environmental resources;*

Not many natural features exist on the property, however wetlands occur within Drainage A and have been preserved as a large open space corridor.

- *To ensure that provision is made for beneficial open space, to provide for active, usable open spaces, and to preserve open areas;*

Significant open space and amenities are provided within Filing 1 and ultimately for the entire project. Trails and open space are interconnected through this first filing which provide connections to the Amenity Center, Falcon Regional Park and future parks and open space for Grandview Reserve.

- *To encourage integrated planning systems to achieve the objectives of and to otherwise implement the stated purpose and intent of this Code and the Master Plan;*

As provided in this document this proposed project achieves many of the objectives, purpose and intent of the Code and newly approved El Paso County Master Plan.

- *To create an integrated and fixed set of land use controls which allow multiple and mixed uses in one coordinated development; and*

Filing 1 provides Institutional and Residential land uses, as well as an Amenity Center, parks and open space. Future phases of Grandview Reserve will provide additional mix of uses such as a school, attached residential, low and medium density residential and commercial adjacent to Highway 24.

- *To establish a basis for vested property rights for multi-year projects.*

The overall Grandview Reserve project is a master planned community that will take many years to develop. This project provides a well-planned area of the County with vested property rights that will allow the project to be planned carefully and well implemented ensuring a long term successful community.

This project meets many of the objectives outlined above and therefore requests PUD zoning including residential densities (up to 4 du/ac) and institutional (i.e. potential church or school or similar use). Filing 1 will also contain an amenity center, open space, trails, and pocket parks. The proposed land use breakdown is as shown on the cover sheet of the submittal plans and aligns with the approved Sketch Plan for this property.

The following land uses are proposed for Filing 1.

Residential Land Use:

Filing one is primary residential land use with lot sizes of 50' wide and 60' wide lots. The maximum number of residential units allowed per the approved Sketch Plan is 4 units/acre and this application is under that density limit at approximately 3 du/ac gross.

Institutional: *i think there is a second lot for a health center or rec center that needs to be identified*

One parcel (northwest corner of Filing 1) is planned for institutional uses. While planned for a potential church other potential uses are provided on the submittal plans.

Amenity Center, Parks and Open Space:

A system of parks, open space, trails and an amenity center is planned throughout the Filing 1 neighborhood that ultimately will connect to the overall open space and network for the entire Grandview Reserve community. Two open space corridors (Drainage A and B) and the gas line easement serve as the open space backbone that will include some trail corridors that connect to pocket parks.

only one is identified on the tract table



Once all completed this will allow residents to circulate internally and provide a potential connection to Falcon Regional Park (northwest of this subject site) and eventually to the existing Rock Island trail along the eastern boundary of the project. Over 27% of the site (Filing 1) is proposed in open space. The 5.4 acre Amenity Center is centrally located to serve this Filing and future filings to the east.

This shall be a lot as it will need a building permit

Traffic and Access

For detailed information, please see the Master Traffic Impact Analysis prepared by LSC Transportation Consultants, Inc. Primary access to Filing 1 will be via Eastonville Road on the west side of the subject site. The PUD/Preliminary Plan identifies the proposed alignment for the new Rex Road from Eastonville to the primary entrance to Filing 1. Two other access points are provided on Eastonville Road and additional access is provided to the south connecting to the future Waterbury development. See the Traffic Study provided by LSC for more detailed information.

Utilities

The Wastewater infrastructure collection system will be installed by Grandview Reserve Metro District (GRMD). GRMD will tie into an existing wastewater system that connects to the Cherokee Metropolitan District (CMD) Wastewater Treatment Plant where it is treated and used to recharge the alluvial aquifer. Filing 1 and future Filings will ultimately connect to two lift stations that will be tributary to the CMD treatment facility.

The Water infrastructure will be installed by Grandview Reserve Metro District (GRMD). The system will consist of a series of approximately four aquifer wells that will collect and deliver raw water to the on-site Water Treatment Plant operated by GRMD. The water will be treated and stored within a water tank that will delivery potable water to the distribution system, installed by GRMD. The system will be designed to deliver potable domestic water and fire flows. The water system will initially be exclusive to the development, but per the El Paso County Water Plan guidance, future connections will be explored to create local redundancy in the event of a shutdown or catastrophic event to a neighboring system

The Storm Sewer network will be located within each subbasin, providing collection to each drainage facility where water quality and flood attenuation treatment will occur prior to discharge to the drainage channels

Summary of utility providers:

- Black Hills Energy will provide natural gas service
- MVEA Inc. will supply electric service
- GRMD will be the water supplier
- CMD is willing to serve this development for wastewater collection

will serve not willing ; your requesting a finding

Drainage

As part of the Master Development Drainage Plan, two main existing drainageways will be modeled and stabilized to support the development. A supplementary preliminary drainage report is provided for Filing 1, which includes full spectrum detention needs for the property. The Drainage A corridor is fairly well defined and intended to incur minor modification in order to preserve its natural state. Fragmented Drainage B is proposed to be realigned as a naturalized stream in order to be incorporated in the open space areas and trail system to enhance the community features and enhance the amenities of the development.

Grandview Reserve Metropolitan Districts

Grandview Reserve Metropolitan District will be formed to provide bonding to fund construction of the roads, utility infrastructure, waterways/wetlands, parks and trails for Filing 1. For the ongoing maintenance of those facilities that are not dedicated to the County, a Sub-District will be formed to provide on-going services for those facilities/areas. Grandview Reserve Metropolitan Districts will provide water and Cherokee Metropolitan District to provide sewer. Refer to the water resource and wastewater report for the will serve letters from the Districts.

there is more than 1 subdistrict which will do what for the development?

Potential Impacts

The following narrative addresses potential impacts to the site or surrounding area or lack of impact.

Water Pollution

Grandview Reserve Filing 1 proposes primarily residential uses, institutional, an amenity center, open space and trail uses, which will include water capture and detention facilities, water quality treatment (that meets the ECM). As designed the intent is to avoid water pollution as the stormwater facilities should adequately address urban runoff into drainageways and ultimately water resources. These facilities will be designed to comply with local, state and federal guidelines.

Air Quality

Air quality should not be impacted negatively. The proposed extension of Rex Road will provide a more convenient and shorter travel time to employment for future residents of Grandview Reserve, as well as for residents of existing surrounding neighborhoods once Rex Road ultimately connects to Highway 24. Filing 1 constructs the first leg of this important east-west transportation route for the County. This should reduce congestion on existing roads and will lessen air pollution for the area. Additionally, this community has plentiful parks, trails, and open space that should help reduce air pollution by providing opportunities for pedestrian or bike travel versus vehicular travel to these features.

Noise Pollution

The residential uses located adjacent to Eastonville Road have been planned to minimize the number of lots backing on to this major road and with the easement there is significant separation of the residential homes from the actual road. A fence may be located along this edge to further assist with sound mitigation.

easement or tract buffer? what is the depth?

Water

The proposed residential development is not a source of water pollution.

this is zoning and it is to be a recorded PUD if approved. Are you committing to a fence or no? If so provide the detail in the PUD plan set. Did a sound study require a fence?

Vegetation

Please refer to the Natural Features and Wetland Report by Ecosystems Services, LLC for detailed information. The majority of the site is vegetated by native prairie grass, with potential wetland plants in the drainages and adjacent riparian areas. There are no federally threatened or endangered plant species on the property however the project area has not been surveyed for Ute-ladies-tresses orchid (ULTO) and as grazing ceases an action plan to address and survey for ULTO will be required. No action plan for ULTO is required under the law per direction of the USFWS (refer to the environmental study). Weeds observed on-site were nominal and included three List B noxious weed species and one List C noxious weed species.

some of

Given that the project will preserve the on-site drainages and adjacent open space buffer area, there is good potential to improve native vegetation by:

1. Creating a habitat restoration and management plan for the drainages and Open Space areas that will be taken over and implemented by the Metropolitan District following construction;
2. Increasing native vegetation in the disturbed shortgrass prairie areas by seeding with native species;
3. Including requirements in the Codes, Covenants and Restrictions (CCRs) to preserve native vegetation and minimize non-native landscaping and irrigation;
4. Implementing a stormwater management plan and preparing a natural channel stabilization plan for all drainages; and
5. Implementing an integrated noxious weed management plan that that:
 - a. Begins at construction mobilization and continues through construction;
 - b. Introduces biological control agents for weed control (as feasible);
 - c. Prohibits importation of fill dirt and landscaping material unless they are certified as weed free;
 - d. Is managed and implemented by the Metro District and/or Homeowners Association following construction; and
 - e. Is managed within the individual lots by each homeowner and is enforced through covenants.

Wetland Habitat and Waters of the U.S.

Please refer to the Natural Features and Wetland Report by Ecosystems Services, LLC for detailed information. The wetland determination is currently in process with the Army Corp of Engineers. Drainage A contains the potential wetlands entirely in the open space corridor. Drainage B area is somewhat undefined and therefore has been re-aligned to better control runoff through this community. The drainages and open space riparian buffer areas will be planted with multi-story palette of native upland and riparian species to supplement the regrowth and regeneration of previous woody vegetation, provide shading to regulate pH and water quality, and assist in stabilizing the streambanks.

Wildfire

The Site is comprised entirely of herbaceous prairie and wetland vegetation designated as “Low Hazard – Non Forested” and has no forested (high hazard) areas. Therefore, it is not subject to the wildland areas requirements and does not require the preparation of a Wildland Fire and Hazard Mitigation Plan.

Wildlife

Species that occur in wetland and riparian habitat are expected to benefit from the habitat restoration and management plan for the drainages and Open Space. Implementation of the stormwater management plan will assist in protecting water quality in the drainages to ameliorate development impacts on aquatic wildlife species. Many shortgrass prairie specialist species avoid areas with buildings, overhead power lines, and trees; thus, the project is expected to have the most significant negative impact on these species; however, effects may be ameliorated by improving native vegetation in the disturbed shortgrass prairie areas (refer to Vegetation section above). Additional measures to reduce impacts to wildlife include:

1. Limiting the use of herbicides, pesticides, and fertilizers;
2. Minimizing the installation of fencing; and when fencing is needed, use wildlife friendly fences or include specific wildlife crossings along fence lines.
3. Designing road crossing over the drainages to enable wildlife underpass and allow use of the drainages as movement corridors to reduce collisions with vehicles.

4. Managing pets to avoid conflicts with wildlife.

Floodplains:

The property contains portions of floodplain as shown in the FEMA Flood Insurance Rate Maps 08041C0556G and 08041C0552G effective December 7, 2018.

Soil Hazards and Geologic Information:

The Soils and Geology Report prepared by Entech identifies geologic conditions that occur on the property. The site was found to be suitable for development with appropriate mitigation and avoidance.

Pre-existing watercourses or bodies of water:

The existing drainage corridors are fairly well defined for Drainage A and are respected in the PUD Preliminary Plan. Drainage B will be realigned and defined as a channel as currently that is not the case in the existing condition. Within this corridor, the plan incorporates the drainage and detention into a trail and open space corridor. The Wetlands Analysis undertaken by Ecosystem Services, LLC identifies these two as non-jurisdictional wetlands. Consequently, any project impacts on the non-jurisdictional wetlands are not likely to require a permit under Section 404 of the Clean Water Act.

Identification and location of sites of historical or archeological interest sites or of natural or scenic importance:

There are no known sites of historical or archeological interest within the Filing 1 area. There are no known sites of natural or scenic importance on the property.

Social Impacts

The proposed Preliminary Plan/PUD for filing 1 provides the opportunity for a range of housing product at a variety of price points. This will provide housing for varying demands and lifestyle options, which will ensure that the proposed housing is both attractive to and attainable by a variety of purchasers, including first-time buyers, families, and empty-nesters. The proposed open space, parks, and trail system will create an active community that will be beneficial to the health and wellbeing of County residents, both within and outside Grandview Reserve. The proposed Amenity Center will be the central focal point of the neighborhood and will provide a venue for recreational activities, social events, and community entertainment. This will help to provide a strong and connected community, which will have a positive social impact on this part of the County.

Jurisdictional Impact - Districts serving Filing 1 of Grandview Reserve

- Grandview Reserve Metropolitan Districts (proposed).
- Mountain View Electric Association Inc. (MVEA) will provide electric service to the property. A Will Serve letter is provided with this application.
- Falcon Fire Protection District will provide fire protection. A Will Serve letter is provided with this application.
- Peyton Fire Protection District will provide the emergency services to the property. A Will Serve letter is provided with this application.
- Peyton School District will serve the property and a potential elementary school site is provided on the Sketch Plan.
- El Paso County Conservation District
- Upper Black Squirrel Ground Water District
- Pikes Peak Library District

- Cherokee Wastewater District (sewer service)
- Grandview Reserve Metro Districts (water service)
- Black Hills Energy (Natural Gas Service)

Filing 1 – PUD Review Criteria and Project Justification

The review criteria for approving the PUD Plan per El Paso County Code is listed below. The proposed Preliminary Plan/PUD for Filing 1 of the Grandview Reserve project meets these criteria as follows.

Note: Narrative italic and quotes below is directly from the County’s Code and narrative in bold is the applicant’s comments addressing each item.

PUD Plan Review Criteria Chapter 4.2.6.D

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

The proposed residential meets the intent of the PUD zone (and the approved Sketch Plan) by providing residential land use and lots (50’ and 60’ wide) which provides a transition from areas west of this property (Eastonville Road corridor) to potential future smaller lots (duplex, 40’ wide lots and townhomes) that are planned for future phases east of this Filing. This filing also includes an institutional use (also shown on the approved sketch plan) and an amenity center. The proposed PUD zoning advances the stated purposes set forth in this section and the newly approved County Master Plan

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

The development is consistent with the intent of the new County Master Plan as described below. The underlined portions are elements of the Master Plan that this project meets or exceeds. Narrative in italic is directly from the Master Plan and the applicant comments are in bold.

Vision – *The Master Plan states “Connectivity will be critical to future prosperity in El Paso County. Strengthening east-west connections and creating alternative north-south routes will improve travel within the County”*

The Grandview Project will help create a key transportation connection from Eastonville Road to Highway 24

Housing – **This project will provide additional housing at various densities in an urbanizing area.**

Land Use & Development

Core Principle: Manage growth to ensure a variety of compatible land uses that preserve all character areas of the County.

Goal 1.1 - Ensure compatibility with established character and infrastructure capacity.

Goal 1.2 - Coordinate context-sensitive annexation and growth strategies with municipalities.

Goal 1.3 - Encourage a range of development types to support a variety of land uses.

Goal 1.4 - Continue to encourage policies that ensure “development pays for itself”.

This project is compatible with the established character of this growing part of the County. For example, Meridian Ranch is immediately west and this proposed Filing 1 (and future

phases) are similar in use, style and density.

2021 Master Plan Element: Housing & Communities

Core Principle: Preserve and develop neighborhoods with a mix of housing types.

Goal 2.1 - Promote development of a mix of housing types in identified areas.

Goal 2.2 - Preserve the character of rural and environmentally sensitive areas.

Goal 2.3 - Locate attainable housing that provides convenient access to goods, services, and employment.

Goal 2.4 - Support aging-in-place housing options to meet residents' needs through all stages of life.

This project proposes a mix of housing types in Filing 1 and ultimately for the overall project with multiple residential products, school, parks, amenity centers, and commercial land uses which will meet the needs of future residents. Due to the mix of housing products this project will provide attainable housing for future residents.

2021 Master Plan Element: Transportation & Mobility

Core Principle: Connect all areas of the County with a safe and efficient multimodal transportation system.

Goal 4.1 - Establish a transportation network that connects all areas to one another, emphasizing east-west routes, reducing traffic congestion, promoting safe and efficient travel.

Goal 4.2 - Promote walkability and bikability where multimodal transportation systems are feasible.

Goal 4.3 - Foster transit-supportive development and coordinate to expand public transportation options.

Goal 4.4 - Develop a sustainable funding mechanism for transportation infrastructure and maintenance.

This project provides the first leg of Rex Road from Eastonville going to the east. Ultimately Rex Road will be connected to Highway 24 providing a key east-west transportation route that is needed in this region. Internally to Filing 1 and for the entire Grandview Reserve project this community provides a well-planned transportation network. The open space and trails promotes walkability.

2021 Master Plan Element: Community Facilities & Infrastructure

Core Principle: Continue to coordinate with local and regional agencies to provide well-managed, high-quality community facilities and services.

Goal 5.1 - Coordinate with agencies to provide high-quality community facilities, services, and infrastructure to enhance quality of life.

Goal 5.2 - Improve the effectiveness of public safety through coordination, funding, and planning.

Goal 5.3 - Ensure adequate provision of utilities to manage growth and development.

Goal 5.4 - Use best management practices to protect water quality, conserve water, minimize impacts of flooding, and beautify El Paso County.

This project is providing best management practices to protect water quality and minimize impacts of flooding. Filing 1 is also providing an Amenity Center that will provide a critical community facility for these residents.

2021 Master Plan Element: Recreation & Tourism

Core Principle: Maintain and expand the County's recreation and tourism options.

Goal 7.1 - Support high-quality, sustainable outdoor recreation as a key amenity for residents and visitors.

Goal 7.2 - Explore projects, programs, and initiatives for enhancing tourism in unincorporated areas.

Goal 7.3 - Plan for and provide a variety of parks, trails, and open space within the region.

Grandview Reserve, and Filing 1 specifically, provides quality outdoor recreation with the amenity center, parks, open space and trails. Ultimately the entire Grandview Reserve will provide significant open space and parks for future residents that is well connected to the Filing 1 area and the entire community.

Environment & Natural Resources

Core Principle: Prioritize and protect the County's natural environment.

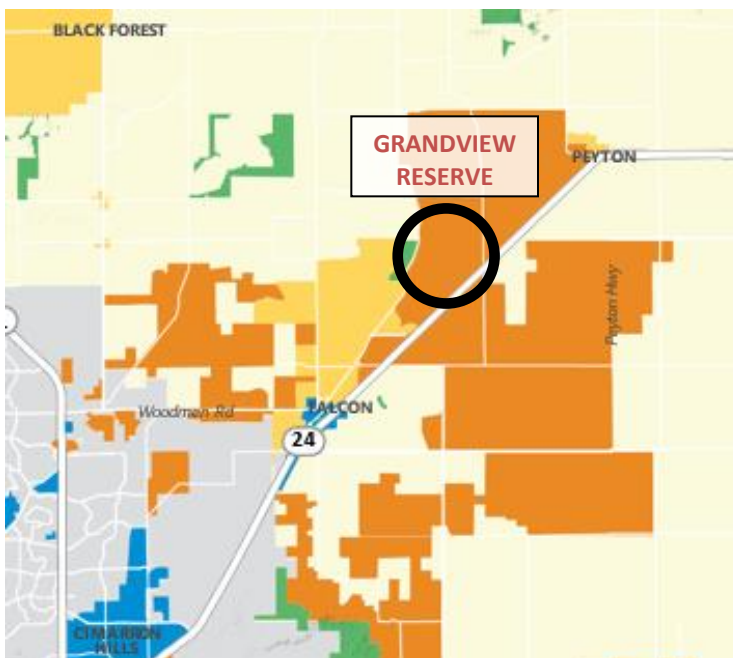
Goal 9.1 - Consider the environmental impacts related to natural resource conservation, air quality, water quality, wildlife habitat, and waste management during any planning process.

Goal 9.2 - Promote sustainable best practices with regard to development and infrastructure

This property has minimal natural natural resources with the exception of a potential wetland that is preserved within Drainage A.

2021 El Paso County Master Plan - "Area of Change"

Per the Master Plan this subject site falls within the "Area of Change" for new development (dark orange color on exhibit below) which is planned for suburban and urban growth.



The Master Plan further states:

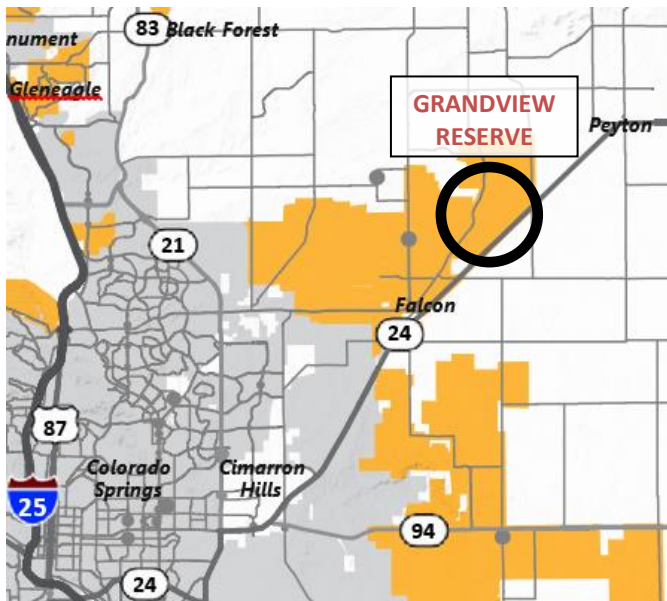
"These areas will be significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural areas. Undeveloped

portions of the County that are adjacent to a built-out area will be developed to match the character of that adjacent development or to a different supporting or otherwise complementary one such as an employment hub or business park adjacent to an urban neighborhood.”

This Filing 1 area is adjacent to the last phases of the Meridian Ranch project and therefore this project is a natural extension of development trends from west to east. Since this proposed Filing 1 falls within the Area of Change for new developments it is consistent with the 2021 Master Plan.

2021 El Paso County Master Plan - Suburban Residential Placetype

Per the 2021 Master Plan this subject site and Filing 1 specifically falls within the Suburban Residential Placetype (orange color on the exhibit below).



The Master Plan describes Suburban Residential as:

“Predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area....This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern.”

The proposed Filing 1 of Grandview Reserve meets the description and intent of the Suburban Residential placetype. The Master Plan states there are Primary and Supporting Uses in this placetype as follows:

Primary

- Single-Family Detached Residential with lots sizes smaller than 2.5 acres per lot, up to 5 units per acre

Supporting

- Single-family Attached and Multifamily Residential
- Parks/Open Space
- Commercial Retail and Commercial Service

- *Institutional*

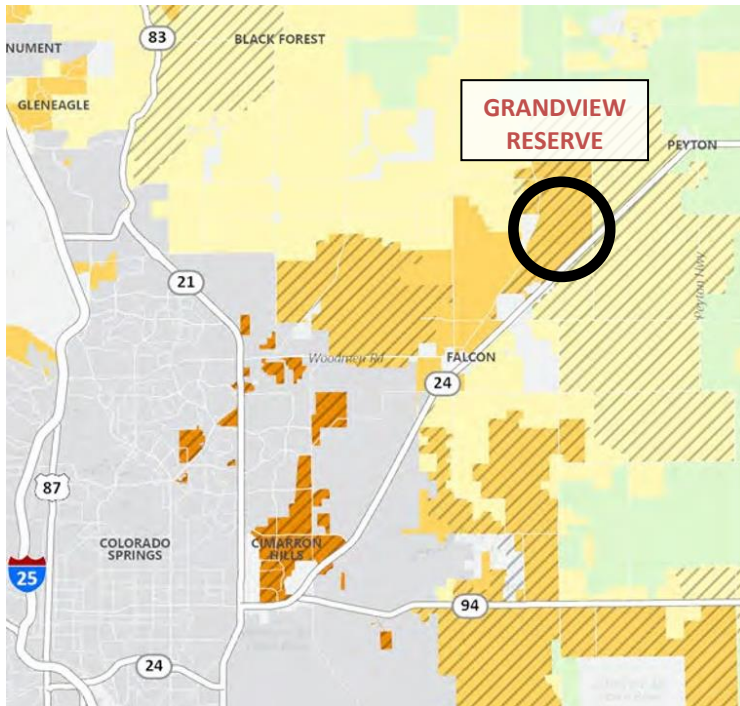
This proposed Filing 1 is Single Family Detached Residential that is less than 4 units per acre therefore fitting well within this placetype. Filing 1 of Grandview Reserve also aligns with the Primary and Supporting uses as Parks/Open Space and Institutional uses falls within the elements of the Suburban Residential description.

2021 El Paso County Master Plan - Priority Development Areas

The Master Plan states:

“This framework identifies specific locations throughout the County that should be prioritized first for new residential development to help accommodate growth”.

Filing 1 of Grandview Reserve falls within the “Suburban Residential” and “Urban Residential” areas including the “Priority Development Areas”. Therefore, this proposal meets the intent of the 2021 Master Plan.



2021 El Paso County Master Plan - Highway 24 Area

The Master Plan describes the “Highway 24” area as already growing and that the area along the Highway 24 corridor “should not be set aside for Large-Lot Residential alone”. The

Master Plan further states:

“Falcon, and the surrounding area, is already growing, with the majority of homes being developed in the last two decades. The amount of vacant land along Highway 24 should not be set aside for Large-Lot Residential alone. Just as with the proposed Large-Lot Residential in this part of the County, proximity to Highway 24 and availability of central services is another benefit to expanding suburban development. The corridor provides important access south to Colorado Springs”.

- *To sustain Falcon’s growth momentum, the County should continue to prioritize Suburban Residential in this area. Doing so would match the community’s existing character and utilize available land to accommodate a*

sizable portion of the County's expected population growth without negatively impacting adjacent areas.

Therefore, Grandview Reserve and specifically Filing 1 meets the general intent of this Master plan core idea as it proposes Suburban Residential uses and densities consistent with the plan.

2021 El Paso County Master Plan - Housing Mix

Regarding housing mixes the County Master Plan states:

"Housing variety provides multiple options to support residents regardless of income, house-hold size, and age. Providing an equitable mix of housing can ensure the viability of El Paso County as a home for all."

This statement aligns well with the Grandview Reserve project as with a project of this size, a large variety of housing types are proposed. Filing 1 (the first phase of Grandview Reserve) proposes 50' and 60' wide lots and future phases include duplex (paired units), townhomes and various other residential and non-residential uses.

2021 El Paso County Master Plan - Affordability

The Master plan states:

Like many growing communities across the United States, housing affordability is an issue in El Paso County. With significant estimated growth over the next three decades, the County will undoubtedly have to continue addressing this issue. Since this Master Plan addresses unincorporated areas, the recommendations regarding affordability do as well.

The County Master plan further describes the need for attainable and more affordable homes which typically translates to smaller lots and homes instead of large estate lots. Grandview Reserve and specifically Filing 1 aligns with this goal of proposing smaller lots that are in a more affordable range rather than large estates lots that promote urban sprawl and high prices of homes un-affordable to most residents.

- 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;**

Per El Paso County Code the purpose is to preserve and improve the public health, safety, and general welfare of the residents and businesses of El Paso County. This well-planned community will provide an additional housing options of various sizes (50' wide and 60' wide lots for Filing 1) in a location that is appropriate for more urban or higher density residential development. It will also provide an amenity center for residents and institutional use is planned in the northwest area of Filing 1 which is tentatively planned for a church. The proposed PUD standards and Preliminary Plan will not be detrimental to the health, safety or welfare. The documents will be reviewed and approved by County staff so a thorough review of the proposed PUD standards will completed.

- 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;**

The overall property (and specifically filing 1 area) is suitable for the intended uses as it is for residential and institutional per the approved Sketch Plan. Also, the use is compatible with both the existing and allowed land uses on the neighboring properties which are PUD to the west, PUD to the South (Waterbury) and the Grandview Reserve property to the east is planned to be PUD zoning with logical land use transitions. West of Filing 1 and Eastonville is currently vacant but planned for residential uses and a school southwest of this area. North of Filing 1 is currently vacant. This community, once built, will be in harmony and responsive with the character of the surrounding area. With the natural environment, Drainage A contains wetlands (non-jurisdictional) that are being protected in a permanent open space corridor. Drainage B area is relatively undefined and therefore this proposed development will create a naturalized drainage corridor that is more defined to control runoff. Trails and native vegetation will be placed along the corridor creating an amenity for future residents.

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;*

Filing 1 of Grandview Reserve provides adequate consideration for potentially detrimental use to use relationships. For example, the institutional use provides a buffer on the south side of the parcel and on the east there is the main entry and a drainage corridor which all serve as a buffer to the proposed residential uses. Off-site to Filing 1 to the west and south is PUD zoning and east is future phases of Grandview Reserve which will provide appropriate land use transitions as show on the approved Sketch Plan.

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

The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development that is proposed for Filing 1. The proposed residential has been designed to be compatible with the residential in the region. As described previously the proposed PUD zoning aligns well with the surrounding PUD zoning. Lastly, trail connections, sidewalks, pocket parks and amenity center are designed to meet the needs of the residents.

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

Drainage A contains wetlands which have been preserved within an open space corridor. Drainage B is channelizing a currently undefined drainage corridor that will be landscaped with native vegetation. There are no other significant natural physical features in the Filing 1 area.

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;*

Significant open spaces and trails are integrated into the plan to serve as amenities to residents and provide a reasonable walking and biking opportunities. Trails connect the

open space, pocket parks and amenity center throughout Filing 1 and in the future to the entire community.

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;*

The proposed Grandview Reserve Filing 1 development will require improvements to roads, utilities and other public facilities such as water and sanitation. This development proposes to construct some of those improvements such as:

- **Rex Road extension**
- **Internal collector and local streets**
- **Amenity center**
- **Parks**
- **Open space**
- **Trails**

Therefore, the required public services and facilities will be provided to support the development when needed and as development occurs. The proposed location and design of the public improvements provide adequate services and minimize negative impacts. Water and sanitary sewer service are to be provided by Cherokee Metropolitan District. Mountain View Electric Association Inc. and will provide electric and Black Hills Energy will provide natural gas services to the Filing 1 respectively. The required Will Serve letters, including fire protection, are included with this submittal.

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 EFFICIENT SITE DESIGN;*

The proposed trails provide connections to this development and the surrounding future residential uses. Filing 1 and the future phases of Grandview Reserve provide interconnected open space and a harmonious design. The trail system will provide a good connection internally and externally to the County regional park immediately to the west.

11. *THE PROPOSED LAND USE DOES NOT PERMIT THE USE OF ANY AREA CONTAINING A COMMERCIAL 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;*

The site does not contain any mineral rights.

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

There is a deviation request for Rex Road that is being submitted separately from this submittal.

13. THE OWNER HAS AUTHORIZED THE APPLICATION.

Authorization has been provided.

PUD Preliminary Plan Review Criteria Chapter 4.2.6.E

1. THE PROPOSED SUBDIVISION IS IN GENERAL CONFORMANCE WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE MASTER PLAN;
The development is consistent with the intent of the Master Plan as described previously in this narrative.
2. THE SUBDIVISION IS CONSISTENT WITH THE PURPOSES OF THIS CODE;
This project is consistent with the purposes of the County Code. The stated purpose of the Code is to preserve and improve the public health, safety, and general welfare of the citizens and businesses of El Paso County. This proposed Filing 1 aligns with many aspects of the current code and proposed PUD standards as part of this submittal are not detrimental to the public health, safety and welfare of the citizens.
3. THE SUBDIVISION IS IN CONFORMANCE WITH THE SUBDIVISION DESIGN STANDARDS AND ANY APPROVED SKETCH PLAN;
Proposed Filing 1 is in conformance with the approved Sketch Plan as described previously. Land uses and proposed densities meet the intent of the approved Sketch Plan. The subdivision design standards are met except where modified by this PUD submittal.
4. 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;
Cherokee Metro District has a sufficient water supply to support this development.
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.
Cherokee Metro District will serve the project and has sufficient capacity. Public sewage disposal is addressed in the submittal documents.
6. ALL AREAS OF THE PROPOSED SUBDIVISION, WHICH MAY INVOLVE SOIL OR TOPOGRAPHICAL CONDITIONS PRESENTING HAZARDS OR REQUIRING SPECIAL PRECAUTIONS, HAVE BEEN IDENTIFIED AND THE PROPOSED SUBDIVISION IS COMPATIBLE WITH SUCH CONDITIONS. [C.R.S. §30-28-133(6)(C)];
The geologic conditions encountered at this site are relatively common to the immediate area and mitigation can be accomplished by implementing common engineering and construction practices. None of these conditions are anticipated to preclude the proposed development.
7. ADEQUATE DRAINAGE IMPROVEMENTS COMPLYING WITH STATE LAW [C.R.S. §30-28-133(3)(C)(VIII)] AND THE REQUIREMENTS OF THIS CODE AND THE ECM ARE PROVIDED BY THE DESIGN;
Drainage improvements are addressed in the Master Drainage Report and specific submittal documents for Filing 1. Detention and water quality are provided on site and will meet the DCM criteria.
8. THE LOCATION AND DESIGN OF THE PUBLIC IMPROVEMENTS PROPOSED IN CONNECTION WITH THE SUBDIVISION ARE ADEQUATE TO SERVE THE NEEDS AND MITIGATE THE EFFECTS

OF THE DEVELOPMENT;

The proposed location and design of the public improvements provide adequate services and mitigate any effects.

9. LEGAL AND PHYSICAL ACCESS IS OR WILL BE PROVIDED TO ALL PARCELS BY PUBLIC RIGHTS-OF-WAY OR RECORDED EASEMENT, ACCEPTABLE TO THE COUNTY IN COMPLIANCE WITH THIS CODE AND THE ECM;
Both portions of the site have legal access via Eastonville Road (two access points plus Rex Road). Filing 1 provides a connection to Rex Road via the main entrance drive east of the institutional parcel.
10. THE PROPOSED SUBDIVISION HAS ESTABLISHED AN ADEQUATE LEVEL OF COMPATIBILITY BY
 - 1) INCORPORATING NATURAL PHYSICAL FEATURES INTO THE DESIGN AND PROVIDING SUFFICIENT OPEN SPACES CONSIDERING THE TYPE AND INTENSITY OF THE SUBDIVISION;
There are minimal natural physical features on the site with the exception of the wetlands in Drainage A which has been set aside within a wide and expansive open space corridor.
 - 2) INCORPORATING SITE PLANNING TECHNIQUES TO FOSTER THE IMPLEMENTATION OF THE COUNTY'S PLANS, AND ENCOURAGE A LAND USE PATTERN TO SUPPORT A BALANCED TRANSPORTATION SYSTEM, INCLUDING AUTO, BIKE AND PEDESTRIAN TRAFFIC, PUBLIC OR MASS TRANSIT IF APPROPRIATE, AND THE COST EFFECTIVE DELIVERY OF OTHER SERVICES CONSISTENT WITH ADOPTED PLANS, POLICIES AND REGULATIONS OF THE COUNTY;
Filing 1 has incorporated site planning techniques that foster the implantation of the County's code and plans.
 - 3) INCORPORATING PHYSICAL DESIGN FEATURES IN THE SUBDIVISION TO PROVIDE A TRANSITION BETWEEN THE SUBDIVISION AND ADJACENT LAND USES;
Buffer is provide where required or as needed to provide a transition between uses. For example a buffer is provided on the south side of the Institutional parcel to serve as a buffer to the residential to the south.
 - 4) INCORPORATING IDENTIFIED ENVIRONMENTALLY SENSITIVE AREAS, INCLUDING BUT NOT LIMITED TO, WETLANDS AND WILDLIFE CORRIDORS, INTO THE DESIGN; AND
The wetlands in Drainage A have been set aside within a wide and expansive open space corridor.
 - 5) INCORPORATING PUBLIC FACILITIES OR INFRASTRUCTURE, OR PROVISIONS THEREFORE, REASONABLY RELATED TO THE PROPOSED SUBDIVISION SO THE PROPOSED SUBDIVISION WILL NOT NEGATIVELY IMPACT THE LEVELS OF SERVICE OF COUNTY SERVICES AND FACILITIES;
Grandview Reserve Filing 1 will not negatively impact the levels of service of county services and facilities. Per the Traffic Report prepared by LSC Transportation Consultants the study demonstrates that the proposed access points will function within acceptable traffic engineering parameters. The reports relating to water supply, wastewater treatment, and drainage demonstrate that there are appropriate designs and plans in place to provide levels of service for future residents.
11. NECESSARY SERVICES, INCLUDING POLICE AND FIRE PROTECTION, RECREATION, UTILITIES, OPEN SPACE AND TRANSPORTATION SYSTEMS, ARE OR WILL BE AVAILABLE TO SERVE THE PROPOSED SUBDIVISION;
Significant open space, pocket parks and trails are provided and will be available to serve the proposed project for future residents. Water and sanitary sewer service are to be provided

by Cherokee Metropolitan District. Mountain View Electric Association Inc. will provide electric and Black Hills Energy will provide natural gas services respectively. The required Will Serve letters are included with the submittal.

12. THE SUBDIVISION PROVIDES EVIDENCE TO SHOW THAT THE PROPOSED METHODS FOR FIRE PROTECTION COMPLY WITH CHAPTER 6 OF THIS CODE; AND

The site lies within the Falcon Fire Protection District. A will serve letter from the FPD and a Fire Protection Report are included with the submittal.

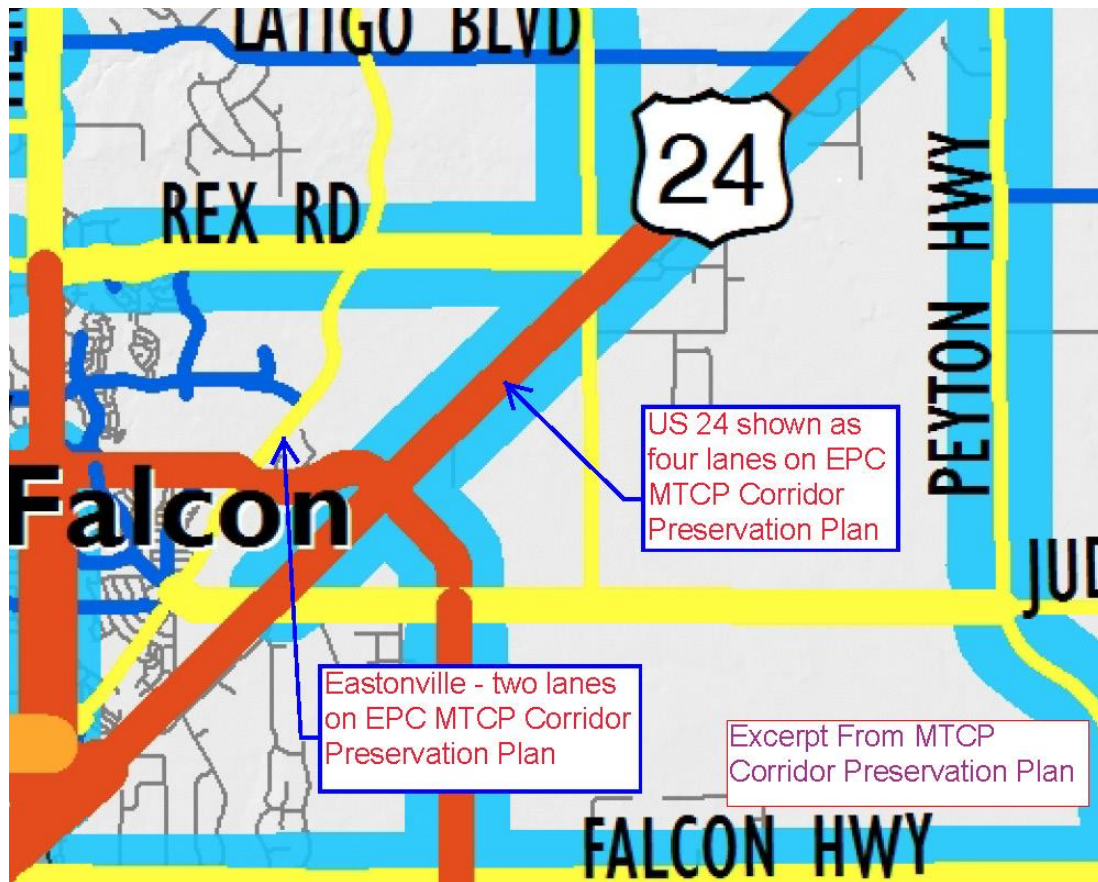
13. THE PROPOSED SUBDIVISION MEETS OTHER APPLICABLE SECTIONS OF CHAPTER 6 AND 8 OF THIS CODE.

The proposed subdivision meets the applicable sections of the Code.

and 2060 Corridor Preservation Plan

2040 Major Transportation Corridor Plan (MTCP)

Grandview Reserve and specifically Filing 1 meet the intent of the 2040 Major Transportation Corridor Plan. Two full-movement access points are proposed to Eastonville Road in addition to the Rex Road extension east of Eastonville Road. The PUD/Preliminary Plan also shows a future street connection to planned Phase 3 of the Waterbury development. The 2040 Major Transportation Corridors Plan (MTCP) identifies Rex Road as an extension to the east. Grandview Reserve accommodates this connection through the property to Highway 24. For Filing 1 the first leg of extension is provided from Eastonville Road to the Filing 1 main entrance. For more detailed information, see the Master Traffic Impact Analysis prepared by LSC.



El Paso County Water Master Plan

El Paso County’s Water Master Plan goals and implementation strategies were referenced with the initial planning to incorporate efficiency and conservation, especially since the area that Grandview Reserve is proposed is within the **Denver Basin aquifers system, Region 3 of the EPC Master Plan**. The proposed Filing 1 plan increases density and maximizes open space surrounding the natural tributary areas, thus decreasing irrigation consumption and discouraging individual wells. The landform grading is focused on limiting excavation within shallow ground water levels to deter ground water surfacing and associated groundwater re-introductions. Swales will be utilized within the individual planning areas to promote groundwater recharge.

Large capacity wells, mostly in the Arapahoe and Laramie-Fox Hills formations, will provide water for the Grandview Reserve subdivision.

add the 2 lots for the rec center health club and the institution use

- The total annual water demand for 3,338.8 SFE’s is calculated to be 1,178.67 AF.
- 4 Site Investments, the property owner, owns 1,400 AF of Arapahoe non-tributary water.
- The adjoining 4 Way Ranch owns 2,023 AF of Laramie-Fox Hills non-tributary water, and 1,011 AF of Arapahoe non-tributary water.
- Any additional water, should it be needed, will be derived from the 4 Way Ranch water.
- Water from the Arapahoe and Laramie-Fox Hills formations is Non-Tributary, Non-Renewable water.
- A breakdown of demand vs. supply is below:

Table 1 below summarizes the overall water supply available for GRMD.

Table 1: Water Supply Summary

Entity	Water Available (AF)
4 Site Water	1,400
4 Way Ranch Water	3,034
Total Supply	4,434

Grandview Demand: 1,178.67 AF

300-Year Quantity: 3,536.01 AF (<4,434; therefore, adequate supply for the entire project is available)

Potential future interconnections may be made with neighboring districts to foster conjunctive use and better accommodate water supply emergencies. All districts in this area rely on the same water, and all are required to meet CDPHE potable water regulations. Possible water connections to other districts could be in the form of full interconnectivity (water flowing both directions, all the time) or in the form of an emergency connection (normally closed, only opened to flow one way during an emergency).

As with neighboring districts, Grandview will likely implement tiered water rates to help reduce water usage. In addition, multiple stages of water restrictions can be implemented during drought years and when infrastructure repairs are required (i.e., well pumps need to be replaced in the middle of the summer).

The potential of wastewater reuse lies with the regional wastewater treatment provider in the area – Cherokee Metropolitan District (CMD). Currently, CMD’s wastewater treatment plant treats the wastewater effluent and recharges the alluvial aquifer with the treated discharge. Alluvial wells within the basin ultimately pump the treated effluent (after many months of passing through the alluvial) and pumps the groundwater upstream for reuse.

In addition to the regional water resource perspective, local efforts by the end-users will be analyzed pertaining to the following elements to help promote sustainable use of the aquifer shares that are currently allocated for Grandview:

- Plumbing systems requiring low flow fixtures meeting or exceeding standards
- Local water re-use systems
- Low impact irrigation/low flow irrigation or xeriscape
- Smart watering and usage meters
- Home-owner water conservation landscape incentives
- Climate and elevation restricted plantings
- Community-wide rain gardens and bio-retention

El Paso County Parks Master Plan

The County Parks Master Plan has several goals that Grandview Reserve and Filing 1 compliments well. The narrative below describes how this project is relevant to the goals and policies. While many of the parks within Grandview Reserve are private, the concept aligns well with the overall intent of the Plan. Note: Narrative that is italic is directly from the County’s Code and Policy documents and narrative in bold is the applicant’s note addressing that item.

OVERALL SYSTEM MISSION/ROLE

Goal 2: Provide a coordinated and connected system of parks, trails, and open space that is equitably distributed based on population and serves the needs of county residents.

The overall Grandview Reserve proposes a coordinated and connected system of parks, trails, and open space that is equitably distributed within the community. This will serve the residents of this region aligning with the County’s goals. Filing 1 provides the early stages of this connected network by providing open space corridors, trails and an amenity center that are all linked by trails.

Goal 3: Balance passive/active use of county parks and open space and determine what is most appropriate for individual sites based on community need and master planning processes.

Grandview Reserve provides passive/active parks and open space and determined what is most appropriate for individual sites based on community need and master planning processes.

Goal 4: Provide an overall vision for the recreation and resource preservation network, and identify gaps so that the County, local jurisdictions, and others can work together to fill them.

Grandview Reserve and specifically Filing 1 will provide a recreation network internally to the community and trail connections to the nearby Falcon Regional Park. This trail system will also help fill potential “gaps” in the regional system.

REGIONAL TRAILS

Goal 1: Work collaboratively with others to create a continuous, connected system of regional trails.

Provide an overall vision for system of regional trails within the County and connected to adjacent counties and participate in the Regional Non-motorized Trails and Bike Plan Update to identify standards

and address needs as part of a multi-modal transportation network. Ensure that regional trail corridors are secured.

Grandview Reserve and specifically Filing 1 is providing a significant trail system throughout the community with future key connections to the Rock Island Trail on the east and the Falcon Regional Park on the west.

OPEN SPACE

Goal 1: Protect and enhance El Paso County’s legacy of unique natural features and areas and cultural resources, working in collaboration with others to conserve high priority open space areas in the county.

Grandview Reserve and specifically Filing 1 will help facilitate this goal of enhancing natural features and areas by respecting the significant drainage-ways (Drainage A and B) by preserving them as trail/open space corridors that will fit well within the overall County’s open space system. As seen below per the “Trails Visioning” exhibit and the “Trails Master Plan”, Grandview Reserve will accommodate future trail connections as planned.

Figure 7: Extracts from the El Paso County Parks Master Plan

