



MAYBERRY FILING NO. 5

PUD Development Plan, Site Plan Letter of Intent

APPLICANT-OWNER/CONSULTANT INFORMATION:

OWNERS

MAYBERRY COMMUNITIES, LLC
32823 TEMECULA PARKWAY
TEMECULA, CA 92592
ATTN: SCOTT SOUDERS
719-922-2181

PLANNING

KIMLEY-HORN & ASSOCIATES
2. NORTH NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, CO 80903
ATTN: LARRY SALAZAR
719-284-7829

ENGINEERING & SURVEYING

R&R ENGINEERS & SURVEYORS, INC
1635 W. 13TH AVENUE, SUITE 310
DENVER, CO 80204

Meadowbrook Park PUD Site Location, Size, & Zoning:

Parcel ID Nos.: 3414201024

Area/Acreage: ±8.31 AC

Existing Zoning: PUD

Location: The development limits are generally defined by State Highway 94 on the northern boundary, Marketplace Drive on the western boundary, Mayberry Drive (Formerly New Log Road) on the eastern boundary, and Indian Grass Street on the southern boundary.

Request & Justification

This Meadowbrook Park PUDSP application includes the following requests:

- Combination of the preliminary plan map with the PUD for concurrent BOCC approval to develop a mixed multifamily development for a total of 146 dwelling units with four (4) apartments buildings, nineteen (19) single family attached units (townhomes) for rent and nineteen (19) single family attached units (townhomes) for sale.
- Approval of PUD Modifications to Sections 8.4.4.E (Private Road Allowances), 8.4.6.C.2 (Easement Location and Dimensions), & 8.4.3 (Minimum Frontage)
- Findings of sufficient water quality, quantity, and dependability with the PUD approval are requested with the preliminary plan approval;
- Authorization to submit a final plat(s) for administrative approval subject to findings that 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;
- BOCC authorization of pre-development site grading, which includes authorization to install wet and dry utilities.

PUD Development Plan Summary

The PUD provides development standards and layout for 146 attached single-family residential units, subdivision access to public rights of way, private streets, pedestrian facilities, landscape buffers and screening, open space, and tracts for public utilities and drainage on a 8.31-acre development site with a planned density of 17.57 DU/AC (146 /8.31 = 17.57). The application includes PUD modifications (and associated deviations) for the use of private streets (with modified cross sections) and to permit a 3' modified side yard setback and utility easements on residential lots.

Access: Vehicular access to the Mayberry Apartments development is proposed at two full movement accesses area along Marketplace Drive. Mayberry Drive provides access from State Highway 94 to Village Main Street which provides full access to Marketplace Drive.

Land Use: The minimum lot size is 1,210 SF for all urban density lots. Some lot sizes exceed the minimum lot size due to adjacent tract configuration and private improvements contained in easements for public drainage, utilities, access and circulation, open space, and landscape buffer. Any variation in lot size will exceed the minimum square footage requirements. No urban density lots have been planned below the minimum required lot area (1,210 SF).

Permitted and accessory single-family residential uses are identified on the PUD Development Plan and include single family detached dwellings, residential accessory uses consistent with those in the adjacent residential Meadowbrook Crossing Filings, landscaping, open spaces, and transportation and stormwater facilities. Privately owned detached

accessory structures are not permitted on individual residential lots. A complete listing of permitted uses is provided on the PUD development plan.

Density: The PUD proposes a residential density of 17.57 DU/AC (146 lots/8.31 AC) which is consistent with high residential densities of 12-30 DU/AC. The proposed density is both comparable and within the same density range as a conventional RM-30 subdivision on the same acreage (approx. gross density of 17.57 DU/AC)

Public Services and Utilities

Public services and utilities are, or will be, provided by the following

- Water & Wastewater Services: Ellicott Utilities Company
- Natural Gas: Black Hills Energy
- Electric Service: Mountain View Electric Association
- Fire Protection: Ellicott Fire Protection District
- Public Schools: Ellicott School No. 22
- Library Services: Ellicott Metropolitan
- Roads: El Paso County Road and Bridge
- Police Protection: El Paso County Sheriff's Department
- Special District Services: Mayberry, Colorado Springs Metro #1
- Environmental (Protection): Central Colorado Conservation District

PUD MODIFICATION(S):

LDC/ECM SECTION	CATEGORY	STANDARD	MODIFICATION	JUSTIFICATION
LDC SECTION 5.4	Setbacks	Minimum front setback is 15' defined in table 5.4, density and dimensional standards for agricultural residential and special purpose district.	The proposed development provides a 10' setback for the clubhouse at the northeast corner of new log road (To be renamed as Mayberry Drive) and Village Main	The club house serves as a grand entrance for the Mayberry Subdivision. Market Place Drive will provide an urban environment with townhomes on the west side and single-family homes on the east side.

PUD REVIEW/APPROVAL CRITERIA & JUSTIFICATION

- ***The proposed PUD District zoning advances the stated purposes set forth in this Section;***

The Meadowbrook Park PUD advances the following selected stated purposes set forth in this Section:

- a. ***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;***

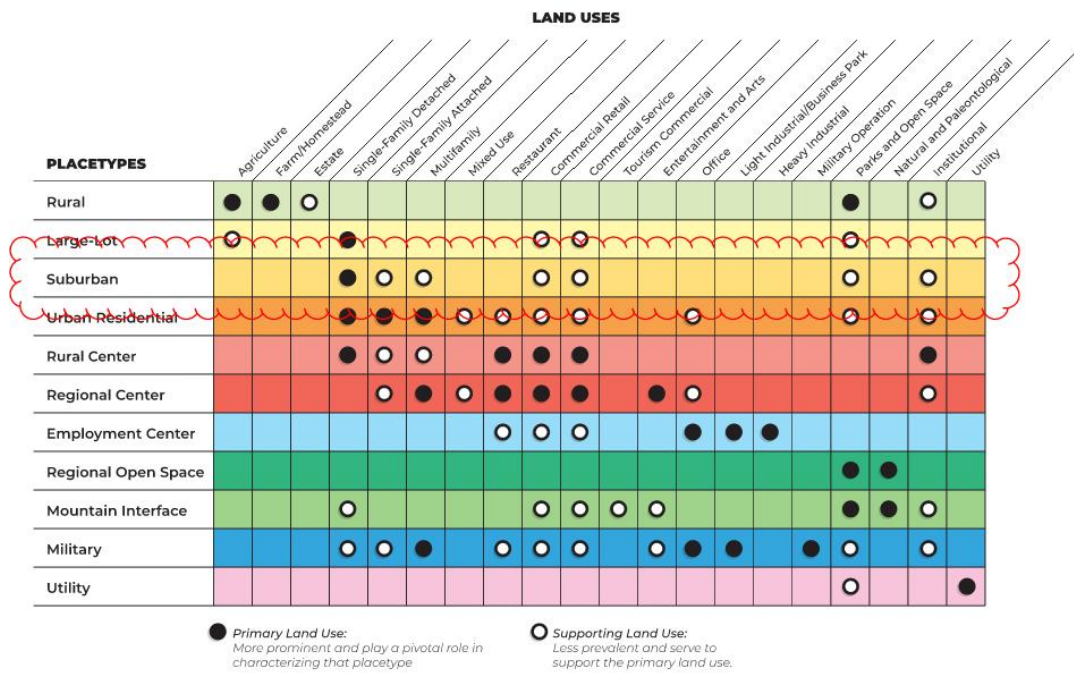
The PUD design and layout is a response to current market demands for affordable and attainable housing opportunities within a traditionally designed neighborhood. The urban density and more compact sites and housing designs provide alternative housing selections for purchasers within a more desired affordability range within the existing housing market. This may include variations of neo-traditional neighborhood options that provide flexibility and the possibility for rental and home ownership opportunities for a wider and more diverse range of income groups.

The development responds to the growing demand for attainable housing that is either purchased as an affordable selection or as transitional housing via rental opportunities or long-term leasing with purchase options. The development creates opportunities for consumers to transition from nearby and planned multifamily and attached housing in the immediate and surrounding area, to single-family housing within the Ellicott Town Centre PUD Sketch plan (SKP-05-005) to be amended as Mayberry Communities overall sketch plan.

- b. ***To encourage innovations in residential, commercial, and industrial development and renewal so that 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;***

The PUD provides housing selection options within the target homebuyer market for urban lots within planned communities located near or within proximity to employment, education, health care, entertainment, and retail centers. Proximity to major thoroughfares facilitates increased accessibility to desired services and uses as well as urban and rural recreation opportunities.

Mayberry Communities provide a more urban use in response to market demands for attainable housing. In response to changing market demands as a trade-off in exchange for additional open space and amenities.



Key Areas:

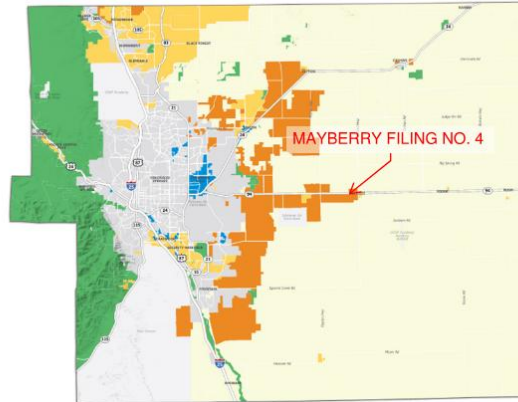


Key Areas

- Military Installations and 2-Mile Notification Zone
- Small Town & Rural Communities
- Tri-Lakes Area
- Potential Area For Annexation
- Forested Area
- Colorado Springs Airport/ Peterson Air Force Base
- Enclaves or Near Enclaves
- Fountain Creek Watershed Flood Control & Greenway District
- Uncommon Natural Resources
- Pikes Peak Influence Area

The property is not located within the ten (10) classifications of key areas.

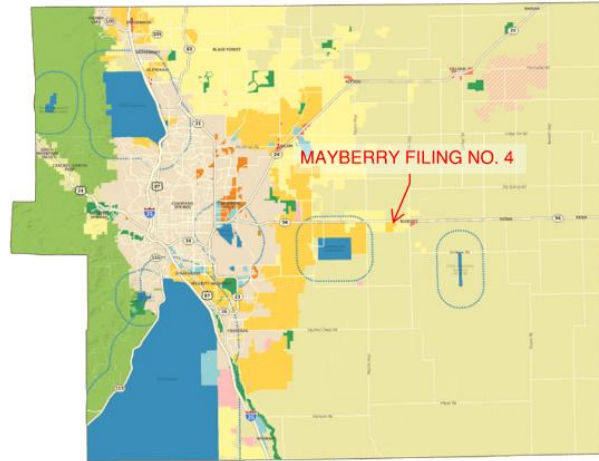
Areas of Change:



Areas of Change

- Protected/Conservation Area
- Minimal Change: Undeveloped
- Minimal Change: Developed
- New Development
- Transition

Mayberry Filing No 5 is located in the area expected for “New Development”. It is understood that 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.



Placetypes

 Military	 Urban Residential	 Regional Open Space
 Rural	 Rural Center	 Mountain Interface
 Large Lot Residential	 Regional Center	 Utility
 Suburban Residential	 Employment Center	 Incorporated Area

Mayberry Filing No. 5 is located within the Suburban Residential type. This land use is designated for Suburban Residential, Traditional Residential neighborhoods with supporting commercial uses at key intersections. The Suburban place type generally supports the proposed development pattern and the support of limited accessory dwelling units as well.

- The PUD is consistent with this placetype.
- The PUD protects the intent of the Placetype, by the procedures and standards intended to promote safe and orderly development.
- The proposal would provide for the land uses in relation to existing and predicted patterns of growth in the area.
- The proposal is consistent with available and necessary services.

- ***The application is in general conformity with the Master Plan;***

Findings of Master Plan conformity have been made in support of the Ellicott Town Center Sketch Plan approval of the land uses and densities. This application remains consistent with those findings; and with the following policies from the County Policy Plan and County Water Master Plan:

Policy Plan Conformance

Policy 6.1.3 Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.

Mayberry Filing No. 5 (Tract K) and proposed densities (17.57 DU/AC) are compatible with contiguous and surrounding land uses and densities (residential/commercial) reflected in the Ellicott Town Center (SKP05-005) to be amended as Mayberry Communities.

Policy 6.1.6 Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently. (Addressed below with Policy 6.1.10)

Policy 6.1.10 Ensure that new development will not create a disproportionately high demand on public services and facilities by virtue of its location, design or timing.

Urban services including water, wastewater, electric service, natural gas service, fire protection, roadway and transportation, and drainage and stormwater management services are currently available and are serving residential development within Mayberry Communities. Additional facilities and services will be extended to or constructed within the planned development in fulfillment of this policy criterion.

Policy 6.1.8 Encourage incorporating buffers or transitions between areas of varying use or density where possible.

Buffers and density transitions have been incorporated into the PUD design between areas of differing density within Mayberry Communities boundary.

Water Master Plan Conformance:

Required analysis, reports, and documentation of service commitments, including available water supply information has been provided in support of the objectives, goals and policies of the El Paso County Water Master Plan.

- **Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.**
- **Goal 6.0 – Require adequate water availability for proposed development.**
- ***Policy 6.0.7 – Encourage the submission of a water supply plan documenting an adequate supply of water to serve a proposed development at the earliest stage of the development process as allowed under state law. The water supply plan***

should be prepared by the applicant in collaboration with the respective water provider.

A water supply plan (resources report) including water supply information summary that documents the planned and committed water supply from Ellicott Utilities is adequate to meet the needs of the development, provided by Respec.

- **Policy 6.0.8 – Encourage development patterns and higher density, mixed use developments in appropriate locations that propose to incorporate meaningful water conservation measures.**

The development proposes higher residential densities of 17.57 DU/AC. Higher densities are achievable in part by the availability of central water and sewer from Ellicott Utilities.

- **Policy 6.0.10 – Encourage land use proposals to expressly declare water source(s), quality, quantity, and sustainability in terms of years and number of single-family equivalents.**

Water service is planned from Ellicott Utilities. Adequate water resources in terms of quality, quantity, and sustainability are available to adequately serve the proposed development as documented in the District’s service commitment letter and water resource report submitted in support of the PUDSP application. Water resources are available to meet County 300 yr. rules to serve the planned 146 single-family units/lots.

- **Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.**

All development within the overall Ellicott Town Center (to be amended as Mayberry Communities) is served by centralized utilities. Utility extensions, improvements, or upgrades necessary to support the proposed development will be the sole responsibility of the developer and shall be installed in accordance with the respective service provider requirements and procedures.

- **Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.**

A water supply plan including water supply information summary that documents the planned and committed water supply from Ellicott Utilities is adequate to meet the needs of the development.

The development area is in REGION 4c as identified on the El Paso County Water Master Plan Planning Regions Map and is within the Ellicott Utilities Company (EUC) Service Area. Region 4c consists of areas served by EUC and is expected to experience significant growth by 2060. However, the District may expand water and sewer service to growth area. No specific growth map was created for Region 4c; these areas are shown in other maps.

Water Balance

With 157.90 AFY of exportable supply and 89.72 AFY of commitments, EUC has a water balance of 68.18 AFY before the subject development. After commitment of 30.35 AFY to this development, the District will have 37.83 AFY remaining for additional commitments.

Water Balance Before New Commitment	68.18 AFY
New Commitment: Meadowbrook Park	30.35 AFY
Water Balance Remaining	37.83 AFY

ECM has a collection of wells, pump stations, conveyance pipelines, storage tanks, and treatment facilities to deliver potable water to its customers. The general delivery system begins with raw water produced from the north and south well fields in the UBSC. Raw water quality from the UBSC is good, and generally only requires chlorination at the wellhead. This water is first delivered to the Ellicott Tank (0.5 MG) located near Ellicott. A pump station at the Ellicott Tank conveys water along Highway 94 west to the CMD service area via a 30-inch pipeline. The 30-inch pipeline terminates at Tank 1 (3 MG) at the south end of Cimarron Hills. Two booster pump stations at Tank 1 can deliver water to Tank 2 (3 MG) and Tank 2a (4 MG), located centrally in Cimarron Hills. A booster pump station at this location delivers raw water to Tank 3 (5 MG), at the northern end of Cimarron Hills.

Existing Water Storage Tanks

Tank Name	Volume (MGAL)
ELLCOTT TANK	0.5
TANK 1	3.0
TANK 2	1.0
TANK 3 (TAMLIN)	5.0
TANK 4	3.0
FRANK ROAD TANK	2.0
SUNDANCE TANK	0.5
TOTAL	15.0

- ***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;***

The Plan and supporting submittal documents and reports comply with the requirements and allowances of the County Code including the subdivision and zoning ordinances, together with the PUD criteria, PUD Design Modification Criteria, and Engineering and Drainage Criteria Manuals. Approval and implementation of the Plan will not be detrimental to the health, safety, or welfare of the present or future residents of El Paso County.

- ***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;***

Pre-planning analysis of this site which was conducted in the preparation of supporting reports and documents such as soils and geology, drainage & stormwater runoff, and traffic impacts, have determined the site to be suitable for the planned development.

The planned uses are compatible with existing and allowed uses adjacent to and surrounding the property.

- ***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;

No potentially detrimental adjacent land uses exist, nor are the planned uses detrimental to any existing surrounding land uses. The Plan provides adequate buffering and transitions between adjacent land uses with differing intensities and residential densities.

The site is located adjacent to Highway 94 which is classified as An expressway. The proposed subdivision will be impacted by noise generated from motor traffic. A trail buffer is proposed adjacent to the expressway boundary to mitigate sound trespass and nuisance from highway operations.

- ***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;***

Planned uses, dimensional and bulk requirements established in the have been identified in the PUD that establish a defined uniform community character while being comparable to surrounding residential uses. Landscaping and buffering are appropriate and compatible with the existing mixed-use commercial, industrial, and residential development in the immediate vicinity and the physical and aesthetic character of the contiguous area.

Allowed and permitted uses include, but are not necessarily limited to, single family attached and multi-family dwelling units, mail kiosks, trail corridors and linkages, development signage, pedestrian walkways and paths, public sidewalks, public rights-of-way, fencing, stormwater facilities, open spaces, landscaping improvements, and park spaces with associated equipment and improvements.

- ***Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;***
No areas with unique or significant features impact the site.
- ***Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide a reasonable walking and biking opportunities;***
Open spaces and pedestrian access have been provided via an internal private sidewalk and pedestrian path network throughout the approved sketch plan, skp05005 (to be amended).
- ***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;***
Existing major roads and infrastructure facilities (including wet/dry utilities) within Mayberry Communities have been planned to meet the demand of the densities proposed with this PUD. The project area will be served by two (2) points of access to public roads from internal private streets.

Roadway improvements have been completed along the State Highway 94 and New Log Road (to be renamed as Mayberry Drive) intersection. Internal roadway buildout is completed and meets all county standards as provided by previous filings.

The following letters of service commitment have been received and provided in support of this development application:

- a. MVEA
- b. Black Hills Energy
- c. Ellicott Utilities Company
- d. Ellicott Fire Protection District

- ***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 development will be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design. Public sidewalks have been provided for open space access. Access to open spaces will be further augmented by planned pedestrian walkways that are provided to interconnect residents and guests with planned greenway and open spaces within the development filing. Access to open spaces located throughout Mayberry Communities is provided via existing and planned public sidewalks and pedestrian trails network.

- ***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 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

- ***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***

Proposed deviations, exceptions, and/or modifications from the requirements of the zoning resolution or the subdivision regulations are warranted by virtue of the design and amenities incorporated in the development plan and proposed development standards. The subdivision design is intended maximize densities to capture a specific target consumer market demand for smaller housing footprint, aesthetically enhanced community environment, pedestrian and bicycles access to nearby recreation and retail destinations. PUD Modifications and supporting justification have been presented earlier in this letter.

- ***The owner has authorized the application.***

The owner has authorized the application

PRELIMINARY PLAN REVIEW/APPROVAL CRITERIA & JUSTIFICATION

- ***The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;***

The subdivision generally conforms to the goals conformance with the goals, objectives, and policies of the SKP. **(See previous Master Plan discussion provided with the PUD approval criteria)**

Policy Plan Conformance (Preliminary Plan):

- **Policy 6.1.3 Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.**
 Mayberry Filing No. 5 and its proposed densities are compatible with contiguous land uses and densities with the approved sketch plan,.
- **Policy 6.1.6 Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.**
- **Policy 6.1.10 Ensure that new development will not create a disproportionately high demand on public services and facilities by virtue of its location, design or timing.**
 Urban services which include, but not necessarily limited to water, wastewater, electric service, natural gas service, fire protection, roadway and transportation, and drainage and stormwater management services are currently available. Additional facilities and services will be extended to or constructed within the planned development in accordance with the impacts and/or demands generated by the development.
- **Policy 6.1.11 Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.**
- **Policy 6.1.8 Encourage incorporating buffers or transitions between areas of varying use or density where possible.**
 Landscape setbacks and buffer areas have been planned to provide appropriate and practical buffers and transitions between differing land uses to mitigate impacts between adjacent properties and land uses.
- **The subdivision is consistent with the purposes of this Code;**
 The stated purpose of the preliminary plan is to provide an in-depth analysis of the proposed division of land including a refinement of the design considering the geologic hazards, environmentally sensitive areas, source of required services, vehicular and pedestrian circulation, and relationship to surrounding land uses. Necessary reports including, but not limited to drainage, grading and erosion control, water/wastewater resource reports, traffic impact analysis, and the PUD development plan have been provided in order to review and refine the design of the subdivision taking into account the review of the referenced documents, plans, and reports in order to guide the design of the development to meet the intent and purposes of the preliminary plan as stated in the Code.
- **The subdivision is in conformance with the subdivision design standards and any approved sketch plan;**
 The subdivision conforms to the “Subdivision Design Standards” of the Code the property is within the boundaries of an approved Sketch Plan (SKP05005), to be amended.

- **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**

A commitment to provide water service has been provided by Ellicott Utilities Company which has adequate water resources to serve the proposed development. It is anticipated that the BCC will be able to make the required water findings during the preliminary plan review of the PUD development plan application.

- **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;**

The subdivision will connect into an existing public sewage disposal system what has been installed together with other public improvements associated with Mayberry Communities development and its varied development phases and filings. The existing system complies with state and local laws and regulations, statutory requirements, and the requirements of Chapter 8 of the County Land Development Code.

- **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)];**

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 or will achieve compatibility through compliance with recommendations of corresponding reports and plans or by conditions of approval by the BOCC. Areas adjacent to the creek have been placed in tracts for ownership and maintenance by the District to manage these features and management for long term preservation of these natural features.

- **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;**

Adequate drainage improvements have been provided by the subdivision design, including but not limited to, stormwater, detention, and/or water quality control facilities, all of which meet stormwater requirements established by the state in addition to meeting the requirements of the County Code and ECM. Detention facilities have been designated within Tract K on the PUD Plan. Ownership and maintenance of all drainage facilities and improvements shall be provided by the Mayberr Metropolitan District.

- **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 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. referenced public improvements include, but are not necessarily limited to, grading and erosion control, stormwater runoff and drainage and detention/water quality facilities, transportation and roadway related improvements, utility service delivery infrastructure and related improvements. The PUD provides the private extension of local public residential

roads into the subdivision which provide access and frontage to lots, open spaces, and detention facilities. Public road cross sections include ADA compliant sidewalk improvements (per local conditions and standards), together with all required wet and dry public utilities.

- **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;**

Legal and physical access is and will be provided to all lots by planned public rights-of-way into the subdivision and via private access within dedicated access easements located within Tract K.

- **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; (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; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (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;**

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 where practical; (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 where available and/or appropriate, and the cost effective delivery of other services via subdivision layout and land use orientation in a manner that is consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas into the design; and (5) required public utilities and infrastructure has been provided proportionate to the impact of development and the demand for service based on the proposed land use and densities.

- **Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;**

Necessary services which include, police and fire protection, recreation, utilities, open space and transportation system, are and will be available to serve the proposed subdivision. Required service commitments have been provided in support of the development application.

- **The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and**

The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the County Code.

- **The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.**
The proposed subdivision meets other applicable sections of Chapter 6 and 8 of the County Code or otherwise approved with conditions imposed by the BOCC.