



LETTER OF INTENT

MAYBERRY PHASE 2 PUD

**PUD DEVELOPMENT PLAN & PRELIMINARY PLAN
PUDSP251**

PREPARED FOR:
EL PASO COUNTY

PREPARED BY:
LJA

ON BEHALF OF:
MAYBERRY COMMUNITIES, LLC
22108 CATTLEMAN RUN
CALHAN, CO 80808
ATT: SCOTT SOUDERS

Submittal 2: June 15, 2026
Submittal 3: August 21, 2026
Submittal 4: September 21, 2026



September 21, 2026

PARCEL Nos.: 3414201024, 3414205001, 3400000472, 3414206001, 3400000473
AREA: ±18.70 AC
EXISTING ZONING: PUD
LOCATION: State Highway 94 to the north, Marketplace Drive to the west, Mayberry Drive to the east, and Indian Grass Street to the south.

INTRODUCTION

LJA Engineering, on behalf of Mayberry Communities, LLC, is pleased to submit the Mayberry Phase 2 PUD Development Plan and Preliminary Plan application. The Project represents a continuation of the approved Mayberry development and focuses on the development of residential attached single-family and associated open space areas. Submitted is a combination of the Preliminary Plan map with the PUD for concurrent BOCC approval to develop the proposed residential community.

Mayberry Phase 2 is located adjacent to the approved Mayberry Phase 1 development. The Project encompasses approximately 18.70 acres and includes high-density residential uses, public amenities, open space, and right-of-way dedication. Existing infrastructure constructed within the overall Mayberry development includes portions of Mayberry Drive (formerly New Log Road), Village Main Street, Marketplace Drive, and Positive Place.

Development Program:

This PUD establishes the development framework for Tract K, as originally identified in Mayberry Filing No. 1. The Project proposes 92 single-family attached residential units (paired home) and six single-family detached units on approximately 8.31 acres, resulting in a density of 11.79 DU/AC. The site design includes access from public rights-of-way and a network of private streets, along with pedestrian facilities, landscape buffering, open space, and tracts for drainage and utility infrastructure.

The application includes PUD modifications to allow private streets with modified cross-sections, reduced side yard setbacks, and associated utility easement configurations necessary to support the proposed layout. These are detailed with the PUD Development Plan set in the provided modifications table.

PUD Development Standards:

The development standards applicable to Mayberry Phase 2 are established and fully detailed on the PUD Development Plan cover sheet. To maintain consistency and avoid duplication, all governing land use criteria, dimensional standards, and regulatory requirements for the Project are identified therein. These standards, in conjunction with applicable covenants and County regulations, shall govern the development of the property and serve as the basis for determining compliance for all subsequent development within the PUD.

PUD DEVELOPMENT CRITERIA ANALYSIS & JUSTIFICATION

(LDC Chapter 4 – PUD Criteria of Approval, LDC 4.2.6.D)

The following provides a summary of how the proposed PUD Development Plan complies with the applicable criteria of approval in Chapter 4 of the El Paso County Land Development Code.

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

Response: The Mayberry Phase 2 PUD advances the purposes of the Planned Unit Development District by providing a coordinated and innovative residential development that integrates housing, open space, trails, parks, and supporting infrastructure within a unified development framework. The proposed PUD allows flexibility in lot configuration, setbacks, roadway design, and site planning to create a walkable, pedestrian-oriented neighborhood while promoting efficient land utilization, preservation of open space, multimodal transportation options, and coordinated infrastructure delivery consistent with the intent of the PUD district.

The application is in general conformity with the Master Plan

Response: The Project is in general conformity with the El Paso County Master Plan, including the Your El Paso Master Plan, Water Master Plan, Parks Master Plan, and approved Mayberry Sketch Plan. The Project supports the planned growth framework for the Highway 94 corridor through compact residential development, multimodal connectivity, integrated open space, and recreational amenities.

Water service will be provided by Ellicott Utilities Company, which has demonstrated sufficient long-term water availability. The Project also implements regional trail connections, community gathering spaces, park amenities, and recreational opportunities

consistent with County planning objectives and the long-term vision established for the Mayberry community.

Your El Paso Master Plan:

The property, and broader Mayberry community, is located west of the Ellicott portion of the Small Towns & Rural Communities designation of the Key Areas map of the Your El Paso Master Plan. The Mayberry Phase 2 PUD is within the New Development designation of the Areas of Change map, which generally extends along the Highway 94 corridor to the east and west. This designation identifies areas likely to be significantly transformed by new development, which should align with the character of adjacent existing development.

The Placetype map designates the property as Suburban Residential, a placetype encompassing traditional residential neighborhoods and supporting uses. Single-family detached is identified as the primary land use, while single-family attached and multifamily housing are recognized as supporting residential uses. The property is also located within the Priority Development overlay.

Consistent with these designations, the Mayberry Phase 2 PUD advances the vision of the Your El Paso Master Plan and is compatible with the recommended land use pattern and development framework for the area.

Sketch Plan:

The Project is consistent with the approved Mayberry Communities Sketch Plan (SKP236), as amended. The proposed land use, density, and development pattern conform to the designated residential areas and planned infrastructure framework established for the overall Mayberry development.

Water Master Plan:

The El Paso County Water Master Plan identified the proposed Mayberry Phase 2 PUD as being served by water providers in Region 5 which includes Ellicott Utility Company (EUC-which acquired the assets of Ellicott Springs) and Cherokee Metropolitan District (CMD). The master plan identified seven water service provider goals. EUC is currently advancing several of these goals through its agreements with CMD such as "Promote cooperation among water providers to achieve increased efficiencies on infrastructure" - Goal 3.1, "Promote cooperation among water providers to achieve increased efficiencies on treatment" – Goal 3.2, and "Encourage the interconnection of infrastructure owned by water providers and projects that will have access to more than one water source, both to foster

conjunctive use and to better accommodate water supply emergencies” – Goal 3.7. The Mayberry Phase 2 PUD development in particular is advancing the goal of “Encourage water providers to adapt to drought conditions” – Goal 3.5 by limiting the amount of irrigated turf on each residential lot and providing other irrigated areas controlled and irrigated by a public entity to promote greater irrigation efficiencies.

Parks Master Plan:

The site is identified within the El Paso County Parks Master Plan as a Candidate Regional Park/Open Space Area, supporting the long-term vision for expanded recreational amenities and connectivity within the region. The Mayberry development incorporates an integrated network of open space and trail corridors designed to connect residential areas with existing and planned parks, consistent with the Master Plan framework.

The proposed development advances key goals of the Parks Master Plan by providing multi-modal connectivity and accessible recreational opportunities throughout the community. Internal pedestrian and trail connections support a cohesive “live, work, play” environment, allowing residents convenient access to open space and amenities within a walkable distance.

Specifically, the development aligns with the following Parks Master Plan objectives:

- **Goal 2.A – Regional parks, open space, and trail provision:**

The Project incorporates trail connections and open space areas that contribute to the broader regional system and support planned park facilities within the Mayberry development.

- **Goal 3.A – Connectivity and active transportation:**

The internal trail network and pedestrian system provide direct connections between residential uses, open space, and adjacent development areas, enhancing walkability and supporting active transportation.

- **Goal 1.B – Recreational amenities and user experience:**

The integration of open space and interconnected trail corridors creates opportunities for community gathering, passive recreation, and enhanced user experience across the development.

- **Goal 2.B – Coordination with long-range planning efforts:**

The Project has been designed in coordination with County planning and Parks staff to ensure consistency with long-range growth, infrastructure planning, and regional park system objectives.

Overall, the Mayberry Phase 2 development supports implementation of the El Paso County Parks Master Plan by contributing to an interconnected system of

parks, trails, and open space, while enhancing accessibility and recreational opportunities for future residents.

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.

Response: The Project has been designed in compliance with the applicable provisions of the El Paso County Land Development Code, Engineering Criteria Manual (ECM), and applicable State statutes. Supporting technical studies addressing drainage, noise, traffic, water supply, utilities, fire protection, and geotechnical conditions demonstrate that the proposed development can be safely developed and adequately served by public facilities and infrastructure. Requested deviations and PUD modifications have been specifically identified and justified based upon site design objectives, pedestrian safety, and community benefits and will not adversely impact public health, safety, or welfare.

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.

Response: The property is suitable for the proposed residential uses and has been planned as part of the larger Mayberry community through prior Sketch Plan and PUD approvals. The Project is surrounded by existing and planned residential, commercial, park, open space, and transportation facilities that support the proposed development pattern. The proposed density, lot configuration, trail network, landscaping, and public amenities are consistent with the established character of the Mayberry development and will not negatively impact surrounding or future development.

The proposed development provides adequate consideration for any potentially detrimental use-to-use relationships and provides an appropriate transition or buffering between uses of differing intensities.

Response: The Project provides appropriate transitions between residential uses, adjacent roadways, open space areas, future park sites, and future commercial development. Open space tracts, landscaping, trail corridors, setbacks, and roadway design features provide buffering between differing land use intensities. The site design minimizes potential conflicts between residential uses and adjacent transportation corridors while maintaining strong pedestrian and recreational connections throughout the community.

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.

Response: The proposed residential uses, density, setbacks, building standards, landscaping, and buffering requirements are appropriate for the planned neighborhood character of Mayberry. Development standards have been tailored through the PUD process to support a higher quality community design while maintaining compatibility with adjacent development. The landscape plan provides perimeter landscaping, streetscape enhancements, buffers along Highway 94, and integrated open space treatment that contributes to community character and visual compatibility.

Areas with unique or significant historical, cultural, recreational, aesthetic, or natural features are preserved and incorporated into the design of the project.

Response: The Project site consists primarily of undeveloped prairie grassland within the planned Mayberry community and does not contain any identified historical, cultural, geological, or natural features that would preclude or significantly constrain development. The development has been designed to incorporate recreational and aesthetic amenities through the inclusion of Griffith Square, Entry Park, Mayberry Courts, landscaped open spaces, and regional trail connections that enhance community character and provide recreational opportunities for future residents. These features are integrated throughout the development and contribute to the overall quality, identity, and connectivity of the Mayberry community.

Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities.

Response: The development integrates open space, park areas, and trail connections consistent with County Parks requirements and the previously approved Mayberry Sketch Plan. Open space and trail facilities are integral components of the Project. The development incorporates regional trail connections, internal sidewalks, pedestrian pathways, open space tracts, and direct connections to future park amenities, including Griffith Square and Entry Park. These facilities create a connected network that encourages walking, bicycling, recreation, and neighborhood interaction while providing meaningful amenities to future residents. The Project also includes dedication of a regional trail easement and construction of trail improvements, providing connectivity within the Mayberry development and to the broader regional system. Open space areas are integrated throughout the development to support connectivity and recreation. This development will also establish the previously approved park site (approved at Parks Board 11/12/25).

The proposed development will not overburden the capacities of existing or planned roads, utilities, and other public facilities, and the required public services and facilities will be provided when needed.

Response: Supporting utility, traffic, drainage, and service provider documentation demonstrates that adequate infrastructure and public facilities exist or will be provided to serve the proposed development. Water and wastewater service will be provided by Ellicott Utilities Company and water capacity has been confirmed by the Department of Water Resources. Electric and gas service will be provided by Mountain View Electric Association and Black Hills Energy. Transportation improvements and internal circulation systems have been evaluated through the Traffic Impact Study and associated engineering reports. Public services and infrastructure improvements will be constructed concurrent with development phases to support projected demand.

TRAFFIC ANALYSIS

Please see separate traffic study for analysis.

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.

Response: The Project provides substantial public and community benefits through the creation of a connected network of open space, trails, parks, pedestrian facilities, recreation opportunities, and neighborhood gathering spaces. The integrated design promotes walkability, connectivity, efficient infrastructure utilization, and coordinated community development. Landscaping, street design, and open space amenities contribute to the overall appearance and functionality of the development while enhancing quality of life for future residents.

The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner that would unreasonably interfere with present or future extraction unless acknowledged by the mineral rights owner.

Response: The Project does not unreasonably interfere with the extraction of any known commercial mineral deposit. Required mineral rights certifications have been submitted in accordance with County procedures, and no issues have been identified that would preclude approval of the proposed development.

Any proposed exception or deviation from the requirements of the zoning resolution or subdivision regulations is warranted by virtue of the design and amenities incorporated in the development plan and development guide.

Response: Requested PUD modifications and Special Zone standards are warranted by the design objectives and amenities incorporated into the Project. Modifications related to roadway cross-sections, private streets, parking configurations, setbacks, trail integration, and pedestrian-oriented improvements support the creation of a distinctive, walkable neighborhood environment. These modifications provide enhanced multimodal connectivity, improved pedestrian safety, additional recreational opportunities, and coordinated open space amenities while maintaining functionality and compatibility with surrounding development.

The owner has authorized the application.

Response: The application has been submitted by the property owner and authorized applicant, Mayberry Communities, LLC, and all required owner authorizations have been provided as part of the application materials.

PRELIMINARY PLAN CRITERIA ANALYSIS & JUSTIFICATION

(LDC Chapter 7 – Preliminary Plan Criteria 7.2.1.D.2.e)

The following provides a summary of how the proposed Preliminary Plan complies with the applicable criteria of approval in Chapter 7 of the El Paso County Land Development Code.

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

Response: Mayberry Phase 2 is in general conformance with the El Paso County Master Plan, including the Your El Paso Master Plan and the approved Mayberry Sketch Plan. The Project implements the planned residential growth framework for the eastern portion of the County by providing a compact neighborhood design integrated with open space, parks, trails, multimodal transportation facilities, and community gathering areas. The development supports long-term County goals related to housing choice, neighborhood connectivity, efficient infrastructure utilization, recreation opportunities, and coordinated growth.

The property, and broader Mayberry community, is located west of the Ellicott portion of the Small Towns & Rural Communities designation of the Key Areas map of the Your El Paso Master Plan. The Mayberry Phase 2 PUD is within the New Development designation of the Areas of Change map, which generally extends along the Highway 94 corridor to the east and west. This designation identifies areas likely to be significantly transformed by new development, which should align with the character of adjacent existing development.

The Placetype map designates the property as Suburban Residential, a placetype encompassing traditional residential neighborhoods and supporting uses. Single-family detached is identified as the primary land use, while single-family attached and multifamily housing are recognized as supporting residential uses. The property is also located within the Priority Development overlay.

Consistent with these designations, the Mayberry Phase 2 PUD advances the vision of the Your El Paso Master Plan and is compatible with the recommended land use pattern and development framework for the area.

The subdivision is consistent with the purposes of this Code.

Response: The proposed subdivision is consistent with the purposes of the El Paso County Land Development Code by promoting orderly growth, ensuring adequate public facilities and infrastructure, providing safe and efficient circulation systems, protecting public health and safety, and establishing a coordinated pattern of development. The Project creates legal lots, tracts, access, infrastructure, and open space areas in a manner consistent with County subdivision requirements and supports the long-term development vision established for Mayberry.

The subdivision is in conformance with the subdivision design standards and any approved sketch plan.

Response: The proposed subdivision is designed in accordance with the approved Mayberry Sketch Plan and applicable subdivision design standards of the Land Development Code and Engineering Criteria Manual, except where specifically modified through approved PUD standards and requested deviations. The Preliminary Plan establishes lot layouts, roadway alignments, open space tracts, utility corridors, pedestrian facilities, and park areas that implement the approved planning framework and provide an organized and coordinated development pattern.

A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed.

Response: Water service for Mayberry Phase 2 will be provided by Ellicott Utilities Company. Documentation submitted with the application demonstrates that an adequate water supply is available to meet the demands of the proposed residential development and associated amenities. The Department of Water Resources has verified the availability of sufficient water capacity to serve the project. Water resources have been planned as part of the larger Mayberry community and are capable of meeting

projected domestic, irrigation, and fire protection demands in accordance with County requirements and Chapter 8 standards.

A public sewage disposal system has been established and complies with applicable requirements.

Response: Sanitary sewer service will be provided by Ellicott Utilities Company through an established centralized wastewater collection and treatment system. The proposed subdivision will connect to the public wastewater system, eliminating the need for individual wastewater treatment systems. The proposed utility infrastructure complies with State and local regulations and satisfies the requirements of Chapter 8 of the 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.

Response: Geotechnical and site constraint evaluations have been completed for the Project area. Potential site constraints, including grading considerations, drainage patterns, utility corridors, and roadway design requirements, have been identified and incorporated into the subdivision design. No known geologic or topographic conditions have been identified that would preclude development of the site. Any identified design constraints will be addressed through final engineering design, construction plans, and project-specific recommendations.

Adequate drainage improvements complying with State law, this Code, and the ECM are provided by the design.

Response: The Preliminary Plan has been designed in coordination with preliminary drainage analysis and incorporates detention, stormwater conveyance, grading, and drainage facilities necessary to manage runoff generated by the proposed development. Drainage improvements will be further refined during final engineering and construction drawing review and will be designed in accordance with the Engineering Criteria Manual and applicable State requirements. The proposed drainage system is intended to protect downstream properties and prevent adverse impacts resulting from 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.

Response: The Project includes public and private improvements necessary to serve the proposed subdivision, including roadway improvements, utility infrastructure, drainage facilities, pedestrian connections, regional trail facilities, landscaping, and recreational

amenities. The location and design of these improvements have been coordinated with the overall Mayberry transportation and utility framework and are sufficient to serve the proposed development while mitigating project-related impacts.

Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easements acceptable to the County.

Response: All proposed lots and tracts will receive legal and physical access through a coordinated system of public roads, private roads, and recorded easements. Access is provided through connections to Mayberry Drive, Marketplace Drive, Village Main Street, Positive Place, and the internal circulation network. The roadway system has been designed to accommodate residents, visitors, service vehicles, and emergency access in accordance with County requirements and approved PUD standards.

The proposed subdivision has established an adequate level of compatibility.

Response: The Project establishes compatibility with surrounding and future development through implementation of the approved Mayberry planning framework and incorporation of the following design elements:

- **Incorporates natural physical features and sufficient open space.**
The subdivision includes open space tracts, trail corridors, park areas, landscape buffers, and community gathering spaces that provide both active and passive recreational opportunities while enhancing community character and livability. Open space is integrated throughout the development rather than isolated in a single location.
- **Supports implementation of County plans and a balanced transportation system.**
The Project incorporates sidewalks, regional trails, pedestrian connections, bicycle accommodations, traffic-calming features, and multimodal infrastructure designed to support a balanced transportation network. The layout promotes walkability and reduces dependence on vehicle travel for access to neighborhood amenities.
- **Provides transitions between the subdivision and adjacent land uses.**
Landscape setbacks, open space areas, roadway corridors, parks, trail systems, and buffering along Highway 94 create appropriate transitions between residential neighborhoods, future commercial areas, transportation facilities, and recreational amenities.
- **Incorporates environmentally sensitive areas into the design where applicable.**
The subdivision design recognizes site constraints and incorporates drainage corridors, open space areas, and landscaped tracts into the overall development

framework. No identified environmentally sensitive resources have been negatively impacted through the proposed layout.

- **Incorporates public facilities and infrastructure necessary to support development.**

The Project includes transportation improvements, utility infrastructure, drainage facilities, parks, trails, open space, and recreation amenities necessary to serve future residents while avoiding negative impacts to County service levels and infrastructure systems.

Necessary services, including police and fire protection, recreation, utilities, open space, and transportation systems, are or will be available to serve the proposed subdivision.

Response: Necessary public and private services are available or will be provided concurrent with development. Utility providers have confirmed the ability to serve the Project. Fire protection service, emergency response access, transportation improvements, recreation facilities, open space, and trail systems are incorporated into the development plan. Griffith Square, Entry Park, Mayberry Courts, and associated trail facilities provide recreational and community amenities intended to serve future residents of Mayberry.

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

Response: The subdivision has been designed with consideration for fire protection requirements, including roadway widths, emergency access, fire lane designations, hydrant placement, utility service, and fire apparatus access requirements. Coordination has occurred with the applicable fire district regarding roadway configurations and emergency access. Fire protection infrastructure will be constructed in conjunction with subdivision improvements and in accordance with Chapter 6 requirements.

The proposed subdivision meets other applicable sections of Chapters 6 and 8 of this Code.

Response: The proposed subdivision has been designed to comply with the applicable provisions of Chapters 6 and 8 of the Land Development Code relating to zoning, development standards, landscaping, transportation, utilities, drainage, fire protection, subdivision improvements, and public facilities. Any requested modifications or deviations are specifically identified within the PUD Development Plan and Special Standards package and are supported by project-specific findings demonstrating consistency with the intent of the Code, the Engineering Criteria Manual, and the approved Mayberry planning framework.