



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
32823 TEMECULA PARKWAY
TEMECULA, CA 92592
ATT: SCOTT SOUDERS

Submittal 2: June 15, 2026

Monday June 15, 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 (3 feet), and associated utility easement configurations necessary to support the proposed layout. These are detailed on sheet 2 of the PUD 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, Chapter 4 – General Standards)

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 PUD advances the purposes of the Planned Unit Development district

Response: The Mayberry Phase 2 PUD advances the intent of the PUD district by providing a coordinated, master-planned residential development integrated with open space, trail connections, and supporting infrastructure. The use of PUD zoning allows flexibility in lot configuration, private street design, and site planning that would not be achievable under conventional zoning, resulting in a more efficient and cohesive development pattern.

The PUD is consistent with the El Paso County Master Plans

Response: The Project is consistent with the El Paso County Master Plan and applicable planning documents, including the Water Master Plan and Parks Master Plan. The proposed density, land use, and development pattern align with the planned growth framework for the Highway 94 corridor and support compact residential development within a planned community setting.

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 Elliott 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 PUD is in general conformity with any approved sketch plan

Response: 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.

The PUD is compatible with surrounding land uses and will not have a negative impact

Response: The proposed development is compatible with surrounding and planned land uses. The site functions as a logical transition between existing residential areas and future commercial

development. Site design incorporates buffering, internal circulation, and open space to ensure compatibility and minimize potential impacts to adjacent properties.

The PUD will not be detrimental to the public health, safety, and welfare

Response: The Project has been designed to support public health, safety, and welfare through provision of adequate infrastructure, including streets, utilities, drainage, and emergency access. The development will be served by existing and planned public services, and all improvements will be constructed in accordance with applicable County standards and service provider requirements.

The PUD provides adequate public facilities and services

Response: Adequate public facilities and services are available or will be provided to serve the development, including water, wastewater, electric, gas, and fire protection. Supporting reports demonstrate that infrastructure systems have sufficient capacity to accommodate the proposed development, consistent with County requirements for coordinated service delivery.

The PUD provides adequate transportation and circulation

Response: The Project provides adequate access and circulation through connections to Marketplace Drive and Village Main Street, with internal circulation provided by a network of private streets designed to meet County and fire access requirements. Traffic impacts have been evaluated through the Traffic Impact Study, and the proposed improvements are sufficient to accommodate anticipated traffic demand.

Access and Circulation:

Primary access to the site will be provided via Marketplace Drive and Village Main Street. Internal circulation is provided by a network of private streets designed to accommodate residential traffic, emergency access, and on-street parking where applicable.

The PUD incorporates open space and recreational opportunities

Response: The development integrates open space, park areas, and trail connections consistent with County Parks requirements and the previously approved Mayberry Sketch Plan. The Project includes dedication of regional trail easements 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 PUD provides innovative and efficient use of land

Response: The PUD allows for efficient land utilization through compact residential development, reduced lot dimensions, and private street design. This approach supports a cohesive neighborhood layout, enhances walkability, and reduces infrastructure redundancy while maintaining functional design and compatibility with surrounding uses.

Any deviations from standard code requirements are justified

Response: Requested deviations, including private streets, modified road cross-sections, and reduced setbacks, are necessary to implement the proposed site design and are justified by the overall benefits of the development. These modifications result in a more efficient layout, improved streetscape, and enhanced integration of open space, while maintaining safety and functionality. (Please see further details of these deviations on sheet 2)

The PUD is designed to minimize adverse impacts and provide mitigation where necessary

Response: The Project incorporates appropriate mitigation measures, including buffering along Highway 94, noise attenuation strategies, and drainage improvements. Infrastructure design and site planning have been coordinated to minimize impacts related to traffic, noise, and site constraints.

TRAFFIC ANALYSIS

Please see separate traffic study for analysis.

The PUD complies with applicable Land Development Code requirements

Response: The Project complies with applicable provisions of the El Paso County Land Development Code, including subdivision regulations, development standards, and infrastructure requirements. Where deviations are requested, they are clearly identified and supported by justification consistent with the intent of the Code.

PRELIMINARY PLAN CRITERIA ANALYSIS & JUSTIFICATION

(LDC Chapter 7 – Rules Governing Divisions of Land; Chapter 8 – Subdivision Design Standards)

The following provides a summary of how the proposed Preliminary Plan complies with the applicable criteria of approval in Chapter 7 and the subdivision design standards in Chapter 8 of the El Paso County Land Development Code.

Conformance with the Master Plan

The proposed Preliminary Plan is consistent with the El Paso County Master Plan and applicable elements, including the Water Master Plan and Parks Master Plan. The Project aligns with the planned land use pattern, density, and infrastructure framework established for the Mayberry development and supports coordinated growth within the Highway 94 corridor.

Consistency with Subdivision Regulations

The Project complies with the subdivision requirements of Chapter 7 and applicable design standards of Chapter 8. The Preliminary Plan refines the site design based on detailed evaluation of geotechnical conditions, drainage patterns, utilities, access, and surrounding land uses, supported by submitted technical reports including drainage, traffic, and utility documentation. The proposed lot and tract configuration ensures orderly development and avoids the creation of unusable lots.

Adequate Water Supply and Utilities

The development will be served by Ellicott Utilities Company for water and wastewater, with supporting documentation confirming sufficient supply in terms of quality, quantity, and dependability. Existing system capacity and service commitments demonstrate the ability to serve the proposed development. Electric and gas service will be provided by Mountain View Electric Association and Black Hills Energy. All utilities are either existing or will be extended in accordance with service provider requirements and County standards.

Adequate Access and Traffic Circulation

The Project provides adequate access via Marketplace Drive and Village Main Street, with internal circulation provided through a system of private streets designed to meet County and fire access requirements. Access and circulation have been evaluated through a Traffic Impact Study, and necessary improvements have been identified to ensure safe and efficient vehicular and emergency access. Existing roadway improvements within the Mayberry development support the proposed build-out.

Drainage and Flood Control

Drainage for the site is addressed through the Preliminary Drainage Report, which evaluates existing and proposed drainage conditions and identifies required mitigation measures. Stormwater facilities, including detention and water quality features, have been incorporated into the design consistent with the El Paso County Drainage Criteria Manual (DCM). Existing drainage infrastructure identified in prior filings is utilized to support the development. Ownership and

maintenance of all drainage facilities and improvements shall be provided by Mayberry Metropolitan District.

Provision of Public and Private Improvements

The Project includes all required public and private improvements, including roadways, drainage facilities, utilities, and associated infrastructure. Public improvements will be dedicated where required, and private improvements, including internal streets and open space tracts, will be owned and maintained by a Homeowners Association or Metropolitan District. Ownership, maintenance, and operational responsibilities will be finalized at Final Plat in accordance with County requirements.

Consideration of Constraints and Site Conditions

The Preliminary Plan accounts for site constraints including soils conditions, drainageways, and surrounding land uses. Supporting reports confirm the site is suitable for development, and any identified constraints are either avoided or mitigated through design and construction practices. Areas requiring long-term management are incorporated into designated tracts.

Roads and Infrastructure Adequacy

Roadways and infrastructure improvements are designed to meet County standards or approved deviations. The existing and planned roadway network within the Mayberry development has been designed to support the overall density and traffic demand, and internal improvements will extend this network in a coordinated manner. All infrastructure improvements are sized and designed to meet current and future service demands.

Compliance with Public Health, Safety, and Welfare

The Preliminary Plan protects public health, safety, and welfare through the provision of adequate infrastructure, utilities, access, and drainage control. Supporting technical analyses—including traffic, drainage, and geotechnical evaluations—demonstrate that development will not create adverse impacts and is compatible with surrounding development.

Road Impact Fees

The Project will comply with the County's Road Impact Fee Program. Payment methodology will be coordinated with El Paso County during the development process to follow standard payment of impact fees at individual building permit approval.

Fire Protection Compliance

The proposed development meets applicable fire protection requirements in accordance with Chapter 6 of the El Paso County Land Development Code. Emergency access is provided through a connected internal street network designed to meet County and Fire District standards, including required turning radii and access widths. Adequate water supply for fire protection will be provided through the existing public water system, designed to meet fire flow requirements. The overall site layout supports efficient emergency response access throughout the development.

Compliance with Other Code Sections

The Preliminary Plan complies with all applicable provisions of the El Paso County Land Development Code, including Chapter 6 (Site Development), Chapter 7 (Divisions of Land), and Chapter 8 (Subdivision Design Standards). The proposed subdivision has been designed in accordance with these requirements, including provisions for access, utilities, drainage, and public improvements. Where minor modifications or deviations are requested through the PUD Development Plan, such requests are limited in scope, have been justified based on site design considerations, and do not compromise the functionality, safety, or integrity of the development.