

MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO's 1 and 2

JUSTIFICATION FOR PUD MODIFICATIONS: PUBLIC ROAD ACCESS

Chapter 4.2.6.F.2.g of the Land Development Code (LDC) allows for a PUD modification of a general development standard in the LDC or criteria of the Engineering Criteria Manual (ECM), provided at least one of the benefits identified in Chapter 4.2.6.F.2.h are met.

Nature of Request:

Section of LDC/ECM from which modification is sought:

LDC Chapter 8.4.3(C)(2)(E).

Specific Criteria from which modification is sought:

Lots to have a minimum of 30 feet of frontage on and access from a public road.

Proposed nature and extent of modification:

Predominant lot width for proposed single family detached lots is 28 feet and utilization of HOA owned and maintained tract with private streets to access lots. The lots width of 28 feet and 34 feet is based upon a building product type that targets attainably while also attracting a buyer interested in a more urban aesthetic.

LDC Chapter 4.2.6.F.2.h: Modification of Existing LDC or ECM Standard.

For approval of a modification of a general development standard in the LDC or criteria or standard of the ECM, the BoCC shall find that the proposal provides for **at least one** of the following benefits:

- Preservation of natural features;
N/A.
- Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;
Unique nature of this community allow for homes to face open space areas and /or adjacent public streets. Creating and aesthetically pleasing appearance form the adjacent community and adjacent roadway users as well as proposed open space areas.
- Provision of a more efficient pedestrian system;
The proposed sidewalk network promotes community interaction as users will share a sidewalk in most areas that connects to open space areas. The layout also separates pedestrian and driveway access at a percentage much higher than normal communities.
- Provision of additional open space;
N/A.
- Provision of other public amenities not otherwise required by the Code; or
N/A.
- The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development guide.
The proposed PUD Plan reflects a variation on product type, community design and pedestrian circulation that is unique to El Paso County, the lots width is dictated by a notable vertical home design targeted to a generation of home buyer desiring a more contemporary feel while also being attainable.