

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 8.4.4.C

Specific Criteria from which modification is sought:

Divisions of land lots, and tracts, shall be serviced by public roads.

Proposed nature and extent of modification:

While primary access to each filing community is via standard County public roads, and numerous homes are accessed from said roads, the following lots are accessed from HOA owned and maintained private drive-aisles:

Filing No. 1: Lots 1-15, 22-44, 53-61

Filing No. 2: Lots 13-28

Per Section 8.4.4.E.3, "Private Road Allowances" use of private roads is generally limited except in situations where they are not likely to be needed for the convenience and safety of the general public which is the condition we are proposing with the short, dead-end private roadways. While private, the roadways serving the single-family lots above will be built to County pavement standards and use County curb sections as well, and will be posted as private roads with street signage. Both fire protection districts serving sites applicable, had no (Falcon Filing No. 1) or very limited (Cimarron Hills Filing No. 2) comments that have been addressed.

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.