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Board of County Commissioners
Holly Williams, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

SUMMARY MEMORANDUM

TO: El Paso County Board of County Commissioners
FROM: Planning & Community Development
DATE: 5/9/2024
RE: PUDSP235 Rolling Hills Ranch North

Project Description

A request by GTL, Inc. for approval of a Map Amendment (Rezoning) of 148.873 acres from a conceptual PUD (Planned Unit Development) to a site-specific PUD (Planned Unit Development) with approval of a Preliminary Plan for 441 single-family residential lots, 3 tracts, 46 acres of open space, and 24 acres of land dedicated for public right-of-way. The property is located at the eastern end of Rex Road, approximately 1.5 miles east of Meridian Road.

Notation

Please see the Planning Commission Minutes for a complete discussion of the topic and the project manager's staff report for staff analysis and conditions.

Planning Commission Recommendation and Vote

The item was heard as a called-up consent agenda item at the regular Planning Commission hearing on April 18, 2024. Fuller moved / Offner seconded for approval of the Map Amendment (Rezoning) from a conceptual PUD (Planned Unit Development) to a site-specific PUD (Planned Unit Development) and Preliminary Plan, utilizing the resolution attached to the staff report, with 6 conditions, 5 notations, and a finding of water sufficiency with regards to quality, quantity, and dependability, that this item be forwarded to the Board of County Commissioners for their consideration. The motion was **approved (6-0)**.

Discussion

The item was heard as a called-up consent agenda item at the request of Mr. Carlson. Discussion was primarily focused on the density of the proposed development.

Attachments

1. Planning Commission Minutes from 4/18/2024.
2. Signed Planning Commission Resolution.
3. Planning Commission Staff Report.
4. Public Comment.
5. Draft BOCC Resolution.

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EL PASO COUNTY PLANNING COMMISSION

MEETING RESULTS (UNOFFICIAL RESULTS)

Planning Commission (PC) Meeting
Thursday, April 18, 2024
El Paso County Planning and Community Development Department
2880 International Circle – Second Floor Hearing Room
Colorado Springs, Colorado

REGULAR HEARING, 9:00 A.M.

PC MEMBERS PRESENT AND VOTING: SARAH BRITTAIN JACK, JAY CARLSON, BECKY FULLER, BRANDY MERRIAM, KARA OFFNER, BRYCE SCHUETTEL, TIM TROWBRIDGE, AND CHRISTOPHER WHITNEY.

PC MEMBERS VIRTUAL AND VOTING: NONE.

PC MEMBERS PRESENT AND NOT VOTING: NONE.

PC MEMBERS ABSENT: THOMAS BAILEY, JIM BYERS, JEFFREY MARKEWICH, ERIC MORAES, AND WAYNE SMITH.

STAFF PRESENT: MEGGAN HERINGTON, JUSTIN KILGORE, KYLIE BAGLEY, JOE LETKE, RYAN HOWSER, ASHLYN MATHY, DANIEL TORRES, ED SCHOENHET, MIRANDA BENSON, AND LORI SEAGO.

OTHERS PRESENT AND SPEAKING: RICHARD SMITH, JEFF PARR, LORNA BENNETT, PHILLIP DREW, MICHAEL HITE, KELLY PARR, AND ROGER LUND.

1. REPORT ITEMS (NONE)

The next PC Hearing is Thursday, May 2, 2024, at 9:00 A.M.

2. CALL FOR PUBLIC COMMENT FOR ITEMS NOT ON THE HEARING AGENDA (NONE)

3. CONSENT ITEMS

A. Adoption of Minutes for meeting held March 21, 2024.

Mr. Whitney disclosed that he requested one revision, which was incorporated.

PC ACTION: THE MINUTES WERE APPROVED WITH ONE REVISION BY UNANIMOUS CONSENT (8-0).

B. VR2316

MATHY

**VACATION AND REPLAT
BENT GRASS REPLAT**

A request by Virgil Sanchez for approval of a 1.46-acre Vacation and Replat creating 2 commercial lots. The property is zoned CS (Commercial Service) and is located at 8035 Meridian Park Drive, south of the intersection of Bent Grass Meadows Drive and Meridian Park Drive. (Parcel No. 5301104002) (Commissioner District No. 2)

NO PUBLIC COMMENT OR DISCUSSION

PC ACTION: MR. TROWBRIDGE MOVED / MS. BRITTAIN JACK SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3B, FILE NUMBER VR2316 FOR A VACATION AND REPLAT, BENT GRASS REPLAT, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH SEVEN (7) CONDITIONS, ONE (1) NOTATION, AND A RECOMMENDED FINDING OF SUFFICIENCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (8-0).

C. CS241

HAAS

**MAP AMENDMENT (REZONING)
7125 N MERIDIAN ROAD REZONE**

A request by CAP Storage Falcon, LLC for approval of a Map Amendment (Rezoning) of 2.13 acres from CR (Commercial Regional) to CS (Commercial Service). The property is located approximately one-quarter mile south of East Woodmen Road on the northwest corner of Old Meridian Road and McLaughlin Road. (Parcel No. 5312114004) (Commissioner District No. 2)

NO PUBLIC COMMENT

DISCUSSION

Ms. Merriam asked for an explanation of the difference between CR and CS zoning districts.

Ms. Mathy, who was assigned the project following Mr. Haas' resignation, explained that the applicant is requesting a rezoning to CS (Commercial Service) so they can proceed with the establishment of a mini-warehouse storage facility. The process would be more difficult under its current zoning of CR (Commercial Regional).

Mr. Carlson asked for the definitions of each zoning type.

Mr. Kilgore stated he put the definitions in the Staff Report packet, found on page 4.

Ms. Mathy explained that CR (Commercial Regional) is for regional centers and should ease use of pedestrian and vehicular circulation, serve as a convenience to the public, and should be an esthetic enhancement to the community and region. CS (Commercial Service) is meant to accommodate retail, wholesale, and services of commercial use to the public. Overall, the CS zoning is more suitable to the applicant's intention to establish a mini-warehouse.

PC ACTION: MS. FULLER MOVED / MR. SCHUETTEL SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3C, FILE NUMBER CS241 FOR A MAP AMENDMENT (REZONING), 7125 N MERIDIAN ROAD REZONE, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH ONE (1) CONDITION AND TWO (2) NOTATIONS, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (8-0).

BOCC Report Packet

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D. CS235

BAGLEY

**MAP AMENDMENT (REZONING)
16050 OLD DENVER ROAD REZONE**

A request by Vertex Consulting for approval of a Map Amendment (Rezoning) of 8.07 acres from RR-5 (Residential Rural) to CS (Commercial Service). The property is located at 16050 Old Denver Road, one-half mile north of the intersection of Baptist Road and Old Denver Road. (Parcel No. 7126004010) (Commissioner District No. 3)

PC ACTION: THIS ITEM WAS PULLED TO BE HEARD AS A CALLED-UP CONSENT ITEM PER MR. WHITNEY.

E. SF2324

BAGLEY

**FINAL PLAT
HAY CREEK VALLEY SUBDIVISION**

A request by View Homes, Inc. for approval of a Final Plat for the Hay Creek Valley Subdivision to create 20 single-family residential lots and 3 tracts. The site is 214.62 acres, zoned RR-5 (Residential Rural) 5-acre minimum lot size, and is located south of the Town of Monument, adjacent to Hay Creek Road. The property is currently improved with a single-family residence, which will remain on a lot in the western portion of the project. (Parcel Nos. 7100000267, 7100000268, 7100000269, 7100000270, 7133000001, & 7133007014) (Commissioner District No. 3)

PC ACTION: THIS ITEM WAS PULLED TO BE HEARD AS A CALLED-UP CONSENT ITEM PER MR. WHITNEY.

F. SP238

BAGLEY

**PRELIMINARY PLAN
OVERLOOK AT HOMESTEAD PRELIMINARY PLAN**

A request by NES for approval of a Preliminary Plan consisting of 346.55 acres to create 62 single-family residential lots. The property is zoned RR-5 (Residential Rural) and is located one-half mile north of the intersection of Elbert Road and Sweet Road, and one-half mile south of the intersection of Elbert Road and Hopper Road. (Parcel Nos. 4100000255, 4100000256, and 4122000005) (Commissioner District No. 2)

PC ACTION: THIS ITEM WAS PULLED TO BE HEARD AS A CALLED-UP CONSENT ITEM PER MS. MERRIAM.

G. CS234

LETKE

**MAP AMENDMENT (REZONING)
MAYBERRY FILING NO. 2A CS REZONE**

A request by Mayberry Communities, LLC for approval of a Map Amendment (Rezoning) of 1 acre from PUD (Planned Unit Development) to CS (Commercial Service). A concurrent Vacation and Replat is also being requested (VR2323). The property is located on the south side of Colorado State Highway 94, approximately 2 miles east of the intersection of Highway 94 and Peyton Highway. (Parcel Nos. 3414201031 and 3414201030) (Commissioner District No. 4)

NO PUBLIC COMMENT

DISCUSSION

Ms. Merriam asked if the two Mayberry files (CS234 & VR2323) had a combined staff report. She further asked if they would be voted on individually.

Mr. Trowbridge explained that they are related but considered individually.

Mr. Carlson further explained that the Rezoning request must be considered before the Final Plat.

PC ACTION: MR. TROWBRIDGE MOVED / MS. OFFNER SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3G, FILE NUMBER CS234 FOR A MAP AMENDMENT (REZONING), MAYBERRY FILING NO. 2A CS REZONE, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH TWO (2) CONDITIONS AND TWO (2) NOTATIONS, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (8-0).

H. VR2323

LETKE

**VACATION AND REPLAT
MAYBERRY FILING NO. 2A**

A request by Mayberry Communities, LLC for approval of a Vacation and Replat to reconfigure the properties of 1 tract, 3 lots, and dedication of right-of-way on approximately 3.5 acres. The proposal does not increase the number of lots or tracts on the property. Approval of the Map Amendment (Rezoning) CS234 shall be considered prior to consideration of the Vacation and Replat. The property is located on the south side of Colorado State Highway 94, approximately 2 miles east of the intersection of Highway 94 and Peyton Highway. (Parcel Nos. 3414101001 3414101002 3414201028, and 3414201031) (Commissioner District No. 4)

NO PUBLIC COMMENT OR DISCUSSION

PC ACTION: MR. SCHUETTPELZ MOVED / MS. BRITAIN JACK SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3H, FILE NUMBER VR2323 FOR A VACATION AND REPLAT, MAYBERRY FILING NO. 2A, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH SEVEN (7) CONDITIONS, TWO (2) NOTATIONS, AND A RECOMMENDED FINDING OF SUFFICIENCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (8-0).

I. PUDSP235

HOWSER

**PLANNED UNIT DEVELOPMENT / PRELIMINARY PLAN
ROLLING HILLS RANCH NORTH**

A request by GTL, Inc. for approval of a Map Amendment (Rezoning) of 148.873 acres from a conceptual PUD (Planned Unit Development) to a site-specific PUD (Planned Unit Development) with approval of a Preliminary Plan for 441 single-family residential lots, 3 tracts, 46 acres of open space, and 24 acres of land dedicated for public right-of-way. The property is located at the eastern end of Rex Road, approximately 1.5 miles east of Meridian Road. (Parcel No. 4200000477) (Commissioner District No. 2)

PC ACTION: THIS ITEM WAS PULLED TO BE HEARD AS A CALLED-UP CONSENT ITEM PER MR. CARLSON.

4. CALLED-UP CONSENT ITEMS

3D. CS235

BAGLEY

**MAP AMENDMENT (REZONING)
16050 OLD DENVER ROAD REZONE**

A request by Vertex Consulting for approval of a Map Amendment (Rezoning) of 8.07 acres from RR-5 (Residential Rural) to CS (Commercial Service). The property is located at 16050 Old Denver Road, one-

half mile north of the intersection of Baptist Road and Old Denver Road. (Parcel No. 7126004010) (Commissioner District No. 3)

STAFF & APPLICANT PRESENTATIONS

Mr. Whitney asked if Ms. Bagley could further explain the area's location and the relationship between placetype and zoning district during her presentation.

Mr. Trowbridge asked if Ms. Bagley could cover any impacts or encumbrances that the applicant will encounter from the non-conformance.

Ms. Merriam stated that her questions are associated with rezoning RR-5 to CS in the area.

Mr. Whitney added that he's unsure if the conditions within the Staff Report were fully captured in the drafted resolution. Ms. Bagley's presentation then began.

Ms. Bagley described the surrounding zoning types and uses in relation to the subject property to address Ms. Merriam's earlier question. The property west is zoned RR-5 (Residential Rural) but is used as a substation for Mountain View Electric Association (MVEA). The property north is zoned I-2 (Industrial) and is used for outside storage. Further north, the property within the Town of Monument is used for industrial and commercial services. The vacant property south is zoned A-35 (Agricultural). To address Mr. Trowbridge and Mr. Whitney's questions, she explained that the existing duplex on the property would not be allowed-by-right in the CS zoning district. She further explained that the LDC requires that duplexes be served by central services, but the existing building is served by well and septic. If the duplex is allowed to remain on the property after rezoning to CS, it would create a legal non-conformity.

Mr. Whitney asked if the County would typically authorize a zoning change when it would knowingly create a legal non-conformity.

Ms. Bagley answered that it is not typical. The County normally requests that existing uses should cease (if no longer allowed) once rezoning occurs. She further explained that this is the reason the third condition of approval in the Staff Report states that the duplex will only be allowed to remain until commercial development begins.

Mr. Whitney asked for clarification on whether the condition is phrased as once commercial development begins or for one year, whichever happens first.

Ms. Bagley read the proposed condition of approval number 3. "The existing attached single-family dwelling may continue to be utilized on the property as a residential use until commercial development occurs on the property. Development includes, but is not limited to, any construction, placement, reconstruction, alteration of the size, of a structure on land; any increase in the intensity of use of land; any change in use of land or a structure and the clearing or grading of land as an adjunct of construction." She clarified that the definition was pulled from the LDC.

Ms. Merriam asked for additional clarification. She asked if parking RVs, trailers, etc. on the property for outdoor storage constitutes commercial development.

Ms. Bagley confirmed that would be a change in use of the land and would be considered commercial development.

Ms. Fuller asked if the duplex could be allowed to remain after commercial development if it served on-site management.

Ms. Bagley answered that if the applicant were requesting the duplex serve as a caretaker's quarters, a different application would be needed with that request. She is unsure if a duplex would be allowed for that purpose.

Ms. Herington explained that converting the duplex to serve as a caretaker's quarters would be part of a new use on the property and would be incorporated into a Site Development Plan, which is required for outdoor storage or contractor's equipment yards. An on-site residence would need to be included as part of the overall use and be formalized in the Site Development Plan.

Ms. Fuller asked if the duplex not being on central services would be an issue at that point.

Ms. Herington responded that once the building is converted to a caretaker's quarters, it would no longer be considered two rentals. If the applicant went through the Site Development Plan process with the existing well and showed sufficient utility service to keep a caretaker's residence in their overall commercial development, there shouldn't be a problem. Utilities and infrastructure would be evaluated with any Site Development Plan for any commercial use on the site.

Ms. Bagley then addressed Mr. Whitney's earlier question regarding placetype. She explained that while the proposed rezone doesn't align with the Master Plan placetype of Rural, it does match the surrounding established neighborhood and existing land uses.

Mr. Whitney remarked that he finds it interesting how placetype trumped zoning on a past project and it's the other way around for this project.

The presentation then continued. There were no questions for Engineering. Ms. Nina Ruiz, with Vertex Consulting Services, then began her presentation for the applicant. There were no questions for the applicant.

NO PUBLIC COMMENTS OR FURTHER DISCUSSION

PC ACTION: MS. MERRIAM MOVED / MR. WHITNEY SECONDED TO RECOMMEND APPROVAL OF CALLED-UP ITEM 3D, FILE NUMBER CS235 FOR A MAP AMENDMENT (REZONING), 16050 OLD DENVER ROAD REZONE, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH THREE (3) CONDITIONS AND TWO (2) NOTATIONS, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (8-0).

3E. SF2324

BAGLEY

FINAL PLAT HAY CREEK VALLEY SUBDIVISION

A request by View Homes, Inc. for approval of a Final Plat for the Hay Creek Valley Subdivision to create 20 single-family residential lots and 3 tracts. The site is 214.62 acres, zoned RR-5 (Residential Rural) 5-acre minimum lot size, and is located south of the Town of Monument, adjacent to Hay Creek Road. The property is currently improved with a single-family residence, which will remain on a lot in the western portion of the project. (Parcel Nos. 7100000267, 7100000268, 7100000269, 7100000270, 7133000001, & 7133007014) (Commissioner District No. 3)

STAFF & APPLICANT PRESENTATIONS

Ms. Merriam asked for clarification of the location. She stated combining then subdividing the 6 existing parcels seemed awkward. She also mentioned the traction of the roads. She expressed concern regarding its nearness to USAFA property and asked if air quality would be affected.

Mr. Whitney added that he is concerned about this project's relationship to the nearby military installation. The subject property is right off Jacks Valley where artillery training takes place. He understands that the County doesn't have the jurisdiction to deter development close to military property, but he wanted the record to show, "this is nuts". He believes there *should* be interplay between military installations and land-use proposals, even if it's not part of the LDC criteria. He referenced the presentation given to the Planning Commission on March 21, 2024, by the Defense Mission Task Force. He stated, "this is scary". Plat notes may be effective for the first sale, but he worries about property owners in the future that may have no idea what they bought and where it's located. He stated that because the military is not allowed to complain, they may make a mild comment or remark which can be interpreted as them standing on a desk and shrieking. He then asked if the Air Force Academy (USAFA) submitted a review comment for the project.

Ms. Bagley replied that they did submit a comment with the past Preliminary Plan, which has since been approved by the BoCC. They requested a plat note and suggested that advisory language should be included in the HOA covenants so that future owners are aware of the proximity to a military installation and shooting range. They were also present at the EA meeting.

After a break for technical difficulties, the presentation began.

Ms. Bagley presented a GIS map to further explain the vicinity per Ms. Merriam's earlier request.

Ms. Merriam asked about potential emergency evacuation on the single existing road in the event of a grassfire from a small plane crash, for example.

Ms. Bagley referenced the GIS map to show the nearby roads. A 60-foot-wide private road will service the proposed lots. That road would connect to Hay Creek Road through an access easement that goes through an adjacent property. In a larger context, she zoomed out to show that Hay Creek Road serves multiple lots to the west. The LDC states dead-end roads should not serve more than 25 lots and a second access should be available, but Hay Creek Road does not meet that section of the Code. The fire department was notified of the proposal.

Ms. Fuller asked for clarification regarding ownership of the property per the Assessor's Office and who was listed as the applicant on the Staff Report.

Ms. Bagley deferred to the applicant to explain if ownership had changed because she would have entered the name listed on the application into her Staff Report.

Mr. Jason Alwine, with Matrix Design Group, spoke online representing the applicant. He suggested it may be a clerical error.

Mr. Tim Buschar, with COLA, LLC, spoke representing the applicant. He explained that Mr. Fitzgerald previously owned the property, but Mr. O'Leary is the current owner and applicant.

Ms. Fuller stressed the importance of having the correct applicant information.

Ms. Bagley ensured that the application will be checked and if the current owner's signature is needed, it will be obtained prior to the BoCC hearing. The applicant's presentation then began. There were no questions for the applicant.

PUBLIC COMMENTS

Mr. Richard Smith spoke in opposition. He read verbatim from a printed letter which was handed to the Planning Commission during the hearing and has been uploaded as part of the record. Titled "Public Comment - Multiple Neighbors, read at the hearing - Received 4-18-2024. MB" in EDARP.

Mr. Jeff Parr spoke in opposition. He continued reading verbatim from the letter.

Ms. Lorna Bennett spoke in opposition. She continued reading verbatim from the letter.

Mr. Phillip Drew spoke in opposition. He discussed encroachment on military installations. He then read verbatim from the remainder of the letter. He doesn't believe analysis of the proposal has been complete regarding encroachment on the military training location or the potential fire risk to existing residents.

Mr. Michael Hite spoke in opposition. He stated that there were only 12 houses in his subdivision on Hay Creek Road in 1981. He was not advised of a waiver being obtained for the 25-house limit on a dead-end road. He discussed his experience during a past fire in the area. He is very concerned about all existing residents needing to evacuate from the valley at the same time.

Ms. Kelly Parr spoke in opposition. She referenced the GIS image on the screen and pointed out the location of the military firing range in relation to the proposed subdivision. She discussed the potential noise and danger to future residents.

DISCUSSION

Ms. Brittain Jack remarked that while she has toured USAFA and hears the encroachment concerns from the public, which she is also concerned about, the people opposing the current subdivision live in that same area and bought land close to the military installation.

Mr. Whitney asked about the fire department's response to review comments.

Ms. Bagley read the fire district's review comment, which is part of the record on EDARP.

Ms. Herington reminded the Chair that the applicant should be given time for rebuttal after the public comments were made.

Mr. Whitney asked for clarification regarding the public's assertion in the letter that there has been no waiver granted to exceed 25 properties on a dead-end road.

Ms. Bagley answered that the waiver was approved with the Preliminary Plan by the BoCC.

Mr. Whitney asked for verification from Ms. Seago. If a waiver is approved at the Preliminary Plan stage, would that carry over to the Final Plat stage?

Ms. Seago confirmed that would be correct.

Ms. Bagley explained that 2 waivers were requested and approved. One was a modification to allow private roads instead of public roads. The second was a waiver from LDC 6.3.3.C, which would allow one access point where two are required. She stated the fire district was agreeable to the waiver.

Mr. Carlson asked if the waivers were for Hay Creek Road.

Ms. Bagley replied that the waivers only apply to the proposed subdivision being added to Hay Creek Road.

Mr. Carlson then stated that the entire area doesn't meet the criteria anyway.

Ms. Bagley continued to explain that the proposed subdivision would increase the number of lots that access Hay Creek Road.

Mr. Carlson clarified that the private road wouldn't need that waiver because they're adding less than 25 lots on a dead-end road.

Ms. Bagley agreed, but further clarified that the waiver would only apply to the proposed subdivision adding more lots, not additional subdivisions off Hay Creek in the future. Any future subdivision request would also need to pursue those waivers. The approved waiver is not a blanket waiver for all development on Hay Creek Road.

Ms. Fuller clarified that the land is zoned RR-5 and they are proposing to split it into 5-acre lots or greater, which is allowed-by-right. She's not concerned about that aspect. She then asked what protection current residents have from this road greatly exceeding the number of lots allowed on a dead-end road. She mentioned the safety concern in case of fire for the residents further west. From previous discussion, it seems like the waiver didn't deal with Hay Creek Road.

Ms. Bagley explained that the waiver does deal with Hay Creek Road with regard to the proposed subdivision adding lots onto the dead-end road. It is not a blanket waiver for all of Hay Creek Road that would allow lots to be added anywhere, it is specifically allowing the proposed subdivision.

Ms. Fuller understood and further asked if other larger parcels along the road would need to pursue the same waiver if they were to propose subdivisions.

Ms. Bagley confirmed. They would need to request a waiver, which would be considered by the Planning Commission (PC) and receive final determination by the Board of County Commissioners (BoCC). She confirmed that the Planning Department did express concerns about adding parcels onto Hay Creek Road, however, the waiver has already been approved for the proposed subdivision.

Mr. Carlson reiterated that while concerning, the waiver has already been approved.

Ms. Bagley clarified that the discussion from an EA meeting that was read into the record by the public (in the provided letter) was regarding a different property further along Hay Creek Road.

Mr. Whitney asked how they continue to get waivers if the road is already out of compliance?

Ms. Bagley stated she is unsure if waivers were requested for the previously subdivided lots.

Mr. Whitney clarified that he's worried each project is being evaluated on its own when the overall area is out of compliance.

Ms. Bagley replied that when the Preliminary Plan was reviewed, the whole area, including Hay Creek Road, was evaluated. The applicant went forward with a request for the waiver. The PC recommended approval and the BoCC approved the waiver.

Ms. Fuller asked if more development can be approved with additional waivers in the future. She asked what is protecting the existing residents from that happening. She asked for an explanation of the process the residents would need to go through to advocate for themselves (contacting PCD staff or their county representatives, etc.).

Ms. Bagley explained that the LDC outlines what requirements need to be met. Sections of chapters 6, 7, and 8 can be waived via approval by the BoCC. If people are opposed to waiving those sections of the Code, they should send an email to the project manager (planner) during the

application review period. The planner's contact info is on the "Notice of Application" letter mailed to all property owners within 500 feet. Additional mailed notices are sent and posters are placed on the property to notify neighbors of a scheduled public hearing.

Mr. Carlson reiterated that if people opposed the waiver that was granted, they should have contacted the Planning Department or spoken at the public hearing for the Preliminary Plan.

Ms. Bagley confirmed.

Ms. Herington added that Planning Department staff does not advocate for a project, they advocate for the public process from notification through public hearing. Staff will ask an applicant to hold a neighborhood meeting if there is known opposition. Moving forward, potential applicants in the area will be asked to hold a neighborhood meeting.

Ms. Fuller asked if there was opposition present for the Preliminary Plan.

Ms. Bagley answered that she was not the project manager for that application, but she was at the meeting and she remembers there was one person in opposition.

Mr. Trowbridge asked for the criteria of approval to be presented. He asked for staff or the applicant to address how the proposal meets: "The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;". He mentioned the traffic load for the entire Hay Creek Road. He stated he finds it hard to believe the waiver they were granted is sufficient.

Ms. Seago recommended that the applicant answer that question. She also reminded the Chair that the applicant should be allowed to speak in rebuttal.

Mr. Alwine reiterated that the proposal is for a Final Plat to enact what was already approved. He can't speak to traffic concerns caused by other projects. He stated the applicant has done several things to meet the fire protection criteria, including meeting with the fire district. He stated they are meeting the fire district's criteria regarding the type, size, and location of a fire suppression cistern. They had a fire mitigation report reviewed and approved prior to the Preliminary Plan that holds the applicant to certain criteria at the time of building permits. The fire district reviewed the proposal and provided letters of no concern. A traffic report was submitted to El Paso County as part of the Preliminary Plan process and there were no concerns other than the design of the Hay Creek intersection. He mentioned that the applicant will have to pay PID impact fees. He stated that while the proposal is for 20 lots, there are already 6 in existence, so it's a net increase of 14 homes. Because they have an approved fire protection report, he believes they've done their due diligence to provide responses and meet the criteria and waiver requirements. He stated that they met with USAFA and have an avigation easement recorded. The applicant is required to disclose that USAFA and Jacks Valley are present.

Mr. Buschar added that the applicant has met with USAFA. The new avigation easement recorded with the Preliminary Plan is geared towards Jacks Valley to address fumes, pyrotechnics, the shooting range, etc. That information will also be in a plat note, in the CC&Rs, recorded on the title work, and in an addendum to the future purchase agreements. Regarding the conservation easement purchased with DOD funds that was mentioned, a meeting was held. They did not request a buffer, nor did they request to purchase the property. He stated helicopters, not airplanes, fly over the subject property between June and July. Thunderbird flyovers happen occasionally. He stated that some existing residents enjoy the noise and proximity to the military installation. When learning that the applicant has proposed less lots than they could have with the

existing RR-5 zoning, USAFA was pleased. He stated since the beginning of this process, they knew impacts from fire were going to be an issue and they've been working with the Fire Chief. What was requested, and what the applicant is providing, is a 33,000-gallon cistern for the valley. It was also mentioned that the fire district, USAFA, and the National Forest Service would respond in case of a fire. The recommended fire mitigation has already been completed on-site by removing mistletoe from 1.6 acres. When people/builders select home sites, they will be responsible for fire mitigation for their properties before building permits are released.

Mr. Carlson asked for an explanation of fire evacuation issues related to Hay Creek Road.

Mr. Alwine reiterated that the applicant has submitted a fire protection report and a traffic study. He does not recall direct comments with evacuation concerns coming up.

Mr. Buschar added that the fire department was happy a water source would be brought in. He stated many of the homes may remain vacant for parts of the year as the buyer market often has multiple homes. He also clarified that the application was submitted by View Homes and has Mr. O'Leary's signature.

Ms. Bagley stated she was checking if there were any outstanding comments on the fire report.

Mr. Carlson asked if evacuation was addressed in LDC chapter 6.

Ms. Bagley answered that the chapter says emergency access should be granted for evacuation.

Ms. Fuller stated the discussion touched on the criteria of approval, "Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision...". The PC is asking about the subdivision's access to Hay Creek Road. She asked if off-site impacts (adding net 14 lots to an already overburdened road) had been addressed by the applicant or in the application.

Mr. Carlson stated they were given a waiver.

Mr. Buschar stated the applicant is not responsible for making any improvement to Hay Creek Road other than the intersection. There are no other improvements required from the applicant as the road has the capacity for increased traffic.

Mr. Whitney asked for more information about the discussion with the conservation group regarding a buffer zone.

Mr. Buschar answered that it took place during the Preliminary Plan stage. They came down, discussed options, but never made an offer to the applicant for a buffer. He thinks that when they saw the final subdivision would only consist of 20 lots as opposed to the 40 allowed by zoning, they were less concerned. No buffer was requested. His understanding of how the process works is that a conservation easement would have been requested as a buffer zone and the applicant would have been compensated by the conservation fund for setting that land aside. The applicant is proposing smaller, 5-acre lots on the northern side of the subdivision and has larger lots on the side adjacent to USAFA. The topography would not allow houses close to the southern boundary, so that area is designated as a no-build area anyway.

PC ACTION: MS. BRITTAIN JACK MOVED / MR. SCHUETTELPELZ SECONDED TO RECOMMEND APPROVAL OF CALLED-UP ITEM 3E, FILE NUMBER SF2324 FOR A FINAL PLAT, HAY CREEK VALLEY SUBDIVISION, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT, THAT THIS ITEM BE FORWARDED TO

THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL FAILED BY A VOTE OF 3-5, RESULTING IN A RECOMMENDATION TO DENY.

IN FAVOR: MS. BRITTAIN JACK, MR. CARLSON, AND MR. SCHUETTPELZ.

IN OPPOSITION: MS. FULLER, MS. OFFNER, MR. TROWBRIDGE, MR. WHITNEY, AND MS. MERRIAM.

COMMENTS:

Ms. Merriam thinks the aspect of safety should be revisited because Hay Creek Road does not meet current standards.

Ms. Fuller concurred, adding that “this is a bad situation” and it may not be the current applicant’s responsibility to fix the entire area, but this proposal would make a bad situation worse. She doesn’t think the proposal fully meets the approval criteria regarding fire and off-site impacts.

Mr. Whitney agreed with previous comments and further mentioned fire safety with ingress and egress. He doesn’t understand how a situation out of compliance can be allowed to continue and grow.

Ms. Brittain Jack explained that the applicant will provide a water cistern that the existing residents don’t currently have, so she does believe the fire impacts have been addressed.

Mr. Schuettpelz explained that the military property must stop somewhere. If USAFA had wanted the buffer and purchased the property, the line would just be adjacent to other houses. The applicant has mitigated future issues by advising of the property’s proximity to USAFA in multiple places. While not having secondary access is concerning, he agrees that it’s not this applicant’s responsibility to fix the whole neighborhood which has existed for some time. He reiterated that exceeding the residence limit on a dead-end road was acceptable for the residents who currently live there and spoke in opposition. He believes the applicant has done everything they can to make the situation better (with the cistern) and perhaps there could be secondary access in the future.

Mr. Carlson recognized the safety issue and concerns for the neighborhood. He urged the public to pay attention to notifications sent by PCD. He stated the time to oppose the project was at Preliminary Plan stage. He doesn’t recall evacuation concerns being raised during that time. He voted to recommend approval because of the waivers that were previously approved.

***FOLLOWING CALLED-UP ITEM 3E, MR. TROWBRIDGE WAS EXCUSED FROM THE HEARING. THERE WERE SEVEN (7) VOTING MEMBERS MOVING FORWARD.**

3F. SP238

BAGLEY

**PRELIMINARY PLAN
OVERLOOK AT HOMESTEAD PRELIMINARY PLAN**

A request by NES for approval of a Preliminary Plan consisting of 346.55 acres to create 62 single-family residential lots. The property is zoned RR-5 (Residential Rural) and is located one-half mile north of the intersection of Elbert Road and Sweet Road, and one-half mile south of the intersection of Elbert Road and Hopper Road. (Parcel Nos. 4100000255, 4100000256, and 4122000005) (Commissioner District No. 2)

STAFF & APPLICANT PRESENTATIONS

Ms. Merriam stated that she would like more information about drainage. She mentioned there were drainage concerns for past projects in the same area.

Mr. Daniel Torres, with DPW Engineering, explained that the subject property is within 4 different drainage basins, so the topography is challenging. The applicant is proposing 6 detention ponds across the site, which will be maintained by their metro district. He referred to an image on the slideshow for pond locations.

Ms. Merriam asked for a vicinity map that showed the proposed development with its drainage in relation to the surrounding area.

Mr. Torres deferred to the applicant.

Ms. Barlow, with N.E.S., referred to a slideshow image to explain that there is a ridgeline on the east side of the property. She explained that the drainage ponds are located where they are to capture the water before it continues to Apex Ranch.

Ms. Merriam clarified that the 6 ponds from the image are all for the proposed subdivision. She stated that she is asking how this drainage proposal fits in with development around it.

Ms. Barlow stated that there is no development to the north or east. The Reata subdivision is to the south. It is an older development and has no detention pond.

Mr. Kofford, with Kimley-Horn, further explained that there is no detention system in the Reata subdivision. Water flows in 4 different directions on the subject property. The proposal is maintaining historic patterns. The Apex Ranch subdivision (west) has a full-spectrum detention basin that will be downstream from 2 of the proposed ponds.

Ms. Merriam asked for a map. (Mr. Torres presented one.) She then asked if rains from the last few years washed out one of the roads in the area.

Mr. Torres replied that he is not aware.

Ms. Marriam asked if 6 ponds were necessary because it's on a ridge.

Mr. Torres answered that the number of ponds depends on the increase in flow.

Mr. Carlson asked for information regarding a proposed parking lot.

Ms. Bagley suggested a full presentation which would answer questions. (Presentation began.)

PUBLIC COMMENTS

Mr. Roger Lund spoke in opposition. He mentioned that the proposed development will be three times larger than Apex Ranch. Many of his concerns were already addressed in the presentation. He asked if the water finding would be delayed until Final Plat. He walked the site with Mr. Desjardin and Mr. Kofford to discuss existing flooding issues in the area. He suggested that one of the drainage ponds should be relocated below the confluence near his property.

Ms. Barlow responded. The finding of water sufficiency is being requested during this phase; they are not deferring that finding to the Final Plat stage. They anticipate the Final Plat being administratively approved for that reason. During the Preliminary Plan stage, final locations of detention ponds are not exact. She pulled up a map of the area. The development of a detention pond will address the flooding issues that Mr. Lund currently faces. The Final Plat process will include more detailed design and construction details regarding the pond.

Mr. Carlson asked if relocation of the pond is possible after walking the property with Mr. Lund.

Mr. Desjardin, with ProTerra Properties, replied that he's not convinced. Currently, they have proposed the pond adjacent to the public right-of-way. This will make maintenance access easier. It will be in an existing field, so not as many trees will need to be removed. The terrain is steeper

where Mr. Lund is requesting it be relocated. The pond is currently proposed on one of two forks. Further evaluation will take place during the Final Plat stage.

NO FURTHER DISCUSSION

PC ACTION: MS. MERRIAM MOVED / MS. OFFNER SECONDED TO RECOMMEND APPROVAL OF CALLED-UP ITEM 3F, FILE NUMBER SP238 FOR A PRELIMINARY PLAN, OVERLOOK AT HOMESTEAD PRELIMINARY PLAN, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH EIGHT (8) CONDITIONS, THREE (3) NOTATIONS, AND A RECOMMENDED FINDING OF SUFFICIENCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (7-0).

***FOLLOWING CALLED-UP ITEM 3F, MS. BRITTAIN JACK WAS EXCUSED FROM THE HEARING. THERE WERE SIX (6) VOTING MEMBERS MOVING FORWARD.**

31. PUDSP235

HOWSER

PLANNED UNIT DEVELOPMENT / PRELIMINARY PLAN ROLLING HILLS RANCH NORTH

A request by GTL, Inc. for approval of a Map Amendment (Rezoning) of 148.873 acres from a conceptual PUD (Planned Unit Development) to a site-specific PUD (Planned Unit Development) with approval of a Preliminary Plan for 441 single-family residential lots, 3 tracts, 46 acres of open space, and 24 acres of land dedicated for public right-of-way. The property is located at the eastern end of Rex Road, approximately 1.5 miles east of Meridian Road. (Parcel No. 4200000477) (Commissioner District No. 2)

STAFF & APPLICANT PRESENTATIONS

Ms. Merriam asked for clarification regarding the Placetype.

Mr. Carlson asked about the transition and buffer with surrounding development.

Mr. Howser explained that the subject property is located within the Large Lot Residential Placetype, as is the Estates filing to the west. The rest of Meridian Ranch is in the Suburban Residential Placetype. He referenced imagery on his slideshow. He stated that while the proposal is not consistent with Large Lot Residential, it is consistent with the surrounding area. He further mentioned that the applicant received BoCC approval for a Sketch Plan Amendment that allows up to 4 units per acre in the subject area. That approval predated the Master Plan, which was taken into consideration.

Ms. Merriam asked when the Sketch Plan Amendment was approved.

Mr. Howser answered that the approval was complete in August 2021. While the Master Plan was adopted in May 2021, the application was received under a previous Master Plan, so it was reviewed using the previous standards.

Mr. Carlson clarified that the applicant could propose up to 4 units per acre per the Sketch Plan.

Mr. Howser confirmed. He then discussed the proposed buffer area. He referenced the zoning map to show that the proposed buffer to the north is greater than previous filings. He stated that it is PCD Staff's opinion that the increased density could be compatible with the additional buffer that the applicant is proposing. He added that The Sanctuary at Meridian Ranch, south or the

subject property, was approved with 4.5 units per acre. The current proposal is consistent with previous filings southwest of the subject area.

Ms. Barlow, with N.E.S., completed the applicant's presentation. There were no questions.

NO PUBLIC COMMENTS

DISCUSSION

Mr. Whitney clarified that the Sketch Plan Amendment was approved using the previous Master Plan criteria for reference, which designated the area as appropriate for suburban density.

PC ACTION: MS. FULLER MOVED / MS. OFFNER SECONDED TO RECOMMEND APPROVAL OF CALLED-UP ITEM 3I, FILE NUMBER PUDSP235 FOR A PLANNED UNIT DEVELOPMENT / PRELIMINARY PLAN, ROLLING HILLS RANCH NORTH, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH SIX (6) CONDITIONS, FIVE (5) NOTATIONS, AND A RECOMMENDED FINDING OF SUFFICIENCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (6-0).

5. REGULAR ITEMS (NONE)

6. NON-ACTION ITEMS (NONE)

MEETING ADJOURNED at 12:03 P.M.

Minutes Prepared By: Miranda Benson

MAP AMENDMENT (REZONING) TO PLANNED UNIT DEVELOPMENT (PUD) AND PRELIMINARY PLAN
(RECOMMEND APPROVAL)

Ms. Fuller moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. PUDSP235
ROLLING HILLS RANCH NORTH

WHEREAS, GTL, Inc. did file an application with the El Paso County Planning and Community Development Department for approval of a Map Amendment (Rezoning) to amend the El Paso County Zoning Map for property in the unincorporated area of El Paso County as described in Exhibit A and depicted in Exhibit B, attached hereto and incorporated herein by reference, from the PUD (Planned Unit Development) zoning district to the PUD (Planned Unit Development) zoning district with a Preliminary Plan proposing 441 single-family residential lots, three (3) tracts, 46 acres of open space, and 24 acres of land dedicated for public right-of-way; and

WHEREAS, a public hearing was held by this Commission on April 18, 2024; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission members during the hearing, this Commission finds as follows:

1. The application was properly submitted for consideration by the Planning Commission;
2. Proper posting, publication, and public notice were provided as required by law for the hearing before the Planning Commission;
3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted and that all interested persons and the general public were heard at that hearing;
4. All exhibits were received into evidence;

5. The proposed land use does not permit the use of an area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor;
6. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations; and
7. For the above-stated and other reasons, the proposed amendment of the El Paso County Zoning Map is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

WHEREAS, the Planning Commission and Board of County Commissioners shall determine that the request meets the criteria for approval outlined in Sections 4.2.6 and Section 7.2.1 of the El Paso County Land Development Code ("Code") (as amended):

1. The proposed PUD district zoning advances the stated purposes set forth in Chapter 4 of the Code.
2. The application is in general conformity with the Master Plan;
3. The proposed development is in compliance with the requirements of the 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;
4. 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;
5. 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;
6. The allowed uses, bulk requirements and landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;
7. Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;
8. Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities;

9. 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;
10. 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;
11. 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;
12. Any proposed exception or deviation from the requirements if the zoning resolution or the subdivision regulation is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and
13. The owner has authorized the application.

WHEREAS, the applicants have requested the proposed PUD be reviewed and considered as a Preliminary Plan, the requirements identified in Chapter 7 and Chapter 8 of the El Paso County Land Development Code ("Code") (as amended) requires the Planning Commission and the Board of County Commissioners find that the following additional criteria for approval have also been met:

1. The proposed Subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
2. The Subdivision is consistent with the purposes of the Code;
3. The Subdivision is in conformance with the subdivision design standards and any approved Sketch Plan;
4. 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 the Code;
5. 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 the Code;

6. 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)];
7. Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of the Code and the Engineering Criteria Manual ("ECM") are provided by the design;
8. 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;
9. 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 the Code and the ECM;
10. 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;
11. Necessary services, including police and protection, recreation, utilities, open space, and transportation systems are or will be available to serve the proposed Subdivision;
12. The Subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code; and
13. The proposed Subdivision meets other applicable sections of Chapter 6 and 8 of the Code.

WHEREAS, 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 the Code.

NOW, THEREFORE, BE IT RESOLVED, the El Paso County Planning Commission recommends that the petition of GTL, Inc. for approval of a Map Amendment (Rezoning) to amend the El Paso County Zoning Map for property located in the unincorporated area of El Paso County from the PUD

(Planned Unit Development) zoning district to the PUD (Planned Unit Development) zoning district with a Preliminary Plan proposing 441 single-family residential lots, three (3) tracts, 46 acres of open space, and 24 acres of land dedicated for public right-of-way be approved by the Board of County Commissioners with the following conditions and notations:

CONDITIONS

1. Development of the property shall be in accordance with this PUD Development Plan. Minor changes in the PUD Development Plan, including a reduction in residential density, may be approved administratively by the Director of the Planning and Community Development Department consistent with the Land Development Code. Any substantial change will require the submittal of a formal PUD Development Plan amendment application.
2. Approved land uses are those defined in the PUD Development Plan.
3. All owners of record must sign the PUD Development Plan.
4. The PUD Development Plan shall be recorded in the office of the El Paso County Clerk & Recorder prior to scheduling any Final Plats for hearing by the Planning Commission. The development guide shall be recorded in conjunction with the PUD Development Plan.
5. Applicable park, school, drainage, bridge, and traffic fees shall be paid to El Paso County Planning and Community Development at the time of Final Plat(s) recordation.
6. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated 3/19/2024, as provided by the County Attorney's Office.

NOTATIONS

1. Subsequent Final Plat Filings may be approved administratively by the Planning and Community Development Director.
2. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.
3. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

- 4. Preliminary Plans not forwarded to the Board of County Commissioners within 12 months of Planning Commission action shall be deemed withdrawn and shall have to be resubmitted in their entirety.
- 5. Approval of the Preliminary Plan will expire after two (2) years unless a Final Plat has been approved and recorded or a time extension has been granted.

BE IT FURTHER RESOLVED that the Planning Commission recommends approval of the Planned Unit Development (PUD) as a Preliminary Plan of the Rolling Hills Ranch North Subdivision.

AND BE IT FURTHER RESOLVED that this Resolution and the recommendations contained herein be forwarded to the El Paso County Board of County Commissioners for its consideration.

Ms. Offner seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: (circle one)

Thomas Bailey	aye / no / non-voting / recused / <u>absent</u>
Sarah Brittain Jack	aye / no / non-voting / recused / <u>absent</u>
Jim Byers	aye / no / non-voting / recused / <u>absent</u>
Jay Carlson	<u>aye</u> / no / non-voting / recused / absent
Becky Fuller	<u>aye</u> / no / non-voting / recused / absent
Jeffrey Markewich	aye / no / non-voting / recused / <u>absent</u>
Brandy Merriam	<u>aye</u> / no / non-voting / recused / absent
Eric Moraes	aye / no / non-voting / recused / <u>absent</u>
Kara Offner	<u>aye</u> / no / non-voting / recused / absent
Bryce Schuettpelz	<u>aye</u> / no / non-voting / recused / absent
Wayne Smith	aye / no / non-voting / recused / <u>absent</u>
Tim Trowbridge	aye / no / non-voting / recused / <u>absent</u>
Christopher Whitney	<u>aye</u> / no / non-voting / recused / absent

The Resolution was adopted by a vote of 6 to 0 by the El Paso County Planning Commission, State of Colorado.

DONE THIS 18th day of April 2024 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION


By: 
~~Thomas Bailey, Chair~~
Jay Carlson, Vice-Chair

EXHIBIT A

KNOW ALL MEN BY THESE PRESENTS:

THAT GTL, INC. DBA GTL DEVELOPMENT, INC., THEODORE TCHANG, PRESIDENT BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 20, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY OF ESTATE RIDGE DRIVE AS-DEDICATED IN THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2, RECORDED WITH RECEPTION NO. 222714944 IN THE RECORDS OF EL PASO COUNTY, POINT BEING ON THE EASTERN BOUNDARY LINE OF SAID FILING;

THE FOLLOWING NINE (9) COURSES ARE ON SAID BOUNDARY LINE:

1. THENCE N07°26'02"E A DISTANCE OF 616.00 FEET;
2. THENCE N52°26'02"E A DISTANCE OF 31.11 FEET;
3. THENCE N07°26'02"E A DISTANCE OF 60.00 FEET;
4. THENCE S82°33'58"E A DISTANCE OF 168.00 FEET;
5. THENCE N07°26'02"E A DISTANCE OF 495.00 FEET;
6. THENCE S82°33'58"E A DISTANCE OF 180.00 FEET;
7. THENCE N06°14'24"W A DISTANCE OF 495.03 FEET;
8. THENCE N06°47'53"W A DISTANCE OF 290.00 FEET;
9. THENCE N00°34'17"E A DISTANCE OF 340.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST ½ OF SAID SECTION 20;

THE FOLLOWING COURSE IS ON SAID SECTION LINE:

10. THENCE S89°25'43"E A DISTANCE OF 2624.85 FEET TO A POINT ON THE WESTERN BOUNDARY OF FALCON REGIONAL PARK RECORDED WITH RECEPTION NO. 214093227;

THE FOLLOWING COURSE IS ON SAID BOUNDARY LINE:

11. THENCE S00°13'03"E A DISTANCE OF 2064.39 FEET TO A NON-TANGENT CURVE TO THE LEFT, POINT BEING ON THE NORTHERN BOUNDARY OF THE SANCTUARY FILING NO. 1 AT MERIDIAN RANCH RECORDED WITH RECEPTION NO. 223715140 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING NINE (9) COURSES ARE ON THE BOUNDARY LINE OF SAID THE SANCTUARY FILING NO. 1 AT MERIDIAN RANCH:

25. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 2050.00 FEET, A DELTA ANGLE OF 05°02'20", AN ARC LENGTH OF 180.29 FEET, WHOSE LONG CHORD BEARS S75°52'06"W A DISTANCE OF 180.23 FEET;
26. THENCE N62°31'53"W A DISTANCE OF 31.42 FEET;
27. THENCE S71°53'44"W A DISTANCE OF 60.00 FEET;
28. THENCE S26°19'21"W A DISTANCE OF 31.42 FEET TO A NON-TANGENT CURVE TO THE LEFT;
29. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 2050.00 FEET, A DELTA ANGLE OF 02°03'13", AN ARC LENGTH OF 73.48 FEET, WHOSE LONG CHORD BEARS S69°24'55"W A DISTANCE OF 73.48 FEET;
30. THENCE S68°23'18"W A DISTANCE OF 399.50 FEET TO A POINT OF CURVE TO THE RIGHT;
31. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1930.00 FEET, A DELTA ANGLE OF 29°02'43", AN ARC LENGTH OF 978.39 FEET, WHOSE LONG CHORD BEARS S82°54'40"W A DISTANCE OF 967.95 FEET;
32. THENCE N82°33'58"W A DISTANCE OF 1387.37 FEET;
33. THENCE N37°33'58"W A DISTANCE OF 31.11 FEET TO THE POINT OF BEGINNING;

THE ABOVE PARCEL OF LAND CONTAINS 148.873 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW ¼ OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., ASSUMED TO BEAR S89°25'42"E FROM THE SOUTHWEST CORNER OF SAID SECTION 29 (A STONE W/SCRIBED "X") TO THE SOUTH QUARTER CORNER OF SAID SECTION 29 (3.25" ALUM. CAP LS #30087).

EXHIBIT B

LEGAL DESCRIPTION - ROLLING HILLS RANCH NORTH PLINGS 1 & 2

THIS PLAN HAS BEEN PREPARED BY THE ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, AND CIVIL ENGINEER, AND IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, AND CIVIL ENGINEER. THE CITY ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, AND CIVIL ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, AND CIVIL ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

1. THE CITY ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, AND CIVIL ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

2. THE CITY ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, AND CIVIL ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

3. THE CITY ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, AND CIVIL ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

4. THE CITY ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, AND CIVIL ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

5. THE CITY ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, AND CIVIL ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

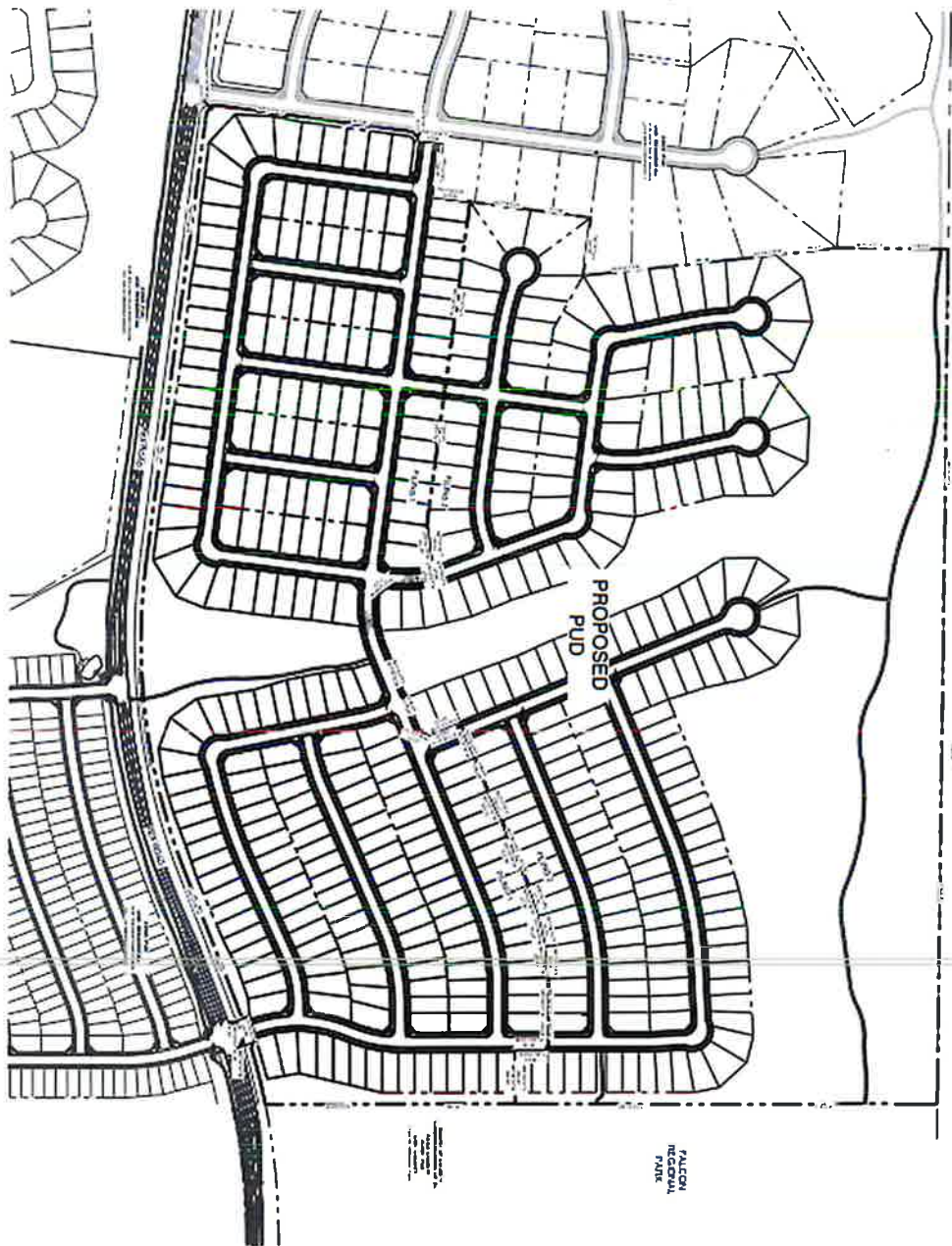
6. THE CITY ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, AND CIVIL ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

7. THE CITY ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, AND CIVIL ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

8. THE CITY ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, AND CIVIL ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

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10. THE CITY ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, AND CIVIL ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.



COMMISSIONERS:
CAMI BREMER (CHAIR)
CARRIE GEITNER (VICE-CHAIR)

HOLLY WILLIAMS
STAN VANDERWERF
LONGINOS GONZALEZ, JR.

PLANNING & COMMUNITY DEVELOPMENT

TO: El Paso County Planning Commission
Thomas Bailey, Chair

FROM: Ryan Howser, AICP, Planner III
Daniel Torres, PE, Senior Engineer
Meggan Herington, AICP, Executive Director

RE: Project File Number: PUDSP235
Project Name: Rolling Hills Ranch North
Parcel Number: 420000477

OWNER:	REPRESENTATIVE:
GTL, Inc. 3575 Kenyon Street, Suite 200 San Diego, CA 92110	N.E.S., Inc. 619 North Cascade Avenue, Suite 200 Colorado Springs, CO 80903

Commissioner District: 2

Planning Commission Hearing Date:	4/18/2024
Board of County Commissioners Hearing Date:	5/9/2024

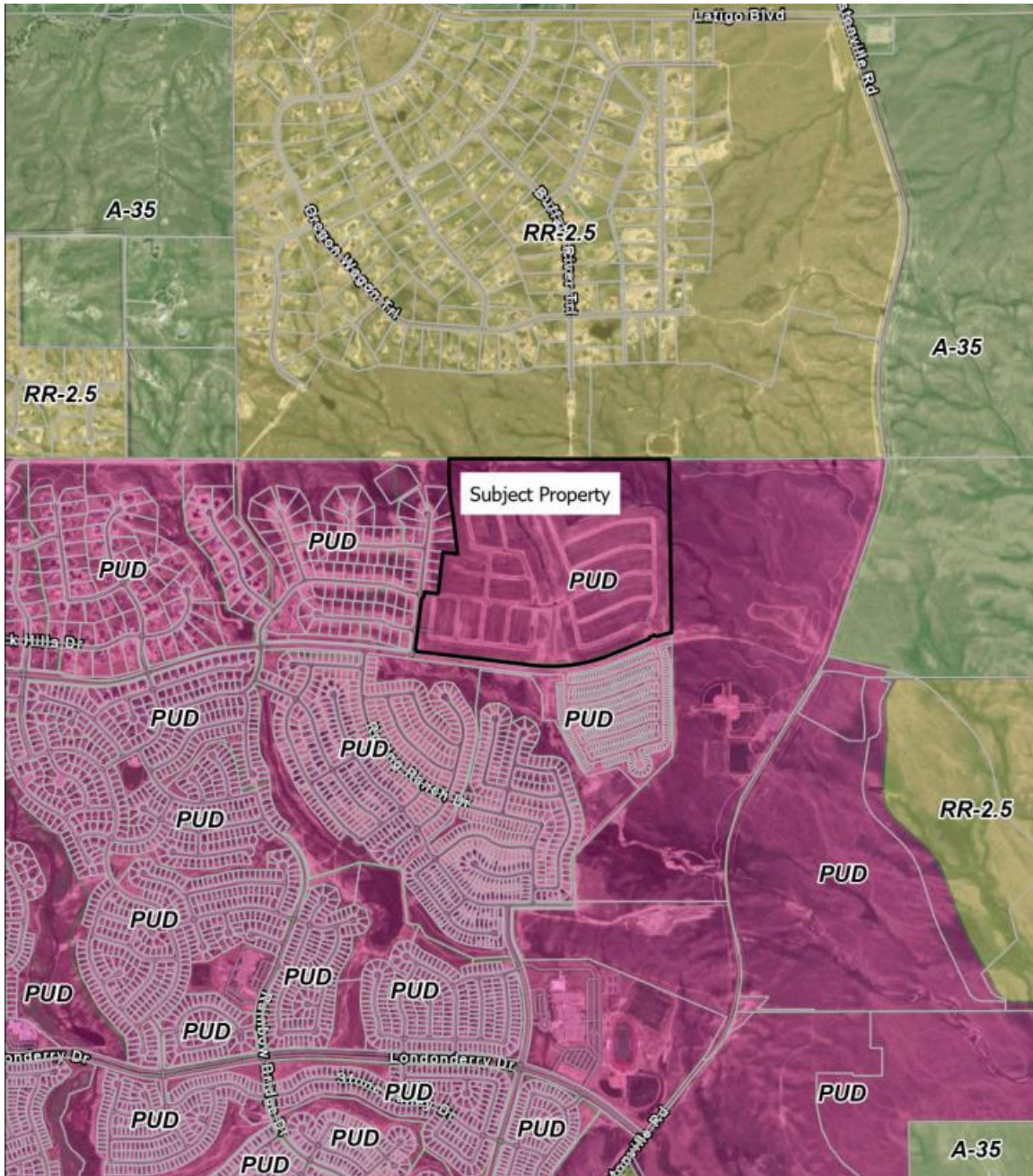
EXECUTIVE SUMMARY

A request by GTL, Inc. for approval of a Map Amendment (Rezoning) of 148.873 acres from a conceptual PUD (Planned Unit Development) to a site-specific PUD (Planned Unit Development) with approval of a Preliminary Plan for 441 single-family residential lots, three (3) tracts, 46 acres of open space, and 24 acres of land dedicated for public right-of-way. The previously approved PUD Development Plan was conceptual in nature and did not contemplate a specific number of lots or a specific layout. The property is located at the eastern end of Rex Road, approximately 1.5 miles east of Meridian Road. The applicant is requesting a finding of water sufficiency with the proposed Preliminary Plan.

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Zoning Map

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A. AUTHORIZATION TO SIGN: PUD Development Plan and any other documents required to finalize the approval.

B. APPROVAL CRITERIA

The Planning Commission and BoCC shall determine that the following criteria for approval outlined in Section 4.2.6, and Section 7.2.1 of the El Paso County Land Development Code (as amended), have been met to approve a PUD zoning district. The proposed PUD district zoning advances the stated purposes set forth in this section.

- The application is in general conformity with the Master Plan;
- 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 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;
- 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;
- The allowed uses, bulk requirements and landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;
- Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;
- Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities;
- 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;

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- 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 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 if the zoning resolution or the subdivision regulation is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and
- The owner has authorized the application.

The applicant has requested the proposed PUD also be reviewed and considered as a Preliminary Plan. Compliance with the requirements identified in Chapter 7 and Chapter 8 of the El Paso County Land Development Code (as amended) for a Preliminary Plan requires the Planning Commission and the BoCC shall find that the additional criteria for a Preliminary Plan have also been met.:

- The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
- The subdivision is consistent with the purposes of this Code;
- The subdivision is in conformance with the subdivision design standards and any approved sketch plan;
- 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 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;
- 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)];

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- Adequate drainage improvements complying with State law [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the Engineering Criteria Manual (ECM) are provided by the design;
- 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;
- 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;
- 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;
- Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;
- The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and
- The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

C. LOCATION

North: RR-2.5 (Residential Rural)	Vacant
South: PUD (Planned Unit Development)	Single-family residential
East: PUD (Planned Unit Development)	County Park
West: PUD (Planned Unit Development)	Single-family residential

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D. BACKGROUND

The Meridian Ranch Sketch Plan (PCD file no. SKP-99-006) was originally approved on March 9, 2000. The sketch plan included a maximum of 3,266 dwelling units within the plan area. The Sketch Plan has been subsequently amended as follows: in 2006 the maximum number of dwelling units was increased to 3,275; in 2012 the maximum number of dwelling units was increased to 3,800; in 2014 the maximum number of dwelling units was increased to 3,862; in 2015 the maximum number of dwelling units was increased to 4,000; in 2017 the maximum number of dwelling units was increased to 4,500; and in 2021 the maximum number of dwelling units was increased to 5,000.

A total of 4,559 single-family residential units have been approved or are currently in review in 26 separate Final Plat filings within the Meridian Ranch Sketch Plan area. According to the letter of intent submitted with the proposed PUD Development Plan and Preliminary Plan request, this proposal will maximize the development capacity within the Meridian Ranch Sketch Plan area.

The specific request includes 441 single-family residential units on 148.87 acres for a gross density of 2.96 dwelling units per acre. The current Sketch Plan would allow up to 4 dwelling units per acre for this area.

E. ANALYSIS

1. Land Development Code and Zoning Compliance

The proposed density of approximately 3 single-family residential units per acre is greater than that of properties to the north and west. To the west of the subject property are platted lots within the approved Estates at Rolling Hills Ranch Filing No. 2 subdivision, which is a part of the overall Meridian Ranch Sketch Plan area and has a density of approximately 1.5 dwelling units per acre. To the north of the subject property is vacant land zoned RR-2.5 (Residential Rural), which, if developed, could allow the development of residential lots with a minimum density of one dwelling unit per 2.5 acres. Existing subdivisions in this area to the north of the subject property include the Latigo Trails subdivision, which maintains a minimum residential lot size of 2.5 acres in the RR-2.5 zoning district.

To the south of the subject property is the recently platted Sanctuary Filing No. 1 at Meridian Ranch, which has a residential density of approximately 4.6 dwelling units per acre. The proposed density of approximately 3 dwelling units per acre may be



considered representative of a density transition between the more dense subdivision to the south and the less dense subdivisions to the north and west.

Section 4.2.6.F.8, Planned Unit Development District of the Land Development Code requires a minimum of 10% of the overall residential PUD to be set aside as open space. The Plan incorporates 46 acres of open space and parklands, which comprise approximately 31% of the proposed development area.

The PUD application meets the purpose of zoning and criteria of approval, in Chapter 4, and of the Land Development Code. The Preliminary Plan application meets the Preliminary Plan submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the Code. The applicant will be required to comply with the standards for Subdivision in Chapter 8 of the Code with subsequent Final Plat applications.

The PUD Development Plan identifies allowed and permitted uses; use, density, and dimensional standards such as setbacks, maximum lot coverage, maximum building height; and overall landscaping requirements. The PUD Development Plan is consistent with the proposed PUD development guidelines and with the submittal and processing requirements of the Land Development Code.

F. MASTER PLAN COMPLIANCE

1. Your El Paso County Master Plan

a. Placetype Character: Large-Lot Residential

The Large-Lot Residential placetype consists almost entirely of residential development and acts as the transition between placetypes. Development in this placetype typically consists of single-family homes occupying lots of 2.5 acres or more, and are generally large and dispersed throughout the area so as to preserve a rural aesthetic. The Large-Lot Residential placetype generally supports accessory dwelling units as well. Even with the physical separation of homes, this placetype still fosters a sense of community and is more connected and less remote than Rural areas. Large-Lot Residential neighborhoods typically rely on well and septic, but some developments may be served by central water and waste-water utilities. If central water and wastewater can be provided, then lots sized less than 2.5 acres could be allowed if; 1.) the overall density is at least 2.5 acres/lot, 2.) the design for development incorporates conservation of open space, and 3.) it is compatible with the character of existing developed areas.

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Conservation design (or clustered development) should routinely be considered for new development within the Large-Lot Residential placetype to provide for a similar level of development density as existing large-lot areas while maximizing the preservation of contiguous areas of open space and the protection of environmental features. While the Large-Lot Residential placetype is defined by a clear set of characteristics, the different large-lot areas that exist throughout the County can exhibit their own unique characters based on geography and landscape.

Recommended Land Uses:

Primary

- *Single-family Detached Residential (Typically 2.5-acre lots or larger)*

Supporting

- *Parks/Open Space*
- *Commercial Retail (Limited)*
- *Commercial Service (Limited)*
- *Agriculture*

Analysis:

The property is located within the Large-Lot Residential placetype. The Large-Lot Residential placetype supports the rural character of the County while providing for unique and desirable neighborhoods. Relevant goals and objectives are as follows:

Goal LU1 Specific Strategy – *Ensure appropriate density and use transitions for new development that occurs between differing placetypes.*

Goal HC1 – *Promote development of a mix of housing types in identified areas.*

Objective HC1-5 – *Focus detached housing development in Large-Lot Residential and Suburban Residential areas given the increasing infrastructure and environmental constraints associated with such development to help maintain the established character of rural communities.*

Objective TM1-4 – *Encourage sidewalks and other multimodal facilities in all new development in placetypes, as appropriate, and upgrade existing infrastructure to these types of facilities when maintenance is needed.*

Objective CF13-5 – *Continue to improve coordination with fire districts, developers, and other groups to ensure that new development provides appropriate fire suppression water supplies and infrastructure.*

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Objective CF13-9 – Ensure wastewater treatment systems will be properly operated and maintained and that they will not exceed the maximum treatment capacity if future growth is planned.

Objective E2-2 – All future water planning efforts should reference the Water Master Plan to ensure alignment with its key policies and recommendations.

The proposed PUD Development Plan and Preliminary Plan propose an urban-density single-family detached residential development. This is not consistent with the Large-Lot Residential placetype; however, the development is located within the Meridian Ranch Sketch Plan area, which is mostly located within the Suburban Residential placetype and is comprised of development of a similar density and scale to the current proposal. The proposal is consistent with the adjacent Suburban Residential placetype. The PUD identifies sidewalks and open space areas to encourage active use of space. The overall PUD and Sketch Plan incorporate a range of densities and housing types which may be incorporated into future phases of development.

b. Area of Change Designation: Minimal Change: Developed

These areas have undergone development and have an established character. Developed areas of minimal change are largely built out but may include isolated pockets of vacant or underutilized land. These key sites are likely to see more intense infill development with a mix of uses and scale of redevelopment that will significantly impact the character of an area. For example, a large amount of vacant land in a suburban division adjacent to a more urban neighborhood may be developed and change to match the urban character and intensity so as to accommodate a greater population. The inverse is also possible where an undeveloped portion of a denser neighborhood could redevelop to a less intense suburban scale. Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character can be maintained.

Analysis:

The property is located in an area that is not expected to significantly change in character due to primarily being surrounded by developed land. The level of change proposed with the PUD Development Plan and Preliminary Plan is consistent with the level of change identified in the Minimal Change: Developed Area, as the character of the area is not expected to be transformed; but rather



remaining vacant lands are likely to be developed in a manner compatible with adjacent land uses. This area is adjacent to built-out areas within the Meridian Ranch development, as well as undeveloped land, and public facilities. A relevant specific strategy is as follows:

Goal LU3 Specific Strategy – *The Minimal Change: Developed areas are likely to see more intense infill development with a mix of uses and scale of redevelopment that will significantly impact the character of an area. Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character should be maintained.*

- c. **Key Area Influences:** The property is not located within a key area.
- d. **Other Implications (Priority Development, Housing, etc.):** The property is not located within a Priority Development Area.

2. Water Master Plan Analysis

The El Paso County Water Master Plan (2018) has three main purposes; to better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

Goal 1.1 – *Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.*

Goal 1.2 – *Integrate water and land use planning.*

Goal 3.1 – *Promote cooperation among water providers to achieve increased efficiencies on infrastructure.*

Goal 3.6 – *Develop and maintain partnerships with water providers.*

Policy 3.6.2 – *Water providers should work with neighboring entities to provide and plan for growth between their respective boundaries.*

Policy 4.1.4 – *Work collaboratively with water providers, stormwater management agencies, federal agencies, and State agencies to ensure drinking water sources are protected from contamination and meet or exceed established standards.*

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Goal 5.1 – Identify the potential water supply gap at projected full development build-out (2060).

Policy 5.2.2 – Recognize the water supply challenges and limitations inherent in each of the regional planning areas, with particular emphasis placed on Regional Planning Area 3 (Falcon), as a result of current reliance on non-renewable Denver Basin wells and the renewable, but limited and over-appropriated, Upper Black Squirrel Creek alluvium.

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.

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

The Water Master Plan includes demand and supply projections for central water providers in multiple regions throughout the County. The property is located within Planning Region 3 of the Plan, which is an area anticipated to experience growth by 2040. The following projections are estimations for water demands and supplies in Region 3 for central water providers:

The Plan identifies the current demand for Region 3 to be 4,494 acre-feet per year (AFY) (Figure 5.1) with a current supply of 7,164 AFY (Figure 5.2). The projected demand in 2040 for Region 3 is at 6,403 AFY (Figure 5.1) with a projected supply of 7,921 AFY (Figure 5.2) in 2040. The projected demand at build-out in 2060 for Region 3 is at 8,307 AFY (Figure 5.1) with a projected supply of 8,284 AFY (Figure 5.2) in 2060. This means that by 2060 a deficit of 23 AFY is anticipated by 2060.

The Water Master Plan identifies a potential concern with drawing water from the Denver Basin aquifers by drilling additional wells over time. Section 4.4 of the Plan states:

The Denver Basin aquifers provide a great source of water supply because they are protected from surface contamination and are drought-proof; however, the groundwater levels are declining while the costs to pump water from the aquifers continue to increase.

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Meridian Ranch is served by the Meridian Service Metropolitan District. Developments served by centralized utilities can minimize the number of new wells being drilled to access nonrenewable aquifers by utilizing a small number of high-capacity wells. The Plan references a cascading effect whereby additional wells accessing the Denver Basin aquifers are depleting the water levels more quickly than single high-capacity wells resulting in increased cost to draw water as the water levels decline.

The Plan specifically identifies this portion of the Meridian Service Metropolitan District as an anticipated area of development by 2040. The timing of the proposed development is in line with the anticipated growth schedule included in the Plan.

The applicant's water resource report indicates the Meridian Service Metropolitan District has an ample supply of water to serve this development and future developments within the District. Please see the Water section below for a summary of the water findings and recommendations.

3. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential.

The Master Plan for Mineral Extraction (1996) identifies upland deposits in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

Geologic hazards and constraints were identified in the vicinity of the proposed Preliminary Plan; however, they are not anticipated to preclude development of the site and can either be mitigated or are proposed to be avoided. Geologic hazard areas are proposed to be located within open space tracts.

2. Floodplain

The property is not located within a defined floodplain as determined from a review of the FEMA Flood Insurance Rate Map panel number 08041C0552G, dated December 7, 2018.



3. Drainage and Erosion

The subdivision is located in the Geick Ranch (CHMS0400) drainage basin. The Geick Ranch drainage basin planning study has not been approved to date and there are no drainage and bridge fees at this time.

The site generally drains to the southeast. Stormwater runoff will be conveyed by public storm sewer systems and discharged into an existing full spectrum detention pond (Pond G) that has been recently constructed with the Rolling Hills Ranch at Meridian Ranch subdivision. Pond G was designed to account for this project and no additional improvements are anticipated to this pond. Pond G is owned and maintained by the Meridian Service Metropolitan District.

Per the associated preliminary drainage report, the development of this project will not adversely affect the downstream properties.

A grading and erosion control plan that identifies construction best management practices (BMPs) to prevent sediment and debris from affecting adjoining properties and the public stormwater system will be required to be submitted with the final plat application(s).

4. Transportation

Access to the development is provided via the extension of Sunrise Ridge Drive from its existing terminus at Estate Ridge Drive and via Rex Road which is currently being constructed with the Sanctuary Filing 1 at Meridian Ranch subdivision. All streets are planned to be public roads and will be dedicated to the County. One deviation request regarding the proposed roadway layout has been approved by the ECM administrator.

The submitted traffic study is consistent with previous traffic studies for recently approved Meridian Ranch subdivisions. Roadway improvements consisting of auxiliary turn lanes along Rex Road have been identified in the traffic study and will be constructed with the Sanctuary Filing 1 subdivision.

The development will be subject to the El Paso County Road Impact Fee Program (Resolution No. 19-471) as applicable for property located within the Woodmen Road Metropolitan District.

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H. SERVICES

1. Water

The applicant has shown a sufficient water supply for the required 300-year period. The State Engineer and the County Attorney's Office have recommended that the proposed Preliminary Plan has an adequate water supply in terms of quantity and dependability. El Paso County Public Health has recommended that there is an adequate water supply in terms of quality.

2. Sanitation

Wastewater is provided by Meridian Service Metropolitan District.

3. Emergency Services

The property is within the Falcon Fire Protection District.

4. Utilities

Mountain View Electrical Association (MVEA) currently provides electrical services to properties in the Meridian Ranch development. Black Hills Energy provides natural gas service to properties in Meridian Ranch. MVEA and Black Hills Energy were each sent referrals; MVEA has no outstanding comments and Black Hills Energy did not respond.

5. Metropolitan Districts

The property is within the boundaries of Meridian Service Metropolitan District and Meridian Ranch Metropolitan District, which provide water and wastewater service in addition to maintaining landscaping, open space, and private drainage facilities within Meridian Ranch. The site is also located within the Woodmen Road Metropolitan District, which was established to finance improvements to Woodmen Road. Per Board of County Commissioners Resolution 13-041, property within the Woodmen Road Metropolitan District with Final Plat approvals within the period beginning January 1, 2021, and ending on December 31, 2027, will be subject to payment of traffic impact fees to the County.

6. Parks/Trails

Land dedication and fees in lieu of parkland dedication are not required for a Map Amendment (Rezoning) application. Fees in lieu of parkland dedication will be due at the time of recording the Final Plat.

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7. Schools

Land dedication and fees in lieu of school land dedication are not required for a Map Amendment (Rezoning) application. Fees in lieu of school land dedication will be due at the time of recording the Final Plat.

I. APPLICABLE RESOLUTIONS

See attached resolution.

J. STATUS OF MAJOR ISSUES

There are no major issues.

K. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission and the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 4.2.6, and Section 7.2.1 of the El Paso County Land Development Code (As Amended), staff recommends the following conditions and notations:

CONDITIONS

1. Development of the property shall be in accordance with this PUD Development Plan. Minor changes in the PUD Development Plan, including a reduction in residential density, may be approved administratively by the Director of the Planning and Community Development Department consistent with the Land Development Code. Any substantial change will require the submittal of a formal PUD Development Plan amendment application.
2. Approved land uses are those defined in the PUD Development Plan.
3. All owners of record must sign the PUD Development Plan.
4. The PUD Development Plan shall be recorded in the office of the El Paso County Clerk & Recorder prior to scheduling any Final Plats for hearing by the Planning Commission. The development guide shall be recorded in conjunction with the PUD Development Plan.
5. Applicable park, school, drainage, bridge, and traffic fees shall be paid to El Paso County Planning and Community Development at the time of Final Plat(s) recordation.
6. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated 3/19/2024, as provided by the County Attorney's Office.



NOTATIONS

1. Subsequent Final Plat Filings may be approved administratively by the Planning and Community Development Director.
2. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.
3. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.
4. Preliminary Plans not forwarded to the Board of County Commissioners within 12 months of Planning Commission action shall be deemed withdrawn and shall have to be resubmitted in their entirety.
5. Approval of the Preliminary Plan will expire after two (2) years unless a Final Plat has been approved and recorded or a time extension has been granted.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 20 adjoining property owners on April 3, 2024, for the Planning Commission and Board of County Commissioner meetings. Responses will be provided at the hearing.

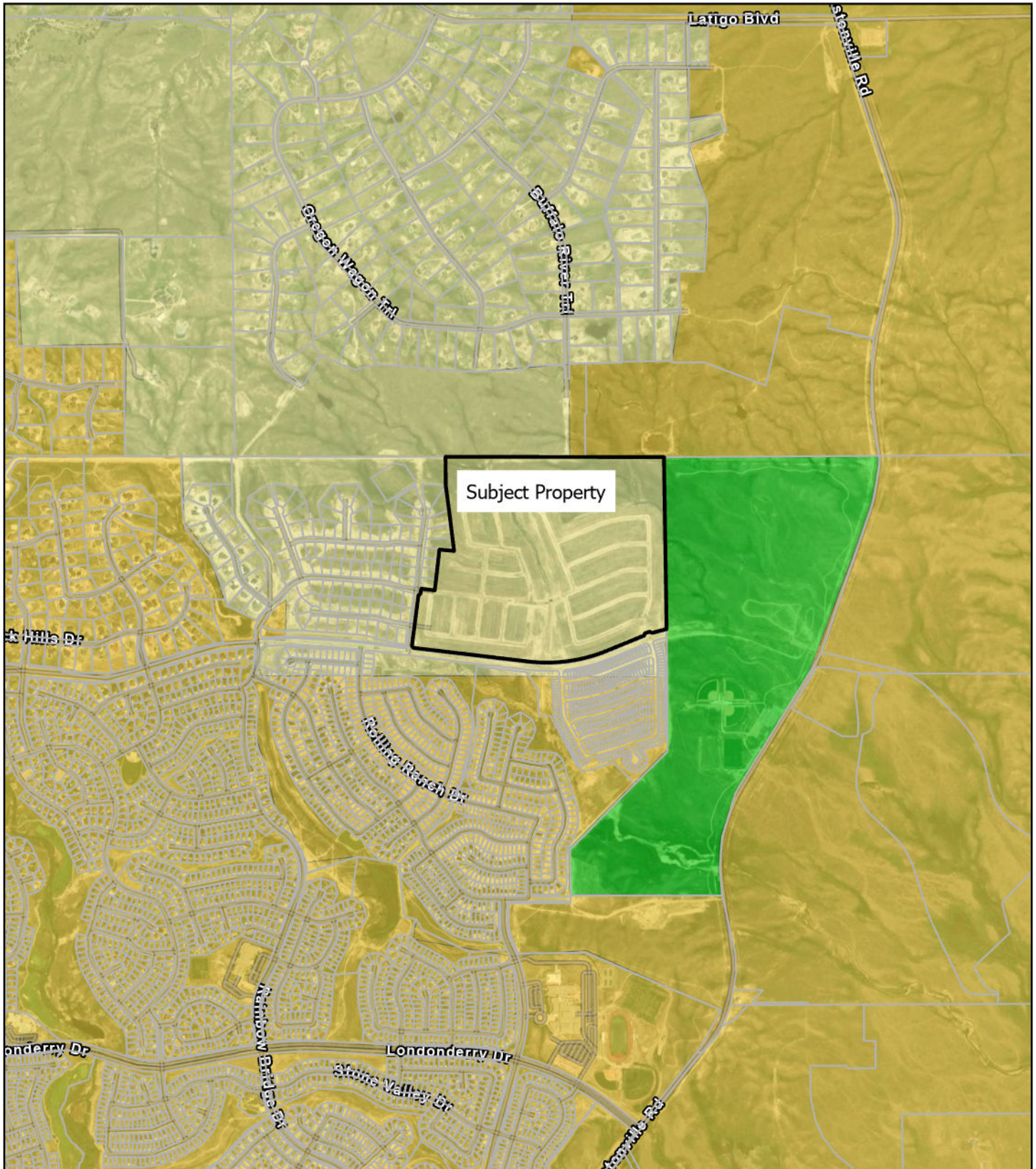
M. ATTACHMENTS

Your El Paso Master Plan Placetype Map
Letter of Intent
PUD Development Plan / Preliminary Plan
State Engineer's Letter
County Attorney's Letter
Draft Resolution

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Placetype Map

File No. PUDSP235

Map Series No. 1



0 0.1 0.1 0.3 Miles

ROLLING HILLS RANCH NORTH FILINGS 1 & 2 AT MERIDIAN RANCH

PUD DEVELOPMENT / PRELIMINARY PLAN

NOVEMBER 2023 | UPDATED FEBRUARY 2024

PROPERTY OWNER:

MERIDIAN RANCH INVESTMENTS INC.
 RAUL GUZMAN
 PO BOX 80036
 SAN DIEGO, CA 92138
 RAUL@TECHBILT.COM
 (619) 223-1663

DEVELOPER:

GTL DEVELOPMENT, INC
 RAUL GUZMAN
 3575 KENYON STREET, SUITE 200
 SAN DIEGO, CA 92110
 RAUL@TECHBILT.COM
 (619) 233-1683

CONSULTANT:

N.E.S. Inc.
 ANDREA BARLOW
 619 NORTH CASCADE AVENUE
 COLORADO SPRINGS, CO 80903
 ABARLOW@NESCOLORADO.COM
 (719) 471-0073

TSN: 4200000477

ADDRESS: MERIDIAN RANCH

ACREAGE: 148.873 AC

CURRENT ZONING: PUD

CURRENT USE: VACANT LAND

FILE #: PUDSP235

REQUEST

GTL Inc. is requesting approval of the following applications:

1. A PUD Development/Preliminary Plan for Rolling Hills Ranch North Filings 1 & 2 at Meridian Ranch, consisting of 441 single-family dwelling lots, landscaping, open space, and trails on approximately 149 acres.
2. The following PUD Modifications for Rolling Hills Ranch North Filings 1 & 2 at Meridian Ranch.

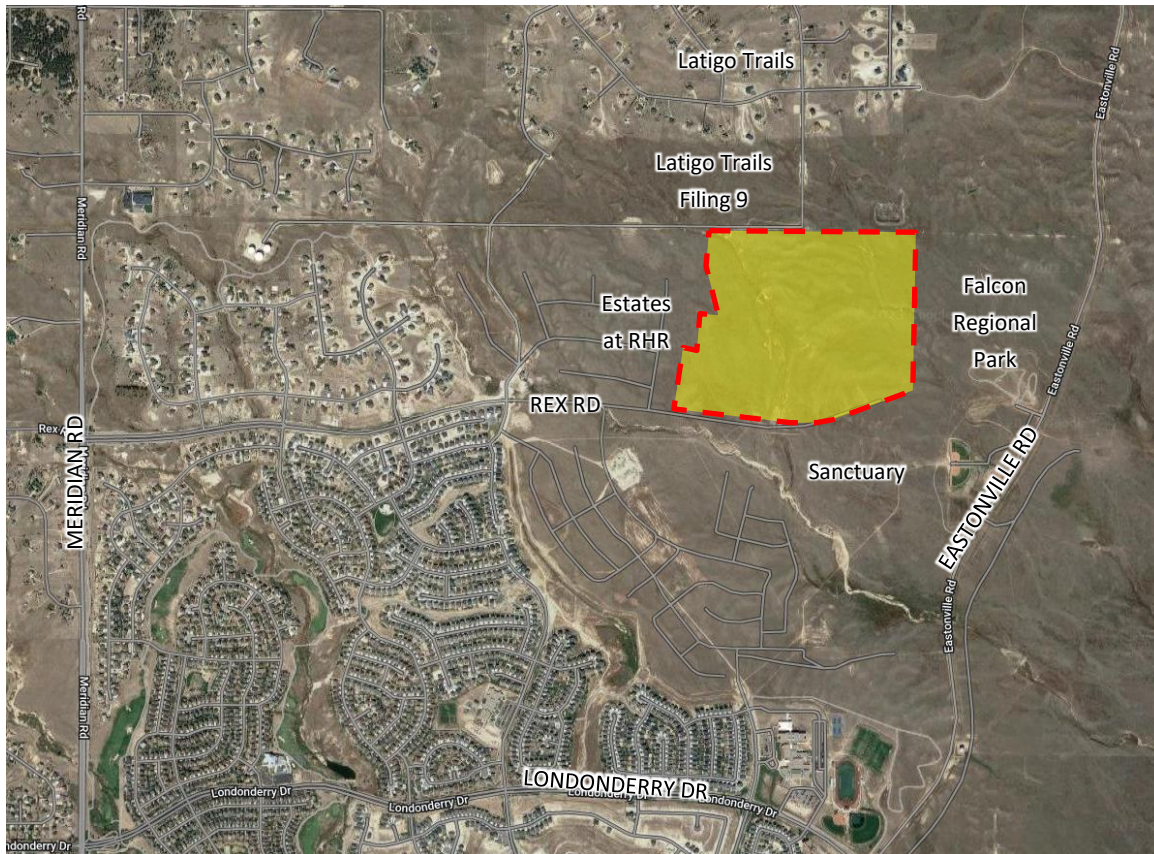
LDC/ECM Section	Category	Standard	Modification	Justification
ECM Section 2.5.2.C.4	Mid-block crossings	Access ramps on local roadways shall be spaced no greater than 600 feet apart.	The deviation would remove the mid-block pedestrian crossing requirement on the following streets: Chalk Cliffs Dr, Lava Falls Dr, Crystal Falls Dr, and House Rock Dr.	<ul style="list-style-type: none"> • Sidewalks on both sides of these streets provide adequate pedestrian access to crossing ramps at the nearest street intersection. • There are no destinations or trails that would necessitate a mid-block crossing on these streets. • The subdivision design intentionally limits the use of mid-block pedestrian crossings as they can create safety hazard to pedestrians.

				<ul style="list-style-type: none">• The omission of mid-block crossings allows for a continuous and uninterrupted attached sidewalk through the neighborhood.• There are no Federal ADA maximum distances allowed between pedestrian crossings that would necessitate midblock pedestrian ramps.
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Chapter 4.2.6.F.2.h 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). The justification for the PUD Modification is provided at the end of this Letter of Intent.

LOCATION

Rolling Hills Ranch North Filings 1 & 2 at Meridian Ranch is located north of Rex Road and west of the Falcon Regional Park. The site comprises approximately 149 acres and is zoned PUD. To the west is the Estates at Rolling Hills Ranch residential subdivision. To the south is the recently approved Sanctuary at Meridian Ranch PUD, with a density of 4.6 du/ac. To the north is the Latigo Trails 2.5-acre lot rural residential subdivision. Latigo Trails Filing 9, immediately north of Rolling Hills Ranch North, was approved by the Board of County Commissioners in June 2023.



PROJECT JUSTIFICATION

Consistency with Approved Sketch Plan

An amendment to the Sketch Plan for Meridian Ranch was approved by the Board of County Commissioners on August 5th, 2021. The approved Sketch Plan includes a residential density cap of 5,000 lots. Rolling Hills Ranch North Filings 1 & 2 is the last remaining residential subdivision within Meridian Ranch. Approval of this PUD Development/Preliminary Plan for 441 lots will maximize the residential density within Meridian Ranch at 5,000 lots as approved by the Sketch Plan.

The Sketch Plan designates the area comprising the Rolling Hills Ranch North Filings 1 & 2 at Meridian Ranch as MR-R4 (max. 4 du/ac). The PUD Development/Preliminary Plan for Rolling Hills Ranch North Filings 1 & 2 comprises 441 lots on approximately 149 acres, which represents a gross density of 3 dwellings per acre, well below the maximum of 4 du/ac. The Sketch Plan identifies an open space buffer across the northern boundary of the property to provide a transition to the rural residential development to the north. This buffer is provided as part of Tract A on the PUD/Preliminary Plan, which extends the entire length of the northern boundary and has a minimum width of 410 feet. The open space tract also includes a County regional trail as a continuation of the regional trail already provided within Meridian Ranch to the east. This remaining trail section completes the connection to Falcon Regional Park to the east.

County Master Plan Compliance

Your El Paso County Master Plan

Meridian Ranch is primarily identified as a Suburban Residential placetype on the County Master Plan adopted in May 2021, which assumes a primary land use of single-family detached residential with lot sizes smaller than 2.5 acres per lot, up to 5 units per acre. However, the area covered by the proposed Rolling Hills Ranch North Filings 1 & 2 PUD and adjacent Estates at Rolling Ranch Filing 2 are identified as Large-Lot Residential placetype, which assumes a primary land use of single-family detached residential, typically 2.5-acre lots or larger. These parcels have been identified for 1-acre lot development since the 2011 approval of the Meridian Ranch Sketch Plan, and the Rolling Hills Ranch North area was amended to 4 du/ac density in 2021. Identifying these areas as Large-Lot Residential placetype does not reflect the approved Sketch Plan, which takes precedent over the more recently approved County Master Plan.

This analysis therefore assumes that Rolling Hills Ranch North was intended to be designated Suburban Residential Placetype on the master plan placetypes map, consistent with the remainder of Meridian Ranch. The primary land use in the Suburban Residential placetype is detached single-family land uses with lots sizes smaller than 2.5 acres per lot, up to 5 units per acre. Supporting land uses include Single-family Attached, Multifamily Residential, Parks/Open Space, Commercial Retail, Commercial Service, and Institution. Rolling Hills Ranch North proposes single-family detached residential development at a density of 3 du/ac, with supportive open space and trails, which is consistent with the placetype land use objectives.

Characteristics of the Suburban Placetype include connectivity to trails, hiking paths, and bike lanes to provide access to parks, open space, other neighborhoods, jobs, and services. Neighborhood scale parks and open space should be distributed throughout the residential development to support community gathering and recreation. Rolling Hills Ranch North is an integral part of Meridian Ranch and is a continuation of a long-term development with a distinct vision. The Meridian Ranch community centers on a recreational lifestyle by providing opportunities such as a golf course, recreation center, parks and open space, and trails for residents to enjoy. Overall, Meridian Ranch common landscape elements such as fencing, street tree plantings, landscaping, and signage will establish a unique sense of place for this development. The recreation center and neighborhood parks are located in areas of higher density to provide accessible focal elements for the neighborhoods.

In the Areas of Change chapter of the County Master Plan, Rolling Hills Ranch North is identified as a “Minimal Change: Developed.” The plan notes that these areas have undergone development and have an established character. Developed areas of minimal change are largely built out but may include isolated pockets of vacant or underutilized land. These key sites are likely to see more intense infill development with a mix of uses and scale of redevelopment that will significantly impact the character of an area. Rolling Hills Ranch North is the only remaining unplatted residential development parcel within Meridian Ranch. The development of the parcel in a manner consistent with the Sketch Plan and the established character of Meridian Ranch is anticipated by this Area of Change designation.

The Rolling Hills Ranch North Filings 1 & 2 PUD aligns with Core Principle 2, Housing & Communities, which seeks to “preserve and develop neighborhoods with a mix of housing types” as well as Goal 2.3 to “locate attainable housing that provides convenient access to goods, services, and employment”. The development provides an average 0.25-acre lot size, which adds to the overall variety of housing options and price points available Meridian Ranch.

Core Principle 1, Land Use and Development, which seeks to “manage growth to ensure a variety of compatible land uses that preserve all character areas of the county.” Goal 1.1 seeks to “ensure compatibility with established character and infrastructure capacity.” The proposed 0.25-acre lot size and preservation of the large open space buffer on the north side of the PUD ensures consistency with these goals by providing a buffer to ensure compatibility between the higher density development within Meridian Ranch south of Rex Road and the rural residential development to the north.

Objective TM1-4, Transportation and Mobility, encourage sidewalks and other multimodal facilities in all new development. The PUD integrates open space and trails to provide recreation opportunities and connection to adjacent neighborhoods. It is part of the larger Meridian Ranch community which promotes extensive interconnected opens spaces and parks throughout the development.

El Paso County Water Master Plan

The project is located within Region 3, Falcon Area, containing 4 growth areas projected to be completed by 2040, three areas to be completed by 2060, and two other growth areas located on the north and south sides of Falcon Highway directly east of Falcon. Specifically, the Water Master Plan states:

“Region 3 contains four growth areas west of Falcon projected to be completed by 2040. Other areas of 2040 growth are projected for the north-central part of the region west of Highway 24 extending from Falcon to 4-Way Ranch. North of Falcon along Highway 24, growth is projected by 2060 on both sides of the highway. Just west of Falcon, another small development is projected by 2060 on the north and south sides of Woodmen Road. On the east side of Highway 24, three separate areas of growth are projected for development by 2060, with the largest of the three spanning from south of Judge Orr Road to east of Peyton Highway into Region 4c. This development will likely consist of 35-acre lots that will require individual wells to use Denver Basin groundwater. The other two growth areas will be located on the north and south sides of Falcon Highway directly east of Falcon. See Figure 5.5 for Region 3 growth map projections.”

The proposed subdivision lies within the Meridian Service Metropolitan District (MSMD) service area. The Water Resources Report indicates that MSMD has sufficient supply to meet the expected need at full build out by 2040 and 2060. Region 3 has a current water supply of 7,164-acre feet per year and a current demand of 4,494-acre feet per year. The 2040 water supply is projected to be 7,921-acre feet per year and the project demand is 6,403-acre feet. As stated in the Water Resources Report, this development is projected to need 137-acre feet of water per year and a planning need of 1,902 -acre feet per year. Current supply is 2,062-acre feet on a 300-year basis.

MSMD currently incorporates a 15% reserve into their future planning. Based on the needs, current supply, and reserve, the District has sufficient water to meet the needs expected now and into the future with no shortages anticipated. The District’s current use is based on an average of 20% renewable water sources and is actively seeking renewable sources and replacement sources with Cherokee Metro Water District to date.

The MSMD service area is located in the Upper Black Squirrel Creek Groundwater Management District and the water bearing formations in descending stratigraphic order are the Dawson, Denver, Arapahoe, and Laramie Fox Hills. These four aquifers are collectively known as the Denver Basin aquifers and are found approximately at depths of 500, 1,400, 1,900, and 2,500 feet below the ground surface. MSMD currently services over 15,500 in equivalent population in several filings within Meridian Ranch, Falcon High School and portions of Latigo Trails as an out of district user. The water system that serves Meridian Ranch is classified as a “public water system” and meets all the applicable requirements of the CDPHE.

The water system uses groundwater as its primary source of supply. Filtration and disinfection facilities have been constructed at a central location to ensure good water quality. Elevation differences that exist throughout the property require that the distribution system is divided into two pressure zones to ensure that the water is delivered at no less than 40 psi during peak hour flow and at no more than 120 psi during periods of low use. Storage facilities and distribution piping are provided to ensure that the residual pressure requirements are achieved both during peak hour demands and during maximum day demands with a superimposed fire flow of 1500 gpm for the residential areas and up to 3500 gpm for commercial areas.

The proposed residential subdivision satisfies the following policies of the County Water Master Plan:

Policy 5.2.4 – Encourage the locating of new development where it can take advantage of existing or proposed water supply projects that would allow shared infrastructure costs.

The proposed subdivision is located within MSMD and a commitment letter noting the District’s ability to serve the proposed development in an efficient manner with the current infrastructure has been provided.

Policy 5.5.1 – Discourage individual wells for new subdivisions with 2.5 acre or smaller average lot sizes, especially in the near-surface aquifers, when there is a reasonable opportunity to connect to an existing central system, alternatively, or construct a new central water supply system when the economies of scale to do so can be achieved.

The proposed development is located within the MSMD service area and is proposed to connect to the existing central water and wastewater. A service commitment letter is provided for the proposed development.

Policy 6.0.1 – Continue to require documentation of the adequacy or sufficiency of water, as appropriate, for proposed development.

The accompanying Water Resources Report demonstrates an adequate supply of water in terms of quantity, quality and dependability to meet El Paso County’s the 300-year requirement.

El Paso County Parks Master Plan (Updated 2022)

Falcon Regional Park is identified as a new regional park in the Master Plan. This park was dedicated to the County by the owners and developers of Meridian Ranch. All regional park fees are offset by the dedication of this land to the County per the overall Parks Land Agreement for Meridian Ranch.

The Arroya Lane Regional Trail is identified as a 5.38 mile proposed primary regional trail that is 29% complete. Part of that trail runs through the northern section of Meridian Ranch. The western portion has either been constructed or platted with previous subdivisions. The remaining trail section in Rolling Hills Ranch North will complete the regional trail through Meridian Ranch and provides a continuous connection to the adjacent Falcon Regional Park.

El Paso County Major Transportation Corridor Plan (MTCP)

Rex Road to the south of the proposed Rolling Hills Ranch North subdivision, and Eastonville Road to the on the east boundary of Meridian Ranch, are identified as minor arterials on the 2040 Functional classification map of the MTCP. Planned improvements to these roads by 2040 are identified in Table 4:

- A new extension of Rex Road through Meridian Ranch as a 2-lane urban collector.
- Eastonville Road upgrade from unimproved county road to a 2-lane minor arterial.

The construction of Rex Road as an Urban 2-Lane Minor Arterial from the Rolling Ranch Drive to Shelter Creek Drive was included as part of the Sanctuary at Meridian Ranch approved PUD/Preliminary Plan and Final Plat. As agreed with the El Paso County Engineer, the approved design is for a half-section of the Urban Minor Arterial street-section, as the projected long-term (2040) traffic volumes are less than originally anticipated by the MTCP. The half section roadway will be constructed within an 80-foot right of way with a 20-foot right-of-way reservation is identified in Tract A on the Sanctuary at Meridian Ranch PUD and Plat in order to accommodate the future full width section when the County determines it is necessary. The portion of Rex Road within Falcon Regional Park is under construction, which will complete the connection between Meridian Road and Eastonville Rd.

Parks and Open Space

Rolling Hills Ranch North includes 46 acres of open space tracts with trail connections to the extensive trail, parks and open space system within Meridian Ranch. The northern open space tract includes a County regional trail as a continuation of the regional trail already provided within Meridian Ranch to the east. This remaining trail section completes the connection to Falcon Regional Park to the east.

The proposed 46 acres of open space for the project substantially exceeds the 10% requirement for open space within PUDs as noted in LDC Chapter 4.2.6.F.8b (10% of 149 acres is a requirement of 14.9 acres). The subdivision also exceeds the LDC requirement that 25% of the 10% total open space be contiguous and usable: 25% of 14.9 acres is a requirement of 3.7 acres; Filing 2 Tract A of the subdivision provides a contiguous and usable area with trails totaling 39 acres.

As required by Section 8.5.3 of the Land Development Code, the fees in lieu of park land dedication are currently \$295 per subdivision lot for Urban Parks and \$467 per subdivision lot for Regional Parks. The required fees in lieu of for this project are:

Urban	\$130,095
Regional	\$205,947
Total	\$336,042

The regional park fees are offset by the dedication of land to the County for the Falcon Regional Park per the overall Parks Land Agreement for Meridian Ranch. Credit for the urban park fees will be requested through a Parks Land Agreement at the time of the final plat to offset the costs of construction the proposed trail and landscape improvements within the open space tracts.

Drainage

A Preliminary Drainage Report for Rolling Hills Ranch North is submitted with this application package. The site is located within the Gieck Ranch Drainage Basin. The storm drain runoff will be collected by a series of inlets and storm drainpipe then conveyed through the project and discharge into an existing natural drainage course continuing into existing Pond G that is properly sized to safely convey the storm water flows away from the project without damaging adjacent property. A water quality facility is located on the south boundary of the project at Rex Rd. Runoff will be collected by the proposed storm

drainage system and diverted through the water quality facility to allow for suspended solids to settle from the stormwater prior to being discharge downstream of Rex Rd.

Traffic

A Traffic Report prepared by LSC is submitted in support of this application. This study is in keeping with past approved traffic studies and shows that no significant changes were projected for the improvements noted in the recent 2021 Sketch Plan study which had identified the proposed development densities. The future extension of Rex Road abuts the southern boundary of Rolling Hills Ranch North. The construction of Rex Road as a half-section Urban 2-Lane Minor Arterial from Rolling Ranch Drive to Shelter Creek Drive was included as part of the Sanctuary at Meridian Ranch approved PUD/Preliminary Plan and Final Plat immediately to the south of Rex Road. This section of Rex Road is under construction and is expected to be open to the public in Spring 2024. All subdivision streets will be classified as urban local residential roads and two points of access onto Rex Road are provided at Shelter Creek Drive to the east and via a connection to Estate Ridge Drive in Estates at Rolling Hills Ranch Filing 2.

Geotechnical Report

A Geotechnical and Soils Report prepared by Entech Engineering Inc. is submitted in support of this application. The report notes that consideration should be given to several conditions on this site in planning and excavating the development including groundwater, expansive soils and sandstone/claystone materials. While groundwater should not impact the development of this site, procedures and equipment to mitigate groundwater impact during and after construction may be necessary. An underdrain system can be considered for long term groundwater mitigation. Expansive soils [clayey sand, claystone, and sandy clay] are present on the site exhibiting low to moderate potential for expansion and consolidation. These soils, where encountered, will require mitigation for residential construction such as moisture treatments and overexcavation. Sandstone and claystone were encountered at shallow depths across the site and is expected to be exposed upon completion of site grading. Track type equipment likely will be needed to accomplish excavations particularly where harder materials or lenses are present.

Utilities

Meridian Service Metropolitan District will provide central water and sanitary sewer service to the project. Mountain View Electric Association, Inc. will supply electricity service and Black Hills Energy will supply natural gas.

Wildlife

Rolling Hills Ranch North is in a developing area and there is no significant impact to wildlife. As noted in the Impact Identification Report for the 2009 Meridian Ranch Sketch Plan, the property was assessed for Preble's Meadow Jumping Mouse and Ute Ladies'-tresses Orchid habitat but was found to be unsuitable for these threatened species. The U.S. Fish and Wildlife Service reviewed the studies and agreed with these findings.

The Colorado Division of Wildlife Impact Maps indicated that Pronghorn Antelope and other species may range within the Sketch Plan area. Pronghorn Antelope are rated as being subject to potentially moderate impacts from the effects of development. The two drainage corridors within the Meridian Ranch Sketch Plan allow for the migration of the Pronghorn Antelope and other wildlife. The fencing used within Meridian Ranch is compatible with the wildlife needs.

CRITERIA FOR APPROVAL

Chapter 4.2.6.D of the LDC allows the combination of a preliminary plan with a PUD development plan, provided all review and approval standards for both the PUD development plan and preliminary plan are met. The PUD/Preliminary Plan for Rolling Hills Ranch North is consistent with the PUD zoning and preliminary plan approval criteria set forth in Chapter 4.2.6.D & 4.2.6.E of the LDC as follows:

PUD Zoning:

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

The proposed application conforms to the most recent 2021 Approved Sketch Plan and County Master Plan as noted above.

- **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 proposed development is in compliance with all County Code requirements and applicable statutory provisions, other than the following: a PUD modification and deviation to ECM Section 2.5.2.C.4 is submitted to remove the requirement for a mid-block pedestrian crossing requirement on the certain streets within the subdivision; and an alternative landscape plan is also requested to reduce the tree planting requirement on Rex Road to accommodate future widening plans. The justification for these code section waivers is provided at the end of the Letter of Intent.

The proposed development provides needed housing, adequate access to services, infrastructure and beneficial active community open space opportunities which will promote the health, safety and welfare of the existing and 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;**

The proposed development is suitable for the intended land use and conforms to the approved 2021 Sketch Plan amendment. The residential land use is compatible with the residential land use of the neighboring properties. The proposed 0.25-acre lot size and large open space tract on the north side of the PUD creates a buffer between the higher density development within Meridian Ranch south of Rex Road and the rural residential development to the north.

- **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;**

The Sketch Plan identifies a 21-acre, 335-foot wide open space buffer across the northern boundary of the property to provide a buffer between the rural residential development to the north. This buffer is provided as part of Tract A on the PUD/Preliminary Plan, which extends the entire length of the northern boundary and is 33 acres and has a minimum width of approximately 410 feet. The open space buffer proposed in this PUD exceeds the Sketch Plan requirement of 335 feet.

- **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;**

As noted above, Tract A on the PUD/Preliminary Plan provides a buffer to the rural residential development to the north, which extends the entire length of the northern boundary and has a minimum width of 410 feet. An alternative landscape plan is requested to reduce the tree planting requirement on Rex Road to accommodate future widening plans. Additional planting is provided interior to the site to compensate for this reduction. The justification for this code section waiver is provided at the end of the Letter of Intent.

- **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 historical, cultural, recreational, aesthetic or natural features exist on site. Minor drainageways are located on the northern portion of the property and these are primarily contained within proposed open space tracts. The drainageway running through the property north to south has been regraded to capture and carry stormwater flows to the water quality pond adjacent to Rex Road.

Recreational open space opportunities are consistently incorporated into the Meridian Ranch development for a consistent and growing community need. Tract A provides open space and local trails and contuse the regional trail connection to Falcon Regional Park.

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

The proposed Open Space for the project is 46 which equates to 31% of the total PUD area, exceeding the 10% requirement as noted in the Land Development Code Chapter 4.2.6.F.8b. The usable and contiguous open space also exceeds the 25% requirement in the LDC.

- **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;

Infrastructure from the Meridian Service Metropolitan District provides central water and sanitary sewer service to the project. Mountain View Electric Association, Inc. will supply electricity service and Black Hills Energy will supply natural gas.

- **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 includes a 33-acre open space tract that provides regional and local trail connections. Recreational open space opportunities are consistently incorporated into the Meridian Ranch development to meet the needs of this growing community.

- **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 development does not propose or permit the use of land for mineral extraction.

- **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;**

A PUD modification/deviation is requested from ECM Section 2.5.2.C.4 relating to mid-block crossings and the requirement for access ramps on local roadways to be spaced no greater than 600 feet apart. The deviation request is to waive the need for mid-block pedestrian crossings on the following streets: Chalk Cliffs Dr, Lava Falls Dr, Crystal Falls Dr, and House Rock Dr. The omission of mid-block crossings creates a more pleasing design aesthetic as it creates a continuous and uninterrupted attached sidewalk through the neighborhood. There are no destinations or trails that would necessitate a mid-block crossing on these streets. Sidewalks on both sides of these streets provide adequate pedestrian access to crossing ramps at the nearest street intersection.

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

Application is being submitted by the current landowner and developer.

Preliminary Plan:

The Preliminary Plan is consistent with the approval criteria in Section 7.2.1.D.2.e of the LDC as follows:

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

The proposed application conforms to the most recent 2021 Approved Sketch Plan and County Master Plans as noted above.

- **The subdivision is consistent with the purposes of this Code;**

The proposed development is in compliance with all County Code requirements and applicable statutory provisions and not detrimental to the health, safety and welfare of the inhabitants of El Paso County.

- **The subdivision is in conformance with the subdivision design standards and any approved sketch plan;**

An amendment to the Sketch Plan for Meridian Ranch was approved by the Board of County Commissioners on August 5th, 2021. The approved Sketch Plan includes a residential density cap of 5,000 lots. Rolling Hills Ranch North Filings 1 & 2 is the last remaining residential subdivision within Meridian Ranch. Approval of this PUD Development/Preliminary Plan for 441 lots will maximize the residential density within Meridian Ranch at 5,000 lots as approved by the Sketch Plan.

The Sketch Plan designates the area comprising the Rolling Hills Ranch North Filings 1 & 2 at Meridian Ranch as MR-R4 (max. 4 du/ac). The PUD Development/Preliminary Plan for Rolling Hills Ranch North comprises 441 lots on approximately 149 acres, which represents a gross density of 3 dwellings per acre. The Sketch Plan identifies an open space buffer across the northern boundary of the property to provide a transition to the rural residential development to the north. This buffer is provided as part of Tract A on the PUD/Preliminary Plan, which extends the entire length of the northern boundary and has a minimum width of 410 feet. The open space tract also includes a County regional trail as a continuation of the regional trail already provided within Meridian Ranch to the east. This remaining trail section completes the connection to Falcon Regional Park to the east.

The PUD Development/Preliminary Plan for Rolling Hills Ranch North conforms with all subdivision design standards, subject to approval of a requested PUD modification/deviation from ECM Section 2.5.2.C.4 relating to mid-block crossings and the requirement for access ramps on local roadways to be spaced no greater than 600 feet apart. An alternative landscape plan is also requested to reduce the tree planting requirement on Rex Road to accommodate future widening plans. The justification for these code section waivers is provided at the end of the Letter of Intent.

- **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;**

Meridian Service Metropolitan District will provide central water to the project. The District has a sufficient water supply as identified in the accompanying Water Resources Report.

- **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.**

Meridian Service Metropolitan District will provide sanitary sewer service to the project. The District has an established sewage disposal facility. The current capacity allocated to MSMD at the PBHWTP

is 0.086 MGD and the total capacity available at the BSWTF is 2.2 MGD for a total of just under 2.3 MGD. The available capacity of the wastewater treatment facilities is sufficient to accept the anticipated flows from Meridian Ranch at full build-out.

- **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)];**

A Geotechnical and Soils Report prepared by Entech Engineering Inc. is submitted in support of this application. The report notes that consideration should be given to several conditions on this site in planning and excavating the development including groundwater, expansive soils and sandstone/claystone materials. These conditions can be mitigated by established engineering methods.

- **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;**

A Preliminary Drainage Report for Rolling Hills Ranch North is submitted with this application package. The site is located within the Gieck Ranch Drainage Basin. The storm drain runoff will be collected by a series of inlets and storm drain pipe then conveyed through the project and discharge into an existing natural drainage course continuing into existing Pond G that is properly sized to safely convey the storm water flows away from the project without damaging adjacent property. A water quality facility is located on the south boundary of the project at Rex Rd. Runoff will be collected by the proposed storm drainage system and diverted through the water quality facility to allow for suspended solids to settle from the stormwater prior to being discharge downstream of Rex Rd.

- **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;**

A Traffic Report prepared by LSC is submitted in support of this application. This study is in keeping with past approved traffic studies and shows that no significant changes were projected for the improvements noted in the recent 2021 Sketch Plan study which had identified the proposed development densities. The future extension of Rex Road abuts the southern boundary of Rolling Hills Ranch North. The construction of Rex Road as a half-section Urban 2-Lane Minor Arterial from Rolling Ranch Drive to Shelter Creek Drive was included as part of the Sanctuary at Meridian Ranch approved PUD/Preliminary Plan and Final Plat immediately to the south of Rex Road. All subdivision streets will be classified as urban local residential roads and two points of access onto Rex Road are provided at Shelter Creek Drive to the east and via a connection to Estate Ridge Drive in Estates at Rolling Hills Ranch Filing 2.

- **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;**

All lots will be accessible by new public streets that comply with the LDC and ECM.

- **The proposed subdivision has established an adequate level of compatibility by**

- a. **incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision;**

There are no natural physical features on the site. The Rolling Hills Ranch North PUD includes substantially more than required by Code.

- b. **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;**

Appropriate provision is made in this regard given the context of the site and surrounding area. Sidewalks and trails are included throughout the subdivision and connect to the surrounding trails, open space, recreational facilities and neighborhoods within Meridian Ranch and to Falcon Regional Park.

- c. **incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses;**

The Sketch Plan identifies a 21-acre open space buffer across the northern boundary of the property to provide a transition to the rural residential development to the north. This buffer is provided as part of Tract A on the PUD/Preliminary Plan, which extends the entire length of the northern boundary and has a minimum width of 410 feet. The

- d. **incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and**

There are no environmentally sensitive areas on the property.

- e. **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 road, utility, stormwater and parks infrastructure for Meridian Ranch is already established or approved with previous subdivision.

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

The road, utility, stormwater and parks infrastructure for Meridian Ranch is already established or approved with previous subdivision. Meridian Service Metropolitan District will provide central water and sanitary sewer service to the project. Mountain View Electric Association, Inc. will supply

electricity service and Black Hills Energy will supply natural gas. Falcon Fire Protection Department will provide fire protection services to the proposed development

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

A Fire Protection Report is included with this submittal identifying compliance with the International Fire Code and Chapter 6.3.3 of the LDC.

- **The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.**

The proposed subdivision meets the applicable sections of these parts of the Code, subject to the PUD modification and deviation request referenced below.

PUD Modification:

Chapter 4.2.6.F.2.h 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). The proposed modification should provide for the general health, safety, and welfare of the citizens and at least 1 of the following benefits:

- Preservation of natural features;
- Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;
- Provision of a more efficient pedestrian system;
- Provision of additional open space;
- Provision of other public amenities not otherwise required by the Code; or
- 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.

A PUD Modification and associated deviation is requested to ECM Section 2.5.2.C.4 relating to mid-block crossings and the requirement for access ramps on local roadways to be spaced no greater than 600 feet apart. The deviation request is to waive the need for mid-block pedestrian crossings on the following streets: Chalk Cliffs Dr, Lava Falls Dr, Crystal Falls Dr, and House Rock Dr.

The proposed PUD modification addresses the general health, safety, and welfare of the citizens, provides a more livable environment and provides a more efficient pedestrian system as follows:

General health, safety, and welfare of the citizens:

- The subdivision design intentionally limits the use of mid-block pedestrian crossings as they can create a safety hazard. Parked on-street cars can hinder sight lines for both pedestrians and drivers. Pedestrians will typically cross the street in any location on a local residential street due

to the low traffic volumes. Formalizing this crossing point with a mid-block crossing can create an assumption that traffic will stop for the pedestrian which, together with blocked visibility, can potentially place pedestrians in danger.

- There are no Federal ADA maximum distances allowed between accessible pedestrian crossings that would necessitate midblock pedestrian ramps, and accessible ramps are provided at nearby intersections.

A more livable environment:

- The omission of mid-block crossings creates a more pleasing design aesthetic as it provides a continuous and uninterrupted attached sidewalk through the neighborhood, creating a more walkable and livable residential environment.
- The proposed subdivision, and Meridian Ranch generally, relies heavily upon trails through and between neighborhoods to provide an interconnected community. These trails are segregated from traffic and provide a safer and more enjoyable pedestrian experience than the use of mid-block crossings.

A more efficient pedestrian system as follows:

- There are no destinations or trails that would necessitate a mid-block crossing on these streets.
- Sidewalks on both sides of these streets provide efficient pedestrian access to crossing ramps at the nearest street intersection, and mid-block crossings do not make it more efficient and can create safety issues, as referenced above.

Request for Alternative Landscape Design:

The Applicant requests approval of an Alternative Landscape Plan for the required landscaping along Rex Road. As noted above, the construction of Rex Road as a half-section of the Urban Minor Arterial street-section will be constructed within an 80-foot right of way with right-of-way reservation to accommodate the future full width section when the County determines it is necessary. The request for an Alternative Landscape Plan is to allow a reduction in the number of the required trees along Rex Road, so that trees are planted only outside the future widened right-of-way and do not have to be removed if the road is widened. The request is to reduce tree planting along Rex Road from the required 121 trees to 80 trees. The residual 41 trees will be located interior to the site so they are not disturbed by the future road widening.

LDC Chapter 6.2.2(A)(4) indicates that the PCD Director may approve landscaping that does not meet the specific requirements of the Section, provided the purpose of the landscape requirements is met. The purposes of the landscape requirements relevant to this request are to create a positive image and visual appeal along highly visible roads; to separate circulation systems; and to create an overall pleasant and attractive surrounding. The provided landscaping along Rex Road includes 80 trees, shrubs and other landscape features that will provide an attractive and positive image through

Meridian Ranch, consistent with the overall high quality of landscape design demonstrated throughout this master planned community. The relocation of 41 of the required trees to the interior of the site will create a more attractive residential environment and will enhance the regional trail corridor.

P:\GTL\Meridian Ranch\Admin\Rolling Hills Ranch North\Admin\Submittals\PUD\2nd Submittal\Rolling Hills Ranch North PUD_Letter of Intent_2nd Submittal.docx



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Tel: 719-471-0073
Fax: 719-471-0267
www.nescolorado.com

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PLANNING / LANDSCAPE ARCHITECT

ROLLING HILLS RANCH NORTH FILINGS 1 & 2 AT MERIDIAN RANCH

PUD DEVELOPMENT /
PRELIMINARY PLAN

DATE: 12/07/2023
PROJECT NO: 23070004
PREPARED BY: A. ROMAN

ENTITLEMENT

DATE: 2/20/2024
BY: PER COUNTY REVIEW
COMMENTS:

Legal Plan

2

2 OF 16

PUDSP235

LEGAL DESCRIPTION - ROLLING HILLS RANCH NORTH FILINGS 1 & 2

KNOW ALL MEN BY THESE PRESENTS, THAT GTL, INC. DBA GTL DEVELOPMENT, INC., THEODORE TCHANG, PRESIDENT BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE PRESENTS, THAT GTL, INC. DBA GTL DEVELOPMENT, INC., THEODORE TCHANG, PRESIDENT BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND: PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 30, IN TOWNSHIP 22 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE BEGINNING AT A POINT ON THE EASTERN RIGHT-OF-WAY OF ESTATE RIDGE DRIVE AS DESIGNATED IN THE ESTATES AT ROLLING HILLS RANCH FILINGS NO. 2, RECORDED WITH RECEPTION NO. 222714944 IN THE RECORDS OF EL PASO COUNTY, POINT BEING ON THE EASTERN BOUNDARY LINE OF SAID FILINGS; THE FOLLOWING WIRE (B) COURSES ARE ON SAID BOUNDARY LINE:

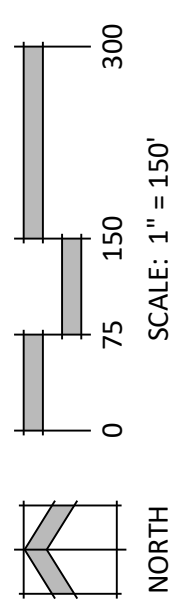
1. THENCE S87°23'58"W A DISTANCE OF 53.13 FEET;
2. THENCE N62°20'02"E A DISTANCE OF 60.00 FEET;
3. THENCE S87°23'58"W A DISTANCE OF 180.00 FEET;
4. THENCE N62°20'02"E A DISTANCE OF 60.00 FEET;
5. THENCE S87°23'58"W A DISTANCE OF 495.00 FEET;
6. THENCE S87°23'58"E A DISTANCE OF 180.00 FEET;
7. THENCE N62°20'02"E A DISTANCE OF 60.00 FEET;
8. THENCE N08°47'52"W A DISTANCE OF 230.00 FEET;
9. THENCE N07°24'17"E A DISTANCE OF 340.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20;
10. THE FOLLOWING COURSE IS ON SAID SECTION 20:
11. THE FOLLOWING COURSE IS ON SAID BOUNDARY LINE:
12. THE FOLLOWING COURSE IS ON SAID BOUNDARY LINE:
13. THE FOLLOWING COURSE IS ON SAID BOUNDARY LINE:
14. THE FOLLOWING COURSE IS ON SAID BOUNDARY LINE:
15. THENCE S89°25'49"E A DISTANCE OF 2624.85 FEET TO A POINT ON THE WESTERN BOUNDARY OF FALCON REGIONAL PARK RECORDED WITH RECEPTION NO. 24092227;
16. THE FOLLOWING COURSE IS ON SAID BOUNDARY LINE:
17. THENCE S89°25'49"E A DISTANCE OF 2624.85 FEET TO A POINT ON THE WESTERN BOUNDARY OF FALCON REGIONAL PARK RECORDED WITH RECEPTION NO. 24092227;
18. THENCE S89°25'49"E A DISTANCE OF 2624.85 FEET TO A POINT BEING ON THE NORTHERN BOUNDARY OF THE SANCTUARY FILING NO. 1 AT MERIDIAN RANCH RECORDED WITH RECEPTION NO. 232735140 IN THE RECORDS OF EL PASO COUNTY;
19. THE FOLLOWING WIRE (B) COURSES ARE ON THE BOUNDARY LINE OF SAID THE SANCTUARY FILING NO. 1 AT MERIDIAN RANCH:
20. THENCE ON THE ARC OF SAID CURVE HAVING A RADIUS OF 2050.00 FEET, A DELTA ANGLE OF 0°29'29", AN ARC LENGTH OF 180.29 FEET, WHOSE LONG SIDE BEING TO THE LEFT;
21. THENCE N62°23'58"W A DISTANCE OF 31.42 FEET;
22. THENCE S20°12'27"W A DISTANCE OF 84.2 FEET TO A POINT ON THE BOUNDARY LINE OF SAID THE SANCTUARY FILING NO. 1 AT MERIDIAN RANCH;
23. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 2050.00 FEET, A DELTA ANGLE OF 0°29'29", AN ARC LENGTH OF 73.48 FEET, WHOSE LONG SIDE BEING TO THE LEFT;
24. THENCE N62°23'58"W A DISTANCE OF 31.42 FEET;
25. THENCE S20°12'27"W A DISTANCE OF 84.2 FEET TO A POINT ON THE BOUNDARY LINE OF SAID THE SANCTUARY FILING NO. 1 AT MERIDIAN RANCH;
26. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 2050.00 FEET, A DELTA ANGLE OF 0°29'29", AN ARC LENGTH OF 73.48 FEET, WHOSE LONG SIDE BEING TO THE RIGHT;
27. THENCE N62°23'58"W A DISTANCE OF 31.42 FEET;
28. THENCE S20°12'27"W A DISTANCE OF 84.2 FEET TO A POINT ON THE BOUNDARY LINE OF SAID THE SANCTUARY FILING NO. 1 AT MERIDIAN RANCH;
29. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1930.00 FEET, A DELTA ANGLE OF 29°02'45", AN ARC LENGTH OF 978.39 FEET, WHOSE LONG SIDE BEING TO THE LEFT;
30. THENCE N62°23'58"W A DISTANCE OF 31.11 FEET TO THE POINT OF BEGINNING.
31. THENCE S87°23'58"W A DISTANCE OF 180.00 FEET;
32. THENCE N62°20'02"E A DISTANCE OF 60.00 FEET;
33. THENCE S87°23'58"W A DISTANCE OF 180.00 FEET;

THE ABOVE PARCEL OF LAND CONTAINS 148.879 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW 1/4 OF SECTION 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M., ASSUMED TO BE AN ALUM. COR. IS #308871.

ADJACENT OWNERS

ADJACENT OWNERS	NAME	MAILING ADDRESS	CITY / STATE / ZIP
1	Meridian Service Metro District	118865 Stapleton Dr.	Peyton, CO 80831
2	GTL INC. - Rolling Hills Filing 3	3575 Kenyon Street, Suite 200	San Diego, CA 92110
3	GTL INC. - The Estates at Rollings Hills Ranch	3575 Kenyon Street, Suite 200	San Diego, CA 92110
4	Falcon Largo LLC	5500 S. Hoskin Street, Suite 400	Englewood, CO 80111
5	Board of County Commissioners of El Paso County	200 S. Cascade Ave., Suite 150	Colorado Springs, CO 80903
6	GTL INC. - The Sanctuary	3575 Kenyon Street, Suite 200	San Diego, CA 92110





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PLANNERS / LANDSCAPE ARCHITECT

**ROLLING HILLS
RANCH NORTH
FILINGS 1 & 2
AT MERIDIAN
RANCH**

PUD DEVELOPMENT /
PRELIMINARY PLAN

DATE: 12/07/2023
PROJECT NO: 23012024
DRAWN BY: J. HANCOCK
CHECKED BY: J. HANCOCK
PREPARED BY: J. HANCOCK

ENTITLEMENT

PUD Site Plan

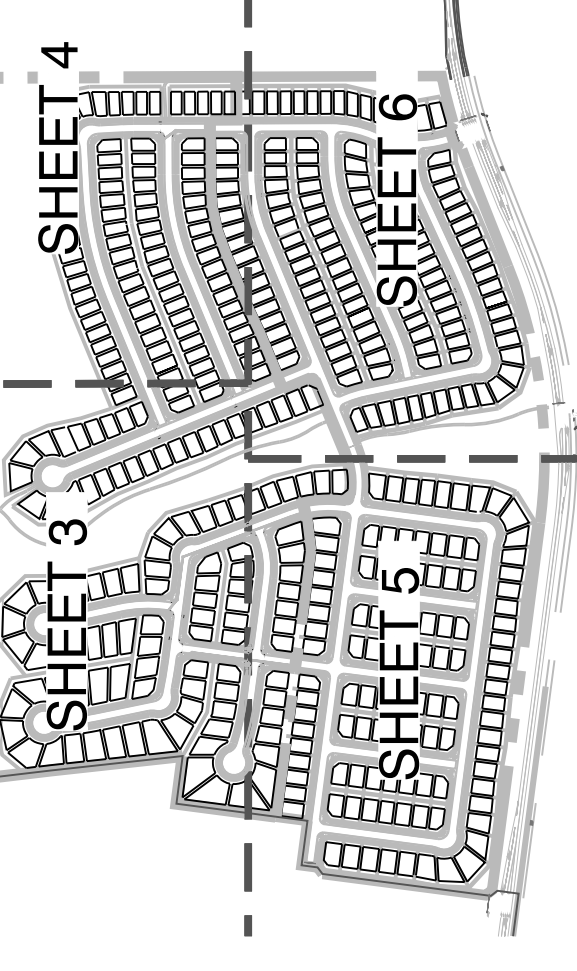
5

5 OF 16

PUDSP235



ZONE PUD
USE: RESIDENTIAL
SUB: SINGLE-FAMILY DWELLING
NO. 200 AT MERIDIAN RANCH





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PLANNERS / LANDSCAPE ARCHITECT

ROLLING HILLS RANCH NORTH FILINGS 1 & 2 AT MERIDIAN RANCH

PUD DEVELOPMENT /
PRELIMINARY PLAN

DATE: 12/07/2023
DRAWN BY: J. SMITH
CHECKED BY: J. SMITH
PREPARED BY: A. ROMAN

ENTITLEMENT

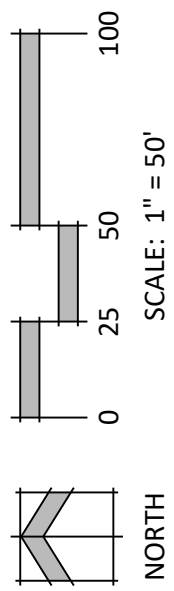
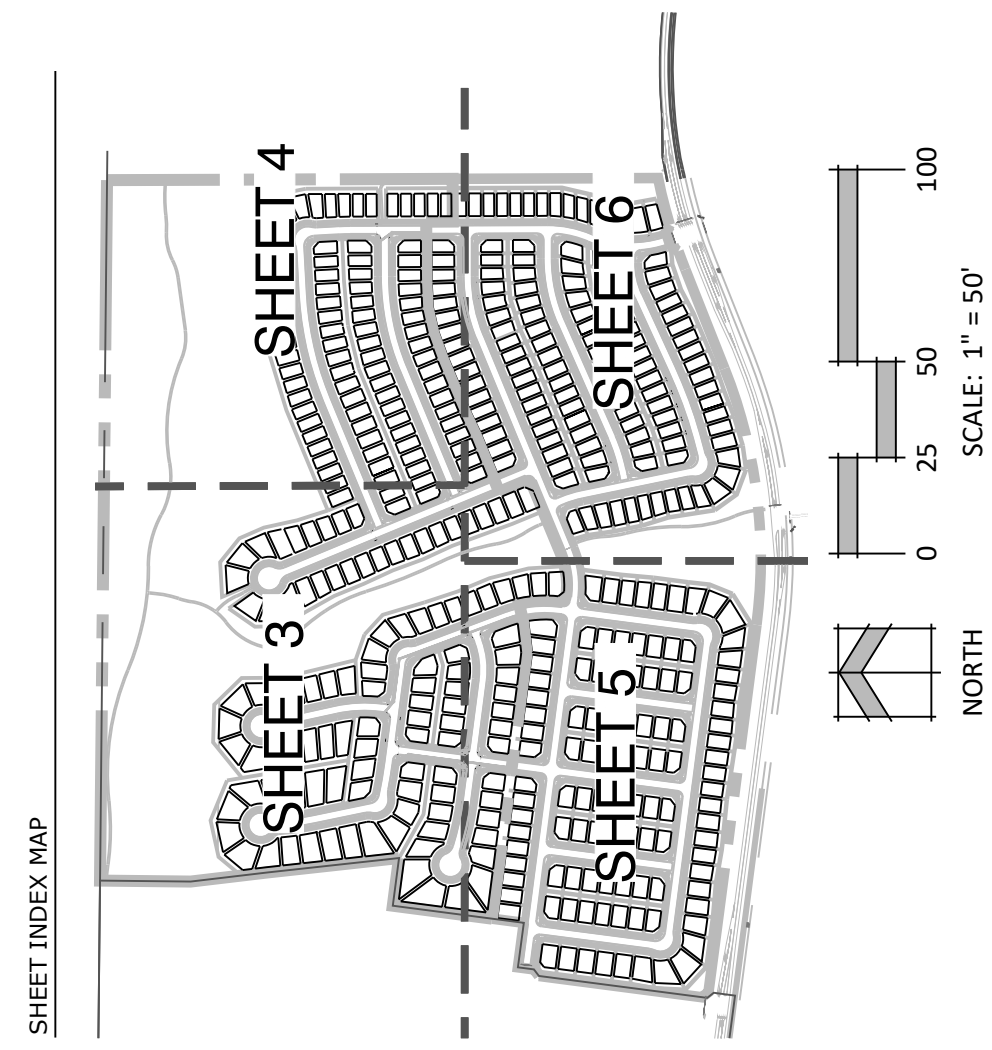
DATE: 2/28/2024
BY: BP
DESCRIPTION: PRE-COUNTY REVIEW COMMENTS

PUD Site Plan

6

6 OF 16

PUDSP235



NORTH



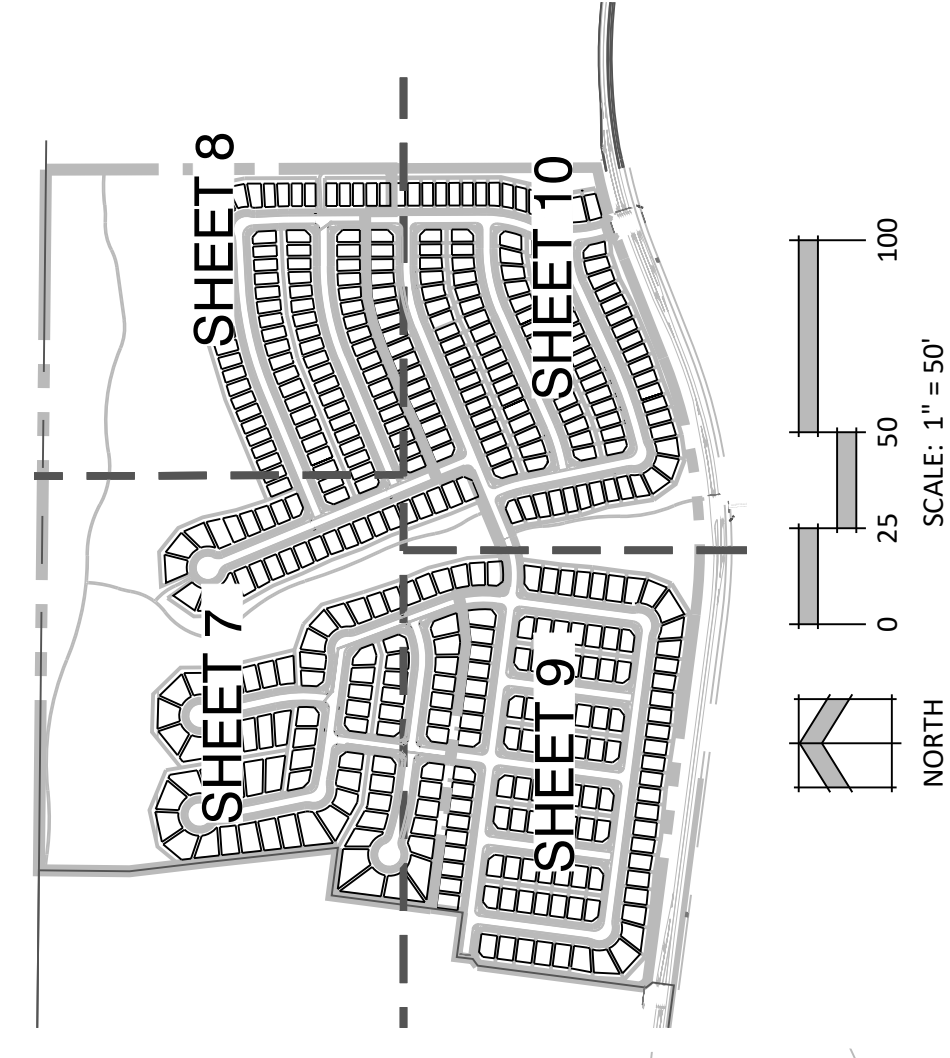
BOARD OF COUNTY
COMMISSIONERS OF EL
COUNTY
ZONE: PUD
USE: COUNTY
FALCON REGIONAL PARK

MATCHLINE SHEET 4
MATCHLINE SHEET 6

TRACT A
FILING 2
TRACT B
FILING 1

TRACT A
FILING 1
5.632 AC
CONCRETE WALK

MERIDIAN RANCH
SANCTUARY
COMMUNITY PARK



NES
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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

**ROLLING HILLS
 RANCH NORTH
 FILINGS 1 & 2
 AT MERIDIAN
 RANCH**

PUD DEVELOPMENT /
 PRELIMINARY PLAN

DATE: 10/15/2012
 PROJECT NO: 12-0001
 PREPARED BY: A. PERZINSKI, A. ROMAN

ENTITLEMENT

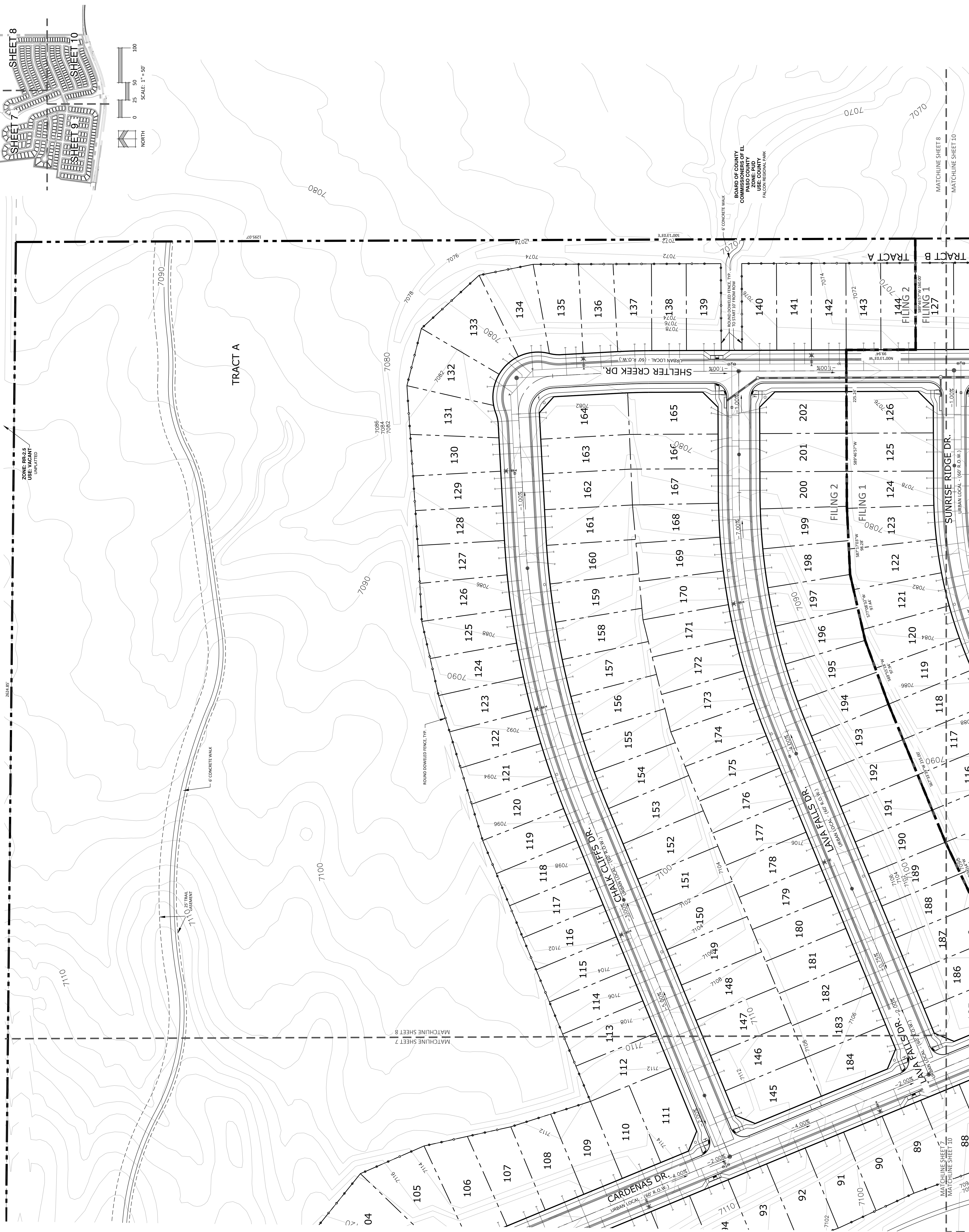
DATE: 2/20/2024
 BY: [Redacted]
 DESCRIPTION: PER COUNTY REVIEW COMMENTS

Grading and
 Utility Plan

8

8 OF 16

PUDSP235





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**ROLLING HILLS
 RANCH NORTH
 FILINGS 1 & 2
 AT MERIDIAN
 RANCH**

PUD DEVELOPMENT /
 PRELIMINARY PLAN

PROJECT NO: 15070033
 PROJECT MGR: B. PERKINS
 PREPARED BY: A. HODMAN

ENTITLEMENT

DATE: 2/20/2024
 BY: BP
 DESCRIPTION: FOR COUNTY REVIEW
 CONSULTED:

**Grading and
 Utility Plan**

9

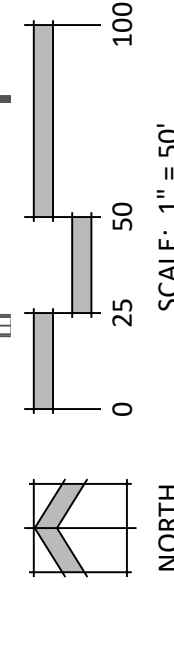
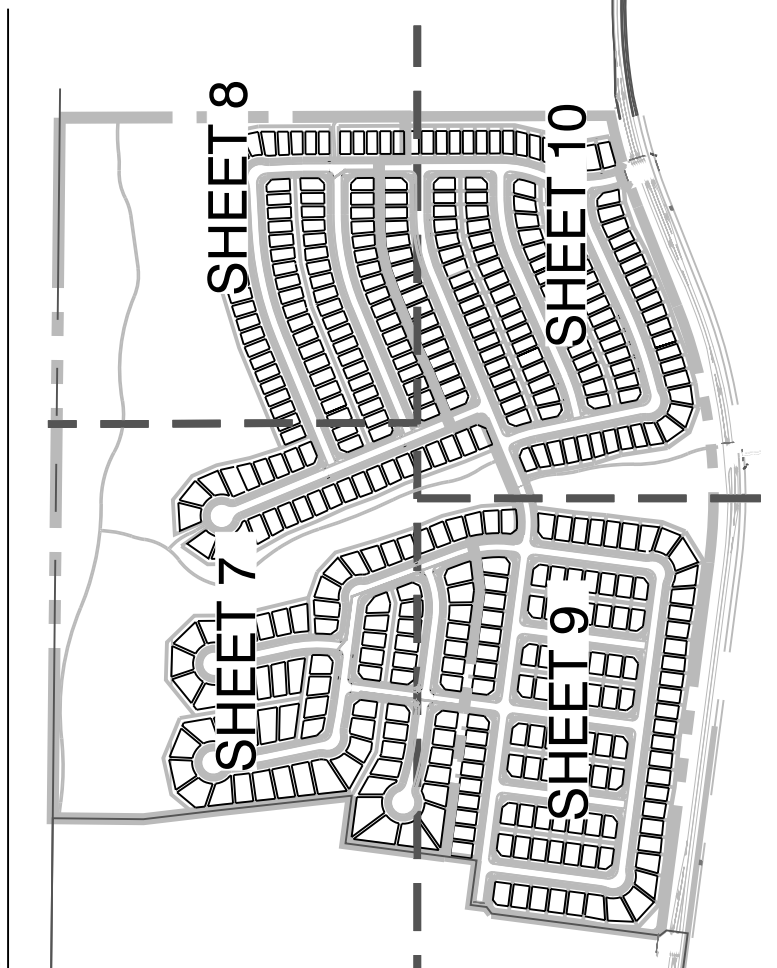
9 OF 16

PUDSP235



ZONE PUD
 USE: RESIDENTIAL
 SUB: ESTATES AT ROLLING HILLS
 (MAY BE SUBJECT TO
 FILING WITH THE EXISTING
 FENCE WITH THE EXISTING
 ROLLING HILLS RANCH)

ZONE PUD
 USE: RESIDENTIAL
 SUB: ROLLING HILLS RANCH
 NO. 283 AT MERIDIAN RANCH





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**ROLLING HILLS
RANCH NORTH
FILINGS 1 & 2
AT MERIDIAN
RANCH**

PUD DEVELOPMENT/
PRELIMINARY PLAN

PROJECT NO: 19102/203
PROJECT MGR: B. FRANKS
PREPARED BY: A. IRDAN

ENTITLEMENT

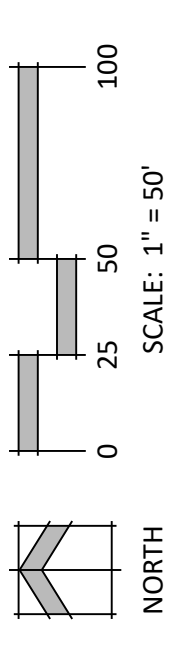
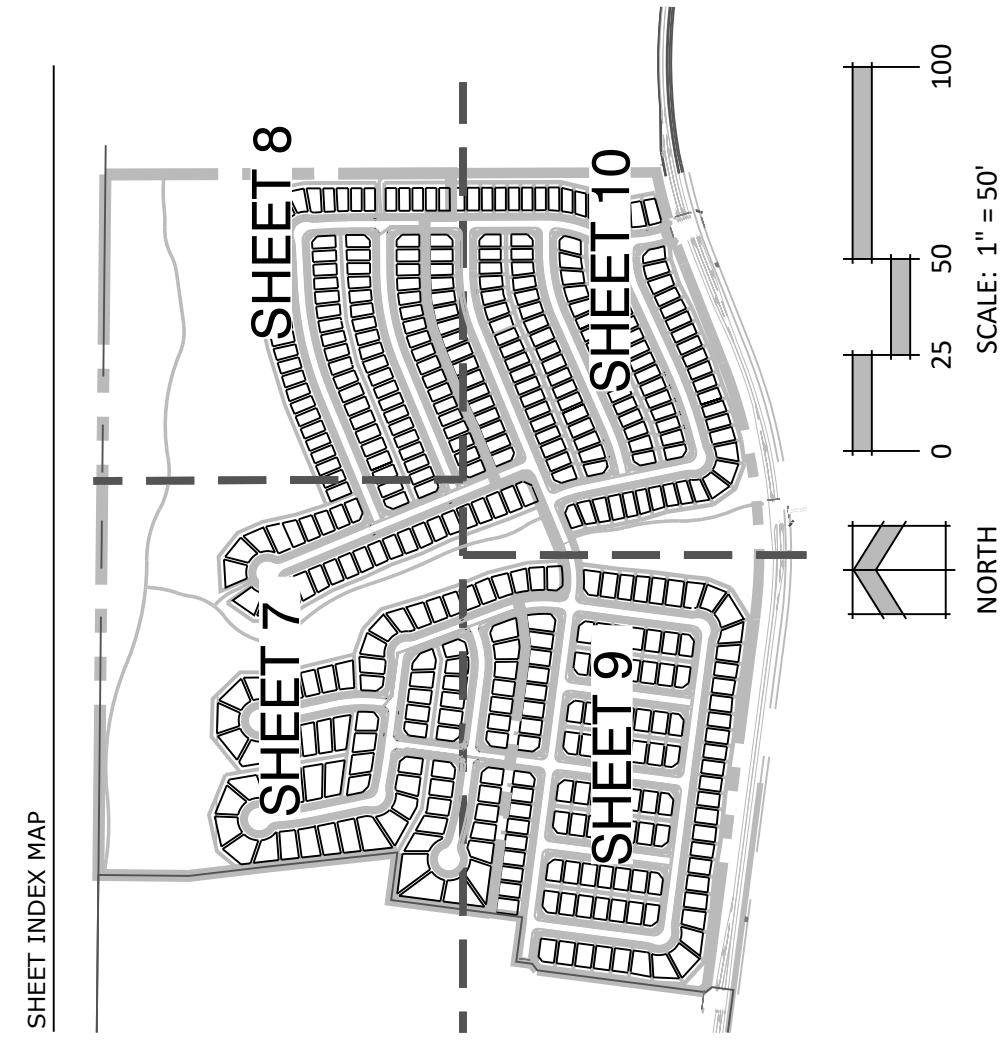
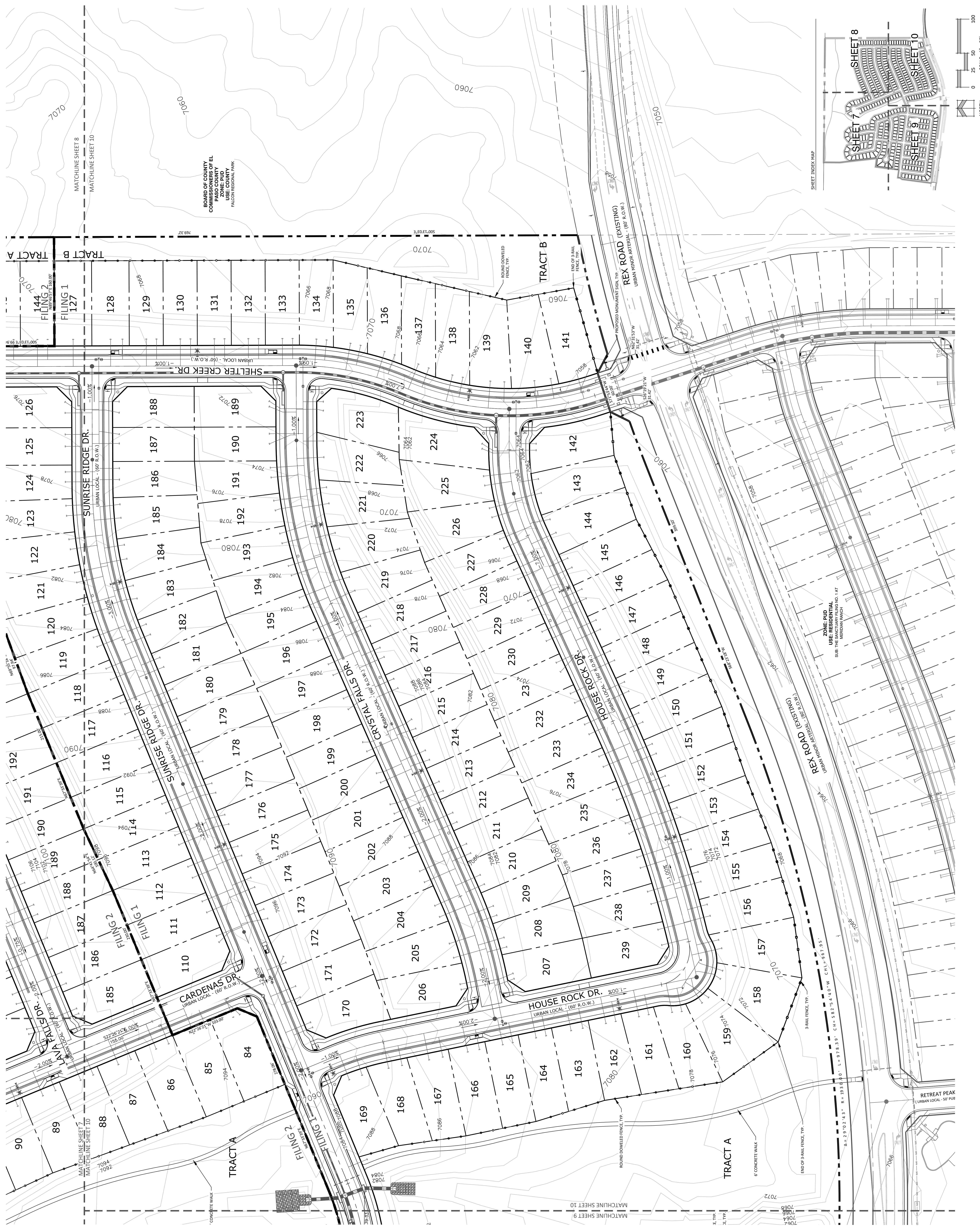
DATE:	2/20/2024	BY:	BP	DESCRIPTION:	PLANNING REVIEW COMPLETED
ISSUE INFO:		ISSUE / REVISION:			

Grading and
Utility Plan

10

10 OF 16

PUDSP235





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PLANNING / LANDSCAPE ARCHITECT

ASSOCIATION WITH

ROLLING HILLS
 RANCH NORTH
 FILINGS 1 & 2
 AT MERIDIAN
 RANCH

PUD DEVELOPMENT /
 PRELIMINARY PLAN

DATE: 12/07/2023
 PREPARED BY: A. ROMAN

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
2/28/2024	BP	PER COUNTY REVIEW COMMENTS

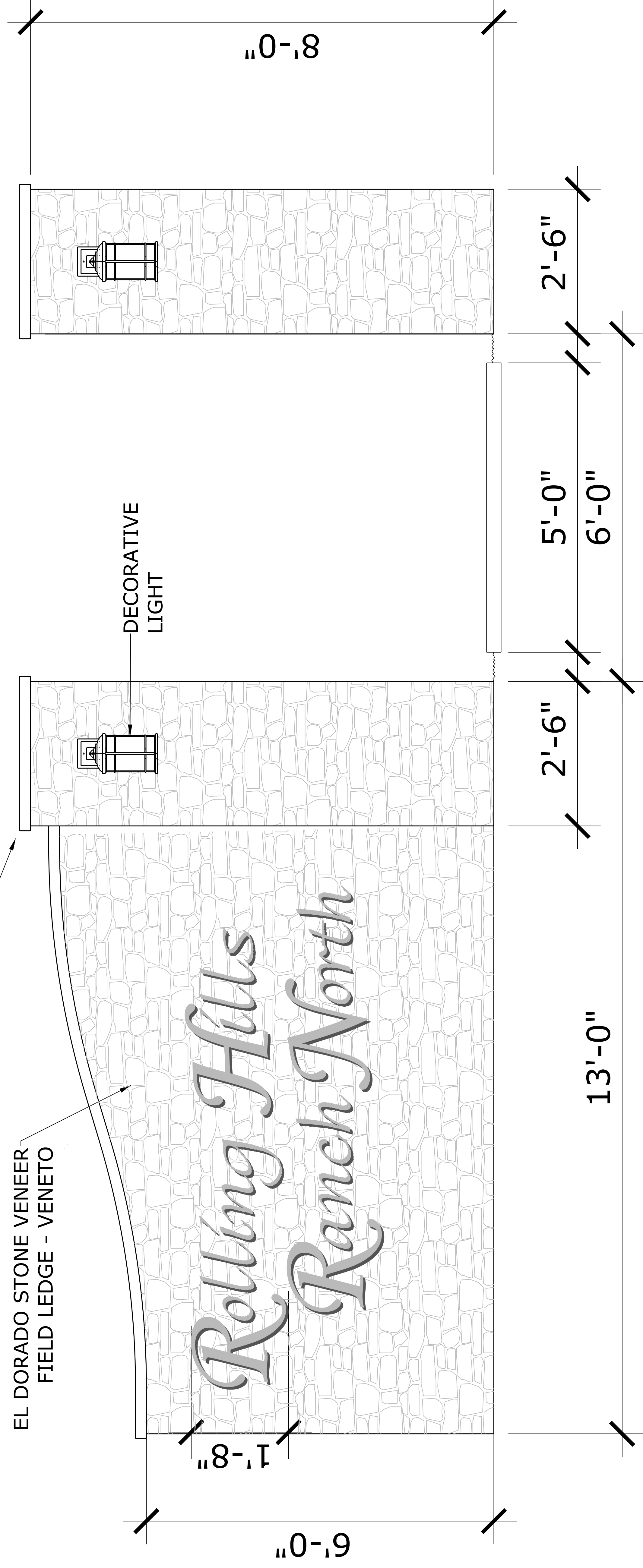
Entry Signage/
 Details

11

11 OF 16

PUDSP235

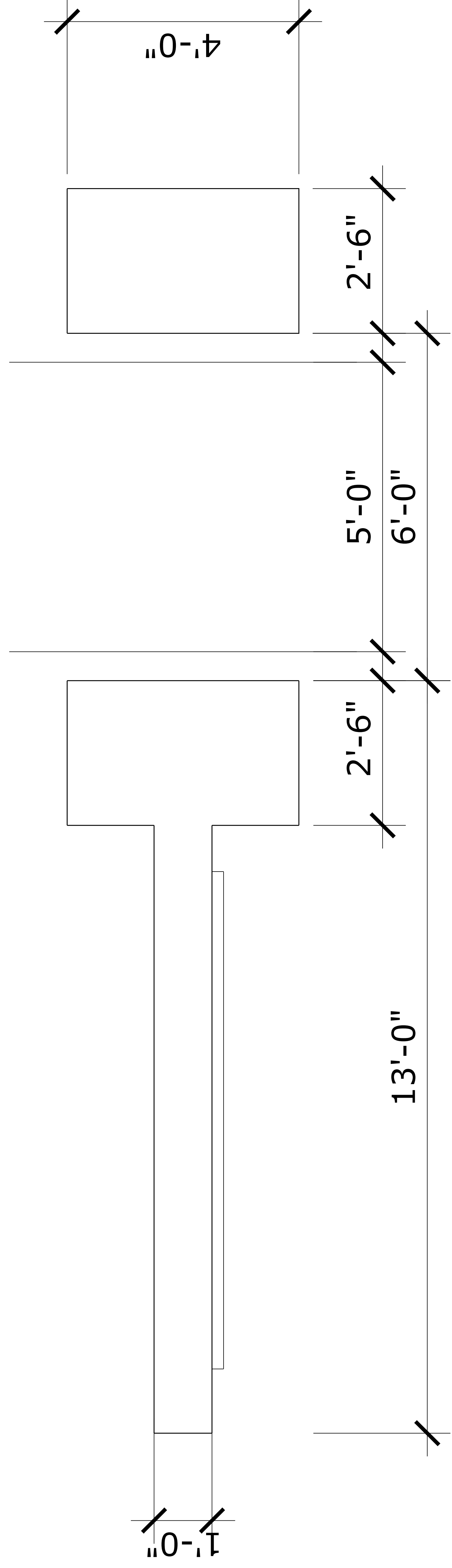
2-1/4" THICK CHISELED EDGE EL DORADO BUCKSKIN COLUMN CAP AND TOP OF WALL. 1" OVERHANG. GROUT 1/8" TO FLUSH WITH STONE VENEER MORTAR JOINT. MEDIUM TONE MOCHA GROUT COLOR.



1 ENTRY SIGNAGE ELEVATION VIEW

16

SCALE: 1"=1'



2 ENTRY SIGNAGE PLAN VIEW

16

SCALE: 1"=1'

Seed Mix B with Wildflowers

Note: Low Gro Mix available from
Arkansas Valley Seed Solutions
(877) 957-3337
Wildflower Mix available from:
Arkansas Valley Seed Solutions
(877) 957-3337

30% Euphorbia Cypripedium
25% Dwarf Penstemon
20% SR2200 Blue Fescue
10% Chamaecrista
15% Blue Grama
Wildflowers: 61% Western Mix

APPLICATION RATE: Native Grass Mix: 40 lbs./acre (or as recommended by supplier)
Wildflower Mix: 8 oz./1,000 s.f. or 8-10 lbs./acre
HydroMulch: 2200 lbs./acre mulch, 100 lbs./acre tackifier.

APPLICATION METHOD: Broadcast seed by hand or with a drop spreader.
Manually rake seed into prepared soil.
After seeding apply green hydromulch and tackifier.

Seed Mix A

15% Western Wheatgrass
15% Big Bluestem
10% Kentucky Bluegrass
10% St. Augustine Grass

APPLICATION RATE: Native Grass Mix: 3 lbs./1,000 s.f. or 130 lbs./acre
HydroMulch: 2200 lbs./acre mulch, 100 lbs./acre tackifier.

APPLICATION METHOD: Broadcast seed by hand or with a drop spreader.
Manually rake seed into prepared soil.
After seeding apply green hydromulch and tackifier.

LANDSCAPE NOTES

1. REFERS TO MERIDIAN RANCH LANDSCAPE SPECIFICATIONS FOR SOIL AMENDMENT AND PREPARATION FOR ALL SOIL TYPES AND PLANTING AREAS.
2. ALL PLANTS TO BE INSTALLED SHALL BE APPLIED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 8" OF SOIL.
3. CONTRACTOR TO TEST AMENDED SOIL FOR EACH STREET, TAKE 1 TEST IN FESCUE/SOD/ALTERNATIVE TURF AREA, 1 TEST IN PINE/SPRINGWOOD/ALTERNATIVE TURF AREA, 1 TEST IN PINE/SPRINGWOOD/ALTERNATIVE TURF AREA, 1 TEST IN PINE/SPRINGWOOD/ALTERNATIVE TURF AREA, 1 TEST IN PINE/SPRINGWOOD/ALTERNATIVE TURF AREA.
4. CONTRACTOR TO TEST AMENDED SOIL FOR EACH STREET, TAKE 1 TEST IN FESCUE/SOD/ALTERNATIVE TURF AREA, 1 TEST IN PINE/SPRINGWOOD/ALTERNATIVE TURF AREA, 1 TEST IN PINE/SPRINGWOOD/ALTERNATIVE TURF AREA, 1 TEST IN PINE/SPRINGWOOD/ALTERNATIVE TURF AREA, 1 TEST IN PINE/SPRINGWOOD/ALTERNATIVE TURF AREA.
5. SUBMIT FERTILIZER PRODUCT SHEET TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EXAMPLES: FERTILIZER, ETC.
6. LANDSCAPE ARCHITECT TO ADVISE BEYOND BOUNDARIES TO BE AVOIDED. ALL FENCING SHALL BE INSTALLED AROUND PERIMETER OF PLANTING AREAS. ALL FENCING SHALL BE INSTALLED AROUND PERIMETER OF PLANTING AREAS. ALL FENCING SHALL BE INSTALLED AROUND PERIMETER OF PLANTING AREAS. ALL FENCING SHALL BE INSTALLED AROUND PERIMETER OF PLANTING AREAS.
7. APPROVAL OF PLANT LOCATION STAKES BEFORE PLANTING. CONTRACTOR TO VERIFY PLANTING LOCATIONS WITH LANDSCAPE ARCHITECT PRIOR TO PLANTING. CONTRACTOR TO VERIFY PLANTING LOCATIONS WITH LANDSCAPE ARCHITECT PRIOR TO PLANTING. CONTRACTOR TO VERIFY PLANTING LOCATIONS WITH LANDSCAPE ARCHITECT PRIOR TO PLANTING.
8. A PLANTING PERIOD OF ONE FULL YEAR AND BE IN SATISFACTORY CONDITION AT THE END OF THE PLANTING PERIOD. NO AREA LARGER THAN 3'x3' WITHIN THE IRRIGATED SEEDING AREA, 12"x12" FOR NON-IRRIGATED SEEDING AREAS OF THIS PRODUCT SHALL BE VOID OF SUBSTANTIAL GRASS 45 DAYS AFTER THE PLANTING PERIOD.
9. ALL TREES AND SHRUBS TO RECEIVE A BACK FILL MIXTURE OF 50% IMPORTED LOAMY TOPSOIL, 25% COMPOST, AND 25% WOOD CHIPS. ALL TREES TO BE STAKED WITH WOOD STAKES FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 8" USE 3" WOOD STAKES (STAKE TO GROUND LEVEL). SUBMIT STAKING MATERIALS PRODUCT INFO TO L.A. FOR APPROVAL.
10. ALL PLANTS AVAILABLE FROM LITTLE VALLEY WHOLESALE NURSERY AND OTHER NURSERY SOURCES.
11. MINIMUM INSPECTIONS WILL INCLUDE:
 - a. APPROVAL OF PLANT LOCATION STAKES BEFORE PLANTING MATERIALS ARE INSTALLED.
 - b. FINAL INSPECTION INSPECTIONS, AND
 - c. FINAL INSPECTION INSPECTIONS, AND
12. ANY ADDITIONAL VISITS CAUSED BY INCOMPLETE LANDSCAPE CONTRACTOR WORK, WILL BE CHARGED TO THE CONTRACTOR. CONTRACTOR TO APPLY THE EMERGENCY HERBICIDE TO SHRUB BEDS PER MANUFACTURER'S SPECIFICATIONS. SUBMIT MANUFACTURER'S SPEC. SHEET TO L.A. FOR APPROVAL PRIOR TO APPLICATION OF HERBICIDE.
13. CONTRACTOR TO APPLY THE EMERGENCY HERBICIDE TO SHRUB BEDS PER MANUFACTURER'S SPECIFICATIONS. SUBMIT MANUFACTURER'S SPEC. SHEET TO L.A. FOR APPROVAL PRIOR TO APPLICATION OF HERBICIDE.
14. CONTRACTOR TO APPLY THE EMERGENCY HERBICIDE TO SHRUB BEDS PER MANUFACTURER'S SPECIFICATIONS. SUBMIT MANUFACTURER'S SPEC. SHEET TO L.A. FOR APPROVAL PRIOR TO APPLICATION OF HERBICIDE.
15. CONTRACTOR TO APPLY THE EMERGENCY HERBICIDE TO SHRUB BEDS PER MANUFACTURER'S SPECIFICATIONS. SUBMIT MANUFACTURER'S SPEC. SHEET TO L.A. FOR APPROVAL PRIOR TO APPLICATION OF HERBICIDE.
16. CONTRACTOR TO APPLY THE EMERGENCY HERBICIDE TO SHRUB BEDS PER MANUFACTURER'S SPECIFICATIONS. SUBMIT MANUFACTURER'S SPEC. SHEET TO L.A. FOR APPROVAL PRIOR TO APPLICATION OF HERBICIDE.
17. CONTRACTOR TO APPLY THE EMERGENCY HERBICIDE TO SHRUB BEDS PER MANUFACTURER'S SPECIFICATIONS. SUBMIT MANUFACTURER'S SPEC. SHEET TO L.A. FOR APPROVAL PRIOR TO APPLICATION OF HERBICIDE.
18. CONTRACTOR TO APPLY THE EMERGENCY HERBICIDE TO SHRUB BEDS PER MANUFACTURER'S SPECIFICATIONS. SUBMIT MANUFACTURER'S SPEC. SHEET TO L.A. FOR APPROVAL PRIOR TO APPLICATION OF HERBICIDE.
19. CONTRACTOR TO APPLY THE EMERGENCY HERBICIDE TO SHRUB BEDS PER MANUFACTURER'S SPECIFICATIONS. SUBMIT MANUFACTURER'S SPEC. SHEET TO L.A. FOR APPROVAL PRIOR TO APPLICATION OF HERBICIDE.
20. CONTRACTOR TO APPLY THE EMERGENCY HERBICIDE TO SHRUB BEDS PER MANUFACTURER'S SPECIFICATIONS. SUBMIT MANUFACTURER'S SPEC. SHEET TO L.A. FOR APPROVAL PRIOR TO APPLICATION OF HERBICIDE.
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TREE REQUIREMENTS

Plant Category	Street (Classification)	Street Frontage Length	Required Trees	Provided Trees	Shrub/Perennial Subst
	Per Road/Urban Minor Arterial	3,019'	121 (1 per 25')	80' (R)	TBD

LANDSCAPE PLAN REQUIREMENTS

- Core Section - 42.28(91) - These 11' of frontage for an Urban Minor Arterial street
- Justification - The 121 trees along Per Road will be distributed during construction for its future expansion. This will lead to trees needing to be removed and replaced. A reduction of 41 trees is recommended along Per Rd.
- The 11' of frontage for an Urban Minor Arterial street will be distributed during construction for its future expansion. This will lead to trees needing to be removed and replaced. A reduction of 41 trees is recommended along Per Rd.
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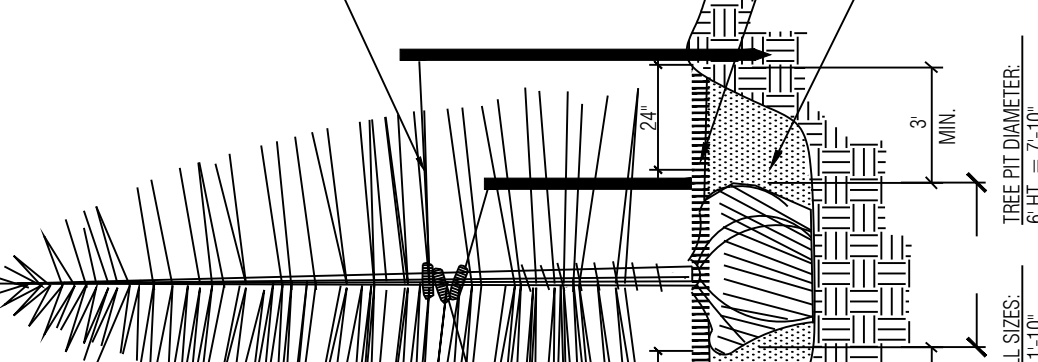
LANDSCAPE NOTES

1. REFERS TO MERIDIAN RANCH LANDSCAPE SPECIFICATIONS FOR SOIL AMENDMENT AND PREPARATION FOR ALL SOIL TYPES AND PLANTING AREAS.
2. ALL PLANTS TO BE INSTALLED SHALL BE APPLIED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 8" OF SOIL.
3. CONTRACTOR TO TEST AMENDED SOIL FOR EACH STREET, TAKE 1 TEST IN FESCUE/SOD/ALTERNATIVE TURF AREA, 1 TEST IN PINE/SPRINGWOOD/ALTERNATIVE TURF AREA, 1 TEST IN PINE/SPRINGWOOD/ALTERNATIVE TURF AREA, 1 TEST IN PINE/SPRINGWOOD/ALTERNATIVE TURF AREA, 1 TEST IN PINE/SPRINGWOOD/ALTERNATIVE TURF AREA.
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5. SUBMIT FERTILIZER PRODUCT SHEET TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EXAMPLES: FERTILIZER, ETC.
6. LANDSCAPE ARCHITECT TO ADVISE BEYOND BOUNDARIES TO BE AVOIDED. ALL FENCING SHALL BE INSTALLED AROUND PERIMETER OF PLANTING AREAS. ALL FENCING SHALL BE INSTALLED AROUND PERIMETER OF PLANTING AREAS. ALL FENCING SHALL BE INSTALLED AROUND PERIMETER OF PLANTING AREAS.
7. APPROVAL OF PLANT LOCATION STAKES BEFORE PLANTING. CONTRACTOR TO VERIFY PLANTING LOCATIONS WITH LANDSCAPE ARCHITECT PRIOR TO PLANTING. CONTRACTOR TO VERIFY PLANTING LOCATIONS WITH LANDSCAPE ARCHITECT PRIOR TO PLANTING. CONTRACTOR TO VERIFY PLANTING LOCATIONS WITH LANDSCAPE ARCHITECT PRIOR TO PLANTING.
8. A PLANTING PERIOD OF ONE FULL YEAR AND BE IN SATISFACTORY CONDITION AT THE END OF THE PLANTING PERIOD. NO AREA LARGER THAN 3'x3' WITHIN THE IRRIGATED SEEDING AREA, 12"x12" FOR NON-IRRIGATED SEEDING AREAS OF THIS PRODUCT SHALL BE VOID OF SUBSTANTIAL GRASS 45 DAYS AFTER THE PLANTING PERIOD.
9. ALL TREES AND SHRUBS TO RECEIVE A BACK FILL MIXTURE OF 50% IMPORTED LOAMY TOPSOIL, 25% COMPOST, AND 25% WOOD CHIPS. ALL TREES TO BE STAKED WITH WOOD STAKES FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 8" USE 3" WOOD STAKES (STAKE TO GROUND LEVEL). SUBMIT STAKING MATERIALS PRODUCT INFO TO L.A. FOR APPROVAL.
10. ALL PLANTS AVAILABLE FROM LITTLE VALLEY WHOLESALE NURSERY AND OTHER NURSERY SOURCES.
11. MINIMUM INSPECTIONS WILL INCLUDE:
 - a. APPROVAL OF PLANT LOCATION STAKES BEFORE PLANTING MATERIALS ARE INSTALLED.
 - b. FINAL INSPECTION INSPECTIONS, AND
 - c. FINAL INSPECTION INSPECTIONS, AND
12. ANY ADDITIONAL VISITS CAUSED BY INCOMPLETE LANDSCAPE CONTRACTOR WORK, WILL BE CHARGED TO THE CONTRACTOR. CONTRACTOR TO APPLY THE EMERGENCY HERBICIDE TO SHRUB BEDS PER MANUFACTURER'S SPECIFICATIONS. SUBMIT MANUFACTURER'S SPEC. SHEET TO L.A. FOR APPROVAL PRIOR TO APPLICATION OF HERBICIDE.
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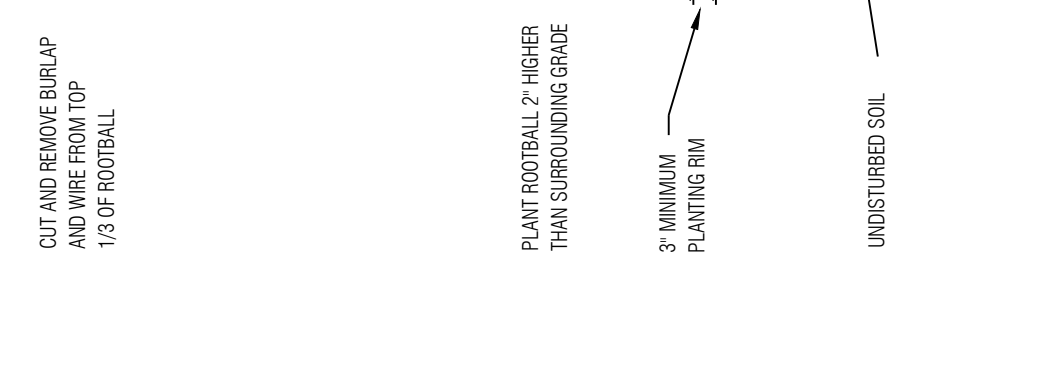
GROUND COVER LEGEND

- ROCK COBBLE
2"-4" GRY ROSE
- ROCK MULCH
1.5" Cinnamon Granite
- SOD
- SEED MIX A
To Extent of Disturbance
- SEED MIX B WITH WILDFLOWERS

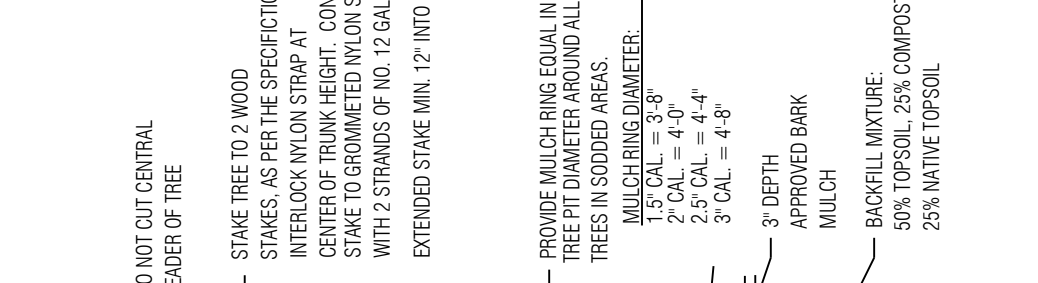
CONIFEROUS TREE PLACEMENT ON SLOPE



DECIDUOUS TREE PLACEMENT ON SLOPE



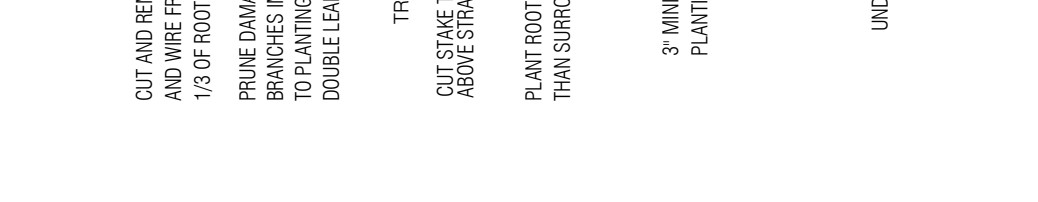
TRIANGULAR PLANT SPACING DIAGRAM



PLANT SCHEDULE

SYMBOL	CODE	CITY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
+	Auf	3	Acer x freemanni 'Jeffers' / Autumn Blaze Maple	20'	30"	2.5" Cal.	B&B
+	Gr	13	Gleditsia triacanthos / Honey Locust	60'	40"	3" Cal.	B&B
+	Ph	61	Picea pungens 'Hoopsii' / Hoopsii Blue Spruce	15'	25"	6" HT	B&B
+	Pe	8	Pinus edulis / Pinon Pine	30'	20"	6" HT	B&B
+	Ph	31	Pinus nigra / Austrian Black Pine	60'	40"	8" HT	B&B
+	Pd	26	Pinus ponderosa / Ponderosa Pine	80'	40"	8" HT	B&B
+	Mr	22	Malus x 'Radiant' / Radiant Crab Apple	25'	20"	2" Cal.	B&B

3-RAIL STREETSCAPE FENCE



ROUND DOWELED FENCE



SHRUB PLANTING DETAIL

CONIFEROUS TREE PLANTING DETAIL

DECIDUOUS TREE PLANTING DETAIL

SHRUB PLACEMENT ON SLOPES

CONIFEROUS TREE PLACEMENT ON SLOPE

DECIDUOUS TREE PLACEMENT ON SLOPE

TRIANGULAR PLANT SPACING DIAGRAM

GROUND COVER LEGEND

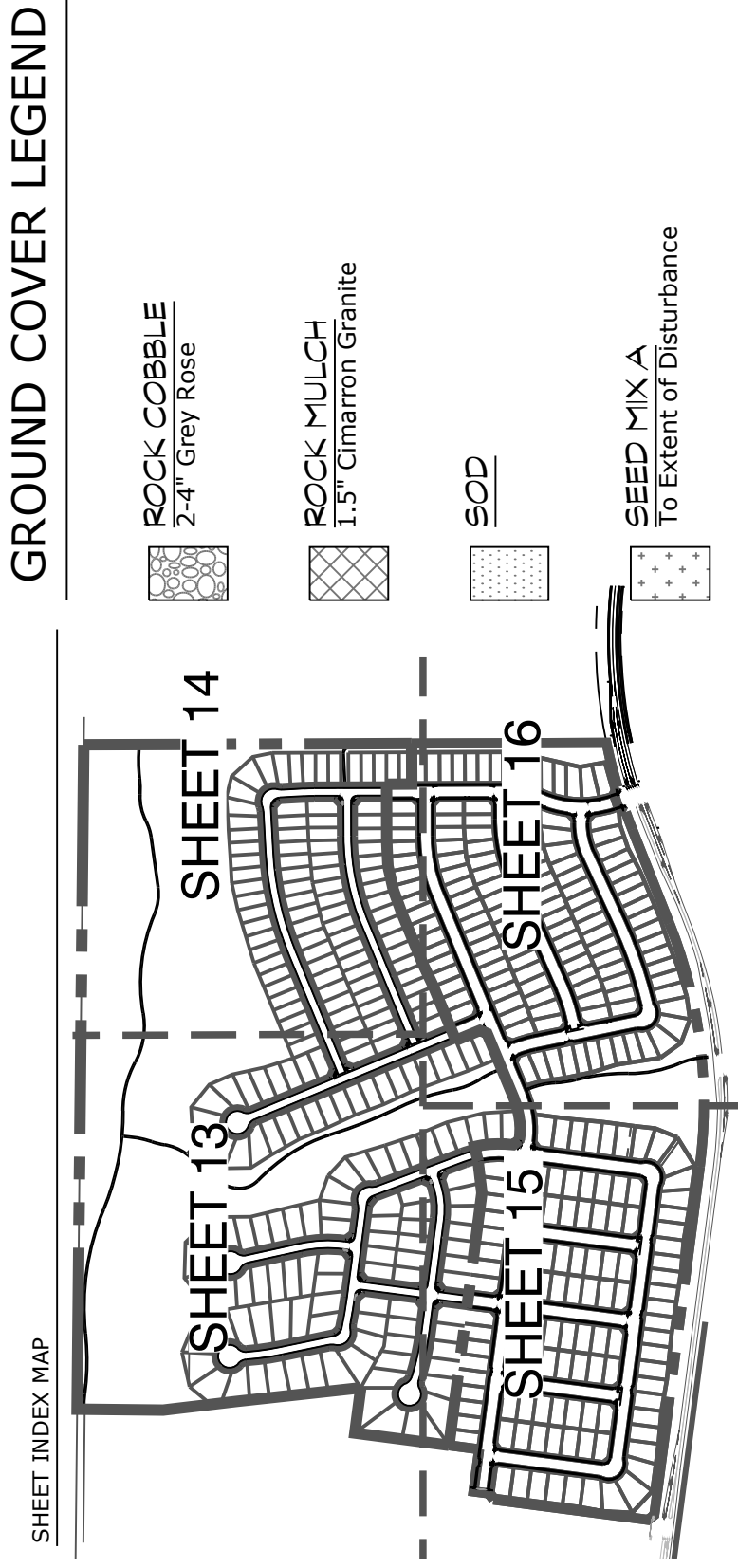
- ROCK COBBLE
2"-4" GRY ROSE
- ROCK MULCH
1.5" Cinnamon Granite
- SOD
- SEED MIX A
To Extent of Disturbance
- SEED MIX B WITH WILDFLOWERS

CONIFEROUS TREE PLACEMENT ON SLOPE

DECIDUOUS TREE PLACEMENT ON SLOPE

TRIANGULAR PLANT SPACING DIAGRAM

GROUND COVER LEGEND





N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
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PLANNING / LANDSCAPE ARCHITECTS

ROLLING HILLS
RANCH NORTH
FILINGS 1 & 2
AT MERIDIAN
RANCH

PUD DEVELOPMENT /
PRELIMINARY PLAN

DATE: 12/07/2012
PROJECT NO: 120120001
PREPARED BY: A. ROMAN

ENTITLEMENT

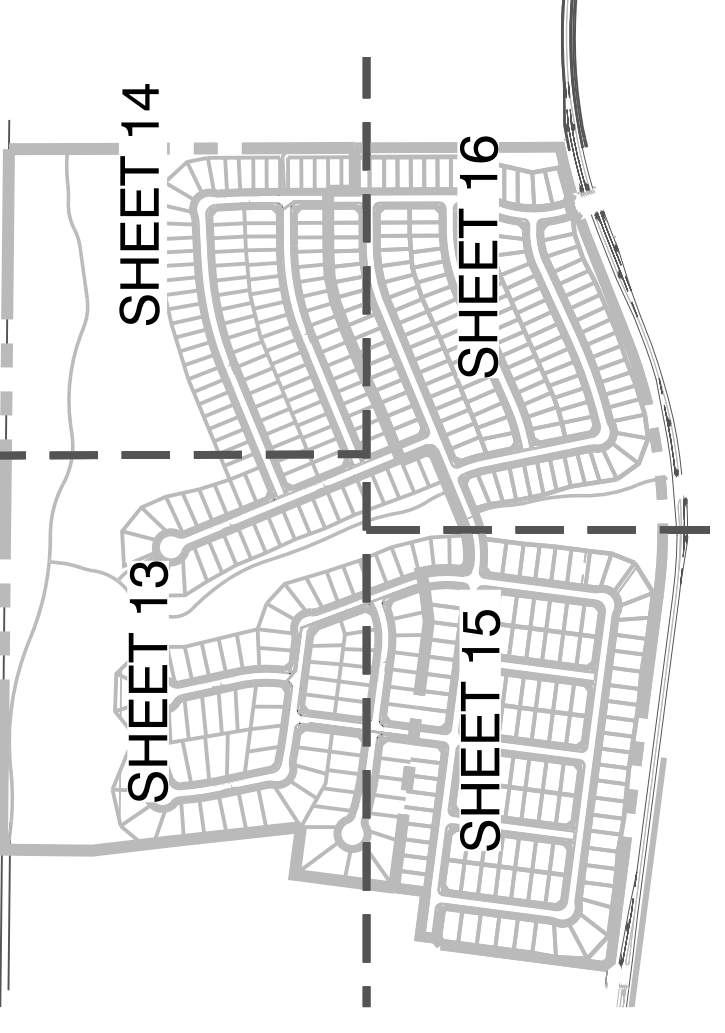
DATE:	BY:	DESCRIPTION:
2/20/2024	BP	PER COUNTY REVIEW COMMENTS

Landscape Plan

14

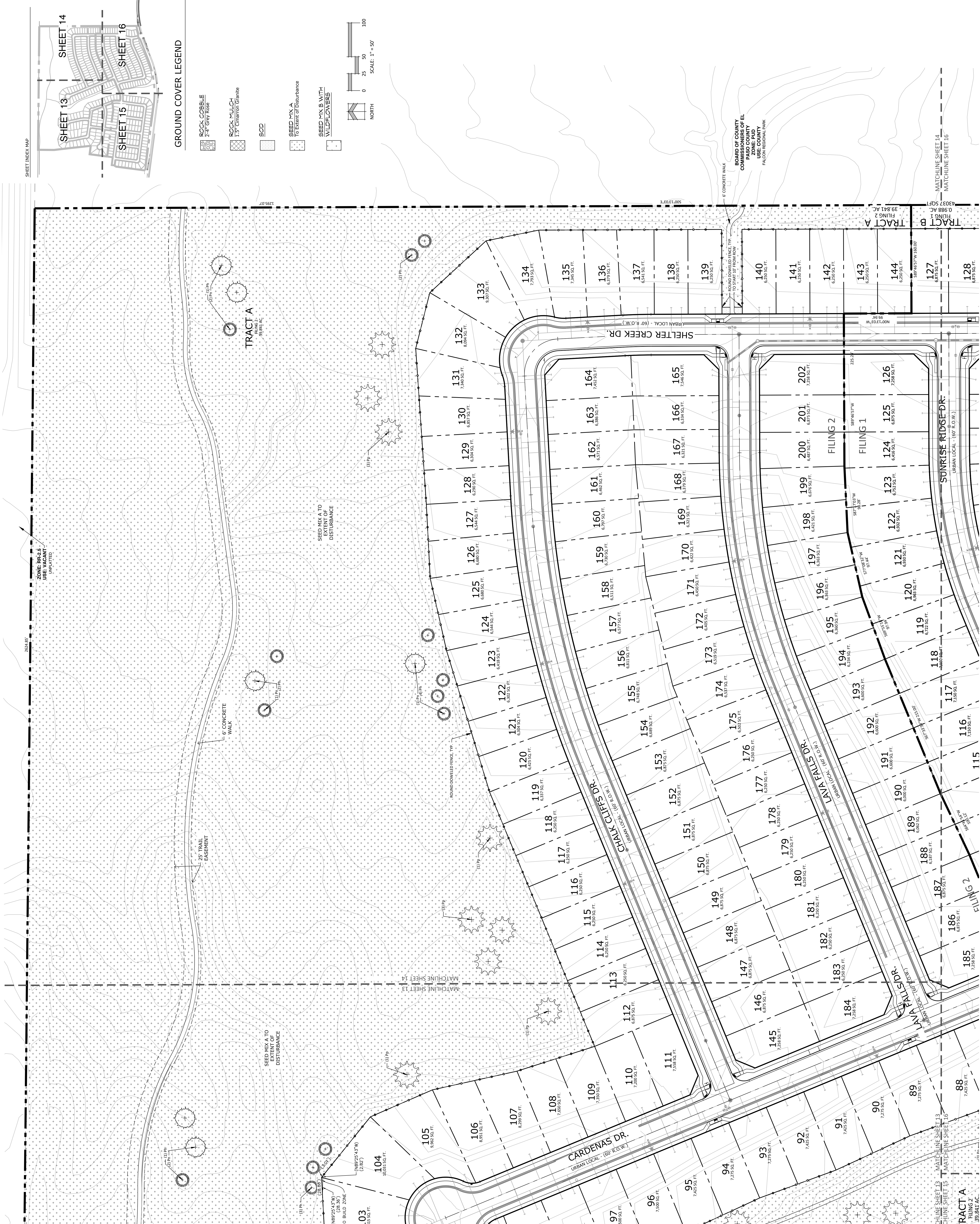
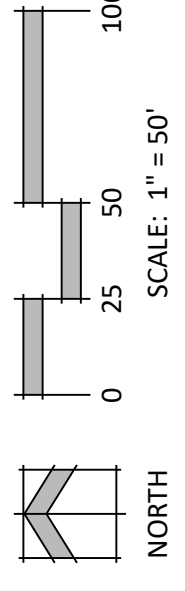
14 OF 16

SHEET INDEX MAP



GROUND COVER LEGEND

- ROCK COBBLE
2-4" Grey Rose
- ROCK MULCH
1.5" Cinnamon Granite
- SOD
- SEED MIX A
10' EXTENT OF DISTURBANCE
- SEED MIX B WITH
WILDFLOWERS



ROLLING HILLS RANCH NORTH FILINGS 1 & 2 AT MERIDIAN RANCH

PUD DEVELOPMENT / PRELIMINARY PLAN

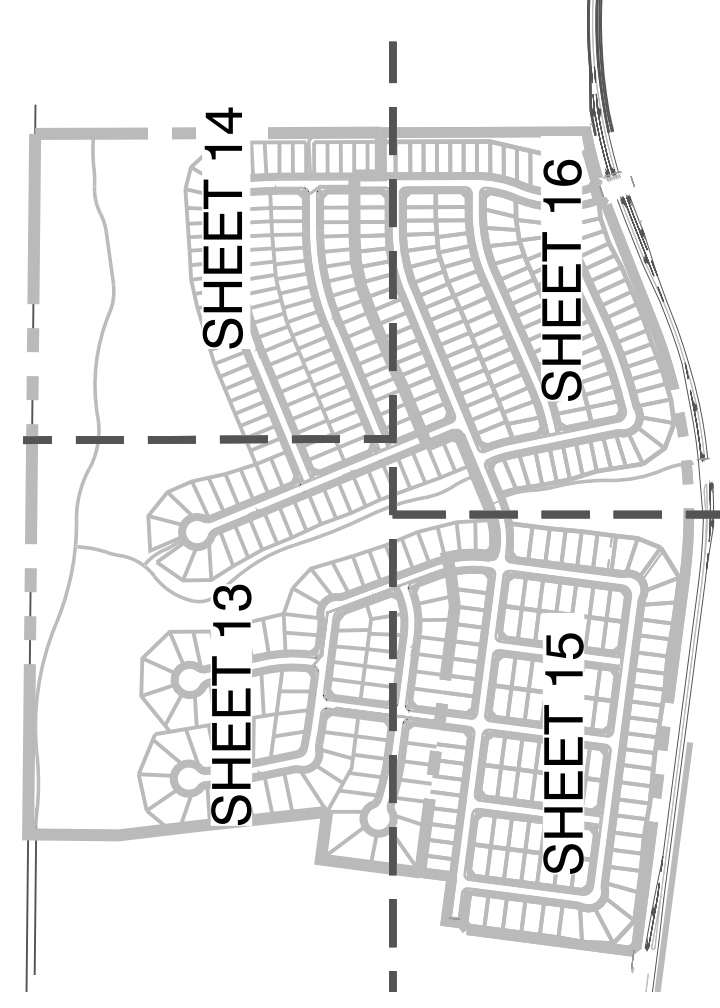
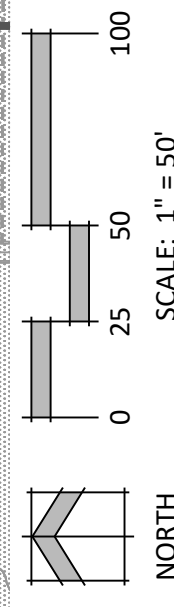
DATE: 12/07/2024
PROJECT NO: 24-03-001
PREPARED BY: B. PERKINS, A. ROMAN

ENTITLEMENT

DATE:	DESCRIPTION:
2/20/2024	BY: B. PERKINS, A. ROMAN
	BY: B. PERKINS, A. ROMAN
	BY: B. PERKINS, A. ROMAN

Landscape Plan

15
15 OF 16



GROUND COVER LEGEND

- ROCK COBBLE 24" GRAY IRON
- ROCK MULCH 1.5" CURATOR Granite
- SOD
- SEED MIX A TO Extent of Disturbance
- SEED MIX B WITH WILDFLOWERS



December 15, 2023

Ryan Howser, Project Manager
El Paso County Development Services Department
Sent via online portal at: epcdevplanreview.com

Re: Rolling Hills Ranch North Filings 1 & 2 PUDSP
File #: PUDSP235
Part of the NE ¼ and part of the E ½ NW ¼ of Sec. 20, Twp. 12 South, Rng. 64 West, 6th P.M.
Water Division 2, Water District 10
Upper Black Squirrel Creek Designated Basin
CDWR Assigned Subdivision No. 31101

Dear Ryan Howser:

We have received the above-referenced proposal to subdivide 148.873 acres into 441 single-family lots, landscaping, open space, and trails. The proposed water supply is service provided by the Meridian Service Metropolitan District (MSMD).

Water Supply Demand

The proposed water uses are household use and irrigation with a total estimated water demand of 137.7 acre-feet/year.

Source of Water Supply

The proposed water supply is service provided by the Meridian Service Metropolitan District (MSMD). According to the August 23, 2023 will serve letter (“Letter”), MSMD is committed to serving the development.

According to Table 3 of the September 2023 Water Resources Report (“Report”), MSMD obtains their supply from nontributary Denver Basin bedrock aquifer wells and alluvial wells which withdraw groundwater under various determinations of water rights or final permits owned and controlled by MSMD as summarized below:

1. Meridian Ranch (Determination of Water Right nos. 154-BD, 155-BD, 156-BD, and 157-BD),
2. Guthrie Ranch (230-BD/4438-BD, 50% interested in 229-BD/4437-BD, 50% interest in 230-BD/4436-BD, and Final Permit nos. 612-RFP and 27554-FP),
3. Latigo Trails (568-BD, 569-BD, 570-BD, and 46406-F), and
4. Hart Ranch (2099-BD and 2100-BD).

According to the Letter, Report, and additional information provided to this office on December 14, 2023 by Tom Kerby, MSMD owns and controls 2,089 acre-feet/year based on a 300-year supply. This office calculates that MSMD has 2,022 acre-feet/year of available supply after subtracting the district’s replacement and relinquishment requirements.



The current total demand on MSMD is approximately 1,687 acre-feet/year.¹ According to the Letter, the additional 137.7 acre-feet/year of demand from this development brings the demand on MSMD up to approximately 1,824 acre-feet/year. Therefore, it appears there are 198 acre-feet/year of surplus supply available to MSMD after meeting its commitments, replacement, and relinquishment requirements.

Well nos. 612-RFP and 27554-FP withdraw water from the Upper Black Squirrel Creek alluvial aquifer, which is currently considered to be a renewable source. The other proposed source of water for this subdivision is bedrock aquifers in the Denver Basin. The State Engineer's Office (SEO) does not have evidence regarding the length of time for which this source will be a physically and economically viable source of water. According to section 37-90-107(7)(a), C.R.S., "Permits issued pursuant to this subsection (7) shall allow withdrawals on the basis of an aquifer life of 100 years." Based on this allocation approach, the annual amounts of water determined in MSMD's determinations of water rights are equal to one percent of the total amount or 6,135 acre-feet as shown on the attached SEO's Table and as determined by rule 5.3.2.1 of the Designated Basin Rules, 2 CCR 410-1. Therefore, the water may be withdrawn in those annual amounts for a maximum of 100 years.

The El Paso County Land Development Code, Section 8.4.7.(B)(7)(b) states:

"(7) Finding of Sufficient Quantity

(b) Required Water Supply. The water supply shall be of sufficient quantity to meet the average annual demand of the proposed subdivision for a period of 300 years."

The State Engineer's Office does not have evidence regarding the length of time for which this source will "meet the average annual demand of the proposed subdivision." However, treating El Paso County's requirement as an allocation approach based on 300 years, the allowed average annual amount of withdrawal of allocated Denver Basin aquifer water would be reduced to one third of that amount. The available supply of 2,089 acre-feet/year or 2,022 acre-feet/year after accounting for replacement and relinquishment requirements based on a 300-year supply is greater than the annual demand on MSMD of 1,824 acre-feet/year. As a result, the water may be withdrawn in that annual amount for a maximum of 300 years. Note that it is anticipated that the demand from Meridian Ranch at full build out will be 1,952 acre-feet/year which is less than MSMD's available supply.

Additional Comments

The submittal indicates that a storm water detention structure is part of this project. The Applicant should be aware that, unless the structure can meet the requirements of a "storm water detention and infiltration facility" as defined in Designated Basin Rule 5.11, the structure may be subject to administration by this office. The Applicant should review Rule 5.11 to determine whether the structure meets the requirements of the Rule and ensure any notification requirement is met.

State Engineer's Office Opinion

Based upon the above and pursuant to section 30-28-136(1)(h)(I) and 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.

¹ This office calculates the district has a demand of 1,686 acre-feet/year, but this difference may be due to a rounding error.

Our opinion that the water supply is **adequate** is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.

Our opinion that the water supply can be **provided without causing injury** is based on our determination that the amount of water that is legally available on an annual basis, according to the statutory **allocation** approach, for the proposed uses on the subdivided land is greater than the annual amount of water required to supply the district's commitments.


Our opinion is qualified by the following:

The Ground Water Commission has retained jurisdiction over the final amount of water available pursuant to the above-referenced water rights, pending actual geophysical data from the aquifer.

The amounts of water in the Denver Basin aquifer, and identified in this letter, are calculated based on estimated current aquifer conditions. The majority of MSMD's source of water is from non-renewable aquifers, the allocations of which are based on a 100-year aquifer life. The county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 100 years (or 300 years) used for allocation due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply.

Please contact Wenli.Dickinson@state.co.us or (303) 866-3581 x8206 with any questions.

Sincerely,


Ioana Comaniciu, P.E.
Water Resource Engineer

Attachment: SEO's MSMD Supply and Commitment Table Updated December 14, 2023

Ec: Meridian Ranch Metro District file
Upper Black Squirrel Creek Ground Water Management District (ubscgwm@gmail.com)

County Attorney

Kenneth R. Hodges, County Attorney
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Centennial Hall
200 S. Cascade, Suite 150
Colorado Springs, CO 80903
www.ElPasoCo.com

Board of County Commissioners
Holly Williams, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

March 19, 2024

PUDSP-23-5 Rolling Hills Ranch North PUD

Reviewed by: Lori L. Seago, Senior Assistant County Attorney
April Willie, Paralegal

WATER SUPPLY REVIEW AND RECOMMENDATIONS

Project Description

1. This is a Preliminary/Final PUD proposal by Meridian Ranch Investments Inc. (“Applicant”), to subdivide an approximately 148.873 +/- acre tract of land into 441 single-family units (the “Property”). The property is zoned PUD (Planned Unit Development).

Estimated Water Demand

2. Pursuant to the Water Supply Information Summary (“WSIS”), the subdivision demand is 136.7 acre-feet per year for 441 lots with irrigation of 0.7 acre-feet per year for a total demand of 137.4 acre-feet per year. The Applicant must therefore be able to provide a supply of 41,220 acre-feet of water (137.4 acre-feet per year x 300 years) to meet the County’s 300-year water supply requirement.

Proposed Water Supply

3. The Applicant has provided for the source of water to derive from the Meridian Service Metropolitan District (“District”). As detailed in the Water Resources Report dated January 2024 (“Report”), the average daily use for each of the 441 lots will be 0.31 acre-feet per dwelling unit/year (includes outside irrigation) for a total water demand of 136.7 acre-feet/year. Irrigation of parks and right-of-way landscaping will create an additional demand of 0.7 acre-feet/year. According to the Report, the District owns 2,089 acre-feet/year based on a 300-year supply. Of that amount, the District currently has 2,022 acre-feet/year of water available for

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CHRISTOPHER M. STRIDER

STEVEN A. KLAFFKY
TERRY A. SAMPLE

LORI L. SEAGO

BRYAN E. SCHMID
STEVEN W. MARTYN

MERI GERINGER
DOREY L. SPOTTS

primary supply. The current total demand on the District is 1,687 acre-feet/year, leaving a surplus of 335 acre-feet per year.

4. The District's General Manager provided a letter of commitment for Rolling Hills Ranch North PUD dated August 23, 2023, in which the District General Manager stated that the District will provide water service to the Property in the amount of 137 acre-feet per year. The County Attorney's Office recommends requiring the Applicant to provide an updated letter committing to serve 137.4 acre-feet/year to the subdivision.

State Engineer's Office Opinion

5. In a letter dated December 15, 2023, the State Engineer reviewed the proposal to subdivide the 148.873 +/- acre parcel into 441 single-family lots, landscaping, open space, and trails. The State Engineer stated that the "[t]he proposed water supply is service provided by the Meridian Service Metropolitan District (MSMD). . . MSMD is committed to serving the development." The State Engineer indicates a water demand of 137.7 acre-feet/year for 441 single-family lots. The State Engineer indicates they received a letter of commitment dated August 23, 2023 from the District which indicated that MSMD is committed to serving the development. Finally, "pursuant to section 30-28-136(1)(h)(I) and 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights."

Recommended Findings

6. Quantity and Dependability. Applicant's water demand for Rolling Hills Ranch North PUD is 137.4 acre-feet per year to be supplied by the Meridian Service Metropolitan District. **Based on the water demand of 137.4 acre-feet/year for the development and the District's availability of 335 acre-feet/year, the County Attorney's Office recommends a finding of sufficient water quantity and dependability for Rolling Hills Ranch North PUD.**

7. Quality. The water quality requirements of Section 8.4.7.B.10 of the Code must be satisfied. Section 8.4.7.B.10.g. of the Code allows for the presumption of acceptable water quality for projects such as this where water is supplied by an existing Community Water Supply operating in conformance with Colorado Primary Drinking Water Regulations unless there is evidence to the contrary.

8. Basis. The County Attorney's Office reviewed the following documents in preparing this review: the Water Supply Information Summary, the Water Resources Report dated January 2024, the Meridian Service Metropolitan District letter dated August 23, 2023, and the State Engineer Office's Opinion dated December 15, 2023. The recommendations herein are based on the information contained in such documents and on compliance with the requirements set forth below. ***Should the information relied upon be found to be incorrect, or should the below requirements not be met, the County Attorney's Office reserves the right to amend or withdraw its recommendations.***

REQUIREMENTS:

- A. Applicant and all future owners of lots within this filing shall be advised of, and comply with, the conditions, rules, regulations, limitations, and specifications set by the District.
- B. Prior to the Planning Commission hearing on this application, Applicant shall obtain an updated commitment letter from the Meridian Service Metropolitan District committing to serve 137.4 acre/feet per year to this subdivision.

cc. Ryan Howser, Project Manager, Planner

Ryan Howser

From: Kathy and John Genz <jdkjgenz@gmail.com>
Sent: Friday, April 19, 2024 2:09 PM
To: Ryan Howser
Cc: PCD Hearings
Subject: Opposition to rezoning of parcel 4200000477, Meridian Ranch

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We have lived at 11960 Oregon Wagon Trail, Elbert, CO 80106 in Latigo Trails since 2018. The parcel in question in Meridian Ranch was always designated as 1 acre parcels on their master plan which creates a transition zone between our 2 1/2 acre parcels and the more densely populated neighborhoods in Meridian Ranch. Our expectation for the past 6 years is that this parcel would be developed in the same manner as Meridian Ranch Estates.

We view changing the zoning to an urban density of less than 8000 sq ft lots (78.873 ÷ 441) as nothing but a profit center for the developer with no regard to the livability and aesthetics of the adjoining properties when such urban density abuts our neighborhood. We already have problems with teenagers starting fires in our retention pond and we have personally had to call the fire department more than once in these situations. Our opinion is that there is a lack of respect for the property rights of those of us on larger parcels when the neighboring home density creates such a disparity. Our property is viewed as "open space" when it definitely is not. It is a path to greater possibility of crime in our neighborhood as I have observed that Meridian Ranch suffers more than other areas near Falcon with vandalism, theft, and other undesirable criminal activity.

We had heard this parcel could be rezoned to 1/4 to 1/2 acre parcels which is not ideal, but would still provide a transition. But the current proposal is decidedly not acceptable to us and I'm sure also to our neighbors who back up near the southern border of Latigo Trails. The fact we also are zoned for horses is another issue as well.

Please do not pass the rezoning of parcel 4200000477 to the density proposed. We do not agree with this.

We were not aware of the April 18 planning meeting because of a long delay in our mail delivery and we did not receive the notice until after that meeting had passed. We wish our comments to be considered for the May 9th meeting on this issue.

Sincerely,

Kathleen and John Genz
11960 Oregon Wagon Trails
Latigo Trails

RESOLUTION NO. 24-

BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO

APPROVAL OF PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN
ROLLING HILLS RANCH NORTH (PUDSP235)

WHEREAS, GTL, Inc. did file an application with the El Paso County Planning and Community Development Department for an amendment to the El Paso County Zoning Map to rezone property located within the unincorporated area of the County and more particularly described in Exhibit A and depicted in Exhibit B, attached hereto and incorporated by reference, from a conceptual PUD (Planned Unit Development) to a site-specific PUD (Planned Unit Development) zoning district in conformance with the supporting PUD Development plan; and

WHEREAS, in accordance with Section 4.2.6.E of the El Paso County Land Development Code (as amended) (hereinafter "Code"), A PUD Development Plan May be Approved as a Preliminary Plan, the applicants are also requesting the PUD development plan be approved as a preliminary plan with a finding of water sufficiency for water quality, dependability, and quantity; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on April 18, 2024, upon which date the Planning Commission did by formal resolution recommend approval of the subject Planned Unit Development and Preliminary Plan; and

WHEREAS, a public hearing was held by this Board on May 9, 2024; and

WHEREAS, based upon the evidence presented, including testimony, exhibits, consideration of the master plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board finds as follows:

1. The application was properly submitted for consideration by the Board of County Commissioners.
2. Proper posting, publication, and public notice were provided as required by law for the hearings before the Planning Commission and Board of County Commissioners of El Paso County.
3. The hearings before the Planning Commission and Board of County Commissioners were extensive and complete, all pertinent facts, matters and issues were submitted and reviewed, and all interested persons were heard at those hearings.

4. The proposed PUD District zoning advances the stated purposes set forth in Chapter 4, Section 4.2.6, of the Code.
5. The application is in general conformity with the El Paso County Master Plan.
6. 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.
7. 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.
8. 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.
9. The allowed uses, bulk requirements and landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community.
10. Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project.
11. Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities.
12. 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.
13. 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.
14. 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.
15. Any proposed exception or deviation from the requirements if the zoning resolution or the subdivision regulation is warranted by virtue of the design and amenities incorporated in the development plan and development guide.

16. The owner has authorized the application.
17. The proposed subdivision is in general conformance with the goals, objectives, and policies of the El Paso County Master Plan.
18. The subdivision is consistent with the purposes of the Code.
19. The subdivision is in conformance with the subdivision design standards and any approved sketch plan.
20. 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 the Land Development Code.
21. 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 the Code.
22. 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)].
23. Adequate drainage improvements complying with State law [C.R.S. §30-28- 133(3)(c)(VIII)] and the requirements of the Code and the El Paso County Engineering Criteria Manual (hereinafter "ECM") are provided by the design.
24. 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.
25. 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 the Code and the ECM.
26. 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.

27. Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision.
28. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code.
29. The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.
30. For the above-stated and other reasons, the proposed zoning is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED the El Paso County Board of County Commissioners hereby approves the application to amend the El Paso County Zoning Map to rezone property located in the unincorporated area of El Paso County a conceptual PUD (Planned Unit Development) to a site-specific PUD (Planned Unit Development) zoning district in conformance with the supporting PUD Development Plan.

BE IT FURTHER RESOLVED that in accordance with Section 4.2.6.E of the El Paso County Land Development Code (as amended), the Board of County Commissioners hereby approves the PUD Development Plan as a preliminary plan.

BE IT FURTHER RESOLVED the following conditions and notations shall be placed upon this approval:

CONDITIONS

1. Development of the property shall be in accordance with this PUD Development Plan. Minor changes in the PUD Development Plan, including a reduction in residential density, may be approved administratively by the Director of the Planning and Community Development Department consistent with the Land Development Code. Any substantial change will require the submittal of a formal PUD Development Plan amendment application.
2. Approved land uses are those defined in the PUD Development Plan.
3. All owners of record must sign the PUD Development Plan.
4. The PUD Development Plan shall be recorded in the office of the El Paso County Clerk & Recorder prior to scheduling any Final Plats for hearing by the Planning Commission. The development guide shall be recorded in conjunction with the PUD Development Plan.
5. Applicable park, school, drainage, bridge, and traffic fees shall be paid to El Paso County Planning and Community Development at the time of Final Plat(s) recordation.
6. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated 3/19/2024, as provided by the County Attorney's Office.

NOTATIONS

1. Subsequent Final Plat Filings may be approved administratively by the Planning and Community Development Director.
2. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.
3. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.
4. Preliminary Plans not forwarded to the Board of County Commissioners within 12 months of Planning Commission action shall be deemed withdrawn and shall have to be resubmitted in their entirety.
5. Approval of the Preliminary Plan will expire after two (2) years unless a Final Plat has been approved and recorded or a time extension has been granted.

AND BE IT FURTHER RESOLVED the record and recommendations of the El Paso County Planning Commission be adopted, except as modified herein.

DONE THIS 9th day of May 2024 at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____
Chair

By: _____
County Clerk & Recorder

EXHIBIT A

KNOW ALL MEN BY THESE PRESENTS:

THAT GTL, INC. DBA GTL DEVELOPMENT, INC., THEODORE TCHANG, PRESIDENT BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 20, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY OF ESTATE RIDGE DRIVE AS-DEDICATED IN THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2, RECORDED WITH RECEPTION NO. 222714944 IN THE RECORDS OF EL PASO COUNTY, POINT BEING ON THE EASTERN BOUNDARY LINE OF SAID FILING;

THE FOLLOWING NINE (9) COURSES ARE ON SAID BOUNDARY LINE:

1. THENCE N07°26'02"E A DISTANCE OF 616.00 FEET;
2. THENCE N52°26'02"E A DISTANCE OF 31.11 FEET;
3. THENCE N07°26'02"E A DISTANCE OF 60.00 FEET;
4. THENCE S82°33'58"E A DISTANCE OF 168.00 FEET;
5. THENCE N07°26'02"E A DISTANCE OF 495.00 FEET;
6. THENCE S82°33'58"E A DISTANCE OF 180.00 FEET;
7. THENCE N06°14'24"W A DISTANCE OF 495.03 FEET;
8. THENCE N06°47'53"W A DISTANCE OF 290.00 FEET;
9. THENCE N00°34'17"E A DISTANCE OF 340.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST ½ OF SAID SECTION 20;

THE FOLLOWING COURSE IS ON SAID SECTION LINE:

10. THENCE S89°25'43"E A DISTANCE OF 2624.85 FEET TO A POINT ON THE WESTERN BOUNDARY OF FALCON REGIONAL PARK RECORDED WITH RECEPTION NO. 214093227;

THE FOLLOWING COURSE IS ON SAID BOUNDARY LINE:

11. THENCE S00°13'03"E A DISTANCE OF 2064.39 FEET TO A NON-TANGENT CURVE TO THE LEFT, POINT BEING ON THE NORTHERN BOUNDARY OF THE SANCTUARY FILING NO. 1 AT MERIDIAN RANCH RECORDED WITH RECEPTION NO. 223715140 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING NINE (9) COURSES ARE ON THE BOUNDARY LINE OF SAID THE SANCTUARY FILING NO. 1 AT MERIDIAN RANCH:

25. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 2050.00 FEET, A DELTA ANGLE OF 05°02'20", AN ARC LENGTH OF 180.29 FEET, WHOSE LONG CHORD BEARS S75°52'06"W A DISTANCE OF 180.23 FEET;
26. THENCE N62°31'53"W A DISTANCE OF 31.42 FEET;
27. THENCE S71°53'44"W A DISTANCE OF 60.00 FEET;
28. THENCE S26°19'21"W A DISTANCE OF 31.42 FEET TO A NON-TANGENT CURVE TO THE LEFT;
29. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 2050.00 FEET, A DELTA ANGLE OF 02°03'13", AN ARC LENGTH OF 73.48 FEET, WHOSE LONG CHORD BEARS S69°24'55"W A DISTANCE OF 73.48 FEET;
30. THENCE S68°23'18"W A DISTANCE OF 399.50 FEET TO A POINT OF CURVE TO THE RIGHT;
31. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1930.00 FEET, A DELTA ANGLE OF 29°02'43", AN ARC LENGTH OF 978.39 FEET, WHOSE LONG CHORD BEARS S82°54'40"W A DISTANCE OF 967.95 FEET;
32. THENCE N82°33'58"W A DISTANCE OF 1387.37 FEET;
33. THENCE N37°33'58"W A DISTANCE OF 31.11 FEET TO THE POINT OF BEGINNING;

THE ABOVE PARCEL OF LAND CONTAINS 148.873 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW ¼ OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., ASSUMED TO BEAR S89°25'42"E FROM THE SOUTHWEST CORNER OF SAID SECTION 29 (A STONE W/SCRIBED "X") TO THE SOUTH QUARTER CORNER OF SAID SECTION 29 (3.25" ALUM. CAP LS #30087).

EXHIBIT B

LEGAL DESCRIPTION - ROLLING HILLS RANCH NORTH FILINGS 1 & 2

THESE LOTS ARE TO BE PLATTED BY THE DEVELOPER, THE DEVELOPER'S SUCCESSORS, ASSIGNEES, LICENSEES, AGENTS, ATTORNEYS, AND OTHERS, AND THE DEVELOPER'S SUCCESSORS, ASSIGNEES, LICENSEES, AGENTS, ATTORNEYS, AND OTHERS, SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE LOTS AND THE ACCURACY OF THE PLAT OF THE LOTS. THE DEVELOPER'S SUCCESSORS, ASSIGNEES, LICENSEES, AGENTS, ATTORNEYS, AND OTHERS, SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE LOTS AND THE ACCURACY OF THE PLAT OF THE LOTS. THE DEVELOPER'S SUCCESSORS, ASSIGNEES, LICENSEES, AGENTS, ATTORNEYS, AND OTHERS, SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE LOTS AND THE ACCURACY OF THE PLAT OF THE LOTS.

1. THE DEVELOPER'S SUCCESSORS, ASSIGNEES, LICENSEES, AGENTS, ATTORNEYS, AND OTHERS, SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE LOTS AND THE ACCURACY OF THE PLAT OF THE LOTS.

2. THE DEVELOPER'S SUCCESSORS, ASSIGNEES, LICENSEES, AGENTS, ATTORNEYS, AND OTHERS, SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE LOTS AND THE ACCURACY OF THE PLAT OF THE LOTS.

3. THE DEVELOPER'S SUCCESSORS, ASSIGNEES, LICENSEES, AGENTS, ATTORNEYS, AND OTHERS, SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE LOTS AND THE ACCURACY OF THE PLAT OF THE LOTS.

4. THE DEVELOPER'S SUCCESSORS, ASSIGNEES, LICENSEES, AGENTS, ATTORNEYS, AND OTHERS, SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE LOTS AND THE ACCURACY OF THE PLAT OF THE LOTS.

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6. THE DEVELOPER'S SUCCESSORS, ASSIGNEES, LICENSEES, AGENTS, ATTORNEYS, AND OTHERS, SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE LOTS AND THE ACCURACY OF THE PLAT OF THE LOTS.

7. THE DEVELOPER'S SUCCESSORS, ASSIGNEES, LICENSEES, AGENTS, ATTORNEYS, AND OTHERS, SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE LOTS AND THE ACCURACY OF THE PLAT OF THE LOTS.

8. THE DEVELOPER'S SUCCESSORS, ASSIGNEES, LICENSEES, AGENTS, ATTORNEYS, AND OTHERS, SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE LOTS AND THE ACCURACY OF THE PLAT OF THE LOTS.

9. THE DEVELOPER'S SUCCESSORS, ASSIGNEES, LICENSEES, AGENTS, ATTORNEYS, AND OTHERS, SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE LOTS AND THE ACCURACY OF THE PLAT OF THE LOTS.

10. THE DEVELOPER'S SUCCESSORS, ASSIGNEES, LICENSEES, AGENTS, ATTORNEYS, AND OTHERS, SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE LOTS AND THE ACCURACY OF THE PLAT OF THE LOTS.

