

MERIDIAN RANCH: ROLLING HILLS RANCH FILINGS 1-3

PUD DEVELOPMENT, PRELIMINARY PLAN AND FINAL PLAT

LETTER OF INTENT

OCTOBER 2019
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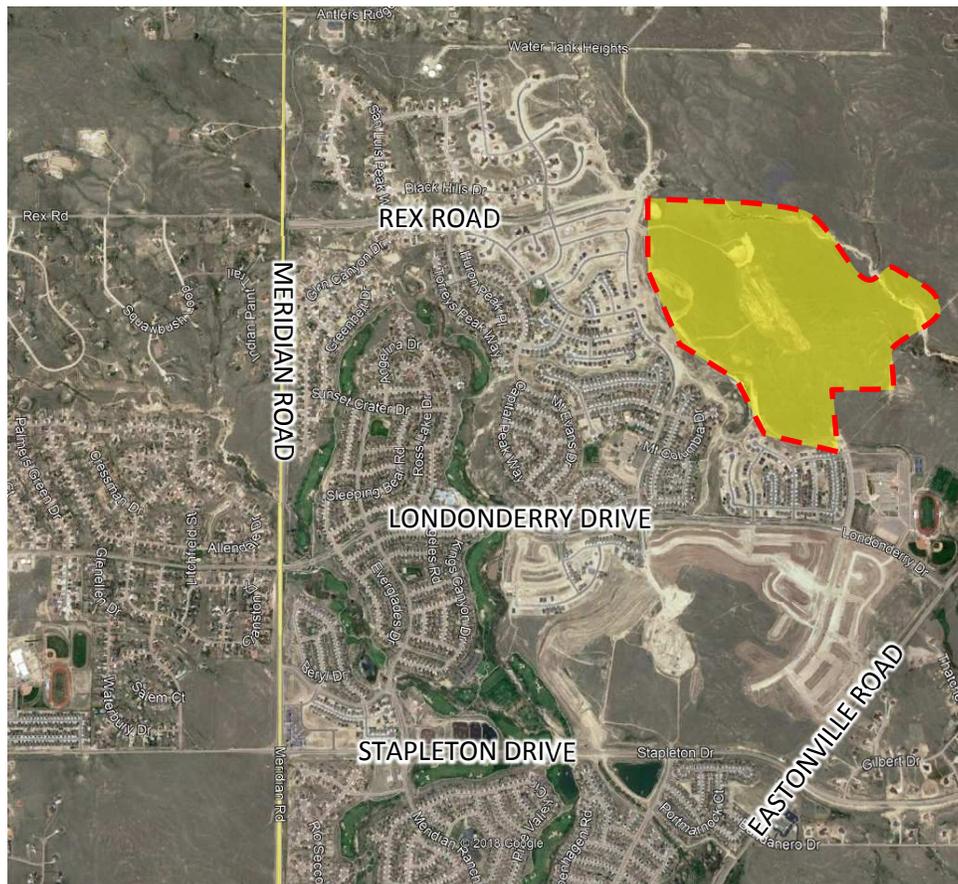
PROPERTY OWNER:
Meridian Ranch Investments Inc.
PO BOX 80036,
San Diego, CA 92138

DEVELOPER:
GTL Development, Inc.
3575 Kenyon Street,
San Diego, CA 92110

CONSULTANT:
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619 North Cascade Avenue,
Colorado Springs, CO 80903

LOCATION

The Rolling Hills Ranch is located southeast of the intersection of Rex Road and Sunrise Ridge Drive, Peyton, Colorado. The site comprises of approximately 251 acres and is zoned PUD. To the west is the Meridian Ranch Filing No. 9 residential development and to the south Filing 11 of Meridian Ranch.



REQUEST

GTL Inc. is requesting approval of the following applications:

1. A PUD Development/Preliminary Plan for the Rolling Hills Ranch Filings 1-3, consisting of 725 single-family dwelling lots, landscaping, open space, and trails on approximately 251 acres.
2. A Final Plat for Rolling Hills Ranch Filing 1, consisting of 262 lots and 4 tracts for landscaping, open space, and utilities on approximately 95 acres.
3. A PUD Modification of ECM Sections 2.3.8.A, 2.5.2.C.4 & 4.4.5.E in relation to the requirement to provide cul-de-sac lengths, midblock pedestrian crossings and mailbox placement.

| | LDC/ECM Section | Category | Standard | Modification | Justification |
|----------|---|---|--|---|---|
| 1 | LDC Chapter 8.4.3(B)(2) and ECM Section 2.5.2.C.4 | Mid-block crossings | Access ramps on local roadways shall be spaced no greater than 600 feet apart. | Monument Vista Drive, Evening Creek Drive, Rolling Mesa Drive, Rolling Peaks Drive, Coastal Hills Lane, Crooked Bluff Drive, Crooked Hill Drive, Foggy Bend Lane, Rolling Ranch Drive, Foggy Meadows Drive, Morning Hills Drive, Valley Peak Drive, Savannah Falls Court & Summer Ridge Drive exceed 600 feet without a mid-block crossing. | Adequate pedestrian accessibility is provided on both sides of the ROW with proper access ramps at the majority of the intersections. Additional trail and open space access provided improving upon access to all development amenities and overall pedestrian access to schools, open spaces and parks. |
| 2 | ECM Section 2.3.8.A | Roadway terminations – cul-de-sac length | Cul-de-sacs shall have a maximum length of 750 feet for urban conditions. | Rolling Peaks Drive and Foggy Bend cul-de-sac exceeds 750 feet | The Fire Dept. has reviewed the proposal and provided an appropriate and modified Will Serve Approval Letter. The cul-de-sac provides community desired aesthetic with needed access and pedestrian connectivity. |

| | | | | | |
|----------|------------------------|-------------------------------------|---|--|--|
| 3 | ECM Section 4.4.5.E | Type 3 Mailbox Placement | Type 3 mailboxes and the pullout for the mailbox shall be located within the right of- way dedication but outside the roadway clear zone. | The request for a deviation is to allow vehicles to park within the clear zone when accessing the Type 3 Mailbox locations. | <p>Local and Local Low Volume streets allow for street parking of vehicles.</p> <p>This standard requires additional unnecessary street width, curb and gutter and sidewalk be installed that will then need to be maintained by the County.</p> <p>The regulation is unreasonable where street parking is allowed, requiring residents to temporarily park outside the clear zone when on-street parking within the clear zone is allowed on the same street section.</p> |
|----------|------------------------|-------------------------------------|---|--|--|

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 PUD modifications allow for a more efficient layout that enhances the open space characteristics and benefits to the proposed community. The modification in addition minimizes grading in an area that based on early soil investigation shows areas of shallow sandstone bedrock, making lowering for future connections difficult. These two development implications and decisions guiding the request for the modification support two of the identified benefits in Chapter 4.2.6.F.2.h - preserving natural features and providing more accessible open space within the development. Supportive of the modification request, the site layout has been reviewed and approved by the Fire Department for safety based on the proposed cul-de-sac lengths and a necessary Will Serve Approval letter has been provided.

4. Early Metro District grading improvements.

PROJECT JUSTIFICATION

a. Consistency with Approved Sketch Plan

An amendment to the Sketch Plan for Meridian Ranch was approved by the Board of County Commissioners on March 14, 2018. This shows the land use designation of the area now comprising the Rolling Hills Ranch as MR-R3 (3 du/ac).

The PUD Development/Preliminary Plan for Rolling Hills Ranch Filings 1-3 comprises 725 lots on approximately 251 acres, which represents a density of 2.98 dwellings per acre. The net density, excluding the tracts and right-of-way is 5.21 dwellings per acre. The PUD Development/ Preliminary Plan is, therefore, in accordance with the approved Sketch Plan.

b. County Policy Plan and Small Area Plan Compliance

Meridian Ranch is identified as part of the Approved Development Pattern within the Falcon/Peyton Small Area Plan. As such it accords with the goals of the plan to meet the housing needs of existing and new residents with a diversity and variety of housing type, size, and location.

The proposed residential subdivision also satisfies the following policies of the County Policy Plan:

Policy 6.1.3: Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.

The proposed development supports the overall Sketch Plan intent and approved densities. The development is keeping and supportive of adjacent development proposals with regard to access and overall land uses. The proposed PUD density proposed in addition is contiguous with the existing developments to the west.

Policy 6.1.11: Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.

The PUD proposes to implement a compatible use that contextually is in keeping with past development proposals for similar size lots. Proper landscaping, buffering and access, support the overarching development context and greater community vision that allow for the variety of densities in an accessible, and compatible manner.

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 the Meridian Service Metropolitan District (MSMD) and a supportive Will Serve Letter noting the Districts 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 and is proposed to connect to the existing central water and wastewater. Will Serve Letters have been 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.

An appropriate Will Serve Letter has been provided noting the MSMD ability to serve the noted subdivision adequately and noting their current capacities to serve.

c. Parks and Open Space Requirement

Rolling Hills Ranch Filings 1-3 includes open space tracts approximately 66 acres in size including trail connections to the extensive trail and open space provisions within Meridian Ranch. The proposed Open Space dedication for the project of 66 acres achieves an 26% dedication exceeding the 10% requirement as noted in the Land Development Code Section 4.2.6.F.8b.

As required by Section 8.5.3 of the Land Development Code, the fees in lieu of park land dedication are \$272 per subdivision lot for Urban Parks and \$430 per subdivision lot for Regional Parks. The required fees in lieu for this project are:

| | Rolling Hills Ranch Filings 1-3 |
|----------|------------------------------------|
| Urban | \$197,200 |
| Regional | \$311,750 |
| Total | \$508,950 |

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 platting to offset the costs of construction the neighborhood park, landscaped open space and trail improvements referenced above.

d. PUD Modification

Section 2.5.2.C.4 of the ECM states that block lengths in excess of 600 feet shall require pedestrian access to be provided approximately midway through the block. In this area of development for the 725 lots, the need for a midblock crossing is not considered necessary as there is no pedestrian destination in these areas that would necessitate a midblock crossing that the current attached sidewalks and open space trail connections wont already facilitate.

Section 2.3.8.A of the ECM states that Cul-de-sacs shall have a maximum length of 750 feet for urban conditions. The proposed cul-de-sac provides for a more efficient and desired layout for the proposed lot layout. The proposal addresses a desired community aesthetic while also providing views to the front range and enhanced community open spaces typically seen in the development. As required by code the Fire Dept. has reviewed the proposal and provided an appropriate and modified Will Serve Approval Letter. The attached Fire Department letter also addresses that the request is not a matter of length but proper surfacing and turnaround capability. The proposed development provides the necessary turn-around requirement and needed loading requirements for efficient serviceability for the fire department. These two development implications and decisions guiding the request for the modification support two of the identified benefits in Chapter 4.2.6.F.2.h - preserving natural features and providing more accessible open space within the development.

e. Drainage

A Preliminary Drainage Report for the Rolling Hills Ranch is submitted with this application package.

f. Traffic

A Traffic Report prepared by LSC is submitted in support of this application. Overall suggested improvements noted with the development can be found on Table 4 of the provided report.

Specific development improvements to be provided with the Rolling Hills PUD Filings 1-3 by the developer will include the following:

- Construct Rex Road as an Urban 2-Lane Minor Arterial from Sunrise Ridge Drive to the proposed east site access.
- Construct Lambert Road as an Urban Residential Collector from current terminus to its planned terminus within the Rolling Hills Ranch at Meridian Ranch site.
- Construct a 205-foot westbound left-turn lane plus 160-foot taper on Rex Road approaching the site access.

g. Geotechnical Report

A Geotechnical Report prepared by Entech Engineering Inc. is submitted in support of this application.

Specific development recommendations with the Rolling Hills PUD Filings 1-3 to the developer will include the following:

- Areas of the proposed subdivision have been found to be impacted by geologic conditions including artificial fill, shallow groundwater, loose soils and expansive soils.
- Additional investigation after overlot grading is recommended to address the possibility of shallow groundwater and potential mitigation.

h. 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.

i. Wildlife

Rolling Hills Ranch is in a developing area and there is no significant impact to wildlife.

In accordance with the impact identification report of the Meridian Ranch Sketch Plan, in 2009 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.

At the time of the 2009 Sketch Plan approval, the Colorado Division of Wildlife Impact Maps indicated that Pronghorn Antelope 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 may allow for the migration of the Pronghorn Antelope. The fencing used within Meridian Ranch is compatible with the wildlife needs.

CRITERIA FOR APPROVAL

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

Meridian Ranch is identified as part of the Approved Development Pattern within the Falcon/Peyton Small Area Plan. As such it accords with the goals of the plan to meet the housing needs of existing and new residents with a diversity and variety of housing type, size, and location. The proposed residential subdivision also satisfies the policies of the County Policy Plan & County Water Master Plan as noted above.

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

The proposed development meets all aspects of the Code except for where specific modifications are requested or as otherwise modified by this PUD. See below for separate justification of PUD Modification request.

• ***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 February 20th, 2018. This shows the land use designation of the area now comprising the Rolling Hills Filing 1-3 as MR-R3 (3 du/ac). The PUD Development/Preliminary Plan for Rolling Hills Filing 1-3 comprises 725 lots on approximately 251 acres, which represents a density of 2.88 dwellings per acre. The net density, excluding the tracts and right-of-way is 5.25 dwellings per acre. The PUD Development/ Preliminary Plan is, therefore, in accordance with the 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;***

Meridian Service Metropolitan District will provide central water to the project. The District has a sufficient water supply.

• ***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

• ***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)];***

The Geotechnical Report prepared by Entech Engineering Inc. in support of this application identifies some geologic constraints on construction, but nothing that would prevent the development of this site. These geologic constraints are listed above and are noted with the ability to be mitigated with proper engineering and construction practices relating to foundation design and drainage.

- ***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 the Rolling Hills Ranch PUD is submitted with this application package. Proposed drainage improvements include an additional detention and water quality pond in the southeast corner of the project

- ***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;***

Legal and physical access is provided to all lots by public rights-of-way.

- ***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;***

There are no natural physical features in this project. The design of Meridian Ranch is focused on an extensive trail system, which connects the residential areas to parks and open space. A neighborhood park is included with this application which will serve the entire Rolling Hills Ranch PUD. Open space tracts with trails within this PUD provide connectivity to the amenities in this subdivision and the wider Meridian Ranch area.

- (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;***

The design of Meridian Ranch is focused on an extensive trail system, which connects the residential areas to parks and open space. This reduces the need for using motor vehicles to access local amenities, thereby conserving energy and the environment. There is no public transportation system serving this part of the County.

- (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses;***

There is no requirement for a transition with adjacent uses as the surrounding area is single-family residential at similar densities. Landscaping is provided along the streets and in the park and open space tracts.

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

There are no environmentally sensitive areas in this Preliminary Plan. Natural features in Meridian Ranch were assessed with the Sketch Plan and are preserved in open space areas along the principal drainage corridors.

The impact identification report for the Meridian Ranch Sketch Plan 2009 assessed the property 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.

At the time of the 2009 Sketch Plan approval, the Colorado Division of Wildlife Impact Maps indicated that Pronghorn Antelope 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 may allow for the migration of the Pronghorn Antelope. The fencing used within Meridian Ranch is compatible with the wildlife needs.

(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;

A Preliminary/Final Drainage Report, Traffic Report and Geotechnical Report are submitted with this application package. The provision of adequate roads, utilities and public facilities is planned as part of the master planned community. New road connections are proposed with these filings which will complete the road network in this southern part of the project. An additional detention pond is also included with this development.

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.

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

Appropriate Will Serve Letters and Letters of Commitment have been provided addressing the ability to adequately serve the proposed subdivision. Provisions for all necessary services are provided in the attached PUD Development package are provided 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*

An appropriate Fire Protection Report has been provided showing the ability of the Falcon Fire Departments (FPD) ability to serve the proposed development. FPD Will Serve Letter included in addition.

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

The proposed development meets all aspects of the Code except for where specific modifications are requested or as otherwise modified by this PUD. Information provided above with project Request.