

## MERIDIAN RANCH: ROLLING HILLS RANCH FILINGS 1-3

### PUD DEVELOPMENT, PRELIMINARY PLAN AND FINAL PLAT

#### LETTER OF INTENT

OCTOBER 2019

REVISED APRIL 2020

**PROPERTY OWNER:**

Meridian Ranch Investments Inc.  
PO BOX 80036,  
San Diego, CA 92138

**DEVELOPER:**

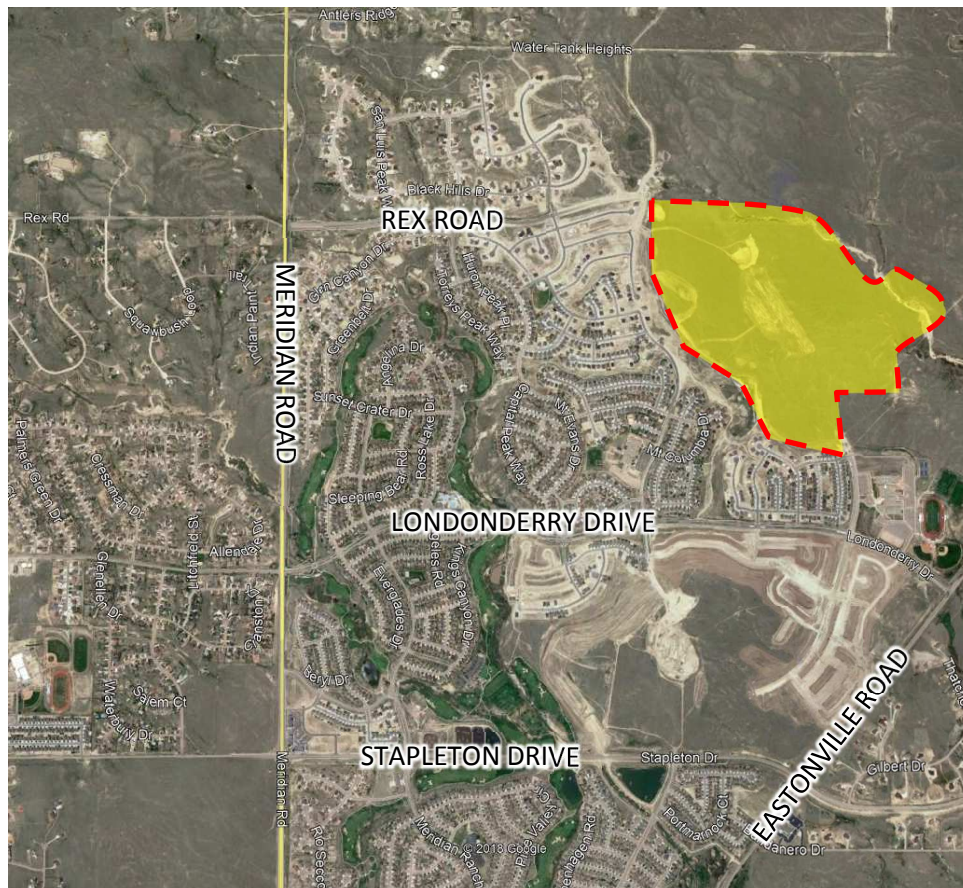
GTL Development, Inc.  
3575 Kenyon Street,  
San Diego, CA 92110

**CONSULTANT:**

N.E.S. Inc.  
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.

no of lots off of  
cul-de-sac too

3	ECM Section 4.4.5.E	<b>Type 3 Mailbox Placement</b>	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>
4	ECM Section 2.2.4.B.3	<b>Urban Minor Arterial &amp; 2.3.2 Design Standards by Functional Classification, Table 2-6</b>	Construct Rex Road east of Sunrise Ridge Dr as an Urban 4-lane Minor Arterial based on the 2016 MTCP Map I4: 2040 Roadway Plan classification	The alternative design is to construct Rex Road east of Sunrise Ridge Drive as a half section of the Urban Minor Arterial. Transition from a Residential Urban Collector to the half section east of Sunrise Ridge Dr continuing east to proposed Rolling Ranch Drive.	<p>The previously recorded final plats for Estates at Meridian Ranch Filing 2 and Meridian Ranch Filing 9, located west of this project create a corridor of only 60' wide. This restriction provides sufficient room for an Urban Residential Collector and restricts the ability to construct the Urban Minor Arterial in this section west of the proposed project.</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 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 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 won't 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 turnaround 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 20<sup>th</sup>, 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.

## APPENDIX A:

### ROLLING HILLS RANCH PUD: JUSTIFICATION FOR PROPOSED DEVIATIONS

Chapter 4.2.6.F.2.g of the Land Development Code (LDC) allows for a PUD modification of a general development standard in the LDC or criteria of the Engineering Criteria Manual (ECM), provided at least one of the benefits identified in Chapter 4.2.6.F.2.h are met. Section 5.8 of the ECM establishes an additional mechanism whereby an engineering design standard can be modified provided the limits of consideration in ECM Section 5.8.6 are met and the modifications meets the criteria for approval in ECM Section 5.8.7.

The following deviations to the ECM are requested for the Rolling Hills Ranch PUD (numbers correspond to PUD modification table on the PUD cover sheet and in the Letter of Intent).

#### **#1- Mid Block Crossings**

##### **Nature of Request:**

**Section of ECM from which Deviation Is Sought:** 2.5.2.C.4

**Specific Criteria from which a Deviation Is Sought:** 2.5.2.C.4  
*spaced no greater than 600 feet apart.*

**Proposed Nature and Extent of Deviation:** The PUD modification to remove the need for a midblock crossing is consistent with the following considerations identified in Section 4.2.6.F.2.h of the Land Development Code:

*Provision of a more efficient pedestrian system – pedestrian circulation within Meridian Ranch is focused on the provided trail system, which connects the residential development to the trail system. The project is designed to encourage the use of the trail system. On the streets where mid-block crossings are not provided, that would necessitate a midblock crossing to connect to a trail system.*

*Provision of additional open space – by encouraging the residential development to be more compact, the project provides better access to the open space in the development.*

##### **ECM Section 5.8.6: Limits of Consideration:**

The ECM Administrator may only consider a project-specific deviation if **one** of the following conditions is met:

- The ECM standard is inapplicable to a particular situation.  
**N/A**

- Topography, right-of-way, or other geographical conditions or impediments impose an undue economic hardship on the applicant, and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.  
**N/A**

- A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.

1. See PUDSP181 Forest Lakes Phase II PUD plan for an example for the information to be provided in the Letter of Intent with respect to PUD Modification to the ECM.

2. Include a PUD Modification for the cul-de-sac length.

See pg 16 through 21 of the attached example.

Per page 18 of the example referenced above, include exhibits identifying the location of the omitted mid-block crossings.

Another example exhibit is the mid-block crossing deviation request for Stonebridge Filing 4 (SF1823)

##### **NES RESPONSE:**

Exhibit provided as requested. Chart modified identifying the LDC Code section and Cul-De-Sacs exceeding the allowed maximum.

*The change is desired to achieve a specific design characteristic within the project. The development has a focus on the trail system that meanders in and out of open space and local park space, the desire is to encourage the use of the trails instead of the interior sidewalks. The design limits the use of mid-block pedestrian crossings that can create safety hazards by blocking or hindering sight lines and placing pedestrians in danger. The design concept also creates an aesthetically pleasing, consistent sidewalk offset from the curb to sidewalk. Pedestrians will generally cross the street at any location regardless of the presence of a pedestrian ramp due to the typically low traffic volume found on local streets. A suggested revision would be to revise the criteria such that mid-block pedestrian ramps are required as deemed necessary to provide access to schools, shopping, transportation facilities or other community facilities and services similar to the City of Colorado Springs standards.*

#### **ECM Section 5.8.7: Criteria for Approval**

Per ECM section 5.8.7 the request for a deviation may be considered if the request is not based exclusively on financial considerations. The deviation must not be detrimental to public safety or surrounding property. The applicant must include supporting information demonstrating compliance with all of the following criteria:

- The deviation will achieve the intended result with a comparable or superior design and quality of improvement;  
*Provision of a more efficient pedestrian system – pedestrian circulation within Meridian Ranch is focused on the provided trail system, which connects the residential areas to the parks and open space. The project is designed to encourage the use of the trail system, rather than the sidewalks, where possible. On all the streets where mid-block crossings are not provided, there are no pedestrian destinations or trails that would necessitate a midblock crossing to connect to amenities.*
- The deviation will not adversely affect safety or operations;  
*The design enhances safety by eliminating potential dangerous mid-block crossings, where pedestrians enter the roadway from behind parked vehicles where lines of sight are limited or blocked. The deviation will also eliminate mid-block ramps where changes in direction of the sidewalk and/or grade could produce a tripping or stumbling hazard.*
- The deviation will not adversely affect maintenance and its associated cost; and  
*The deviation will not adversely affect the maintenance cost or the ability for maintenance vehicles to work on the street or within the right-of-way. Reducing mid-block pedestrian ramps will reduce the cost of maintenance due to eliminating signage and pavement markings*
- The deviation will not adversely affect aesthetic appearance.  
*The deviation will improve the aesthetic appearance by creating unswerving smooth offset line of the sidewalk from curb.*
- The deviation meets the design intent and purpose of the ECM standards.  
*The deviation meets the design intent and purposes of the ECM standards by meeting all other aspects of the standards with respect road design, road safety and pedestrian safety. There is no*

**Federal ADA maximum distances allowed between pedestrian crossing along street that would necessitate mid-block pedestrian ramps.**

- The deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit, as applicable.

**The proposed design does not inhibit the program requirements with respect to water quality and storm water runoff during construction and future permanent facilities.**

## **#2- Roadway terminations – cul-de-sac length**

**Nature of Request:**

**Section of ECM from which Deviation Is Sought**

**Specific Criteria from which a Deviation Is Sought**  
on an Urban Local street.

Insert the cul-de-sac exhibit provided with the deviation form from the 2nd submittal.

**Proposed Nature and Extent of Deviation:** A benefit the cul-de-sac provides a superior product that is desirable to the general public without sacrificing safety. The attached letter from the Falcon Fire Protection District states the

**NES RESPONSE:**  
Exhibit provided as requested.



- The deviation will achieve the intended result with a comparable or superior design and quality of improvement;

***Homes on a cul-de-sac are desirable to most home purchasers, this design provides what the perspective purchaser is seeking without adversely impacting the public safety nor surrounding property. The proposed design in addition creates unique and desired community enclaves while also providing sufficient vehicular and pedestrian access to open space links.***

- The deviation will not adversely affect safety or operations;

***The deviation will not adversely affect safety or operations; as mentioned above the Falcon Fire Protection District has no objections for this design so long as the roadway is built wide enough for their firefighting apparatus to traverse the length of the street and has sufficient space to turn around, and the project is not located within the wildland fire interface. The design provides both width and turn-around space. The Falcon Fire Protection District has no regulations limiting the length of a cul-de-sac just additional provisions that certain lengths be approved and proper surfacing provided.***

- The deviation will not adversely affect maintenance and its associated cost; and

***The deviation will not adversely affect maintenance and its associated costs, since in all other aspects, such as roadway width, slope, pavement type, turn around space, etc. meet El Paso County criteria. Since it meets all other criteria the impacts to maintenance is insignificant.***

***Conversely, if the long cul-de-sac were not allowed, a street would be required to be added increasing maintenance and cost to the County.***

- The deviation will not adversely affect aesthetic appearance.

***The deviation will not adversely affect the aesthetic appears of the project.***

- The deviation meets the design intent and purpose of the ECM standards.

***The deviation meets the design intent and purpose of the ECM standards by meeting all other aspects of the standards except the length of the cul-de-sac.***

- The deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit, as applicable.

***The deviation meets the control measure requirements by leaving more area in its natural condition promotes more infiltration and less runoff. By allowing a long cul-de-sac, additional disturbance of the surrounding area for an additional roadway for the sole purpose of connecting this cul-de-sac with a future cul-de-sac can be avoided.***

### **#3- Type 3 Mailbox Placement**

***Nature of Request:***

***Section of ECM from***

***Specific Criteria from***

**NES RESPONSE:**  
Exhibit provided as requested.

Provide an exhibit showing the locations of the mailbox kiosks.  
Unresolved.

***Proposed Nature and Extent of Deviation:*** For aesthetics and consistency within Meridian Ranch, the request is to be allowed to place the Type 3 Mailbox in locations similar to the locations where these boxes have been placed since the beginning of the project. Historically, the mailbox locations have typically been located along the sides of residential lots and adjacent to open space at locations within local and local low volume street classifications where street parking is allowed and the Postal Service prefers and approves.

***ECM Section 5.8.6: Limits of Consideration:***

The ECM Administrator may only consider a project-specific deviation to an existing standard when **one** of the following conditions is met:

- The ECM standard is inapplicable to a particular situation.

***N/A***

- Topography, right-of-way, or other geographical conditions or impediments impose an undue economic hardship on the applicant, and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.

***N/A***

- A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.

***The regulation is illogical where street parking is allowed. Local and Local Low Volume streets allow for street parking of vehicles. It is illogical to require mailbox locations within a residential subdivision along a local or local low volume street to require a vehicle temporarily park outside the clear zone when parking near a mailbox kiosk when street parking within the clear zone is allowed everywhere else along the same street.***

***This standard requires additional unnecessary street width, curb and gutter and sidewalk be installed that will then need to be maintained by the County.***

***ECM Section 5.8.7: Criteria for Approval***

Per ECM section 5.8.7 the request for a deviation may be considered if the request is not based exclusively on financial considerations. The deviation must not be detrimental to public safety or surrounding property. The applicant must include supporting information demonstrating compliance with all of the following criteria:

- The deviation will achieve the intended result with a comparable or superior design and quality of improvement;

***The deviation will provide similar design and appearance as elsewhere within the Meridian Ranch development providing aesthetic continuity.***

- The deviation will not adversely affect safety or operations;



***The deviation will not adversely affect safety or operations since the mailbox kiosks will be located outside the clear zone. Any vehicle that temporarily parks near the kiosk will park in a similar manner as any other vehicle along the same street in front of a residence.***

***The Type 3 mailbox is to be located outside the clear zone and shall be located in such a place as to not block the line of sight.***

- The deviation will not adversely affect maintenance and its associated cost; and  
***The deviation will not adversely affect maintenance and its associated costs, since in all other aspects, such as roadway width, slope, pavement type, turn around space, etc. meet El Paso County criteria. Since it meets all other criteria the impacts to maintenance is insignificant.***

***Conversely, providing the additional width to the street for a pullout to park would require additional maintenance and cost to the County.***

- The deviation will not adversely affect aesthetic appearance.  
***The deviation will not adversely affect the aesthetic appearance of the project.***
- The deviation meets the design intent and purpose of the ECM standards.  
***The deviation meets the design intent and purpose of the ECM standards by meeting all other aspects of the standards with respect to road design and safety.***
- The deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit, as applicable.  
***The deviation meets the control measure requirements by leaving more area in its natural condition promotes more infiltration and less runoff. By allowing this provision, additional roadway for the sole purpose of providing an unnecessary paved pullout for temporary parking can be avoided.***

#### **#4- Urban Minor Arterial**

##### **Nature of Request:**

##### **Section of ECM from which**

##### **Specific Criteria from which**

##### **Proposed Nature and Extent**

will be used to design and construct the proposed roadway between Sunrise Ridge Dr and Sunrise Ridge Drive. The proposed alignment is shown in Exhibit B. The proposed alignment is shown in Exhibit B.

The proposed roadway is an Arterial road.

Update so the intersection spacing is a separate modification request item. Request #4 and the provided alternatives and justification only discusses the modified cross section. None of the sub-sections below for request #4 provided justification, alternatives or explain how criteria of approval is met.

**Specific Criteria from which a Deviation Is Sought:** The specific ECM standard a deviation is requested is the criteria to construct Rex Road east of Sunrise Ridge Dr as an Urban 4-lane Minor Arterial based on the 2016 MTCP Map 14: 2040 Roadway Plan classification.

##### **NES RESPONSE:**

Description revised. Access spacing will be addressed with ROW improvements when applied for with Estates at RHR 2. These improvements will be as agreed at past Rex Road County meeting addressing ROW section and access.

for Urban Minor Arterial roads except that intersection spacing standard as shown in the attached Rex Road right of way west of

##### **NES RESPONSE:**

Exhibit provided as requested.

standard section for Urban Minor

Provide the referenced exhibit. (Staff recommends copying the exhibits included in the deviation request form)



*The alternative design is to construct Rex Road east of Sunrise Ridge Drive as a half section of the Urban Minor Arterial. Transition from a Residential Urban Collector to the half section east of Sunrise Ridge Dr for approximately 400 feet, continuing east to proposed Rolling Ranch Drive. The half section will be constructed per the attached drawing depicting the half section from centerline south to southerly right of way line. A 80 foot right of way will be dedicated with an additional 20 foot wide reservation within the adjacent Tract K as shown on the Rolling Hills Ranch PUD in order to accommodate the future full width section when the County determines it is necessary for the County to construct the full width section.*

*The southern ROW line along Rex Road will match east and west of Sunrise Ridge Drive with additional ROW to be acquired by the County along the northern portion of the roadway west of Sunrise Ridge Drive from adjacent open space and private land owners at such time as when El Paso County deems it necessary to construct the full width Urban Minor Arterial roadway section from Eastonville Road west to near Mt. Gateway Drive.*

**ECM Section 5.8.6: Limits of Consideration:**

The ECM Administrator may only consider a project-specific deviation to an existing standard when **one** of the following conditions is met:

- The ECM standard is inapplicable to a particular situation.

**N/A**

- Topography, right-of-way, or other geographical conditions or impediments impose an undue economic hardship on the applicant, and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.

***The previously recorded final plats for Estates at Meridian Ranch Filing 2 and Meridian Ranch Filing 9, located west of this project create a corridor of only 60' wide. This restriction provides sufficient room for an Urban Residential Collector and restricts the ability to construct the Urban Minor Arterial in this section west of the proposed project. This portion of Rex Road would require Rex Road to be constructed with lane tapers and redirects which could create confusion for the driver and pose unnecessary risk to future accidents. Any other alternative would require the acquisition of property for public and private entities in order to secure sufficient land to construct the Urban Minor Arterial west of the project and additional cost to the County as this roadway is identified in the 2040 Major Transportation Corridor Plan making Rex Road construction a reimbursable project.***

- A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.

**N/A**

**ECM Section 5.8.7: Criteria for Approval**

Per ECM section 5.8.7 the request for a deviation may be considered if the request is not based exclusively on financial considerations. The deviation must not be detrimental to public safety or surrounding property. The applicant must include supporting information demonstrating compliance with all of the following criteria:

- The deviation will achieve the intended result with a comparable or superior design and quality of improvement;

***The deviation will provide a comparable design in that the estimated ADTs for this section fall more than 50% below the threshold for an Urban Minor Arterial roadway section.***

***The design provides the southern half of the roadway (centerline to southern curb. This provides a better design in that when and if the roadway is widened to the full width Urban Minor Arterial, all of the improvements south of the centerline will provide a future cost savings without the need to redesign and/or remove/replace large portions of the roadway.***

- The deviation will not adversely affect safety or operations;  
***The Engineering Criteria Manual identifies 20,000 ADTs as the maximum volume of traffic that can be safely conveyed on an Urban Minor Arterial Street section, the estimated 2040 ADT is sufficiently below at 7,470 to justify a half section. Constructing a full width Urban Minor Arterial would require lane drop, tapers and redirects to accommodate the existing narrower section to the west of Sunrise Ridge Dr. The design will have the travel lanes east and west of Sunrise Ridge match eliminating the need to include lane drops east of Sunrise Ridge Dr.***  
***Merging traffic at lane drops and redirects create a potential risk for accidents east of the intersection. The half section will safely carry the anticipated total traffic volume from Eastonville Road to Mt. Gateway at the projected total traffic volume.***
- The deviation will not adversely affect maintenance and its associated cost; and  
***The proposed deviation will not adversely impact maintenance for this street section in that it will not receive traffic higher than normal for this type of roadway classification***
- The deviation will not adversely affect aesthetic appearance.  
***The deviation will not adversely affect the aesthetics of the area as it will match an already established street section.***
- The deviation meets the design intent and purpose of the ECM standards.  
***The proposed deviation and design allows for the accommodation of the future widening of Rex Road to full width Urban Minor Arterial if and when it is deemed necessary due to any unforeseen increase traffic volume closer to the 20,000 ADTs.***
- The deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit, as applicable.  
***The proposed deviation is not different than any other proposed roadway within El Paso County matching all other requirements for similarly classified roads and meets all requirements associated with the MS4 permit.***