

MERIDIAN RANCH: ESTATES AT ROLLING HILLS RANCH

PUD DEVELOPMENT, PRELIMINARY PLAN AND FINAL PLAT

LETTER OF INTENT

AUGUST 2019

REVISED JANUARY 2020

PROPERTY OWNER:

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

DEVELOPER:

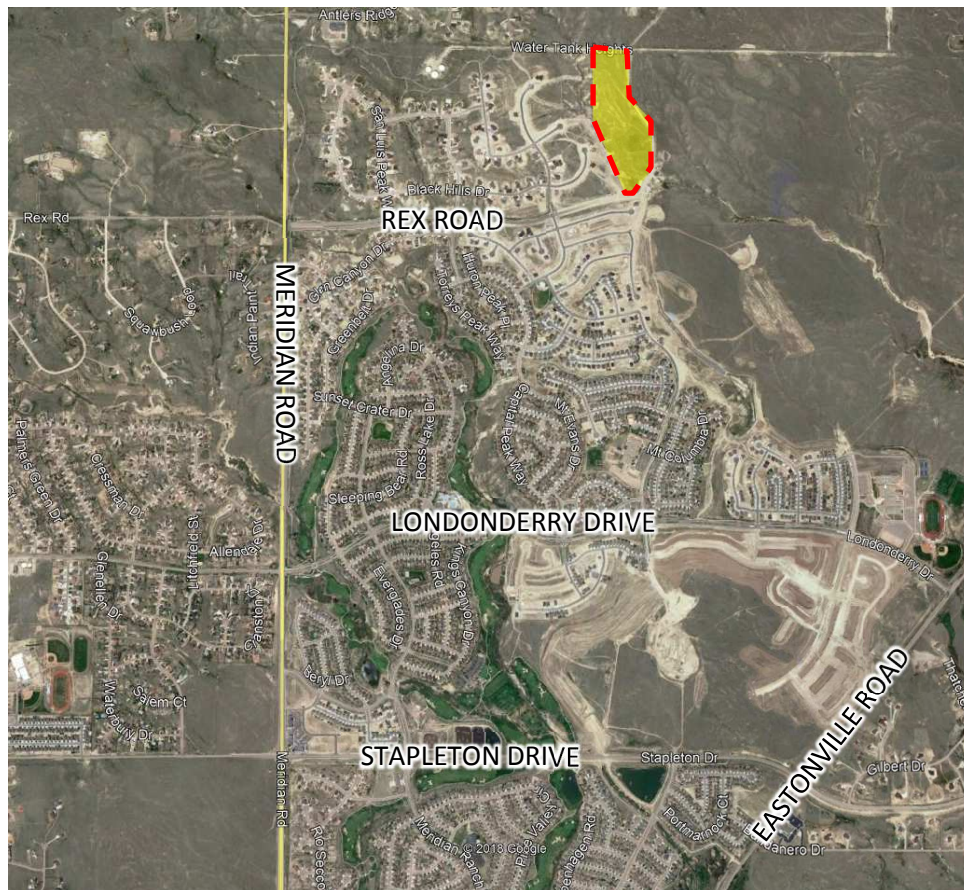
GTL Development, Inc.
3575 Kenyon Street,
San Diego, CA 92110

CONSULTANT:

N.E.S. Inc.
619 North Cascade Avenue,
Colorado Springs, CO 80903

LOCATION

The Estates at Rolling Hills Ranch is located north of the intersection of Rex Road and Sunrise Ridge Drive, Peyton, Colorado. The site comprises of approximately 28.9 acres and is zoned PUD. To the west is the Estates Filing No. 3 residential development and to the southwest Filing 9 of Meridian Ranch.



REQUEST

GTL Inc. is requesting approval of the following applications:

1. A PUD Development/Preliminary Plan for the Estates at Rolling Hills Ranch, consisting of 16 single-family dwelling lots, landscaping, open space, and trails on approximately 28.9 acres.
2. A Final Plat for Estates at Rolling Hills Ranch, consisting of 16 lots and 2 tracts for landscaping, open space, and utilities on approximately 5 acres.
3. The following PUD Modifications for the Estates at Rolling Hills Ranch

	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.	Palmer Peak Place exceeds 600 feet without a mid-block crossing.	Adequate pedestrian accessibility is provided on both sides of the ROW with proper access ramps at the southern intersection.
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.	Palmer Peak Place cul-de-sac exceeds 750 feet	The cul-de-sac provides for a more efficient layout for the larger lot layout. Additionally, the proposed length serves only 16 lots. The Fire Dept. has reviewed the proposal and provided an appropriate and modified Will Serve Approval Letter
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.	Local and Local Low Volume streets allow for street parking of vehicles. This standard requires additional unnecessary street width, curb and gutter and sidewalk be installed that will then need to be maintained by the County. 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.

4	ECM Section 2.3.2	Design Standards by Functional Classification	Construct the portion of Rex Road between Pyramid Peak as an Urban Minor Arterial as identified in the current 2040 Major Transportation Corridor Plan.	To construct Rex Road per the Residential Urban Collector standards.	<p>Previous existing ROW to the west and planned to south is anticipated and platted as 60' ROW currently.</p> <p>The deviation provides a comparable design in that the estimated ADTs for this section fall 25% below the threshold for a roadway section higher than the Residential Collector.</p>
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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 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.

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 Estates at Rolling Hills Ranch as MR-R2 (2 du/ac).

The PUD Development/Preliminary Plan for Estates at Rolling Hills Ranch comprises 16 lots on approximately 28.9 acres, which represents a density of 1.8 dwellings per acre. The net density, excluding the tracts and right-of-way is 1.47 dwellings per acre. The PUD Development/ Preliminary Plan is, therefore, in accordance with the approved Sketch Plan.

b. County Policy Plan, Water Master 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 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

Estates at Rolling Hills Ranch includes open space tracts approximately 5.2 acres in size trail connection to the extensive trail and open space provision within Meridian Ranch. The proposed Open Space

dedication for the project of 5.2 acres achieves an 18% 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 \$288 per subdivision lot for Urban Parks and \$456 per subdivision lot for Regional Parks. The required fees in lieu for this project are:

	Estates at Rolling Hills Ranch
Urban	\$4,608
Regional	\$7,296
Total	\$11,904

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. Proposed Palmer Peak Place does not meet this requirement. In this area of development for the 16 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 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 layout for the larger lot layout. Additionally, the proposed length serves only 16 lots. The Fire Dept. has reviewed the proposal and provided an appropriate and modified Will Serve Approval Letter. The modification request 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.

e. Drainage

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

f. Traffic

A Traffic Report prepared by LSC is submitted in support of this application.

g. Geotechnical Report

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

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

Estates at 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.