

SANCTUARY AT MERIDIAN RANCH

PUD DEVELOPMENT / PRELIMINARY PLAN

LETTER OF INTENT

MAY 2022, REVISED JULY 2022

Please provide justification
for the proposed
justification for the
deviations as done on the
previous submittal.

PROPERTY OWNER:

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

DEVELOPER:

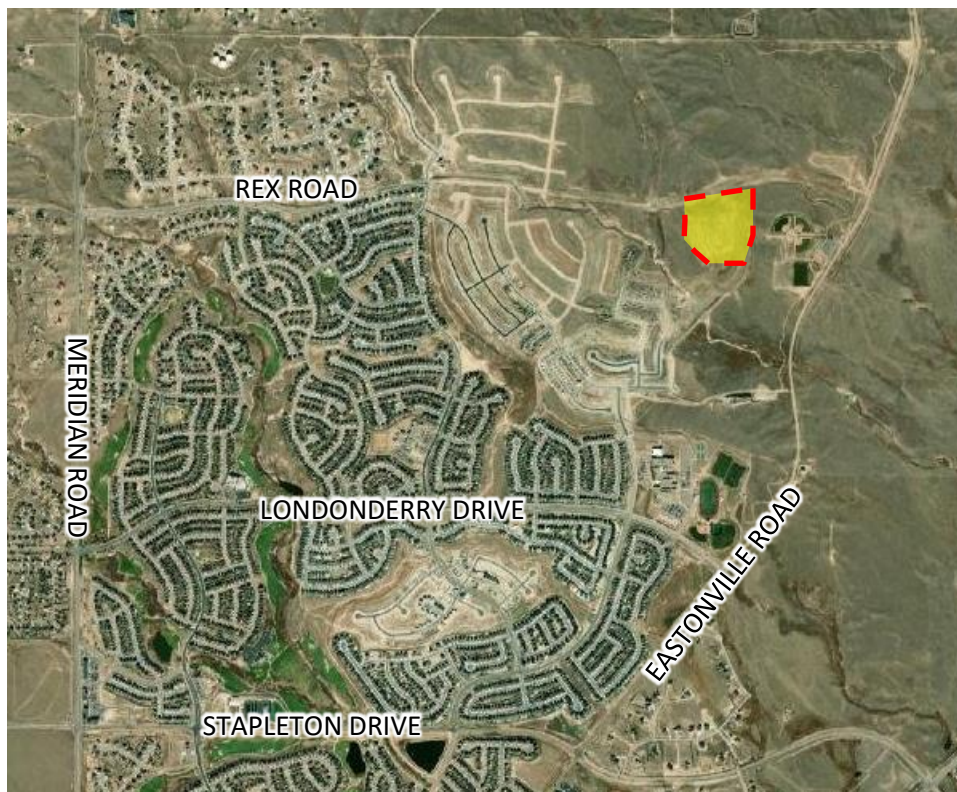
GTL Development, Inc.
3575 Kenyon Street,
San Diego, CA 92110

CONSULTANT:

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

LOCATION

The Sanctuary at Meridian Ranch is located southeast of the intersection of Rex Road and Rolling Hills Drive, Peyton, Colorado. The site comprises of approximately 73 acres and is zoned PUD. To the northwest is the Estates at Rolling Hills Ranch residential development and to the west Rolling Hills Ranch of Meridian Ranch with Falcon Regional park on the eastern boundary of the property.



REQUEST

GTL Inc. is requesting approval of the following applications:

1. A PUD Development/Preliminary Plan for the Sanctuary at Meridian Ranch, consisting of 343 single-family dwelling lots, landscaping, open space, and trails on approximately 74 acres.
2. The following PUD Modifications for the Sanctuary at Meridian Ranch.

	LDC/ECM Section	Category	Standard	Modification	Justification
1	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 eliminate mid-block pedestrian crossings between on the following streets: Arriba Drive, Estes Ridge Drive, Nederland Drive, and Rico Ridge Drive.	Adequate pedestrian accessibility is provided on both sides of the ROW with proper access ramps at the southern intersection. There are no Federal ADA maximum distances allowed between pedestrian crossing along street that would necessitate midblock pedestrian ramps.
2	ECM Section F, SD 2-77	Urban Knuckle	40' SDT	Reduce driveway side SDT to 25'	To provide greater flexibility on driveway placement, particularly to increase distance between intersections and driveways while maintaining the overall knuckle design criteria.
3	ECM Section 2.2.4.B.3 & 2.3.2	Design Standards by Functional Classification	Construct Rex Road east of Estate 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 Estate Ridge Drive as a half section of the Urban Minor Arterial.	The projected long term (2040) total ADT is estimated to be 7,470 vehicles per day (this project plus background traffic) which is below the threshold for an Urban Residential Collector. With the projected low traffic volume and adjacent existing 60' right of way width proposal is to construct the half section roadway within an 80-foot right of way until such time as the full width section is deemed necessary.
4	ECM Section 2.5.2.C.3	Ramps at "T" intersections	Handicap and access ramps at "T" Intersections require a minimum of three handicap accessible crossings.	Pedestrian ramps located for either leg of T-intersections would interfere with the placement of the required driveways.	Eliminate a pedestrian crossing and associated pedestrian handicap ramps across the top of a T-intersections located along Retreat Peak Dr. and Shelter Creek Dr. and provide pedestrian ramps and handicap access across the streets at locations not more than 600' away from the intersections in question.

5	ECM Section 2.2.5.C	Minor Arterial Intersection Spacing	The standard requires intersection spacing of one- quarter mile between street intersections.	Intersection spacing of approximately 1,125 feet	<p>The distance between the two intersections along Rex Road is constrained by topographic conditions and the presence of a major drainage channel to the west and the Falcon Regional Park on the east.</p> <p>The distance between the two intersections along Rex Road is less than criteria for a minor arterial but meets that of a collector road. The road will essentially function as a collector due to the estimated total daily traffic counts.</p> <p>The intersection spacing has been previously agreed to at the time of the Rolling Hills Ranch 1-3 PUD approval.</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. 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 accessibility to open space within the development.

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 August 5th, 2021. This shows the land use designation of the area now comprising the Sanctuary at Meridian Ranch as MR-R9 (9 du/ac).

The PUD Development/Preliminary Plan for Sanctuary comprises 343 lots on approximately 74 acres, which represents a gross density of 4.6 dwellings per acre. Because of changes to the lot layout in Sanctuary at Meridian Ranch, it was necessary to replat Tract D, which was previously part of the Rolling Hills Ranch PUD and is now part of Sanctuary at Meridian Ranch. This provides a contiguous open space and drainage tract for Sanctuary at Meridian Ranch and has increased the gross site area by 25.5 ac. Even if Tract D were not replated, the remaining Sanctuary at Meridian Ranch PUD area would still result in 7 dwellings per acre, well below the approved Sketch Plans gross densities. While the replat of Tract D reduces the size of the Tract G open space in Rolling Hills Ranch PUD to 26.5 Acres, it still leaves 40 acres of open space/trail tracts in Rolling Hills Ranch. This is equivalent to 17.8% of total PUD area, which exceeds the minimum 10% open space requirement for PUDs. The PUD Development/ Preliminary Plan is, therefore, in accordance with the approved Sketch Plan.

b. County Master Plan Compliance

Your El Paso County Master Plan

Sanctuary is identified on the County Master Plan Place-Based approach as a Suburban Residential Placetype. Suburban residential place types look to detached single-family land uses as primary land uses.

Sanctuary, consistent with the past Sketch Plan approvals intends to incorporate a suburban residential development that focuses on single family uses with supportive parks and open space. The Sanctuary Filing 1 at Meridian Ranch is the continuation of a long-term development with a distinct vision. The project 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 parks and recreation center have been located in areas of higher density so more of the residents can access them by walking and provide a focal element to the neighborhoods. The golf course clubhouse is also a focal element for Meridian Ranch, Woodmen Hills, and possibly the greater Falcon area since the course is also open to the public. Lot sizes, setbacks, and landscape tracts are designed to provide a wide variety of housing options and prices within the development while ensuring open space and visually interesting streetscapes for the community.

As such it is in accords with the foundational alignment of the Master for Placetypes and Core Principles and Goals of the County Master Plan for Housing and Communities Priority Development Areas 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:



Please revise

Objective LU3.1 Development should be consistent with the allowable land uses set forth in the placetypes first and second to their built form guidelines.

The Sanctuary Development is consistent with the Master Plans intent for suburban placetypes which incorporate single family detached uses as a primary use with supporting parks and open space.

Objective LU3-3: The Suburban Residential placetype should be characterized by predominantly residential areas with mostly single-family detached housing.

The proposed development is for a portion of the approved Meridian Ranch Development with 343 single family homes supportive of the primary land use noted for suburban residential placetypes. The proposed development in addition supports the overall Sketch Plan intent and approved densities.

Objective HC4-1: Denser housing development should occur in Suburban Residential, Urban Residential, Rural Center, and Regional Center placetypes.

Housing densities provided in the noted PUD are consistent with the approved Sketch Plan and in accords with suburban residential placetypes.

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.

The larger Meridian Ranch development is a residential development that promotes extensive interconnected opens spaces and parks throughout the development.

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.

Proper Service Commitments with the Falcon Fire Protection District have been provided address the new development intent and the Districts ability to serve such.

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.

Wastewater Service Commitments have been provided address the capacity to serve the development.

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

El Paso County Water Master Plan

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.

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.”

Full build out of the Meridian Service Metropolitan District (District) is anticipated within the 2040 timeframe. The Water Resources Report indicates that the District 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 32.5-acre feet of water per year and a planning need of 1,701 -acre feet per year. Current supply is 2,119-acre feet on a 300 year basis.

The District 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.

A Will Serve Letter for water and wastewater commitments has been provided by the District. Meridian Ranch is situated in the Upper Black Squirrel Creek Designated Groundwater Basin which is managed by the Upper Black Squirrel Creek Management District. MSMD currently services over 12,000 in equivalent population in several filings within Meridian Ranch, Falcon High School and portions of Latigo Trails as an out of district user.

The 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.

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 upper pressure zone (Zone 1) is a closed loop distribution system served by pumps that provide the required pressures, these are located in the same location as the filtration and disinfection facilities. The lower pressure zone (Zone 2) is a conventional gravity system served by storage tanks to provide the required pressures.

MSMD currently provides water service to 117 Latigo Trails home sites as out of district users. Latigo Trails is located within Zone 1 north of and adjacent to Meridian Ranch. The water used to provide this service comes from a Laramie Fox Hills well under permit no. 46406-F. This well is permitted for use within the Meridian Service Metropolitan District as well.

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.

c. Parks and Open Space Requirement

Sanctuary includes open space tracts approximately 33.3 acres in size with trail connections to the extensive trail and open space provisions within Meridian Ranch to include a proposed neighborhood park to the west and access to Falcon Regional Park to the east. The proposed Open Space dedication for the project of 33.3 acres achieves an 45% dedication exceeding the 10% requirement as noted in the Land Development Code Section 4.2.6.F.8b. As state above a need to include the entirety of Tract D has increased the noted open space by ~25.5 acres. The additional tract space prior to the noted replat area was 7.8 acres which resulted in a 16% dedication still exceeding the 10% requirement.

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

	Sanctuary
Urban	\$101,185
Regional	\$160,181
Total	\$261,366

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. Drainage

A Preliminary/Final Drainage Report for the Sanctuary is submitted with this application package.

e. Traffic

A Traffic Report prepared by LSC is submitted in support of this application which identifies the construction of Rex Road as an Urban 2-Lane Minor Arterial from the Rolling Ranch Drive to Shelter Creek Drive as part of the proposed development. 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.

f. Geotechnical Report

A Geotechnical Report prepared by Entech Engineering Inc. is submitted in support of this application. In areas that shallow ground water is identified foundations perimeter drains are recommended when foundations are not able to be located above the identified groundwater levels.

g. 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.

h. Wildlife

Sanctuary Filing 1 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

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 the Sanctuary Filing 1 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 Plans 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 and not detrimental to the health, safety and welfare of the inhabitants of El Paso County. The proposed development continually provides needed housing, adequate access to services, infrastructure and beneficial active community open space opportunities.

- **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 per the Approved Sketch Plan and supports an approved land use intention for the propose PUD development. The development continually promotes the access to and increased development of the surrounding natural environment that is sensitive to the impacts of the character of the community and neighboring communities through the promotion of increased access to open space and development of such.

- **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;**

No incompatible uses are shown with the proposed development. Additional buffering is provided for density considerations with the similar residential uses to the west with increased open space dedications.

- **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;**

The proposed development is consistent with surrounding neighborhoods and use designations. Additional buffering is provided for density considerations with the similar residential uses to the west with increased open space dedications.

- **Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;**

No significant preservation areas exist on site. Recreational open space opportunities are consistently incorporated into the Meridian Ranch development for a consistent and growing community need.

- **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 33.3 acres which equates to 45% of the total PUD area, exceeding the 10% requirement as noted in the Land Development Code Section 4.2.6.F.8b.

- **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;**

Appropriate 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 provides a 45% land dedication for open space. Recreational open space opportunities are consistently incorporated into the Meridian Ranch development for a consistent and growing community need.

- **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;**

Proposed deviations are consistent with past approvals and warranted based on past development regulations and design intents consistent with the County Land Development Code requirements.

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

Application is being submitted by the current land owner 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.A

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

See above analysis. The proposed development complies with the requirements of the LDC and will not be detrimental to the health, safety, or welfare of the present or future 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. This shows the land use designation of the area now comprising the Sanctuary at Meridian Ranch as MR-R9 (9 du/ac). The PUD/Preliminary Plan for Sanctuary comprises 343 lots on approximately 74 acres, which represents a density of 4.635 dwellings per acre. The Sanctuary Filing 1 comprises 343 lots on approximately 74 acres, which represents a density of 4.635 dwellings per acre. The need to replat Tract D for a contiguous open space and drainage tract which was a part of the Rolling Hills Ranch PUD has increased the gross site area by ~25.5ac. If the replat of tract D was not necessary the existing Tract would still result in 7.02 dwellings per acre well below the approved Sketch Plans gross densities. 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. Findings of sufficiency are to be approved with the recent PUD submittals of the overall Sanctuary PUD

- **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 0.0925 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 additional flows from Meridian Ranch as a result of the Sketch Plan Amendment. The total available capacity of 2.3 MGD is greater than the projected demand of 0.932 MGD. Based on the above analysis the existing wastewater treatment facilities have sufficient capacity to accept additional wastewater from the proposed Sanctuary Filing 1 at Meridian Ranch.

- **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)];**

These matters are addressed in the Soils, Geology, and Geologic Hazard Study provided by Entech Engineering Inc.

- **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 Final Drainage Report for the Sanctuary Filing 1 PUD is submitted with this application package. Proposed drainage improvements include an additional detention and water quality pond in the southern corner of the project

- **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 which identifies the construction of Rex Road as an Urban 2-Lane Minor Arterial from the Rolling Ranch Drive to Shelter Creek Drive as part of the proposed 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;**

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. Sufficient open space is provided in Tracts.

- 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 are included throughout the project and connect to the surrounding Meridian Ranch trails and open space.

- c. **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 and appropriate open space buffers. Landscaping is provided along the streets and in the park and open space tracts.

- 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;**

A Traffic Report prepared by LSC is submitted in support of this application which identifies the construction of Rex Road as an Urban 2-Lane Minor Arterial from the Rolling Ranch Drive to Shelter Creek Drive as part of the proposed development. This study is 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.

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

- **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 subdivision meets the applicable sections of these parts of the Code, subject to the PUD modification and deviation requests.

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