

Review 1 redlines from the first review
and modify the LOI please. Most of
the comments remain.

MERIDIAN RANCH: WINDINGWALK FILING 1 & 2

PUD DEVELOPMENT, PRELIMINARY PLAN AND FINAL PLAT FOR FILING 1

LETTER OF INTENT

JANUARY 2018, REVISED FEBRUARY 15, 2018

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 WindingWalk Filing 1 and 2 are located southeast of the intersection of Londonderry Road and Rainbow Bridge Drive, Peyton, Colorado. The site comprises of approximately 139 acres and is zoned PUD. To the north lies the proposed The Enclave at Stonebridge residential development, to the east The Vistas residential development, to the south Stapleton Road and west the golf course.



REQUEST

List (wet utilities and storm sewer, etc...? with plat?) Add the EGP approval and what it included to the background

GTL Inc. is requesting approval of the following:

1. A PUD Development/Preliminary Plan for WindingWalk Filing 1 & 2, consisting of 405 single-family dwelling lots, landscaping, open space, and trails on approximately 139 acres.
2. A Final Plat for WindingWalk Filing 1, consisting of 345 lots and 1 tracts for landscaping, open space, and utilities on approximately 25 acres.
3. A PUD Modification of ECM Section 2.5.2.C.4 in relation to the requirement to provide midblock pedestrian crossings.
4. Early District improvements at the time of plan approval by Staff, prior to going to Planning Commission.

The request is approved you will need to amend this portion of the LOI to reflect the 2018 approval.

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 November 10, 2015. This shows the land use designation of the area now comprising the WindingWalk Filing 1 as MR-R4 (4 du/ac). The area identified as WindingWalk Filing No.2 is shown on the 2015 Sketch Plan as a Business Park. A Sketch Plan amendment is currently in process to amend this designation to residential MR-R6 (6 du/ac).

The PUD Development/Preliminary Plan for WindingWalk Filing 1 & 2 comprises 405 lots on approximately 139 acres, which represents a density of 2.91 dwellings per acre. The net density, excluding the tracts and right-of-way is 5.47 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.

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.

Submit an associated Deviation Request for the PUD Modification.

c. Parks and Open Space Requirement

WindingWalk Filing 1 & 2 includes open space tracts approximately 29 acres, a neighborhood park of approximately 2 acres and trail connection to the extensive trail and open space provision within Meridian Ranch. The neighborhood park will be owned and operated by the Meridian Service Metropolitan District, and will not be dedicated to the County. 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:

	Winding Walk Filing 1 & 2
Urban	\$110,160
Regional	\$174,150
Total	\$284,310

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 Please see section 4.2.6.F.2.h of the LDC and add a basis for the request that is consistent with the necessary findings by the BoCC

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. The streets that do not meet this requirement are Winding Walk Drive, Fairway Glen Cir., Porch Swing Lane, Winding Glen Lane, Morning Creek Lane, Scenic Walk Trail, and Morning Breeze Way. In these cases 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.

e. Drainage

A Preliminary/Final Drainage Report for the WindingWalk Filing 1 & 2 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

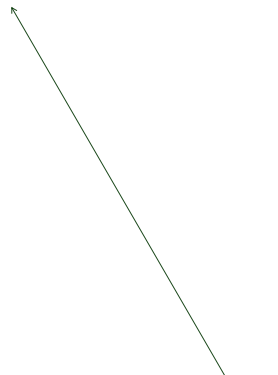
Meridian Service Metropolitan District will provide central water and sanitary sewer service to the project. Mountain View Electric Association, Inc. will supply electricity service and Black Hills Energy will supply natural gas.

i. Wildlife

Winding Walk Filings 1 & 2 at Meridian Ranch are developing areas 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.



Identify how you meet the PUD and preliminary plan criteria. I suggest identifying the approval criteria and providing a sentence or two below each. [You may want to separate the Plat LOI from this one so The plat LOI is not so lengthy-plat comment].

Markup Summary

dsdparsons (9)



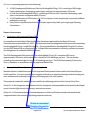
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Comment 1 not addressed. Shade to show included in the PUDSP



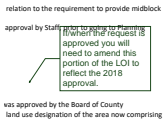
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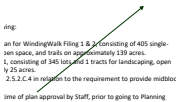
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Submit an associated Deviation Request for the PUD Modification.



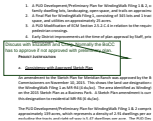
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Discuss with Elizabeth and Craig- Normally the BoCC has to approve if not approved with preliminary plan.



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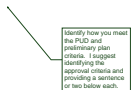
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List (wet utilities and storm sewer, etc...? with plat?) Add the EGP approval and what it included to the background



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Please see section 4.2.6.F.2.h of the LDC and add a basis for the request that is consistent with the necessary findings by the BoCC



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Identify how you meet the PUD and preliminary plan criteria. I suggest identifying the approval criteria and providing a sentence or two below each.

Markup Summary

dsdparsons (8)



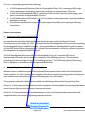
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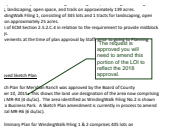
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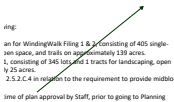
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Submit an associated Deviation Request for the PUD Modification.



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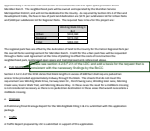


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Please see section 4.2.6.F.2.h of the LDC and add a basis for the request that is consistent with the necessary findings by the BoCC



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