

This letter of intent needs to be rewritten. See EDARP file no. PUDSP231 for an example letter of intent for this type of request.

April 9, 2026

Sanctuary a Meridian Ranch PUD Development / Preliminary Plan

LETTER OF INTENT

This is not accurate. You are requesting a minor PUD amendment because the request doesn't qualify for administrative relief per sec. 5.5.1.

Location

The Sanctuary at Meridian Ranch is located southeast of the intersection of Rex Road and Rolling Hills Drive, Peyton, Colorado. The site comprises approximately 73 acres and is zoned PUD (PUDSP224). 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

Challenger Communities request approval of an Administrative Relief application as a minor PUD Amendment to the maximum height of 30 feet. The administrative relief request to increase the maximum height to 35 feet for lots 107-192, 223-233, and 289-304.

Chapter 5.5.1 Administrative Relief of the Land Development Code (LDC) allows for approval of administrative relief to development standards as a minor PUD Amendment. The proposed relief is within the 20% maximum change to structure height and does not significantly change the design of the overall community. The proposed change is approximately a 6% change in the overall height.

Criteria for Approval

5 feet from a 30 foot requirement would be a 16.6% change

APPLICABLE PROVISIONS FOR RELIEF FROM DIMENSIONAL STANDARDS

Section 5.5.1 Administrative Relief

(B). (2) Increase in Lot Coverage and Structure Height. A maximum of a 20% increase in the lot coverage and structure height from the amount required in the zoning district in which the subject property is located may be approved.

The proposed relief is a 6% change in the overall height of the structures, furthermore, the change only affects a portion of the lots within the PUD.

(C). (4) Within an approved PUD District. Administrative Relief in accordance with the limitations of this Code may be granted from a standard that is set by the PUD Development Plan or Development Guide for a single lot or parcel or between two adjacent parcels. Minor variances to PUD standards affecting multiple parcels may be approved as a minor PUD amendment.

The proposed relief affects multiple parcels within the PUD and therefore requires a minor PUD amendment. All of the parcels to be amended are under the same ownership.

(D) Findings Necessary to Grant Administrative Relief:

(1) Criteria to be Met. To grant administrative relief, all of the following criteria shall be met, in addition to the compliance with the other applicable development standards:

- **The strict application of the standard in question is unreasonable or unnecessary given the development proposal or the measures proposed by the applicant; or that the property has extraordinary or exceptional physical conditions that do not generally exist in nearby properties in the same zoning district;**

The proposed 30 feet maximum height restricts the ability to provide additional housing types in the area. The proposed 35 feet allows for additional housing while maintaining the same characteristics of the single-family development.

- **The intent of this Code and the specific regulation in question is preserved;**

The change does not amend the overall intent of the PUD and preserves the single-family development.

- **The granting of the administrative relief will not result in an adverse impact on surrounding properties; and**

Administrative relief will not adversely affect the surrounding properties. The 6% change in height does not significantly change the height of any buildings.

- **The granting of administrative relief will not allow an increase in the number of dwelling units on a parcel.**

The administrative relief does not increase the number of dwelling units.

Section 4.2.6. PUD, Planned Unit Development District

(H) Actions Amending a PUD Zoning District. The Planning and Community Development Director may approve a minor amendment to an approved PUD which is determined will have no foreseeable effect beyond the property boundary, such as minor changes in the siting of buildings, changes to landscape features in the interest of public safety, or the alignment of utilities and the alignment of interior roadways and parking areas. No such changes shall significantly increase the size or height of structures, significantly reduce the efficiency or number of public facilities serving the PUD, significantly reduce or increase parking areas, or significantly encroach on natural features proposed by the plan to be protected.

The proposed amendment does not modify and public infrastructure or services including landscape, public safety, roadways, utilities or change the number of dwelling units. The proposed amendment is a 6% change to height from 30 feet to 35 feet for specific lots.

El Paso County Master Plan

The proposed relief remains compliant with the County Master Plan and Water Master Plan as outlined in the Letter of Intent submitted with PUDSP 22-004.