Brookmoor PUD Amendment
Project No. 18-007

LETTER of INTENT
BROOKMOOR PUD AMENDMENT 1

[margin note: There was a 1998 amendment.]

This is a proposed amendment to the existing Brookmoor PUD. Brookmoor Filings No. 1, 2 & 3 lie on the south side of Lake Woodmoor Drive, just east of it's intersection with Woodmoor Drive. Platted in the late 1990's and early 2000's, the subdivision is a gated community of 59 house lots and is now fully developed.

[margin note: I suggest noting how the HOA has the authority to represent the entire private development.]

This amendment is sought by the Brookmoor Home Owner's Association with the intent to accomplish three changes. Change number one involves correcting the PUD Plan to show that the previously anticipated split rail fencing has become stucco walls. Change number two concerns removing restrictions on the use of the gated access from Symphony Heights (a private internal road) to South Park Drive (an external public road). The cul-de-sac just inside the development has been deeded to the County and is now public right of way. Finally, change number three concerns removal of prior obligations for construction within the Community Free Space which is located internally in the south central part of the development. The use of this area is now desired to be open space/park rather than a community center building. Such a recreation or community center building would still be permitted in the future should the home owners desire.

[margin note: Show on PUD by replacing "TBD" label.]

Changes number one and three are in place at this time. Change number two will allow resident usage in addition to the currently existing emergency services usage, though this will not be a public access point. A Traffic Memo has been prepared by LSC Transportation indicating the minimal extent of the impact due to this change.

Mostly a "housekeeping" issue, this PUD Amendment will not change the number of lots nor the basic development itself.

[margin note: Address the PUD approval Criteria and how these proposed amendment(s) meet it. You have not provided any justification and compliance with the current PUD criteria in Chapter 4, pages 4-16/17 of the Code.]

Markup Summary

dsdparsons (4)

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 7/30/2018 9:48:11 AM
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Show on PUD by replacing "TBD" label.

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 7/30/2018 9:48:39 AM
Color: ■

There was a 1998 amendment.

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 7/30/2018 9:51:25 AM
Color: ■

I suggest noting how the HOA has the authority to represent the entire private development.

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Page Label: 1
Author: dsdparsons
Date: 7/30/2018 9:57:39 AM
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Address the PUD approval Criteria and how these proposed amendment(s) meet it. You have not provided any justification and compliance with the current PUD criteria in Chapter 4, pages 4-16/17 of the Code.