

MERIDIAN RANCH: ROLLING HILLS RANCH FILINGS 3

FINAL PLAT

LETTER OF INTENT

MARCH 2021
REVISED MAY 2021

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 Rolling Hills Ranch Filing 3 is located southeast of the intersection of Rex Road and Sunrise Ridge Drive, Peyton, Colorado. The site comprises of approximately 64.77 acres and is zoned PUD. To the west is the Meridian Ranch Filing No. 9 residential development and to the south Filing 11 of Meridian Ranch.



REQUEST

GTL Inc. is requesting approval of the following applications:

1. A Final Plat for Rolling Hills Ranch Filing 3, consisting of 209 lots and 3 tracts for landscaping, open space, and utilities on approximately 64.77 acres.

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 Rolling Hills Ranch as MR-R3 (3 du/ac).

The PUD Development/Preliminary Plan for Rolling Hills Ranch Filing 1-3 was previously approved in July 2020 and the proposed Filing 3 Plat as submitted propose 209 lots on approximately 64.77 acres, which represents a density of 3.22 dwellings per acre. The net density, excluding the tracts and right-of-way is 5.08 dwellings per acre. The Final Plat 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 also satisfies the following policies of the Falcon/Peyton Plan:

3.3.1 Encourage diversity and variety in housing types, sizes, locations, and prices to meet the needs of existing and new residents.

The proposed development is keeping with the Sketch Plan Plan intent which provides a variety of densities for housing options ranging from 2du/ac to 4 du/ac with a multitude of lots and open space opportunities within the development.

3.7.1 Provide recreational amenities for area residents.

Meridian Ranch offers a large dedication of connected open-space throughout the development to include trails, parks, community recreation center, community club houses and golf course. Each development continues to exceed the minimum open space requirement with each development filing and incorporates connected trail systems and park amenities unique to each space.

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.

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. Findings of sufficiency were approved with the past approvals of the overall Rolling Hills Filing 1-3 PUD (PUDSP-199) and administrative Plan approvals are being proposed from the early findings.

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 242-acre feet of water per year and a planning need of 1,518-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

Rolling Hills Ranch Filing 3 includes open space tracts approximately 11.8 acres in size including trail connections to the extensive trail and open space provisions within Meridian Ranch. The proposed Open Space dedication for the project of 11.8 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 \$272 per subdivision lot for Urban Parks and \$430 per subdivision lot for Regional Parks. The required fees in lieu for this project are:

	Rolling Hills Ranch Filing 3
Urban	\$56,848
Regional	\$89,780
Total	\$146,718

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 Final Drainage Report for the Rolling Hills Ranch Filing 3 is submitted with this application package.

e. Traffic

A Traffic Report prepared by LSC is submitted in support of this application. Overall suggested improvements noted with the development can be found on Table 4 of the provided report.

Specific development improvements were provided with the Rolling Hills PUD Filings 1-3 by the developer will include the following:

- Construct a 190-foot westbound left-turn lane on Rex Road approaching Rolling Ranch Drive and a 185-foot eastbound left-turn lane on Rex Road approaching Estate Ridge Drive with a shared 90-foot reverse curve taper.
- Construct a 155-foot eastbound right-turn deceleration lane on Rex Road approaching Rolling Ranch Drive plus a 160-foot taper.

f. Geotechnical Report

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

Specific development recommendations previously provided with the Rolling Hills PUD Filings 1-3 to the developer included the following:

- Areas of the proposed subdivision have been found to be impacted by geologic conditions including artificial fill, shallow groundwater, loose soils and expansive soils.
- Additional investigation after overlot grading is recommended to address the possibility of shallow groundwater and potential mitigation.

Some constraints with development are imposed by the existing geologic conditions from artificial fill, expansive or loose soils and potentially shallow ground water but through proper design and engineering can be properly mitigated. Techniques noted in the supplied the Geotechnical Report dated September 20, 2019 address these specific mitigation techniques in more detail but involve over excavation for loose and expansive soils and perimeter drains for areas identified with high subsurface moisture.

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

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.

CRITERIA FOR APPROVAL

- ***The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;***

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 policies of the County Policy Plan & County Water Master Plan as noted above.

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

The proposed development meets all aspects of the Code except for where specific modifications are requested or as otherwise modified by the approved Filing 1-3 PUD.

- ***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 February 20th, 2018. This shows the land use designation of the area now comprising the Rolling Hills Filing 1-3 as MR-R3 (3 du/ac). The Final Plat for Rolling Hills Filing 3 comprises 209 lots on approximately 65 acres, which represents a density of 3.22 dwellings per acre. The net density, excluding the tracts and right-of-way is 5.02 dwellings per acre. The Final Plat 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 were approved with the past approvals of the overall Rolling Hills Filing 1-3 PUD (PUDSP-199) and administrative Plan approvals are being proposed from the early findings.

- ***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 projected demand on the existing wastewater facilities with the addition of Rolling Hills Ranch PUD is 0.594 MGD. The current

capacity allocated to MSMD at the PBHWTP is 0.086 MGD and the total capacity available at the CMDWRF 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 Rolling Hills Ranch PUD. The total available capacity of 2.3 MGD is greater than the projected current demand of 0.594 MGD. Based on the above analysis the existing wastewater treatment facilities have sufficient capacity to accept additional wastewater from Rolling Hills Ranch PUD.

- ***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)];***

The Geotechnical Report prepared by Entech Engineering Inc. in support of this application identifies some geologic constraints on construction, but nothing that would prevent the development of this site. These geologic constraints are listed above and are noted with the ability to be mitigated with proper engineering and construction practices relating to foundation design and drainage.

- ***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 Rolling Hills Filing 3 is submitted with this application package. Proposed drainage improvements include an additional detention and water quality pond in the southeast corner of the project

- ***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;***

Legal and physical access is provided to all lots by public rights-of-way.

- ***The proposed subdivision has established an adequate level of compatibility by***

- (1) 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 in this project. The design of Meridian Ranch is focused on an extensive trail system, which connects the residential areas to parks and open space. A neighborhood park is included with this application which will serve the entire Rolling Hills Ranch PUD. Open space tracts with trails within this PUD provide connectivity to the amenities in this subdivision and the wider Meridian Ranch area.

- (2) 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;***

The design of Meridian Ranch is focused on an extensive trail system, which connects the residential areas to parks and open space. This reduces the need for using motor vehicles to access local amenities, thereby conserving energy and the environment. There is no public transportation system serving this part of the County.

- (3) 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. Landscaping is provided along the streets and in the park and open space tracts.

(4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and

There are no environmentally sensitive areas in this Final Plat. Natural features in Meridian Ranch were assessed with the Sketch Plan and are preserved in open space areas along the principal drainage corridors.

The impact identification report for the Meridian Ranch Sketch Plan 2009 assessed the property 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.

(5) 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 Final Drainage Report, Traffic Report and Geotechnical Report are submitted with this application package. The provision of adequate roads, utilities and public facilities is planned as part of the master planned community. New road connections are proposed with these filings which will complete the road network in this southern part of the project. An additional detention pond is also included with this development.

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.

• Necessary services, including police and fire protection, recreation, utilities, open space and transportation systems, are or will be available to serve the proposed subdivision;

Appropriate Will Serve Letters and Letters of Commitment have been provided addressing the ability to adequately serve the proposed subdivision. Provisions for all necessary services are provided in the attached PUD Development package are provided to serve the proposed subdivision.

• 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 development meets all aspects of the Code except for where specific modifications are requested or as otherwise modified by this PUD. Information provided above with project Request.

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