
SANCTUARY POINTE PHASE 3

PRELIMINARY/FINAL PD SITE PLAN

PROJECT NARRATIVE

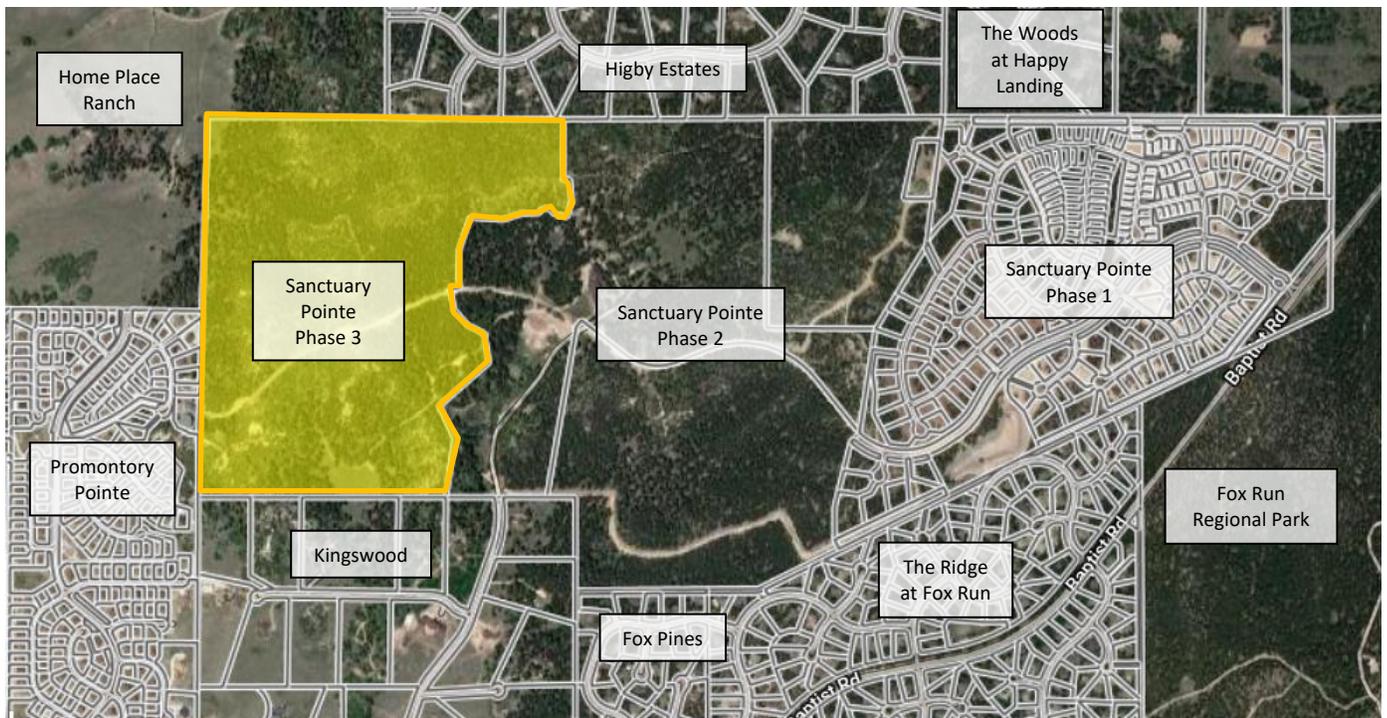
AUGUST 2019

REQUEST

N.E.S. Inc., on behalf of Baptist Road Investments LLC, requests approval of a Preliminary/Final PD site plan for Phase 3 of the Sanctuary Pointe development, consisting of 72 single-family residential lots on 116.679 acres.

LOCATION

Sanctuary Pointe Phase 3 is located north of the Kingswood neighborhood, east of Promontory Pointe and south of Higby Estates and the proposed Home Place Ranch development. To the east is Sanctuary Pointe Phases 1 and 2, which were approved in 2015 and 2018 respectively.



PROJECT DESCRIPTION

A Sketch Plan for the entirety of the Sanctuary Pointe property was approved in 2006. This plan identified the overall density for the project, with a cap of 600 units. It also identified the distribution of that density, the principal connections to the external street network and the requirements for and general distribution of open space and buffers. The Sketch Plan was accompanied by a series of professional reports that assessed traffic, drainage, wildlife, soils, noxious weeds, and wildfire management. The Sanctuary Pointe development falls under the jurisdiction of the Triview Metropolitan District and benefits from an inclusion agreement for water and sewer.



Sanctuary Pointe Phase 1 was approved in April 2015, which permitted the construction of 257 single family residential lots on 142 acres in the eastern one third of the property. A subsequent amendment to Phase F of Phase 1, approved in July 2018, reduced the number of lots approved in Phase 1 to 255 lots. Sanctuary Pointe Phase 2 was approved in March 2018, which permitted the construction of 273 single-family residential lots on the central 196 acres of the property. This current proposal for Phase 3 includes the remaining 72 single-family residential lots to reach the cap of 600 units allowed in the 2006 Sketch Plan.

The PD Site Plan incorporates several zones with different regulations for each zone. The lots that fall within the respective zones are identified on the individual phase plans. In summary the zones are as follows:

- PRD 1 – single-family detached homes with a maximum density of 1 du/2 acres.
- PRD 2 – single-family detached homes with a maximum density of 2 du/acre.
- PRD 3 – single-family detached homes with a maximum density of 3 du/acre.

	PHASE A	PHASE B	TOTAL
PRD 1	2	5	7
PRD 2	12	40	52
PRD 3	13	0	13
TOTAL	27	45	72

In general, the lower density product is concentrated around the perimeter of the project with the higher density product internalized within the development to provide an appropriate transition to the neighboring larger lot properties in the County. This is consistent with the approach in the approved Sketch Plan.

Parks, Open Space and Trails

During the Sketch Plan hearings, a commitment was made to provide a minimum of 20% of open space and preservation area in Sanctuary Pointe. The entire site is to be treated as a Forest Management Areas, subject to necessary fire mitigation measures. The total amount of land contained in parks, open space, buffers, trail tracts, and detention ponds within Sanctuary Pointe Phase 3 is 44%, well in excess of the minimum required.

The principal park for the entire Sanctuary Pointe Development is incorporated in Phase G of Sanctuary Pointe Phase 2, which is adjacent to the eastern boundary of Phase 3 on the south side of Sanctuary Rim Drive, and will also serve the residents of Phase 3. The park is 8.62 acres and meets the Code requirement for park land dedication for the entire Sketch Plan area of 600 units, for which the requirement would be 8.07 acres of park land. It will include a play structure and seating area together with a large field area for informal recreation and play. This will be encircled by a concrete sidewalk with connections to the wider trail system.

A principal design feature of the Sanctuary Pointe Preliminary/Final PD Site Plan is the proposed trail system. Phase 3 includes a continuation of the El Paso County regional trail, for which easements are provided in Phases 1 and 2 along the south boundary of Sanctuary Pointe. This trail will connect to the southwest corner of the property, providing the County the opportunity to continue this trail to the west through adjacent developments. In addition, a trail is proposed along the north boundary of the site in the 50-foot buffer area as a continuation of the perimeter trail system established in Phases 1 and 2. These trails, together with a system of internal trail links will create a substantial interconnected network of open space within the Sanctuary Pointe community, providing residents with a variety of recreational opportunities. Sidewalks along Sanctuary Rim Drive, the east/west collector street, will be field located to minimize impact on any trees that remain within the adjacent tracts after street grading.

Fire Mitigation

Fire mitigation is an important consideration in the design of Sanctuary Pointe. A Forest Management/Wildfire Plan has been prepared and submitted with this application. The plan calls for thinning of the existing forest to promote fire safety, and makes specific recommendations for homeowners and the developer.

Phasing

Phase 3 is divided into two sub-phases A and B and the phasing is shown on Sheet 2 of the Plan set. Phase A is south of Sanctuary Rim Drive and Phase B is north of Sanctuary Rim Drive. Phase B will include a small detention pond in Tract A. Residents in Sanctuary Pointe Phase 3 will utilize the mailboxes in Phase 2.

The following reports are included in support of this application under separate cover:

- Drainage Study by CCES
- Traffic Report by LSC
- Wildlife Report by Walsh Environmental Scientists and Engineers, LLC
- Soils Report by Entech Engineering, Inc.
- Noxious Weed Report by Steve Spalding
- Wildfire Management Plan by Steve Spalding

PROJECT JUSTIFICATION

a. Conformance with Approved Sketch Plan.

The Preliminary/Final PD Site Plan is consistent with the approved Sketch Plan for Sanctuary Pointe. Several conditions were placed on the Sketch Plan approval. Those relevant to Phase 3 include:

- Provision of a 50-foot buffer along the north boundary of Sanctuary Pointe.
- Lot sizes abutting Kingswood and Higby Estates are at a density of one unit per 2-3 acres.
- A Forest Management Plan is submitted with this application.
- Parks and open space shown on the Plan are being dedicated to Triview Metropolitan District for public use.

The Phase 3 Preliminary/Final PD site plan continues the 50-foot buffer along the northern boundary and borders this with 2+ acre lots adjacent to Higby Estates. The open space tracts are to be dedicated to Triview District and Forest Management is addressed in the Wildfire Fuel Hazard Inventory and Treatment Prescriptions Report.

b. Consistency with Review and Approval Criteria

As this application combines the Preliminary and Final PD site plans, the review and approval criteria for a Final PD site plan as set out in Section 17.40.190.E of the Town's Municipal Code are the most relevant. These criteria are met as follows:

1. The final PD site plan conforms to or is consistent with the preliminary PD site plan.

This application combines the Preliminary and Final PD site plans so the two are in conformity.

2. There is an appropriate relationship to the surrounding areas;

A minimum 50-foot buffer area is proposed along the northern and southern boundary of the property and there is an extensive area of open space in the southwest section of Phase A where existing vegetation is to be retained where appropriate. The lots along the northern boundary adjacent to Higby Estates are all two-acres or more and include 50-foot rear setbacks. The two lots in the southeast corner of the Phase A also exceed two-acres. These measures were agreed with neighbors during the approved Sketch Plan process in order to provide a transition in density from the larger lot subdivisions adjacent.

- 3. Circulation in terms of an internal street circulation system designed for the type of traffic generated, safety, separation from living areas, convenience, access, handicap access, noise and exhaust control. Though generally discouraged, private internal streets may be considered where appropriate to the development. A proper institutional framework, such as a metropolitan or special district must be established for maintenance thereof for the life of the streets. The streets shall be accessible by police and fire department and other emergency vehicles for emergency purposes, and to service vehicles such as trash trucks. Bicycle and pedestrian circulation and connections shall be provided;**

Sanctuary Rim Drive is the principal residential collector street through the Phase 3 development. This was approved, platted and constructed with Phases 1 and 2 and connects Baptist Road to the east to Gleneagle Drive to the west, through the adjacent Home Place Ranch property.

The local residential streets throughout the project provide appropriate access to all lots. All streets are designed to provide safe and convenient vehicular access for residents and emergency vehicles and include sidewalks on both sides. The network of trails creates connections for pedestrians and bicycles between neighborhoods and to open space and parks throughout the community.

- 4. Functional parks, open space, and trails in terms of recreation, views, density relief, convenience, function, connectivity, and optimum preservation of natural features including trees, shrubs, wildlife habitat, scenic areas and riparian and drainage areas are provided in conformance with the Comprehensive Plan and Parks, Trails, and Open Space Master Plan and Town Subdivision Regulations (Title 16).**

A large park is planned in Phase G of Phase 2, which will also serve Phase 3. The park includes a play structure and seating area together with a large field area for informal recreation and play. This will be encircled by a concrete sidewalk with connections to the wider trail system. Phase 3 also includes a network of open space and trails that provide pedestrian connectivity throughout the project and to the County trail to the south.

The entire Sanctuary Pointe community is designated as a Forest Management Area. Other than the tree removal associated with the controlled site grading, the only tree thinning permitted will be for wildfire management purposes in accordance with the Wildfire Fuel Hazard Inventory and Treatment Prescriptions Report.

- 5. A variety of development and housing types and styles, and densities are proposed. Mixed land use is encouraged;**

The Sanctuary Pointe residential development will accommodate a diversity of housing in terms of cost, density, lot size and type in one location.

- 6. Privacy for individuals, families and neighbors is provided as appropriate;**

The single-family lots in Phase 3 are a minimum of 11,000 square feet with setbacks and lot design that provide appropriate privacy for residents. The privacy of existing neighbors adjacent to the project is protected but the proposed minimum 50-foot buffer and 2-acre lots with 50-foot setbacks or extensive areas of natural open space.

7. The adequacy, safety, separation, convenience, access to points of destination, and connectivity, and attractiveness of pedestrian and bicycle facilities;

The project includes sidewalks throughout and a network of trails that provide convenient and safe connectivity for pedestrians and cyclists in an attractive forested environment.

8. Building type in terms of appropriateness to density, site relationship and bulk;

The proposed single-family detached homes are either one- or two-story products that are appropriate in scale to adjacent properties. Larger lots are located on the periphery of the site and smaller lots are internalized within the project, which is consistent with the approved Sketch Plan.

9. Building design in terms of orientation, spacing, materials, exterior color and texture, storage and lighting result in a quality architectural design that is compatible with the surrounding neighborhood. The Town discourages the placement of identical or similar residential models on any two adjoining lots along a street;

Lot Site Design Guidelines are included on the Cover Sheet of the Preliminary/Final PD Site Plan, which control home placement, retaining walls and fencing. The architectural design of the residential development will be compatible with the characteristics of the surrounding area. Design Guidelines are included on the Cover Sheet of the Preliminary/Final PD Site Plan. An Architectural Control Committee will be established in conjunction with these Guidelines and charged with the review and approval of all plans relative to site improvements. Sanctuary Pointe will have a common development theme that is reflected in the entryway signage design and amplified throughout the site in secondary signage and mail kiosks.

10. The landscaping is a quality design that enhances the site and is compatible with the surrounding neighborhood as shown by amount, types, and materials used. Entrance features are encouraged. The proposed landscaping will not create maintenance problems and is suitable for the site and neighborhood including plant hardiness. A xeriscape design that will conserve water is required;

Site landscaping is proposed along Sanctuary Rim Drive and is consistent with the Town's Landscape Code. Landscape Design Standards for individual lots are included on the Cover Sheet of the Preliminary/Final PD Site Plan and these are also consistent with the current Landscape Code.

11. Adequate off-street parking will be provided particularly for single-family residences in a PD, required front-yard setbacks should be established and driveways should be arranged so as to provide off-street parking therein without causing parked autos to block sidewalks.

All single family homes are provided with a minimum of a 2 car garage and 2 driveway parking spaces.

12. The final PD site plan or preliminary/final PD site plan has been shown to fit within the context of the planned land use pattern and roadway and utility systems of the larger surrounding area.

The approved Sketch Plan determined that the proposed land uses are generally consistent with the context of the planned land use pattern and roadway and utility systems of the larger surrounding area. This PD Site Plan is consistent with the Sketch Plan. The detailed reports and plans submitted

with this application further confirm that the proposed development fits within the context of the surrounding area.

c. Consistency with the Monument Comprehensive Plan

The Preliminary/Final PD Site Plan for Sanctuary Pointe Phase 3 is consistent with the following policies of the Town of Monument's Comprehensive Plan:

LU-1: Provide transitions between dissimilar land uses through the use of landscape buffers, native plantings and berms.

A minimum 50-foot buffer area is proposed along the northern and southern boundary of the property. Existing forested areas will be retained in these areas. The lots along the northern boundary adjacent to Higby Estates and in the southeast corner of the property adjacent to Kingswood are all two-acres or more. These measures were agreed with neighbors during the approved Sketch Plan process in order to provide a transition in density from the larger lot subdivisions adjacent.

LU-1 iii: Protect natural environmental features particularly flood prone lands, forested lands, ridgelines, drainageways, and view corridors.

The entire site is to be treated as a Forest Management Areas, subject to necessary fire mitigation measures. A Wildfire Fuel Hazard Inventory and Treatment Prescriptions Report has been prepared and submitted with this application. The plan calls for thinning of the existing forest to promote fire safety, and makes specific recommendations for homeowners and the developer. A large 25-acre tract in the southwest section of the property and a smaller 8-acre tract in the northwest are to be preserved as open space.

Policy LU-3: Carefully consider the environmental, visual, economic, and land use impacts of new development and, where possible, incorporate, mitigate, and buffer or visually screen adjacent land uses that differ in type and density.

As noted above, a 50-foot buffer and open space areas are proposed along the northern and southern boundary of the property to provide a transition to adjacent properties and existing vegetation will be retained in these areas, subject to the mitigation measures recommended in the Wildfire Treatment Report.

LU-6: Support implementation of landscaped buffers and/or mutually agreed on transitional uses between zones of differing land uses and densities.

The proposed design of Sanctuary Pointe Phase 3 implements the requirements of the Sketch Plan regarding buffers and transitions, which were determined through discussion with adjacent neighborhoods and the Board of Trustees at the Sketch Plan stage.

HN-1: Accommodate a diversity of housing in terms of cost, density, lot size, and types.

The Sanctuary Pointe residential development will accommodate a diversity of housing in terms of cost, density, lot size and type in one location.

PR-1: Provide a coordinated and continuous system of parks, trails, and recreation facilities that serves the present and future needs of Monument residents.

Phase 3 includes a continuation of the El Paso County regional trail, for which easements are provided in Phases 1 and 2 along the south boundary of Sanctuary Pointe. This trail will connect to the southwest corner of the property, providing the County the opportunity to continue this trail to the west through adjacent developments. In addition, a trail is proposed along the north boundary of the site in the 50-foot buffer area as a continuation of the perimeter trail system established in Phases 1 and 2. These trails, together with a system of internal trail links will create a substantial interconnected network of open space within the Sanctuary Pointe community, providing residents with a variety of recreational opportunities.

TL-2: Support the dedication of logical pedestrian and bicycle trail connections as part of the subdivision process.

Pedestrian and bicycle trail connections are provided as part of the Preliminary/Final PD Site Plan.

CONCLUSION

Sanctuary Pointe Phase 3 is the final phase of the Sanctuary Pointe community, which has established itself as a thoughtfully designed neighborhood that respects the natural features of the property and provides access to expansive open space and parks through an interconnected trail system. The first two phases of the project are almost complete and have proven extremely popular with homebuyers in various segments of the market, adding to the choice of housing option is the Town of Monument. The layout and design of Phase 3 is entirely consistent with the approved Sketch Plan, meets all the review criteria for a Preliminary/Final PD Site Plan, and the technical requirements of the Municipal Code.