
MERIDIAN RANCH: THE ENCLAVE AT STONEBRIDGE

PUD DEVELOPMENT & PRELIMINARY PLAN

LETTER OF INTENT

JANUARY 2018, REVISED JULY 19, 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 Enclave at Stonebridge is located southeast of the intersection of Londonderry Road and Rainbow Bridge Drive, Peyton, Colorado. The site comprises of approximately 68 acres and is zoned PUD. To the west and east lies future residential development areas, to the north future Stonebridge Filing 3, and to the south is the proposed Winding Walk Filing 1 & 2 residential development.



REQUEST

GTL Inc. is requesting approval of the following applications:

1. A PUD Development/Preliminary Plan for The Enclave at Stonebridge, consisting of 209 single-family dwelling lots, landscaping, open space, and trails on approximately 68 acres.
2. A PUD Modification of ECM Section 2.5.2.C.4 in relation to the requirement to provide midblock pedestrian crossings. (A Deviation Request has also been submitted).
3. Early District improvements, to include Meridian Service Metropolitan District owned and maintained watermain, sanitary sewer, storm drain and their appurtenances, at the time of Preliminary Plan approval by Staff, prior to going to Planning Commission.

PROJECT JUSTIFICATION

PUD Zoning/Development Plan Justification

The project is in compliance with the PUD zoning criteria set out in Section 4.2.6 (D) of the Land Development Code as follows:

a. The application is in general conformity with 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 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.

b. The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;

The proposed development meets all aspects of the Code except where specific modifications are requested or as otherwise modified by this PUD. See below for separate justification of PUD Modification request.

- c. The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment; and will not have a negative impact upon the existing and future development of the surrounding area;**

The proposed single-family residential development is compatible with the existing and allowed land uses on the neighboring properties and is in harmony and responsive with the character of the surrounding area. The approved Sketch Plan for Meridian Ranch, as amended by the Board of County Commissioners on March 13, 2018, shows the land use designation of the area that includes The Enclave at Stonebridge as MR-R4 (maximum 4 du/ac). The PUD Development/Preliminary Plan for The Enclave at Stonebridge comprises 209 lots on approximately 68 acres, which represents a gross density of 3.07 dwellings per acre. The PUD Development/ Preliminary Plan is, therefore, in accordance with the approved Sketch Plan.

- d. The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;**

There is no potentially detrimental use to use relationships as the surrounding area is single-family residential at similar densities.

- e. The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;**

There is no buffering requirement as the surrounding land use is single-family residential at similar densities. Landscaping is provided along the streets and in the park and open space tracts.

- f. Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;**

There are no such unique features in this project.

- g. Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide a reasonable walking and biking opportunities;**

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 to be included with WindingWalk Filing No.1 to the south, which will serve WindingWalk Filings 1 and 2 and The Enclave at Stonebridge. Open space tracts with trails within this PUD provide connectivity to the amenities in this subdivision and the wider Meridian Ranch area.

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- h. The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g., fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;**

A Preliminary/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 in the southwest corner of the project.

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. The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;**

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. This PUD plan includes a new park, open space tracts and trails that provide connectivity to the amenities in this subdivision and the wider Meridian Ranch area.

The Enclave at Stonebridge includes two (2) landscaped open space tracts of approximately 15.375 acres and trail connection to the extensive trail and open space provision within Meridian Ranch. 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:

	The Enclave at Stonebridge
Urban	\$56,848
Regional	\$89,870
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 constructing the open space and trail improvements referenced above, and the adjacent Winding Walk neighborhood park.

- j. The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;**

There are no commercial mining deposits on this property.

- k. Any proposed exception or deviation from the requirements of the zoning resolution or the subdivision regulations is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and**

See below for separate justification of PUD Modification request.

- l. The owner has authorized the application.**

The Owner is the applicant in this case.

Preliminary Plan Justification

The project is in compliance with the PUD zoning criteria set out in Section 4.2.6 (E) of the Land Development Code as follows:

- a. 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 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.

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

The proposed development meets all aspects of the Code except where specific modifications are requested or as otherwise modified by this PUD. See below for separate justification of PUD Modification request.

c. The subdivision is in conformance with the subdivision design standards and any approved sketch plan;

The approved Sketch Plan for Meridian Ranch, as amended by the Board of County Commissioners on March 13, 2018, shows the land use designation of the area that includes The Enclave at Stonebridge as MR-R4 (maximum 4 du/ac). The PUD Development/Preliminary Plan for The Enclave at Stonebridge comprises 209 lots on approximately 68 acres, which represents a gross density of 3.07 dwellings per acre. The PUD Development/ Preliminary Plan is, therefore, in accordance with the approved Sketch Plan.

d. 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 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.

e. 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 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

f. 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;

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 include artificial fill, expansive or loose soils, and seasonal shallow groundwater conditions. These conditions can be mitigated with proper engineering and construction practices relating to foundation design and drainage.

g. Adequate drainage improvements complying with State and the requirements of this Code and the ECM are provided by the design;

A Preliminary/Final Drainage Report for The Enclave at Stonebridge is submitted with this application package. Proposed drainage improvements include an additional detention and water quality pond in the southeast corner of the project.

h. 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.

i. 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 WindingWalk Filing No.1 to the south, which will serve WindingWalk Filings 1 and 2 and The Enclave at Stonebridge. 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 Preliminary Plan. 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 Preliminary/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 in the southwest corner of the project.

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.

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

All necessary services are available to serve the proposed subdivision.

k. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and

A Fire Protection Report is included with this application and demonstrates that the Falcon FPD has sufficient capacity and adequate response times to serve this development.

l. 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. See below for separate justification of PUD Modification request.

PUD Modification Justification

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 Enclave Scenic Way, Granite Ridge Road, Hidden Ranch Ct., Meridian Hills Tr. The justification for not providing the mid-block crossings in these locations is as follows:

- a) With reference to Chapter 4.2.6.F.2.h of the Land Development Code, the PUD modification to remove the need for a mid-block crossing is consistent with the following considerations:
 - **Provision of a more efficient pedestrian system** – pedestrian circulation within Meridian Ranch is focused on the provided trail system, which connects the residential areas to the parks and open space. The project is designed to encourage the use of the trail system, rather than the sidewalks, where possible. On the streets where mid-block crossings are not provided, there are no pedestrian destinations or trails that would necessitate a midblock crossing to connect to amenities.
 - **Provision of additional open space** – by encouraging the residents to use the trail system, the project provides better access to the open space in the development.
- b) The Enclave at Stonebridge includes a total of 22 pedestrian crossing points at all intersections within the subdivision. This provides more than adequate pedestrian connectivity through the subdivision. The additional 4 mid-block crossings will not materially improve pedestrian circulation.
- c) The ECM requirement for midblock crossings, and the associated 600-foot minimum distance, is arbitrary and is not based on any specific standard. ADA standards do not require midblock crossings or a minimum distance between crossing points. The ADA standards only require crossings at street intersections.
- d) It is the opinion of the developer that mid-block crossings provide an unsafe crossing experience, as it provides the pedestrian with an expectation of a safe crossing point; whereas drivers may not anticipate crossings in such locations in residential neighborhoods. Many jurisdictions do not allow mid-block crossings for this reason. For example, the City of Colorado Springs will only require mid-block crossings to access schools, shopping centers and other community facilities and these are striped and signed.
- e) All the local streets within Meridian Ranch have ramp curbs with frequent driveways. This provides residents and visitors easy pedestrian crossing at regular intervals. As noted above, ADA access is only required and is provided at each intersection.
- f) Similar requests to not include mid-block crossings in previous filings within Meridian Ranch have been granted as PUD modifications.