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**MERIDIAN RANCH: THE ENCLAVE AT STONEBRIDGE**

**PUD DEVELOPMENT & PRELIMINARY PLAN**

**LETTER OF INTENT**

**JANUARY 2018, REVISED FEBRUARY 15, 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

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**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.
3. Early District improvements at the time of plan approval by Staff, prior to going to Planning Commission.

## 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 November 10, 2015. Amongst other things, this amendment changed the land use designation of the area now comprising The Enclave at Stonebridge from MR-R6 (6 du/ac) to 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 density of 3.07 dwellings per acre. The net density, excluding the tracts and right-of-way is 5.10 dwellings per acre. The PUD Development/ Preliminary Plan is, therefore, in accordance with the approved Sketch Plan.

### b. County Policy 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 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.*

### c. Parks and Open Space Requirement

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.

d. PUD Modification

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. In these cases, the need for a midblock crossing is not considered necessary as there is no pedestrian destination in these areas that would necessitate a midblock crossing.

e. Drainage

A Preliminary/Final Drainage Report for The Enclave at Stonebridge is submitted with this application package.

f. Traffic

A Traffic Report prepared by LSC is submitted in support of this application.

g. Geotechnical Report

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

h. 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.

i. Wildlife

The Enclave at Stonebridge at Meridian Ranch is 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.

