

Creekside South at Lorson Ranch

PUD Development Plan, Preliminary Plan, Pre-Development Site Grading & Wet
Utilities

Letter of Intent



Developer/Owner:

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Creekside South at Lorson Ranch PUD Site Location, Size, & Zoning

The ±64.26-acre site is located in the southcentral portion of Lorson Ranch. The site is adjacent to the southern and easterly boundaries south of the Creekside at Lorson Ranch Filing No. 1 PUD. The development limits are generally defined by the edges of the Jimmy Camp Creek East Tributary on the western and northernmost boundaries, by the Mountain View Utility Corridor on the east, and by the Peaceful Valley Lake Estates Subdivision on the south. The site is zoned PUD RM (Residential Medium) which permits single-family detached dwellings with a density range of 7-10 DU/AC. Five (5) lots along the southern development boundary are 2.5 acres with 100' no build setbacks and buffer against the rural density lots (5-acre lots) within the Peaceful Valley Lake Estates Subdivision as required by previous BOCC approvals of the overall urban densities in Lorson Ranch. A neighborhood meeting was held to discuss proposed densities and neighbors in the Peaceful Valley Lake Estates Subdivision were supportive of rural density (2.5 acre) lots at the southern Lorson Ranch boundary. (See vicinity map for location details). The 100' setback is reflected on the approved Lorson Ranch Sketch Plan.

Request & Justification

This Creekside South PUDSP application includes the following requests:

- Combination of the preliminary plan map with the PUD for concurrent BOCC approval to develop 200 single-family residential lots, nine (9) tracts for public improvements and utilities, drainage, landscaping and open space uses, and future development;
- Findings of sufficient water quality, quantity, and dependability with the PUD approval are requested with the preliminary plan approval;
- Authorization to submit a final plat(s) for administrative approval subject to findings that the location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;
- BOCC authorization of pre-development site grading, which includes authorization to install wet and dry utilities.

Creekside South at Lorson Ranch PUD (and preliminary plan) includes the 200 detached single-family residential lots, public rights-of-way, landscape buffers and screening, open space, pedestrian facilities, and public utility and drainage tracts. The application does not include deviations, waivers, administrative relief, or PUD Modifications.

PUD Development Plan Summary

Land Use: The minimum lot size is 3,825 SF for all urban density lots (Lot Nos.: 1-76; 80-100; & 103-200). Urban density lot sizes may vary from the minimum lot size due to the configuration of adjacent and nearby rights of way, topography, and the banks of the Jimmy Camp Creek East Tributary. No urban density lots have been planned below the minimum required lot area (3,825 SF).

Five (5) rural density 2.5 acre lots (Lot Nos.: 77-79, 101, & 102) are sited at the southern property edge adjacent to provide buffer and density transition against existing 5 acre lots in the Peaceful Valley Lake Estates Subdivision Filing No. 1. Future subdivision of these lots is expressly restricted by the PUD to maintain and preserve the buffering and transition functions of these lots.

Permitted and accessory single-family residential uses are identified on the PUD Development Plan and include single family detached dwellings, residential accessory uses consistent with those in surrounding Lorson Ranch Filings, landscaping, open spaces, and transportation and stormwater facilities. Additional permitted and accessory uses have been provided for the 2.5-acre rural density buffer lots to permit additional accessory uses and structures not otherwise permitted on parcels less than 2.5 acres. A complete listing of permitted uses is provided on the PUD development plan.

Density: RM (Residential Medium) densities allow 7-10 DU/AC. 200 units are proposed on ±64.26 acres with an overall density of 3.11 DU/AC. The current density is less than the target densities range of 7-10 DU/AC because 12.5 acres of the area have been devoted to five (5) rural density lots (2.5 AC/EA) that function as transitional lots between existing rural residential densities to the south and existing and planned urban densities in Lorson Ranch. Additional permitted densities are not being sought with the goal of minimizing development impacts to the contiguous rural density development.

Lot Dimensional Standards:

Typical lots have been planned to meet the following dimensional standards:

- **Minimum lot size: 3,825**
- **Maximum Height: 30'**
- **Setbacks:**
 - **Front Yard: 10'**
 - **Side Yard: 5'**
 - **Rear Yard: 5'**
 - **Secondary Front Yards (Corner Lots): 10'**

Lots 2.5 acres or greater (Lot Nos. 77, 78, 79, 101, & 102) have been planned to meet the following dimensional standards:

- **Minimum lot size: 2.5 Acres**
- **Maximum Height: 30'**
- **Setbacks:**
 - **Front Yard: 25'**
 - **Side Yard: 15'**
 - **Rear Yard: 100' (*per Sketch Plan Condition of Approval)**

Public Services and Utilities

Public services and utilities are, or will be, provided by the following

- Water & Wastewater Services: Widefield Water and Sanitation District
- Natural Gas: Black Hills Energy
- Electric Service: Mountain View Electric Association (MVEA)
- Fire Protection: Security Fire Protection District
- Public Schools: Widefield School District #3
- Library Services: Pikes Peak Library District:
- Roads: El Paso County Road and Bridge
- Police Protection: El Paso County Sheriff's Department:

PUD REVIEW/APPROVAL CRITERIA & JUSTIFICATION

- ***The proposed PUD District zoning advances the stated purposes set forth in this Section;***

The Creekside South PUD advances the following selected stated purposes set forth in this Section:

- a. ***To permit adjustment to changing public and private needs and to foster the ability to provide development patterns which are more compatible with and effective in meeting such needs;***

The design of the PUD and subdivision reflects market demand for urban style lots (typically 3,825 SF as opposed to standard 5,000 SF urban lot as defined by the County Code) within a more conventionally designed neighborhood that has access to open space amenities and is conveniently located within 5 miles of regional shopping and access to I-25, employment, and recreation opportunities.

The RS-5000, which has a 5,000 SF minimum lot size, is the densest zoning district in the County base zones. Creekside South proposes 3,825 SF lots to meet current market demands for attainable housing.

- b. ***To encourage innovations in residential, commercial, and industrial development and renewal so that the growing demands of the population may be met by greater variety in type, design, and layout of buildings including mixed use and traditional neighborhood design and by the conservation and more efficient use of open space ancillary to said buildings;***

The PUD provides housing selection options within the target homebuyer market for urban style lots within planned communities with access to trails and passive recreation opportunities. Creekside South at Lorson Ranch provides a more urban lot size (3,825 as opposed to standard 5,000 SF urban lot as defined by the County Code) in response to market demands for attainable housing. Urban lots within this development are $\pm 24\%$ less than typical urban lot as defined by County standards. The PUD process permits increased density as a trade-off in exchange for additional open space amenities. The development incorporates 18.94 acres of active and passive open spaces conveniently located to be accessible within one-quarter mile of all planned lots.

- ***The application is in general conformity with the Master Plan;***

Findings of Master Plan conformity have been made with the previous underlying Sketch Plan approval of the land uses and densities for the Creekside South area. This application remains consistent with those findings; the recently approved Creekside PUDSP and Final Plat; and with the following policies from the County Policy Plan and County Water Master Plan:

Policy Plan Conformance

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.

Creekside South and proposed densities are compatible with contiguous land uses and densities to the north in the adjacent Creekside “North”, Lorson Ranch East Filing No. 4 to the east, and with the 5-acre densities to the south of the site located in the Peaceful Valley Lake Estates Subdivision Filing No. 1.

Five (5) 2.5 acre lots are sited at the southern property edge adjacent to existing 5 acre lots in the Peaceful Valley Lake Estates Subdivision Filing No. 1. These 2.5 acre lots provide a density transition between urban density lots in Lorson Ranch and the adjacent 5-acre rural density lots in Peaceful Valley Lake Estates. The PUD prohibits the future subdivision of these lots as a zoning restriction to maintain their functioning as density buffers and transitions.

Policy 6.1.6 Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.

Policy 6.1.10 Ensure that new development will not create a disproportionately high demand on public services and facilities by virtue of its location, design or timing.

Urban services including water, wastewater, electric service, natural gas service, fire protection, roadway and transportation, and drainage and stormwater management services are currently available and are serving residential development within Lorson Ranch. Additional facilities and services will be extended to or constructed within the planned development in fulfillment of this policy criterion.

Policy 6.1.8 Encourage incorporating buffers or transitions between areas of varying use or density where possible.

Buffers and density transitions have been incorporated into the PUD design between areas of differing density within and adjacent to the Creekside South boundaries. The Jimmy Camp Creek East Tributary provides a natural buffer between existing densities in the Creekside North PUD and proposed densities in Creekside South.

2.5 acre lots located adjacent to the southern Creekside Filing 2 PUD boundary are intended to provide a density transition against the 5-acre rural density lots in the Peaceful Valley Lake Estates. The PUD prohibits the future subdivision of these lots as a zoning restriction to maintain the density buffers and transitions against the rural densities adjacent to the southern Lorson Ranch development boundary.

Water Master Plan Conformance: Required analysis, reports, and documentation of service commitments, including available water supply information has been provided in support of the objectives, goals and policies of the El Paso County Water Master Plan.

Policy 6.0.7 – Encourage the submission of a water supply plan documenting an adequate supply of water to serve a proposed development at the earliest stage of the development process as allowed under state law. The water supply plan should be prepared by the applicant in collaboration with the respective water provider.

A water supply plan (resources report) including water supply information summary that documents the planned and committed water supply from Widefield Water and Sanitation District is adequate to meet the needs of the development.

Policy 6.0.10 – Encourage land use proposals to expressly declare water source(s), quality, quantity, and sustainability in terms of years and number of single-family equivalents.

Water service is planned from Widefield Water and Sanitation District. Adequate water resources in terms of quality, quantity, and sustainability are available to adequately serve the proposed development.

Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.

All development within the overall Lorson Ranch is served by centralized utilities.

- ***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 Plan and supporting submittal documents and reports comply with the requirements and allowances of the County Code including the subdivision and zoning ordinances, together with the PUD criteria, and Engineering and Drainage Criteria Manuals. Approval and implementation of the Plan will not be detrimental to the health, safety, or welfare of the present or future residents of El Paso County.

- ***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;***

Pre-planning analysis of this site which was conducted in the preparation of supporting reports and documents such as soils and geology, drainage & stormwater runoff, and traffic impacts, have determined the site to be suitable for the planned development.

The planned uses are compatible with existing and allowed uses adjacent to and surrounding the property. Per BOCC condition of Sketch Plan approval, lots adjacent to existing rural 5 AC densities in the Peaceful Valley Lake Estates are a minimum of 2.5 acres with an additional 100' "no-build" buffer against the rear of these lots adjacent to the Peaceful Valley Lake Estates Subdivision. These lots will not be allowed to undergo further subdivisions to maintain their planned use and functioning as density transitions between urban densities in Lorson Ranch and existing rural residential densities in the adjacent Peaceful Valley Lake Estates Subdivision.

- ***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;***

No potentially detrimental adjacent land uses exist, nor are the planned uses detrimental to any existing surrounding land uses. The Plan provides adequate buffering and

transitions between adjacent land uses with differing intensities and residential densities, such as the adjacent Peaceful Valley Lake Estates Subdivision previously discussed. Adjacent 5 acre lots are buffered from the urban density development by planned 2.5 acre lots which have been oriented lengthwise against the 5-acre boundary.

- ***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;***

Planned uses, dimensional and bulk requirements established in the Creekside (North) Filing 1 PUD have been adopted as the development standards for this Creekside South PUD. Landscaping and buffering are appropriate and compatible with the existing residential development and the physical and aesthetic character of the community. The 2.5-acre lot buffers are provided to mitigate, lessen, and/or reduce the impacts of the planned urban densities against the rural residential 5-acre densities in the Peaceful Valley Lake Estates Subdivision.

Allowed and permitted uses include, but are not necessarily limited to, detached dwellings, mail kiosks, trail corridors and linkages, development signage, pedestrian walkways and paths, public sidewalks, public rights-of-way, fencing, stormwater facilities, open spaces, landscaping improvements, and park spaces with associated equipment and improvements. Permitted accessory uses include those identified within other Lorson phases with similar densities. Additional rural residential accessory uses are permitted on 2.5-acre lots subject to restrictions and limitations of the PUD and Land Development Code, as amended. Guest houses and other accessory or extended dwelling uses on 2.5 acre lots shall be subject to the terms and conditions of the Land Development Code regarding the same. Complete details defining and/or restricting uses is included on the development plan cover sheet.

- ***Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;***
Areas with unique or significant features as described in the criterion that impact the site include the Jimmy Camp Creek East Tributary, and other swales and topographic features which intersperse the site have been identified on the development plan. These features are preserved through avoidance by placement in open space tracts owned and maintained by the Lorson Ranch Metropolitan District or mitigated where required as part of the erosion stormwater quality control permit processes and floodplain management criteria. The south section (2,900') of the Jimmy Camp Creek East Tributary which impacts the northern and westerly boundary of this development area will be armored in accordance with the ongoing development and implementation of the Kiowa DPBS with construction of segment improvements scheduled in 2020. Additional details are available in the preliminary drainage report prepared and submitted by Core Engineering Group, LLC, dated January 15, 2020, as amended or as otherwise revised.

Portions of the FMIC Ditch which were previously located within the development boundaries. The ditch segments affecting this site were filled and relocated circa 2005. Remaining contours and/or surface features of the previous ditch are no longer functioning as part of the larger FMIC drainage and irrigation systems.

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

Open spaces and trails for pedestrian access have been provided via public sidewalk network and existing/planned trails throughout the subdivision. These spaces and paths are planned to provide maximum access for Creekside South residents to the 12.98 AC of open space provided within the filing and to provide community and public access to this open space network in addition to the larger Lorson Ranch Open Spaces and Trails network adjacent to and outside of the Creekside South boundaries. The PUD provides 12.98 AC of open space which is approximately 20.2% of the 64.26 AC development, where 10% (6.426 AC) is required. Eight (8) tracts (Tracts B-I) have been planned for open space uses. Out of the 12.98 AC of open space planned within Creekside South PUD, 6.99 acres (54%) is planned as “useable” in the form of a 1.37 acre park in Tract G and a walking trail located in the 5.62 acre Tract F. All open spaces within Creekside South will be owned and maintained by the Lorson Ranch Metropolitan District.

- ***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;*** Existing major roads and infrastructure facilities (including wet/dry utilities) within Lorson Ranch have been planned to meet the demand of the densities proposed with this PUD. A bridge crosses the Jimmy Camp Creek East tributary has been constructed that facilitates the extension of Lorson Blvd eastward to development area. The project area will be served by more than two (2) points of public access from Trappe Drive extension southward from the intersection of Trappe Drive and the extended Lorson Blvd. The following letters of service commitment have been received and provided in support of this development application:
 - a. MVEA
 - b. Black Hills Energy
 - c. Widefield Water & Sanitation District
 - d. Security Fire Protection District
- ***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 proposed development will be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design. Public sidewalks have been provided for open space access. Access to open spaces will be further augmented by planned pedestrian walkways that are provided to interconnect residents and guests with planned greenway and open spaces within the development filing. Access to open spaces located throughout Lorson Ranch is provided via existing and planned public sidewalks and pedestrian trails network.
- ***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;*** 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

- ***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***
No exceptions, deviations, waivers, or PUD modifications are proposed.
- ***The owner has authorized the application.***
The owner has authorized the application

PRELIMINARY PLAN REVIEW/APPROVAL CRITERIA & JUSTIFICATION

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

Policy Plan Conformance:

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.

Creekside South and its proposed densities are compatible with contiguous land uses and densities in the adjacent Creekside “North” filing and with the 5-acre densities in the Peaceful Valley Lake Estates Subdivision Filing No. 1. Five (5) 2.5 acre lots have been planned and sited at the southern property edge adjacent to existing 5 acre lots in the Peaceful Valley Lake Estates Subdivision Filing No. 1. These 2.5 acre lots will serve as a density transition between lots in Lorson Ranch and adjacent 5-acre density lots in Peaceful Valley Lake Estates. The PUD prohibits the future subdivision of these lots as a zoning restriction to maintain the density buffers and transitions against the rural densities adjacent to the southern Lorson Ranch development boundary.

Policy 6.1.6 Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.

Policy 6.1.10 Ensure that new development will not create a disproportionately high demand on public services and facilities by virtue of its location, design or timing.

Urban services which include, but not necessarily limited to water, wastewater, electric service, natural gas service, fire protection, roadway and transportation, and drainage and stormwater management services are currently available. Additional facilities and services will be extended to or constructed within the planned development in fulfillment of this policy criterion.

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.

Policy 6.1.8 Encourage incorporating buffers or transitions between areas of varying use or density where possible.

Urban lots with differing densities are buffered on the northern boundary by the Jimmy Camp Creek East Tributary. Lots within the Peaceful Valley Lake Estates Subdivision Filing No. 1. Are buffered by 2.5 acre lots located adjacent to the southern Creekside Filing 2 PUD boundary are intended to provide a density transition between lots in Lorson Ranch and adjacent 5-acre density lots in Peaceful Valley Lake Estates. The PUD prohibits the future subdivision of these lots as a zoning restriction to maintain the density buffers and transitions against the rural densities adjacent to the southern Lorson Ranch development boundary.

Water Master Plan Conformance: Required analysis, reports, and documentation of service commitments, including available water supply information has been provided in support of the objectives, goals and policies of the El Paso County Water Master Plan.

Policy 6.0.7 – Encourage the submission of a water supply plan documenting an adequate supply of water to serve a proposed development at the earliest stage of the development process as allowed under state law. The water supply plan should be prepared by the applicant in collaboration with the respective water provider.

A water supply plan (water resources report) including water supply information summary that documents the planned and committed water supply from Widefield Water and Sanitation District is adequate to meet the needs of the development.

Policy 6.0.10 – Encourage land use proposals to expressly declare water source(s), quality, quantity, and sustainability in terms of years and number of single-family equivalents.

Water service is planned from Widefield Water and Sanitation District. Adequate water resources in terms of quality, quantity, and sustainability are available to adequately serve the proposed development.

Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.

All development within the overall Lorson Ranch is served by centralized utilities.

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

The stated purpose of the preliminary plan is to provide an in-depth analysis of the proposed division of land including a refinement of the design considering the geologic hazards, environmentally sensitive areas, source of required services, vehicular and pedestrian circulation, and relationship to surrounding land uses. Necessary reports including, but not limited to drainage, grading and erosion control, water/wastewater resource reports, traffic impact analysis, and the PUD development plan have been provided in order to review and refine the design of the subdivision taking into account the review of the referenced documents, plans, and reports in order to guide the design of the development to meet the intent and purposes of the preliminary plan as stated in the Code.

- **The subdivision is in conformance with the subdivision design standards and any approved sketch plan;**

The subdivision conforms to the design standards of the Code and with the approved Lorson Ranch 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**

A commitment to provide water service has been provided by Widefield Water & Sanitation District which has adequate water resources to serve the proposed development. It is anticipated that the BCC will be able to make the required water findings during the preliminary plan review of the PUD development plan application.

- **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;**

The subdivision will connect into an existing public sewage disposal system what has been installed together with other public improvements associated with Lorson Ranch and its many development phases and filings. The existing system complies with state and local laws and regulations, statutory requirements, and the requirements of Chapter 8 of the County Land Development Code.

- **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)];**

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 or will achieve compatibility through compliance with recommendations of corresponding reports and plans or by conditions of approval by the BOCC. Areas adjacent to the creek have been placed in tracts for ownership and maintenance by the District to manage these features and management for long term preservation of these natural features.

- **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;**

Adequate drainage improvements have been provided by the subdivision design, including but not limited to, stormwater, detention, and/or water quality control facilities, all of which meet stormwater requirements established by the state in addition to meeting the requirements of the County Code and ECM. Detention facilities have been designated within two (2) tracts identified as Tracts B & E on the PUD Plan. Ownership and maintenance of all drainage facilities and improvements shall be provided by the Lorson Ranch Metropolitan District.

- **The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;**

The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development. referenced public improvements include, but are not necessarily limited to, grading and erosion control, stormwater runoff and drainage and detention/water quality

facilities, transportation and roadway related improvements, utility service delivery infrastructure and related improvements. The PUD provides the extension of local public residential roads into the subdivision which provide access and frontage to lots, open spaces, and detention facilities. Public road cross sections include ADA compliant sidewalk improvements (per local conditions and standards), together with all required wet and dry public utilities.

- **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 and will be provided to all parcels by planned 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; (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; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (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;**

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 where practical; (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; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) by 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;

- **Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;**

Necessary services which include, police and fire protection, recreation, utilities, open space and transportation system, are and will be available to serve the proposed subdivision. Required service commitments have been provided in support of the development application.

- **The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and**
The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the County Code.
- **The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.**
The proposed subdivision meets the applicable sections of Chapter 6 and 8 of the County Code.