

943 Δ PBH. School credits

$$\begin{aligned} \text{Fil 9. } 88 \times 943 &= 82984 \div 43560 = 1.9 \\ 30.82 - 1.9 &= \\ \text{Ave } 28.92 \text{ credit} \end{aligned}$$

$$\begin{aligned} \text{Fil. 10. } 90 \text{ lots} \times 943 &= 84870 \div 43560 = 1.94 \\ 28.92 - 1.94 &= \\ 26.98 \text{ Ave} \end{aligned}$$

$$\begin{aligned} \text{Fil 11. } 81 \text{ lots} \times 943 &= 76383 \div 43560 = 1.75 \\ 26.98 - 1.75 &= \\ \text{Ave } 25.23 \text{ credit} \end{aligned}$$

$$\begin{aligned} \text{Fil 12. } 51 \text{ lots} \times 943 &= 48093 \div 43560 = 1.1 \\ 25.23 - 1.1 &= \\ 24.13 \text{ credit} \end{aligned}$$

$$\begin{aligned} \text{SemiWard } 39 \text{ lots} \times 943 &= 33927 \div 43560 = 1.93 \\ 24.13 - 1.93 &= \\ \text{Ave } 22.2 \text{ credit} \end{aligned}$$

$$\begin{aligned} \text{Fil BA } 17 \text{ lots} \times 943 &= 0.36 \\ 22.2 - 0.36 &= \end{aligned}$$

$$\text{Fil BB Ave } 21.84 \text{ credits}$$

Not recorded PLATS

$$\begin{aligned} \text{Fil 13 BB} \rightarrow \text{E } 536 \text{ lots} \times 943 &= 505448 \div 43560 = 11.6 \\ 21.84 - 11.6 &= \end{aligned}$$

$$\text{Ave } 10.24 \text{ credits left}$$

The only suggestion we have is that 5-7 lbs. PLS of smooth brome should be added to the mix on the erosion control and sediment plan. The only grass that will spread with any ease is the western wheat. If the ground is radically disturbed, smooth brome will cover the ground faster.

The following agencies have either no comment or no objection to this request:

- Mountain View Electric Association, Inc.
- El Paso County Department of Health and Environment
- Emergency 911

Other agencies notified, their comments will be provided at the meeting if available:

- Regional Building
- School District 49
- Falcon Fire Protection District
- Falcon/Peyton Citizens Advisory Committee
- Upper Black Squirrel Ground Water Management District

PLANNING DEPARTMENT COMMENTS

This is a final plat request for 109 lots on approximately 64 acres. The property is zoned R (Residential) District. Lots will be a minimum of 20,000 square feet in size. The Paint Brush Hills Metropolitan District will provide central water and sewer. Both the State Engineer's office and the County Attorney's office made a finding of sufficiency regarding water. Access will be provided through the existing road network of Paint Brush Hills Filing No. 7. Drainage fees are not due in this basin.

School fees are not required as land was previously dedicated.

- a. Available credit for residential subdivisions in Paint Brush Hills developments -----33.17 acres
- b. Land dedication requirement for Paint Brush Hills Filing No. 8
109 lots x 943 square feet per lot-----2.35 acres
- c. Remaining available credit for subsequent residential subdivisions in Paint Brush Hills -----
-----30.82 acres

The applicant is requesting to waive the requirement to install sidewalks. A request to waive the sidewalk requirement for Paint Brush Hills Filings 4 through 7 was approved by the Board of County Commissioners subject to the following condition:

The developer shall amend the Subdivision's Covenants to prohibit property owners from landscaping within six (6) feet of the curb in such a manner that pedestrian use would be impeded. Trees, shrubs and fences shall be prohibited. This is not intended to prohibit the use of gravel, stepping stones or other types of landscaping which are conducive to pedestrian use and is not intended to prohibit the installation of sidewalks, should the adjacent

- 4) School fees are not required as land was previously dedicated.
 - a. Available credit for residential subdivisions in Paint Brush Hills development ----- 34.40 acres
 - b. Land dedication requirement for Paint Brush Hills Filing No. 6,7
57 lots x 943 square feet per lot----- 1.23 acres
 - c. Remaining available credit for subsequent residential subdivisions in Paint Brush Hills ----- 33.17 acres
- 5) *The final plat is consistent with the Preliminary Plan; therefore, staff supports this request.*

PLANNING DEPARTMENT RECOMMENDATION: The Planning Department concurs with the Planning Commission and recommends approval of the Final Plat and waiver of the requirement to install sidewalks, with the following conditions and notations, noting modifications previously discussed. Approval includes authorization for the Chairperson to sign the Subdivision Improvements Agreement and plat.

CONDITIONS

- 1. Prior to recording the plat, Park fees of \$11,970.00 shall be paid.
- 2. The Subdivision Improvements Agreement, including the Estimate of Guaranteed Funds as approved by the El Paso County Department of Transportation shall be filed at the time of the recording of the Final Plat.
- 3. Collateral sufficient to ensure that the public improvements as listed in the approved Estimate of Guaranteed Funds shall be provided when the Final Plat is recorded.
- 4. The developer shall amend the Subdivision's Covenants to prohibit property owners from landscaping within six (6) feet of the curb in such a manner that pedestrian use would be impeded. Trees, shrubs and fences shall be prohibited. This is not intended to prohibit the use of gravel, stepping stones or other types of landscaping which are conducive to pedestrian use and is not intended to prohibit the installation of sidewalks, should the adjacent property owners wish to install them. The developer shall notify all current property owners of the amendment of the Covenants.
- 5. Prior to recording, all Deed of Trust holders shall ratify the plat.

PLANNING DEPARTMENT COMMENTS

- 1) This request is a Final Plat for a 48-lot subdivision. Lot sizes will range from approximately 20,000 square feet to 30,000 square feet. The property is currently zoned R (Residential) District which requires a minimum lot size of 20,000 square feet.
- 2) A request to delete the sidewalk requirement for Paint Brush Hills No. 4 and No. 5 was approved by the Board of County Commissioners subject to the following condition:

"The developer shall amend the Subdivision's Covenants to prohibit property owners from landscaping within six (6) feet of the curb in such a manner that pedestrian use would be impeded. Trees, shrubs and fences shall be prohibited. This is not intended to prohibit the use of gravel, stepping stones or other types of landscaping which are conducive to pedestrian use and is not intended to prohibit the installation of sidewalks, should the adjacent property owners wish to install them. The developer shall notify all current property owners of the amendment to the Covenants."

Paint Brush Hills No. 4 and No. 5 are adjacent to Paint Brush Hills No. 6 and would be considered as part of the same neighborhood. Granting the waiver with the above-mentioned condition will provide consistent development standards throughout the area.

- 3) School fees are not required as land was previously dedicated.
 - a. Available credit for residential subdivisions in Paint Brush Hills development 35.43 acres
 - b. Land dedication requirement for Paint Brush Hills Filing No. 6 48 lots x 943 square feet per lot 1.03 acres
 - c. Remaining available credit for subsequent residential subdivisions in Paint Brush Hills 34.40 acres
- 4) The Final Plat is consistent with the Preliminary Plan, therefore staff supports this request.

PLANNING DEPARTMENT RECOMMENDATION: The Planning Department concurs with the Planning Commission and recommends approval of the Final Plat and waiver of the requirement to install sidewalks, with the following conditions and notations, noting modifications previously discussed, and further noting approval includes authorization for the Chairman to sign the Subdivision Improvements Agreement:

SHOULD BE GIVEN TO INCREASING THE SIZE OF DEFENSIVE
POWDS THEREBY REDUCING THE NUMBER OF POWDS. IN ADDITION
RETENTION SHOULD BE CONSIDERED ~~TO ATTRACT WATERFOWL~~
WHICH WOULD

FIRE PROTECTION will be provided by the Falcon Fire Protection District.
The District is currently reviewing the water system for compliance
with its regulations. The District requires compliance with the 1985
Uniform Fire Code.

THE EL PASO COUNTY PARKS BOARD recommends the following:

- 1) Payment of fees in the amount of \$23,262.25 noting a fee credit of \$5,437.75 has been recommended for the open space/trail system.
- 2) Note added to the Plat indicating that the open space/trail system is for public use to be owned, operated and maintained by the Paint Brush Hills Metropolitan District. The revised Final Plat reflects this comment.
- 3) Deletion from the dedication statement the statement referencing maintenance of open space areas by El Paso County. This statement has been deleted from the revised Final Plat.

THE FALCON SCHOOL DISTRICT #49 recommended that the developer land dedication requirement resulting from this Plat (3.55 acres) be subtracted from their existing credit resulting from the dedication of the 41.3 acre Falcon High School site.

Staff notes that the 41.3 acres of dedication created a credit of 39.65 acres based on the platting of Latigo County Estates in 1976 and 1978.

EMERGENCY 911 AND REGIONAL BUILDING noted that the street name, Bridgton Court has been changed.

THE LAND USE DEPARTMENT offers the following comments:

- 1) This Final Plat is the initial plat within the Paint Brush Development that will be provided central water and sewer services. The developer is in the process of obtaining the necessary approvals for the construction of a wastewater treatment plant which will serve this project and other future developments in the area. The Metropolitan District that has been established is responsible for the construction, operation and maintenance of the treatment facility. At present, the District has had an election to authorize the sale of bonds for construction of the plant, however, the sale of the bonds has not taken place. El Paso County's guarantee however, for the construction of the treatment facility is the separate restriction agreement which will be recorded.

X/aw Dist 49 675X/100
 -553 Then C) 943X
 used

May 15, 2013

School credit overview for Paint Brush Hills Filing 13

We have only developed filings 8-12. The school credit amount of 30.82 acres was determined by the planning department prior to Filing 9, resulting in the current balance of 24.11 acres after Filing 12.

As a check of the school acreage credit the following calculations are used.

Total number of lots in Filings 4-12 (100% of the lots in Falcon Hills) = 722.

Total number of acres from the high school dedication (now Falcon Middle School) was 40 acres.

Using 722 x 943 square feet equals 680,846 s.f.

Dividing this number by 43,560 equals 15.63 acres of credits used.

Or 40 acres - 15.63 acres = 24.37 acres compared to the 24.11 acres calculated by planning.

Assuming 24.11 acres is the remaining credit then the Filing 13 plat with 553 single family lots is calculated as follows:

553 x 943 s.f. = 521,479 s.f divided by 43,560 = 11.97 acres.

This results in a balance of 12.13 acres **after** Filing 13. This credit amount is before any future dedication of the elementary school tract within the filing 13 plat.

at
 time
 of
 Agreement
 w/
 SKP
 SP
 SF's

Acreage Dedicated

Harold Fong
 Six99 Properties LLC

Sciencifrew Fil. → 89

Fil 13 - 553		
Fil 12 - 51		
Fil 11 - 81	Fil 7 - 57	(33.17 acres)
Fil 10 - 90	Fil 6 - 48	(34.40)
Fil 9 - 88	Fil 5 - 31	
Fil 8 - 109	Fil 4 - 64	(39.65 acres)
(30.82 acres credit)		