

MERIDIAN RANCH: ESTATES AT ROLLING HILLS RANCH NO. 2 AMENDMENT

PUD DEVELOPMENT, PRELIMINARY PLAN AMENDMENT

LETTER OF INTENT

NOVEMBER 2021

PROPERTY OWNER:

Meridian Ranch Investments Inc.
PO BOX 80036,
San Diego, CA 92138

DEVELOPER:

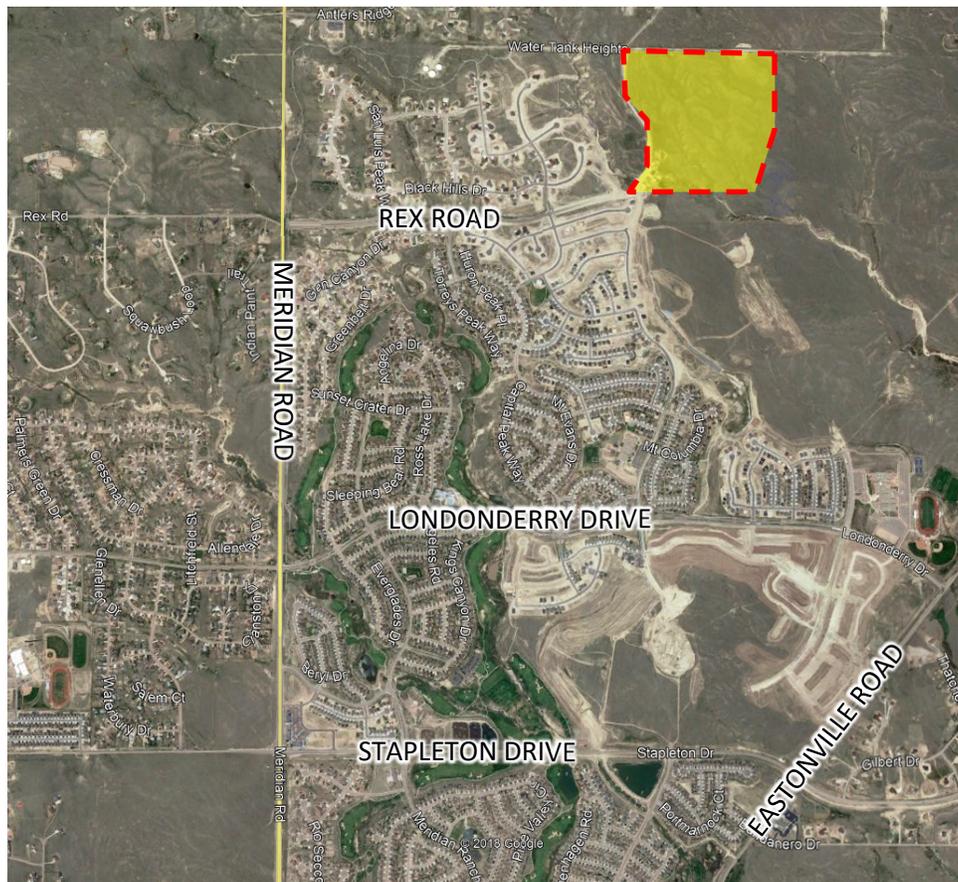
GTL Development, Inc.
3575 Kenyon Street,
San Diego, CA 92110

CONSULTANT:

N.E.S. Inc.
619 North Cascade Avenue,
Colorado Springs, CO 80903

LOCATION

The Estates at Rolling Hills Ranch No. 2 is located northeast of the intersection of Rex Road and Sunrise Ridge Drive, Peyton, Colorado. The site comprises of approximately 117 acres and is zoned PUD. To the west is the Estates at Rolling Hills Ranch No.1 residential development and to the south, Rolling Hills Ranch of Meridian Ranch.



REQUEST

GTL Inc. is requesting approval of the following applications:

1. A PUD Development/Preliminary Plan Amendment for the Estates at Rolling Hills Ranch No.2, consisting of 98 single-family dwelling lots, landscaping, open space, and trails on approximately 117 acres to address a boundary line adjustment and addition of a 0.06ac Tract along the eastern property boundary.

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 March 14, 2018. This shows the land use designation of the area now comprising the Estates at Rolling Hills Ranch No. 2 as MR-R2 (2 du/ac).

The PUD Development/Preliminary Plan for Estates at Rolling Hills Ranch No.2 was approved in June of 2021, comprises 98 lots on approximately 117 acres, which represents a density of 0.84 dwellings per acre. The net density, excluding the tracts and right-of-way is 1.53 dwellings per acre. The PUD Development/ Preliminary Plan amendment is, therefore, in accordance with the approved Sketch Plan as previously approved.

b. County Policy Plan, Water Master 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.

This application seeks to only address a minor Plat boundary line adjustments and is in keeping with recent approvals and code requirements. The proposed residential subdivision was shown to satisfy the policies of the County Policy Plan and County Water Master Plan both in compatibility of use, open space, drainage, traffic, utilities and overall sufficiency. No changes to the overall PUD Approvals or Zoning are being requested at this time.