

## CARRIAGE MEADOWS SOUTH FILING NO. 2

### JUSTIFICATION FOR PUD MODIFICATIONS: PUBLIC ROAD ACCESS & PRIVATE ROADS

#### ADD BLANKET EASEMENT PUD MOD

Chapter 4.2.6.F.2.g of the Land Development Code (LDC) allows for a PUD modification of a general development standard in the LDC or criteria of the Engineering Criteria Manual (ECM), provided at least one of the benefits identified in Chapter 4.2.6.F.2.h are met.

#### Nature of Request:

Section of LDC/ECM from which modification is sought:

LDC Chapter 8.4.4.C

Specific Criteria from which modification is sought:

Divisions of land lots, and tracts, shall be serviced by public roads.

Proposed nature and extent of modification:

Primary access into the development filing is from the extension of existing Rubicon Drive and Firesteel Drive as public roads. Access to individual lots is via private roads connecting to the internal public streets. Private streets will be owned and maintained by the Lorson Ranch Metropolitan District No. 1

Per Section 8.4.4.E.3, "Private Road Allowances" use of private roads is generally limited except in situations where they are not likely to be needed for the convenience and safety of the general public. Planned private roads are only intended to provide access to rear loaded garages and to provide emergency access to the same.

Modified cross sections for the private roads have been included within the PUD. Cross sections do not include sidewalks which are provided within private common element and open space tracts surrounding and adjacent to townhome unit buildings. Rubicon Trail (Private extension of Rubicon Drive) serving the single-family lots will be built to County pavement standards and use County curb sections as well and will be posted as private roads with street signage. Remaining private roads (Tolt Trail, Paluxy Trail, and Chaqrin Trail) are planned within a modified cross section which does not utilize curb and gutter but an inverted crown for stormwater conveyance. The Security Fire Protection District has reviewed the development plans with the private road cross sections and do not object to their use nor have identified any negative impacts to their service and/or access needs.

#### LDC Chapter 4.2.6.F.2.h: Modification of Existing LDC or ECM Standard.

For approval of a modification of a general development standard in the LDC or criteria or standard of the ECM, the BOCC shall find that the proposal provides for **at least one** of the following benefits:

- Preservation of natural features;  
N/A.
- Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;  
Unique nature of this community allow for homes to face open space areas and /or adjacent public streets. Creating and aesthetically pleasing appearance form the adjacent community and adjacent roadway users as well as proposed open space areas.
- Provision of a more efficient pedestrian system;  
The proposed sidewalk network promotes community interaction as users will share a sidewalk in most areas that connects to open space areas. The layout also separates pedestrian and driveway access at a percentage much higher than normal communities.
- Provision of additional open space;  
N/A.
- Provision of other public amenities not otherwise required by the Code; or  
N/A.
- The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development guide.  
The proposed PUD Plan reflects a variation on product type, community design and pedestrian circulation that is unique to El Paso County, the lots width is dictated by a notable vertical home design targeted to a generation of home buyer desiring a more contemporary feel while also being attainable.

# PUD Modification Req V\_4 Redline.pdf Markup Summary

---

2/4/2020 12:48:03 PM (1)

---



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 2/4/2020 12:48:03 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

ADD BLANKET EASEMENT PUD MOD