

Mesa Ridge ODP Major Amendment No. 5
Letter of Intent
December 3, 2021

LAND USE PROPOSAL

This development request is for review and approval of a major amendment to the Mesa Ridge ODP for a revision to some of the residential and commercial land uses. The overall acreage of 532 acres has not changed. Some of the interior collector street alignments have been relocated to better serve the future development, but the exterior primary access points to adjacent roadways and developments have not changed. The overall density for residential units has increased by 271 units for a total of 2,385 total units which will be the new cap on residential units in the ODP. The acreage for residential land has also increased by 22 acres thus increasing the total residential units in the plan. A detailed description listing all of the changes to the land uses and a chart showing a side-by-side comparison of the changes is also attached to letter of intent.

SITE LOCATION

The parcel of land is generally located southeast of Sneffels Drive and Mesa Ridge Parkway and is bordered on the north by Mesa Ridge Parkway, on the east by Marksheffel Road, on the south by C&S Road and on the west by the Cross Creek Park.

NATURAL FEATURES

The property to be developed is a parcel of land generally exhibiting slopes ranging in steepness from 2% to 8%. Steeper slopes occur along the northcentral area of the ODP along the future Powers Blvd corridor. The property is vegetated entirely with native grasses and scrub elm species along the drainages. The property's natural drainage is to the southeast. An updated master drainage report accompanies this amendment. Stormwater drainage will be provided in several full spectrum detention facilities. Portions of the property located along Marksheffel Road are located currently in a 100yr floodplain until such time as channel and pond developments are constructed minimizing the floodplain area in this location.

VEHICULAR CIRCULATION

This project will be served by the existing extension of Cross Creek Ave on the west boundary. The site will have three access points along the northern boundary along Mesa Ridge Parkway at Wayfarer Drive, Autumn Glen Avenue, and Spring Glen Drive. Vehicular access along Marksheffel Road and C&S Road will be at Bonnie Cap Lane, Link Road, and a yet to be named street access nearer the western edge of the property.

PARKS AND OPEN SPACE

Parks and open space acreage has been increased from 19.4 acres to 74 acres. A portion of this increase is due to the future Powers Blvd corridor being used as open space until such time as the Colorado Dept of Transportation chooses to fund this improvement.

MAJOR UTILITIES

The subdivision will be served by water from Widefield Water and Sanitation District. Sanitary Sewer will be provided by the City of Fountain. Electric will be provided by the City of Fountain. Gas service will be provided by Black Hills Energy. A Utility Report with general utility locations is also provided with this submittal.

PHASING

Phasing for development will begin in the west portion of the ODP and continue both south and east. A phasing map is being provided within the submittal packet.

LAND USE CHANGES PROPOSED

A side-by-side comparison chart is shown on the next page for reference to the following summary of changes.

For the most part the changes to the ODP were to consolidate the number of residential use types into fewer categories with slight decreases of commercial property and realignments of interior collector corridors.

- The Multi-family residential land uses have been increased from 28.3 acres to 50.9 acres.
- The Duplex/Attached Category has been removed and those acres absorbed into other residential land uses.
- The single family residential property at a density range of 4-8 du/ac has been increased from 47.2 acres to 110.3 acres.
- The single family residential property at a density range of 4-6 du/ac has been reduced from 131.3 acres to 34.0 acres since those acres already overlap with the 4-8 du/ac land use area. Those residential acres are not lost but consolidated into other residential acreage.
- The single family residential property at a density of 3-5 du/ac has been increased from 103.2 acres to 196.2 acres.
- The residential land use at a density of 2-3 du/ac has been eliminated since it can be achieved in other residential categories.
- The residential land use of 1.0 acre and a density of 1 du/ac was a parcel of land owned by a separate individual who has since sold the property to this developer and that 1 acre parcel is being absorbed into the adjacent multi-family land use.
- Commercial acreage has been reduced from 35 acres to 20 acres and has been relocated from a very steep site with limited access south of the intersection of Powers Blvd and Mesa Ridge Parkway to a much more developable parcel with direct access to Mesa Ridge Parkway at the intersection with Marksheffel Road.
- Park/Open Space acreage has been increased from 19.4 acres to 74.0 acres. A portion of this increase is due to the future Powers Blvd corridor being used as an open space corridor until such time as the road is funded for construction by CDOT.
- Overall Roadway R.O.W acreage remains basically the same.
- The previous school site shown in the eastern portion of the ODP will remain in the same location.

SUMMARY

The project is zoned PUD and there were no changes to the setbacks, building heights criteria. Only land use area shifts are proposed. The ODP is still in conformance with the originally approved PUD.

Mesa Ridge ODP Amendment Comparison

Mesa Ridge ODP Amendment NO. 4 (As Approved)

Mesa Ridge ODP Amendment NO. 5 (As Proposed)

LAND USE CHART

| | ACRES | UNITS / AC RANGE | ESTIMATED UNITS | % OF TOTAL ACRES |
|--------------------------------|--------------|------------------|-----------------|------------------|
| MULTIFAMILY | | | | |
| E | 17.2 | 12-20 | 275 | 3.2% |
| T | 11.1 | 10.8 | 120 | 2.1% |
| SUBTOTAL | 28.3 | | 395 | 5.3% |
| DUPLEX / ATTACHED | | | | |
| K | 15.0 | 8-12 | 150 | 2.8% |
| R | 27.8 | 8-12 | 235 | 5.2% |
| SUBTOTAL | 42.8 | | 385 | 8.0% |
| SINGLE FAMILY | | | | |
| A | 32.2 | 4-8 | 139 | 6.1% |
| F | 15.0 | 4-8 | 90 | 2.8% |
| SUBTOTAL | 47.2 | | 229 | 8.9% |
| SINGLE FAMILY | | | | |
| B | 26.8 | 4-6 | 127 | 5.0% |
| G | 27.5 | 4-6 | 138 | 5.2% |
| H | 14.5 | 4-6 | 73 | 2.7% |
| M | 10.1 | 4-6 | 51 | 1.9% |
| O | 10.5 | 4-6 | 53 | 2.0% |
| Q | 25.4 | 4-6 | 127 | 4.8% |
| S | 16.5 | 4-6 | 83 | 3.1% |
| SUBTOTAL | 131.3 | | 652 | 24.7% |
| SINGLE FAMILY | | | | |
| D | 20.3 | 3-5 | 81 | 3.8% |
| I | 23.5 | 3-5 | 94 | 4.4% |
| J | 35.4 | 3-5 | 142 | 6.7% |
| N | 24.0 | 3-5 | 96 | 4.5% |
| SUBTOTAL | 103.2 | | 413 | 19.4% |
| SINGLE FAMILY | | | | |
| P | 15.5 | 2-3 | 39 | 2.9% |
| SUBTOTAL | 15.5 | | 39 | 2.9% |
| SINGLE FAMILY | | | | |
| U | 1.0 | 1 | 1 | 0.2% |
| SUBTOTAL | 1.0 | | 1 | 0.2% |
| RESIDENTIAL SUBTOTAL | 369.3 | | 2114 | 69.4% |
| COMMERCIAL | | | | |
| C | 35.9 | | | 6.7% |
| COMMERCIAL SUBTOTAL | 35.9 | | | 6.7% |
| PUBLIC USE | | | | |
| PARKS / OPEN SPACE / DETENTION | 19.4 | | | 3.7% |
| SCHOOL | 30.0 | | | 5.6% |
| ROAD ROW | 38.1 | | | 7.2% |
| POWERS ROW & BUFFER | 39.6 | | | 7.4% |
| PUBLIC USE SUBTOTAL | 127.1 | | | 23.9% |
| TOTAL | 532.3 | | | 100.0% |

LAND USE CHART

| | ACRES | UNITS / AC RANGE | ESTIMATED UNITS | % OF TOTAL ACRES |
|--------------------------------|--------------|------------------|-----------------|------------------|
| MULTIFAMILY | | | | |
| I | 14.5 | 12-20 | 232 | 2.7% |
| M | 25.3 | 12-20 | 481 | 4.8% |
| O | 11.1 | 10.8 | 120 | 2.1% |
| SUBTOTAL | 50.9 | | 833 | 9.6% |
| SINGLE FAMILY 4-8 DU/Ac | | | | |
| A | 32.5 | 4-8 | 131 | 6.1% |
| C | 32.2 | 4-8 | 193 | 6.0% |
| H | 15.6 | 4-8 | 94 | 2.9% |
| L | 30.0 | 4-8 | 180 | 5.6% |
| SUBTOTAL | 110.3 | | 598 | 20.7% |
| SINGLE FAMILY 4-6 DU/Ac | | | | |
| B | 34.0 | 4-6 | 170 | 6.4% |
| SUBTOTAL | 34.0 | | 170 | 6.4% |
| SINGLE FAMILY 3-5 DU/Ac | | | | |
| D | 40.6 | 3-5 | 162 | 7.6% |
| E | 26.2 | 3-5 | 105 | 4.9% |
| J | 64.1 | 3-5 | 256 | 12.0% |
| K | 65.3 | 3-5 | 261 | 12.3% |
| SUBTOTAL | 196.2 | | 784 | 36.9% |
| RESIDENTIAL SUBTOTAL | 391.4 | | 2,385 | 73.5% |
| COMMERCIAL | | | | |
| G | 20.0 | | | 3.8% |
| COMMERCIAL SUBTOTAL | 20.0 | | | 3.8% |
| PUBLIC USE | | | | |
| PARKS / OPEN SPACE / DETENTION | 74.0 | | | 13.9% |
| SCHOOL (F) | 10.0 | | | 1.9% |
| PUBLIC SAFETY FACILITY (O) | 1.0 | | | 0.2% |
| ROAD ROW | 35.9 | | | 6.7% |
| PUBLIC USE SUBTOTAL | 120.9 | | | 22.7% |
| TOTAL | 532.3 | | 2,385 | 100.0% |