

**GRANDVIEW  
RESERVE  
Phase 2**

**Preliminary  
Plan/PUD**

**Letter of Intent**

**December 14, 2023**

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# Introduction

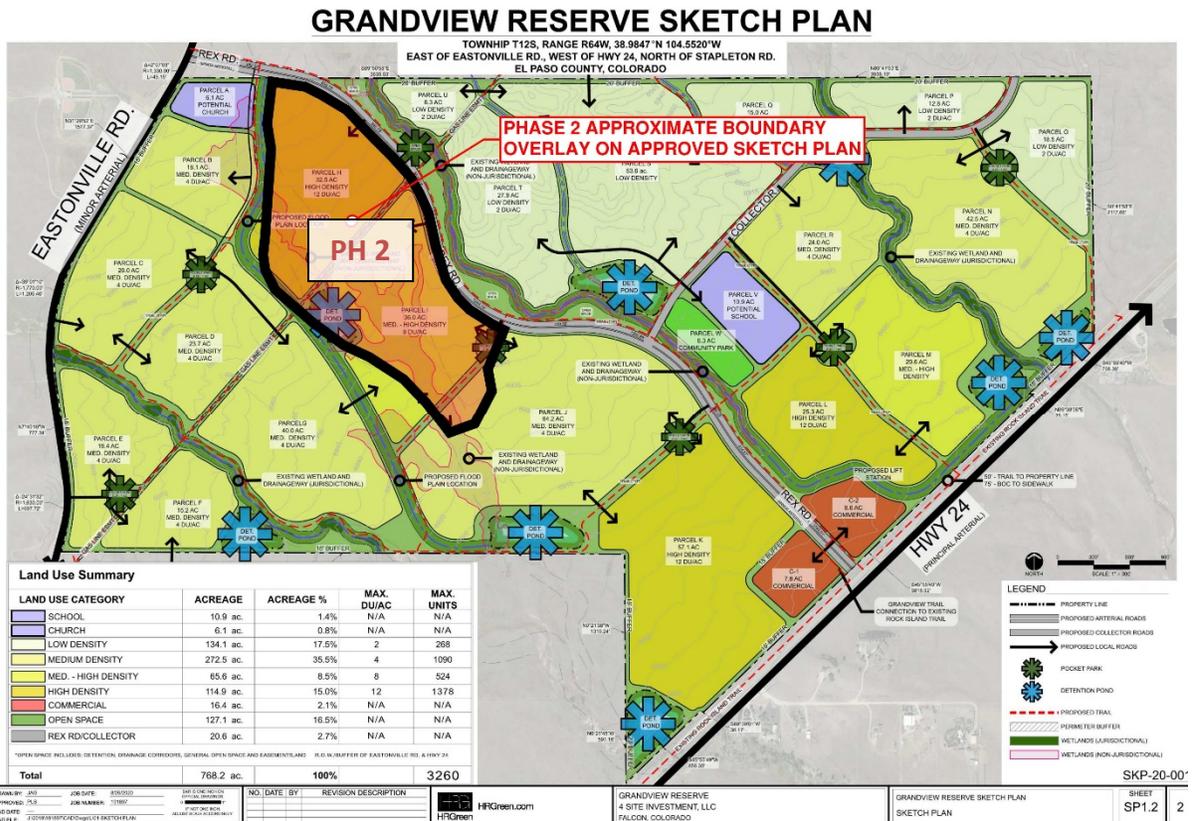
HR Green Development, LLC, on behalf of the applicant, requests approval of this Preliminary Plan/PUD for Phase 2. This PUD/Preliminary Plan submittal consists of a total of 68.72 acres (16.15 Townhome Area, 13.98 acres Duplex Area acres. The Preliminary Plan/PUD proposes residential uses including townhomes, and duplex units in addition to parks and open space connected by a trail/walkway network. Once approved this PUD will serve as the official zoning for project area.

This submittal requests approval of the following applications:

1. A site-specific PUD/Preliminary Plan for the 224 townhomes, 194 duplex units (97 buildings) with residential at a gross density of 6.08 dwelling units per acre.
2. Early Grading operations request (grading only, no utilities)

# Sketch Plan Approval and Zoning

The overall property has previously obtained Sketch Plan approval. With this Preliminary Plan/PUD the existing zoning of RR-2.5 will be changed to PUD zoning. This proposed Preliminary Plan/PUD aligns with the approved Sketch Plan as the land use type, location and densities. The approved Sketch Plan for this area is shown as High Density (Parcel H – up to 12 du/ac allowable) and Medium-High density (Parcel I – up to 8 du/ac allowable). This application is under the allowable densities which may be transferred to other parcels in the future. This application aligns with the approved Sketch Plan for the subject site.



## Proposed Land Use and PUD Zoning

For this area of Grandview Reserve the applicant is proposing PUD zoning. Per El Paso County Code the purpose of a PUD zone is to have a “*versatile zoning mechanism to encourage innovative and creative design and to facilitate a mix of uses including residential, business, commercial, and industrial, recreation, open space, and other selected secondary uses*”. This submittal requests PUD zoning to allow for a versatile zoning mechanism encouraging a creative master plan that aligns with the following objectives of the County’s Code.

- *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 proposed development pattern and proposed residential uses are meeting a need in this region of El Paso County for more affordable housing choices.**

- *To improve the design, character and quality of new development with flexibility by varying lot size, building heights, setback controls and other site development requirements;*

**This project improves the quality of new development by providing various lot sizes, setbacks and other site development requirements per the PUD submittal.**

- *To encourage innovations in residential development so 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;*

**This is a well-designed master plan for the entirety of the Grandview Reserve project with a variety of land uses. This application for Phase 2 meets the intent of the approved Sketch Plan that demonstrates the mix of uses and significant open space that is efficient and connected throughout the community and within the project area for this submittal. Townhome and duplex product allow a lower priced home for future residents.**

- *To encourage more efficient use of land services reflecting changes in the technologies and economies of land development;*

**The proposed application is efficiently designed and meets a growing need for these types of residential uses.**

- *To provide housing of all types and designs to be located in proximity to employment and activity centers such as shopping, recreational, and community centers, healthcare facilities, and public transit;*

**Two housing types are provided in this application and multiple housing types are planned for the future phases of Grandview Reserve. In the future, not a part of this submittal, commercial uses (shopping, etc.) will be constructed on the east side of Grandview Reserve providing close proximity to these services. Residents of this area will be able to easily access the above listed area by vehicle or future trails/walks.**

- *To achieve development economies to minimize impacts on existing infrastructure and to encourage the most efficient use of public infrastructure while limiting the costs of providing services and to reduce the burden on existing streets and utilities by more efficient development;*

**The area of this application has been designed to provide efficient public infrastructure layouts internal to the overall Grandview site and this submittal area specifically.**

- *To promote layout, design and construction of development that is sensitive to the natural land form and environmental conditions of the immediate and surrounding area, including scenic vistas, natural features and environmental resources;*

**Not many natural features exist on the property, however a floodplain area does occur in part of the subject site which is being channelized (named Channel B). This will provide control of the drainageway and provide a key trail linkage along the corridor that connects to the overall trail system for Grandview Reserve.**

- *To ensure that provision is made for beneficial open space, to provide for active, usable open spaces, and to preserve open areas;*

**Significant open space and amenities are provided within Phase 2 and ultimately for the entire project. Trails and open space are interconnected through this first filing which provide connections to the Amenity Center, Falcon Regional Park and future parks and open space for Grandview Reserve.**

- *To encourage integrated planning systems to achieve the objectives of and to otherwise implement the stated purpose and intent of this Code and the Master Plan;*

**As provided in this document this proposed project achieves many of the objectives, purpose and intent of the Code and newly approved El Paso County Master Plan.**

- *To create an integrated and fixed set of land use controls which allow multiple and mixed uses in one coordinated development; and*

**Phase 2 provides two types of residential land uses, as well as parks and open space. Future phases of Grandview Reserve will provide additional mix of uses such as a school, attached residential, low and medium density residential and commercial adjacent to Highway 24.**

- *To establish a basis for vested property rights for multi-year projects.*

**The overall Grandview Reserve project is a master planned community that will take many years to develop. This project provides a well-planned area of the County with vested property rights that will allow the project to be planned carefully and well implemented ensuring a long term successful community.**

This project meets many of the objectives outlined above and therefore requests PUD zoning including residential densities as follows:

- High Density (Parcel H – up to 12 du/ac allowable)
- Medium-High density (Parcel I – up to 8 du/ac allowable).

The proposed land use breakdown is as shown on the cover sheet of the submittal plans and aligns with the approved Sketch Plan for this property.

## **Traffic and Access**

For detailed information, please see the Master Traffic Impact Analysis prepared by LSC Transportation Consultants, Inc. Primary access to Phase 2 will be via Rex Road and the main entrance drive west of the townhome parcel. The PUD/Preliminary Plan identifies the proposed alignment for the new Rex Road from Eastonville Road to access points for this Phase 2 area. See the Traffic Study provided by LSC for more detailed information.

## Utilities

Conveyance System Description: The Grandview Reserve Phase 2 wastewater will be conveyed to the Woodmen Hills Metropolitan District (WHMD) Water Reclamation Facility (WRF) through a proposed lift station and force main. The lift station is proposed to be located at Judge Orr and Curtis Road. The lift station and force main system will be designed and constructed by Grandview Reserve Metropolitan District (GRMD). Upon completion of the lift station, ownership will be transferred to WHMD who will own and operate the system.

It is currently planned that the Water infrastructure will be installed and owned by Grandview Reserve Metro District (GRMD). The system will consist of a series of approximately six to eight aquifer wells that will collect and deliver raw water to the on-site Water Treatment Plant operated by GRMD. The water will be treated and stored within a water tank that will deliver potable water to the distribution system, installed by GRMD. The system will be designed to deliver potable domestic water and fire flows. The water system will initially be exclusive to the development, but per the El Paso County Water Plan guidance, future connections will be explored to create local redundancy in the event of a shutdown or catastrophic event to a neighboring system.

The Storm Sewer network will be located within each subbasin, providing collection to each drainage facility where water quality and flood attenuation treatment will occur prior to discharge to the drainage channels

### Summary of utility providers:

- Black Hills Energy will provide natural gas service
- MVEA Inc. will supply electric service
- GRMD will be the water supplier
- WHMD will serve this development for wastewater treatment

## Drainage

As part of the Master Development Drainage Plan, two main existing drainageways will be modeled and stabilized to support the development. A supplementary preliminary drainage report is provided for Phase 2, which includes full spectrum detention needs for the property. The Drainage A corridor is fairly well defined and intended to incur minor modification in order to preserve its natural state. Fragmented Drainage B is proposed to be realigned as a naturalized stream in order to be incorporated in the open space areas and trail system to enhance the community features and enhance the amenities of the development.

## Grandview Reserve Metropolitan Districts

Grandview Reserve Metropolitan District has been formed to provide bonding to fund construction of the roads, utility infrastructure, waterways/wetlands, parks and trails for Phase 2. For the ongoing maintenance of those facilities that are not dedicated to the County, a Sub-District will be formed to provide on-going services for those facilities/areas. Grandview Reserve Metropolitan Districts will provide water and Woodmen Hills Sanitary District to provide sanitary services (sewer). Refer to the water resource and wastewater report for the will serve letters from the Districts.

## Potential Impacts

The following narrative addresses potential impacts to the site or surrounding area or lack of impact.

### Water Pollution

Grandview Reserve Phase 2 proposes residential uses, open space and trails, which will include water capture and detention facilities, water quality treatment (that meets the ECM). As designed the intent is to avoid water pollution as the stormwater facilities should adequately address urban runoff into drainageways and ultimately water resources. These facilities will be designed to comply with local, state and federal guidelines.

### Air Quality

Air quality should not be impacted negatively. The proposed extension of Rex Road will provide a more convenient and shorter travel time to employment for future residents of Grandview Reserve, as well as for residents of existing surrounding neighborhoods once Rex Road ultimately connects to Highway 24. Phase 2 constructs the first leg of this important east-west transportation route for the County. This should reduce congestion on existing roads and will lessen air pollution for the area. Additionally, this community has plentiful parks, trails, and open space that should help reduce air pollution by providing opportunities for pedestrian or bike travel versus vehicular travel to these features.

### Noise Pollution

The residential uses located adjacent to Rex Road have been placed with a landscape buffer between the right of way and the units to minimize noise pollution. Residential uses as proposed do not provide significant noise pollution to the surrounding area.

### Vegetation

Please refer to the Natural Features and Wetland Report by Ecosystems Services, LLC for detailed information. The majority of the site is vegetated by native prairie grass. There are no federally threatened or endangered plant species on the property.

Given that the project will preserve some of the on-site drainages and adjacent open space buffer area, there is good potential to improve native vegetation by:

1. Creating a habitat restoration and management plan for the drainages and Open Space areas that will be taken over and implemented by the Metropolitan District following construction;
2. Increasing native vegetation in the disturbed shortgrass prairie areas by seeding with native species;
3. Including requirements in the Codes, Covenants and Restrictions (CCRs) to preserve native vegetation and minimize non-native landscaping and irrigation;
4. Implementing a stormwater management plan and preparing channel stabilization plan for some of the drainages; and
5. Implementing an integrated noxious weed management plan.

### Wildfire

The Site is comprised entirely of herbaceous prairie and wetland vegetation designated as “Low Hazard – Non Forested” and has no forested (high hazard) areas. Therefore, it is not subject to the wildland areas requirements and does not require the preparation of a Wildland Fire and Hazard Mitigation Plan.

**Wildlife**

Species that occur in wetland and riparian habitat are expected to benefit from the habitat restoration and management plan for the drainages and Open Space. Implementation of the stormwater management plan will assist in protecting water quality in the drainages to ameliorate development impacts on aquatic wildlife species. Many shortgrass prairie specialist species avoid areas with buildings, overhead power lines, and trees; thus, the project is expected to have the most significant negative impact on these species; however, effects may be ameliorated by improving native vegetation in the disturbed shortgrass prairie areas (refer to Vegetation section above). Additional measures to reduce impacts to wildlife include:

1. Limiting the use of herbicides, pesticides, and fertilizers;
2. Minimizing the installation of fencing; and when fencing is needed, use wildlife friendly fences or include specific wildlife crossings along fence lines.
3. Designing road crossing over the drainages to enable wildlife underpass and allow use of the drainages as movement corridors to reduce collisions with vehicles.
4. Managing pets to avoid conflicts with wildlife.

**Floodplains:**

The property contains portions of floodplain as shown in the FEMA Flood Insurance Rate Maps 08041C0556G and 08041C0552G effective December 7, 2018.

**Soil Hazards and Geologic Information:**

The Soils and Geology Report prepared by Entech identifies geologic conditions that occur on the property. The site was found to be suitable for development with appropriate mitigation and avoidance. Due to the known high groundwater conditions there will be no basement foundations proposed within the Phase 2 project limits.

**Pre-existing watercourses or bodies of water:**

The existing drainage corridors for Drainage B (Geick Ranch Tributary 2) along the south edge of this Phase 2 are not well defined. Therefore, this corridor is being channelized to control flooding in the area. A CLOMR is in process to define the boundary of the floodplain.

**Identification and location of sites of historical or archeological interest sites or of natural or scenic importance:**

There are no known sites of historical or archeological interest within the Phase 2 area. There are no known sites of natural or scenic importance on the property.

**Social Impacts**

The proposed Preliminary Plan/PUD for Phase 2 provides the opportunity for a range of housing product at a variety of price points with both townhomes and duplex units. This will provide housing for varying demands and lifestyle options, which will ensure that the proposed housing is both attractive to and attainable by a variety of purchasers, including first-time buyers, families, and empty-nesters. The proposed open space, parks, and trail system will create an active community that will be beneficial to the health and wellbeing of County residents, both within and outside Grandview Reserve.

**Jurisdictional Impact - Districts serving Phase 2 of Grandview Reserve**

- Grandview Reserve Metropolitan Districts (proposed).
- Mountain View Electric Association Inc. (MVEA) will provide electric service to the property.

- A Will Serve letter is provided with this application.
- Falcon Fire Protection District will provide fire protection. A Will Serve letter is provided with this application.
- Peyton School District will serve the property and a potential elementary school site is provided on the Sketch Plan.
- El Paso County Conservation District
- Upper Black Squirrel Ground Water District
- Pikes Peak Library District
- Woodman Hills Metropolitan District (sewer service)
- Grandview Reserve Metro Districts (water service)
- Black Hills Energy (Natural Gas Service)

## Phase 2 – PUD Review Criteria and Project Justification

The review criteria for approving the PUD Plan per El Paso County Code is listed below. The proposed Preliminary Plan/PUD for Phase 2 of the Grandview Reserve project meets these criteria as follows.

1. THE PROPOSED SUBDIVISION IS IN GENERAL CONFORMANCE WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE MASTER PLAN;  
**The development is consistent with the intent of the Master Plan as described previously in this narrative. This Phase 2 submittal aligns with the approved Sketch Plan which ultimately aligns with the County’s Master Plan.**
2. THE SUBDIVISION IS CONSISTENT WITH THE PURPOSES OF THIS CODE;  
**This project is consistent with the purposes of the County Code. The stated purpose of the Code is to preserve and improve the public health, safety, and general welfare of the citizens and businesses of El Paso County. This proposed Phase 2 aligns with many aspects of the current code and proposed PUD standards as part of this submittal are not detrimental to the public health, safety and welfare of the citizens.**
3. THE SUBDIVISION IS IN CONFORMANCE WITH THE SUBDIVISION DESIGN STANDARDS AND ANY APPROVED SKETCH PLAN;  
**Proposed Phase 2 is in conformance with the approved Sketch Plan as described previously. Land uses and proposed densities meet the intent of the approved Sketch Plan and are under the allowable approved densities. The subdivision design standards are met except where modified by this PUD submittal.**
4. 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;  
**GRMD will supply water for the project. While progress has been made towards the three facets of water sufficiency (Quantity, Quality and Dependability), at this time the Water Resource Report does not contain adequate information for water quality or dependability. The following is a discussion of the status of each facet and what information is still needed before a full finding can be made:**
  1. **Quantity – Grandview Reserve Metropolitan District (GRMD) owns enough Arapahoe water to supply Grandview Reserve Phase 2. The Determination has been updated to allow for municipal use by GRMD. It is anticipated that the Change Application will be approved in May 2022.**
  2. **Quality – Wells are currently being drilled to determine water quality from the**

Arapahoe (A) and Laramie-Fox Hill (LFH) Aquifers. Section 8.4.7(B)(10)(e) allows for water quality from nearby wells in the same aquifer to be used in cases where the proposed wells have not yet been drilled. MSMD A-6, LFH 5-8 are currently being used for the initial design of the water treatment plant. Once GRMD has the water quality results for on-site well, they will be included in the Water Resource Report.

3. **Dependability – Per the October 18, 2021 meeting with EPC staff, the water system design submittal must be made to CDPHE prior to a finding of sufficiency. The CDPHE submittal cannot be made until water quality results from the actual well(s) are available.**

**Because there is not enough information available at this time for a water sufficiency finding to be made, the applicant requests that the water sufficiency finding be deferred to Final Plat.**

5. 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.

**Woodmen Hills Metropolitan District will serve the project and has sufficient capacity. Public sewage disposal is addressed in the submittal documents.**

6. 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)];

7. **The geologic conditions encountered at this site are relatively common to the immediate area and mitigation can be accomplished by implementing common engineering and construction practices. None of these conditions are anticipated to preclude the proposed development. Due to the known high groundwater conditions there will be no basement foundations proposed within the Phase 2 project limits. 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; Drainage improvements are addressed in the Drainage Report and specific submittal documents for Phase 2. Detention and water quality are provided on site and will meet the DCM criteria.**

8. 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 proposed location and design of the public improvements provide adequate services and mitigate any effects.**

9. 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;

**Both portions of the site have legal access via the future Rex Road and access from the west connecting to Grandview’s main entrance road.**

10. 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;

**There are minimal natural physical features on the site with the exception of the floodplain (Drainage B) which is being channelized and enhanced with native vegetation and a trail corridor.**

- 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;  
**Phase 2 has incorporated site planning techniques that foster the implantation of the County's code and plans.**
- 3) INCORPORATING PHYSICAL DESIGN FEATURES IN THE SUBDIVISION TO PROVIDE A TRANSITION BETWEEN THE SUBDIVISION AND ADJACENT LAND USES;  
**The gas line provides a buffer between the townhome parcel and the duplex parcel. Additionally, the Townhomes were placed, per the Sketch Plan, in an area that does not have large lot residential uses in the near vicinity. Also, duplex units are a good land use transition from west to east. In a future phase to the east of Phase 2 there will be small lot residential, therefore the duplex lots provide a good land use transition between the townhomes and the future small lot residential use.**
- 4) INCORPORATING IDENTIFIED ENVIRONMENTALLY SENSITIVE AREAS, INCLUDING BUT NOT LIMITED TO, WETLANDS AND WILDLIFE CORRIDORS, INTO THE DESIGN; AND  
**No jurisdictional wetlands exist in Phase 2.**
- 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;  
**Grandview Reserve Phase 2 will not negatively impact the levels of service of county services and facilities. Per the Traffic Report prepared by LSC Transportation Consultants the study demonstrates that the proposed access points will function within acceptable traffic engineering parameters. The reports relating to water supply, wastewater treatment, and drainage demonstrate that there are appropriate designs and plans in place to provide levels of service for future residents.**
11. NECESSARY SERVICES, INCLUDING POLICE AND FIRE PROTECTION, RECREATION, UTILITIES, OPEN SPACE AND TRANSPORTATION SYSTEMS, ARE OR WILL BE AVAILABLE TO SERVE THE PROPOSED SUBDIVISION;  
**Significant open space, pocket parks and trails are provided and will be available to serve the proposed project for future residents. Wastewater service are to be provided by Woodmen Hills Metropolitan District and GRMD will provide water service. Mountain View Electric Association Inc. will provide electric and Black Hills Energy will provide natural gas services respectively. The required Will Serve letters are included with the submittal.**
12. THE SUBDIVISION PROVIDES EVIDENCE TO SHOW THAT THE PROPOSED METHODS FOR FIRE PROTECTION COMPLY WITH CHAPTER 6 OF THIS CODE; AND  
**The site lies within the Falcon Fire Protection District. A will serve letter from the FPD and a Fire Protection Report are included with the submittal.**
13. THE PROPOSED SUBDIVISION MEETS OTHER APPLICABLE SECTIONS OF CHAPTER 6 AND 8 OF THIS CODE.  
**The proposed subdivision meets the applicable sections of the Code.**