

**GRANDVIEW
RESERVE
Phase 2**

**Preliminary
Plan/PUD**

Letter of Intent

January 17, 2025

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Introduction

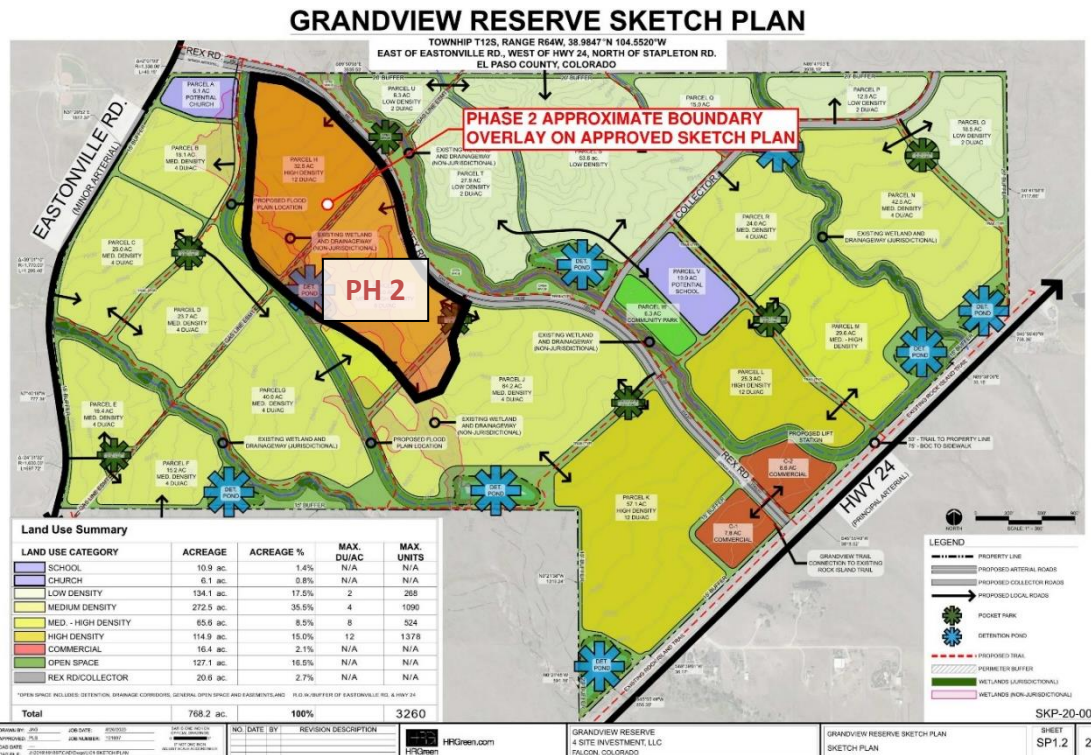
HR Green Development, LLC, on behalf of the applicant, requests approval of this Preliminary Plan/PUD for Grandview Reserve Phase 2. This PUD/Preliminary Plan submittal consists of a total of 68.62 acres (32.78 Single Family Attached Townhome Area, 35.83 acres Single Family Attached Duplex Area). The Preliminary Plan/PUD proposes residential uses including townhomes, and duplex units in addition to parks and open space connected by a trail/walkway network. Grandview Reserve Phase 2 consists of four internal developments areas (A-D). Each development area is intended to match future Final Plat boundaries after PUD approval. Once approved this PUD will serve as the official zoning for the project area.

This submittal requests approval of the following applications:

1. A site-specific PUD/Preliminary Plan for the 224 townhomes, 206 duplex units (103 buildings) with residential at a gross density of 6.27 dwelling units per acre.
2. A finding of water sufficiency with the Preliminary Plan/PUD thereby allowing for administrative Final Plat approval in the future
3. Early Grading operations request (grading only, no utilities)

Sketch Plan Approval and Zoning

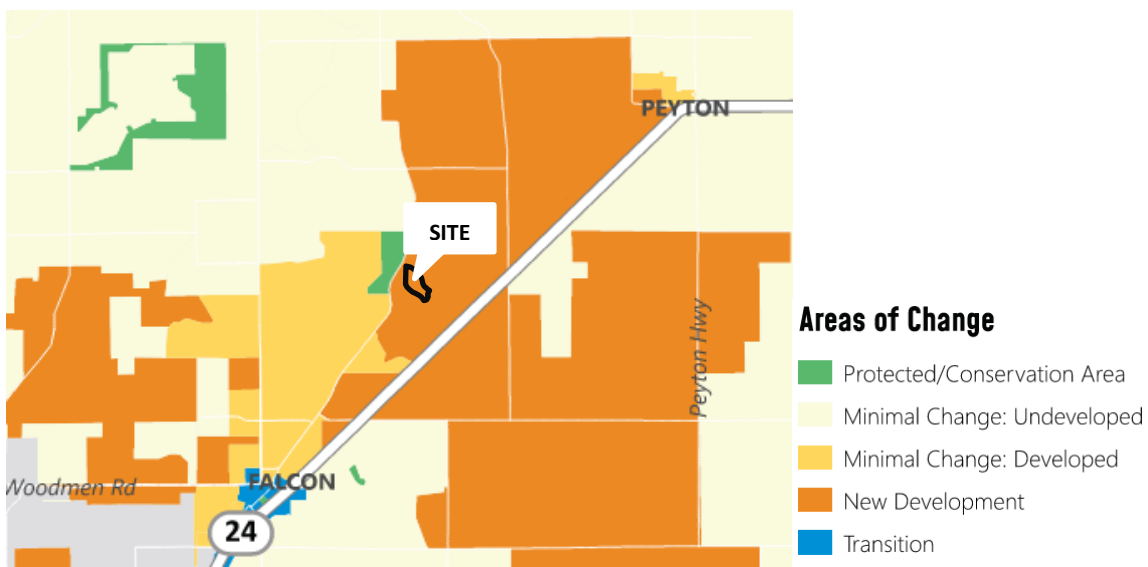
The overall property has previously obtained Sketch Plan approval. With this Preliminary Plan/PUD the existing zoning of RR-2.5 will be changed to PUD zoning. This proposed Preliminary Plan/PUD aligns with the approved Sketch Plan as the land use type, location and densities. The approved Sketch Plan 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.



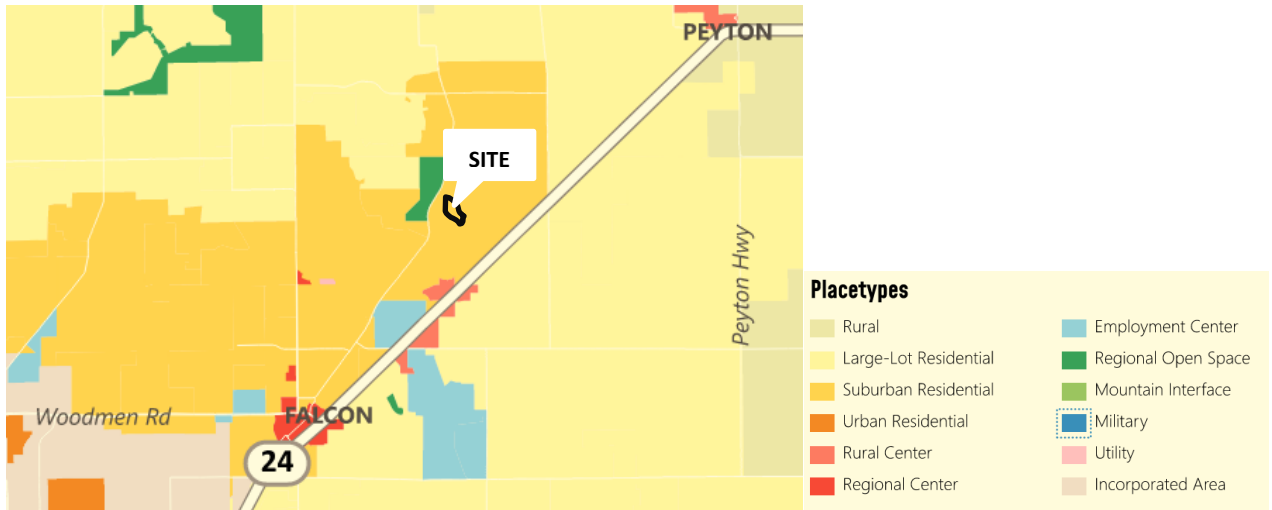
Your El Paso County Master Plan

An analysis of the compatibility with the El Paso County Master Plan for the applications associated with this area of Grandview Reserve follows.

The site is within an area identified as New Development in the Areas of Change section of the Master Plan. New Development is described as areas that will be significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural areas. Undeveloped portions of the County that are adjacent to a built-out area will be developed to match the character of that adjacent development or to a different supporting or otherwise complementary one such as an employment hub or business park adjacent to an urban neighborhood. The proposed residential development associated with this application is within the larger Grandview Reserve community and will be consistent with the surrounding residential development identified in the approved Sketch Plan.



The site is within an area identified as Suburban Residential in the Placetypes section of the Master Plan. The Suburban Residential Placetype is characterized by predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area. The proposed residential development of this area of Grandview Reserve is consistent with the supporting land use of single family attached identified in the Suburban Residential Placetype. The proposed development includes a mix of townhome and single family attached lots that add to diversity in housing options and supports the surrounding primarily single family residential. The site is also within the Highway 24 Suburban Residential Priority Development Area. The proposed development supports the Priority Development Area by matching the community's existing character and providing development that accommodates the County's expected population growth without negatively impacting adjacent areas.



The proposed development supports the following goals and objectives identified in the Your El Paso County Master Plan.

Goal LU3 - *Encourage a range of development types to support a variety of land uses.*

Goal HC1 - *Promote development of a mix of housing types in identified areas.*

Objective HC1-4: *In Suburban Residential areas, clustered development should be encouraged to increase density while also preserving open space and such development should consist of a mix of single-family detached, single-family attached, and multifamily units.*

Objective HC1-6: *Single-family attached housing such as townhomes, rowhomes, and multi-unit apartment homes should be used to create seamless transitions between low-intensity and high intensity neighborhoods as well as nonresidential uses.*

Goal HC3 - *Locate attainable housing that provides convenient access to goods, services, and employment.*

Goal HC4 - *Support aging-in-place housing options to meet residents' needs through all stages of life*
 Objective HC4-1: *Denser housing development should occur in Suburban Residential, Urban Residential, Rural Center, and Regional Center placetypes.*

El Paso County Parks Master Plan

An analysis of the compatibility with the El Paso County Parks Master Plan for the applications associated with this area of Grandview Reserve follows.

The proposed development within the context of the 2022 El Paso County Parks Master Plan shows no impacts to existing or proposed parks or trails. The proposed development sits approximately 0.15 miles east of Falcon Regional Park, the proposed Eastonville Primary Regional Trail and the existing Rock Island Regional Trail. These nearby park and trail amenities are proposed to connect into the network of trails and sidewalks within the development. The proposed development falls within an area identified as Judge Orr Road Candidate Open Space. Per discussion with County Parks Staff, the

project would not be in conflict with the Master Plan, as long as the development does not adversely affect the surrounding existing environment. The proposed development is not anticipated to adversely affect the surrounding existing environment outside the project site and is therefore not in conflict with the Parks Master Plan as it relates to proposed Open Space.

El Paso County Water Master Plan

The proposed residential development satisfies the following policies of the Water Master Plan.

Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability, and quality for existing and future development.

Goal 4.2 – Support the efficient use of water supplies.

Goal 6.0 – Require adequate water availability for proposed development.

Policy 6.0.8 – Encourage development patterns and medium density, mixed use developments in appropriate locations that propose to incorporate meaningful water conservation measures.

Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.

The project is located within Region 3, Falcon Area, containing 4 growth areas projected to be completed by 2040, three areas to be completed by 2060, and two other growth areas located on the north and south sides of Falcon Highway directly east of Falcon. As discussed in the Water Resources Report prepared by HR Green, residential properties within the development will be provided water services through the Grandview Reserve Metropolitan District (GRMD)

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.

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 (GRMD) 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, to the GRMD will 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 (subject to change).
- El Paso County Conservation District
- Upper Black Squirrel Ground Water District
- Pikes Peak Library District
- Woodmen Hills Metropolitan District (sewer service, with infrastructure installed by GRMD)
- Grandview Reserve Metro Districts (water service)
- Black Hills Energy (Natural Gas Service)

Phase 2 – Preliminary Plan 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;
Analysis of the proposed development’s compliance with the Master Plan, Parks Master Plan and Water Master Plan is discussed beginning on page 3 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.**
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)];
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.
7. 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. Water treatment will be in the form of a treatment facility utilizing gravity-sand filtration. The proposed treatment facility will be sized to serve the projected peak day demands. Fire Hydrants are proposed in compliance with fire district requirements.

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. All lots are proposed to be served by public roads.

10. THE PROPOSED SUBDIVISION HAS ESTABLISHED AN ADEQUATE LEVEL OF COMPATIBILITY BY 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.

Phase 2 – PUD Zoning 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.

THE PROPOSED PUD DISTRICT ZONING ADVANCES THE STATED PURPOSES SET FORTH IN THIS SECTION;

The below narrative demonstrates the County's code (specific to the PUD section of Code) describing the purpose of the PUD District. It is also shown below how this application generally aligns with the approval criteria and purpose of a PUD. County code is listed in italic font and the applicant narrative is shown in bold font.

Overall the proposed Phase 2 area of Grandview is very compatibility with adjacent properties, both existing and proposed. The Preliminary Plan/PUD aligns very well with the Sketch Plan with less dense proposed uses to the north adjacent to the existing ranch and rural properties. To the west is a County Park and the entire Meridian Ranch community with urban densities. This proposal aligns well with those uses and the proposed townhomes are a good transition from the institutional use (potential church) on the west and duplex to the east of the townhomes. South of the Grandview project is the proposed Waterbury development which is also an urban development with similar densities.

The following section addresses the specific County Code PUD District and how this proposal aligns well with the purposes of a PUD zoning district.

County Code Criteria - 4.2.6. PUD, Planned Unit Development District

(A)Purpose. The Planned Unit Development (PUD) district is 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 zoning district is established in accordance with C.R.S. §§ 24-67-101, et seq., to accomplish the following objectives.

- *To further the public health, safety and general welfare within El Paso County;*
- *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;*
- *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;*
- *To encourage innovations in residential, commercial, and industrial development and renewal so that 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;*
- *To encourage more efficient use of land services reflecting changes in the technologies and economies of land development;*
- *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;*
- *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;*
- *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;*
- *To ensure that provision is made for beneficial open space, to provide for active, usable open spaces, and to preserve open areas;*
- *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;*
- *To create an integrated and fixed set of land use controls which allow multiple and mixed uses in 1 coordinated development; and*
- *To establish a basis for vested property rights for multi-year projects.*

Applicant response-This submittal provides innovative and creative design through the careful planning and structure of the layout. It also includes a mix of residential uses, trails, and open space all designed into a cohesive and organized community with external buffering to Rex Road. By utilizing the PUD District, versus straight zoning, the design of this community is more creative, responds to the natural features better and includes a more robust open space and trails system.

(D) Approval Criteria For PUD Zoning. The Planning Commission and BoCC shall determine that the following criteria have been met to approve a PUD zoning district:

- *The proposed PUD District zoning advances the stated purposes set forth in this Section;*
Applicant response-Yes, this submittal of PUD zoning fulfills the purpose of the County's PUD District and produces a better overall designed community allowing various land uses with significant parks, open space and trails.
- *The application is in general conformity with the Master Plan;*
Applicant response-Yes, as described in this LOI, this application is in general conformance to

the County Master Plan.

- *The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;*

Applicant response-This application will not be significantly detrimental to the health, safety or welfare of present (i.e. surrounding neighbors) or future residents. This application is in general compliance with the requirements of this Code and applicable statutory provisions.

- *The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment; and will not have a negative impact upon the existing and future development of the surrounding area;*

Applicant response-Yes, this application and property is suitable for the intended uses that are both existing around the property and proposed on-site. Land use transitions are provided on the property edges and internally between uses. For example, the open space (gas easement) separates the townhomes from duplex units. This community is responsive to the character of the surrounding area and natural environment; and will not have significant impact upon the existing and future development of the surrounding area.

- *The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;*

Applicant response-Yes, this community master plan provides external buffers (along Rex Road) and appropriate land uses transitions.

- *The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;*

Applicant response-Yes, the allowed uses, bulk requirements and required landscaping and buffering are appropriate and are compatible to the surrounding area.

- *Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;*

Applicant response-there are not any significant natural features within this area.

- *Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide a reasonable walking and biking opportunities;*

Applicant response-Yes, open space, pocket parks, trails and amenities are integrated into the plan which provide a reasonable walking and biking opportunities. Most of the parks and trail are within a few minute walk of each lot or unit.

- *The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g., fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;*

Applicant response- The Falcon Fire Protection has provided a Commitment letter with no indications of concerns with overburdening of their facilities. The letter is conditioned upon compliance with the fire code which will include the installation of fire hydrants by the GRMD throughout the development. The GRMD will construct the required roadway, sewer, and water infrastructure required to support the development. , The traffic impact study submitted with this development also identifies the improvements necessary to mitigate the impacts to the County roadway infrastructure. These improvements will be constructed by the GRMD when warranted.

- *The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;*

Applicant response-This community has been well-designed incorporating significant open space throughout the community and the open space in this phase connects to that overall system. The proposed development proposes 20.90 acres of open space (30.4% of overall development) of which 7.60 acres is identified as usable (36.3% of total open space provided). Trails and sidewalks are proposed connecting into the residential development to the west and the trail network along Rex Road.

- *The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;*

Applicant response-No mineral deposits are present on this property.

- *The owner has authorized the application.*

Applicant response-Yes, authorized agents and the applicant has signed the application.

- *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;*

Applicant response-Yes, legal and physical access is provided to lots and parcels by either a public rights-of-way or private street. Some access points will be finalized at time of final plat, site development plan and construction document stage.

- *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; (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; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (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;*

Applicant response-Yes, this application and submittal has provided an adequate level of compatibility as follows:

The project has incorporated site planning techniques that encourage a land use pattern that allow autos, bikes and pedestrian traffic to easily circulate the community.

Appropriate land use transitions have been provided with townhomes west near the institutional parcel (potential church), then duplex units east of the townhomes followed by single family detached homes further east.

- *Necessary services, including police and fire protection, recreation, utilities, open space and transportation systems, are or will be available to serve the proposed subdivision;*

Applicant response-Yes, necessary services will be provided for this project. The Falcon Fire Protection has provided a Commitment letter with no indications of concerns with overburdening of their facilities. The letter is conditioned upon compliance with the fire code which will include the installation of fire hydrants by the GRMD throughout the development. The GRMD will construct the required roadway, sewer, and water infrastructure required to support the development. The traffic impact study submitted with this development also identifies the

improvements necessary to mitigate the impacts to the County roadway infrastructure. These improvements will be constructed by the GRMD when warranted. The El Paso County Parks Board has reviewed the applications and expressed no concerns on the proposed development's ability to provide recreation and open space services to the community.

- *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;*

Applicant response- Yes, a metro district will construct most of the major infrastructure for this project that minimizes the impact to the County and surrounding residents. A metro district has been approved by the County Board public improvements for this project, providing adequate services to meet the needs of future residents and mitigate the effects of the development on the surrounding area.

- *The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and*

Applicant response-Yes, as currently designed, the community will comply with the fire protection methods of Chapter 6 of the County Code. No deviations or modifications of this code section are requested.

- *The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.*

Applicant response- The community will meet Chapter 6 of the County Code, unless modified by PUD standards approved by the County Board.