

MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 3
JUSTIFICATION FOR PUD MODIFICATIONS: PUBLIC ROAD ACCESS

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 and 8.4.4.D.1

Specific Criteria from which modification is sought:

Divisions of land lots, and tracts, shall be serviced by public roads and maximum number of lots on dead-end road (25).

Proposed nature and extent of modification:

While primary access to each filing community is via standard County public roads, and several homes are accessed from said roads, the following lots are accessed from HOA owned and maintained private drive-aisles:

Filing No. 3: Lots 1- 26 and 30 - 42

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 which is the condition we are proposing with the short, dead-end private roadways. While private, the roadways serving the single-family lots above will be built to County pavement standards and use County curb sections as well, and will be posted as private roads with street signage. The fire protection district (Falcon Fire) serving this site had no other than fee payment and ultimate construction document review. In addition, the entire 42 lot community being served by the single point of access (public cul-de-sac) is completely surrounded by existing El Paso County streets (Constitution Avenue, Hannah Ridge Drive, Hunter Jumper Drive and Akers Drive. Due to the classification of these roadways and limited size of the roadway frontage for this site, additional access points are not proposed.

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

For approval of modifications 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;
Justification:
The unique nature of this community allows 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;
Justification:
The proposed sidewalk network promotes community interaction as users will share a sidewalk in most areas that connects to open space areas and the nearby Rock Island Trail to the west. The layout also separates pedestrian and driveway access at a percentage much higher than normal communities providing enhanced pedestrian connectivity to interior and adjacent pedestrian routes.
- 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.

Justification:

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. Usable open space on the PUD is 1.33 AC or 18% of the site. 4.184 acres (56.20% of the overall site) is open space comprised of common area drainage corridors, a full spectrum detention facility and perimeter landscape areas.