



## **PONDEROSA Filing 3 PUD Modification Request and Justification Private Roads**

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.

**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:**

Access into the development filing is from the extension of Bearcat Loop from The Meadows Filing 2 crossing Old Glory Drive eastwardly into the site. the Old Glory extension provides a looped connection through the site and terminates at the northern portion of the site at the existing intersection of Old Glory and Little Dogie Drive which separates the Townhomes filing 1A and Pioneer Landing Filing 1. Lots 69-71, & 84-90 are rear loaded from the Public extension of Bearcat Loop through the PUD, but do not front the private street. Access to remaining individual lots is via the planned private road, White Wolf Way that connects to the public Bearcat Loop. The private street, White Wolf Way, 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 fire access to the same. Bearcat Loop is a planned public road for use by members of the public.

Modified cross sections for the private road segments of White Wolf Way have been included within the PUD. Cross sections are planned within a modified cross section which does not utilize curb and gutter but an inverted crown for stormwater conveyance. and do not include sidewalks. Sidewalks and pedestrian connections are instead provided within private common element and open space tracts surrounding and adjacent to townhome unit buildings.

Private roads will be posted as private roads with appropriate street signage. The Security Fire Protection District service commitment and review letter included a review of the development plans with the public/private road network and private road cross sections and did not object to their use nor have identified any negative impacts to their service and/or access needs. "No Parking"/"Fire Lane" signs will be posted with where parking is prohibited. The plan and specific streets/roads/& driveways have been posted "No Parking"/Fire Lane.

- ***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;***  
*Residences are planned fronting community open spaces and pedestrian paths with enhanced landscaping rather than the street realm to promote community building activities in these shared spaces. Landscaping, open spaces, and pedestrian path*

*establish an enhanced visual character within the development. Perimeter landscaping features also enhance the street scape along Old Glory Drive providing some additional buffer to residences. The visual character of Old Glory Drive for motorists and pedestrians is dominated by rear yard/filing perimeter fencing. The exception to this corridor is the Lorson Townhomes which orient the fronts of townhome unit buildings towards the street (Old Glory Drive) to create a segment creates a community connection with the street scape and realm. Orientation of homes towards the Old Glory frontage reinforces the community connection with the streetscape. Instead of pedestrians travelling a fenced in corridor (Old Glory), an attractive landscaped pedestrian corridor is established from the Ponderosa street scape. Rear loaded garages permit the streetscape to be dominated by the townhome facades and landscaping and pedestrian enhancements.*

***Provision of a more efficient pedestrian system;***

Residents have multiple options for walking via public sidewalks provided with Bearcat Loop and semi-public pedestrian paths provided which connect the internal greenways and open spaces separate from the traffic routes.

- ***Provision of additional open space;***

10% open space is generally required for single-family detached and/or duplex developments. the proposed townhome development consists of three- & four-plex townhome units. **15 %** internal open space has been provided to conform to multifamily landscape standards. No specific standards exist for attached townhome developments; therefore, staff has applied the 15% open space standards for multifamily developments.

- ***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 represents a unique market driven product attractive to homeowner market whose values include access to outdoor community amenities and open spaces including proximity to community retail and open space opportunities. The proposed community product and design represents densities which reduce the purchase price to the actual residence to promote attainable housing options with shared community outdoor amenities.

## **Ownership & Maintenance**

The Ponderosa at Lorson Ranch Filing No. 3 HOA will own and maintain private roads within the development. Maintenance shall be funded through HOA fees.

## **Modification Summary & Conclusion**

In exchange for the requested PUD modifications, the applicant proposes to enhance pedestrian amenities for use in connection with internal pedestrian paths and external trail connections. On-site pedestrian amenities include benches and seating, wayfinding and landscape enhancements, and additional open space and/or amenity designs provided in the PUD development plan. Off-site pedestrian amenities include intersection and pedestrian crossing enhancements along Old Glory Drive, specifically at the Bearcat Loop, Journey Drive, and Little Doggie Drive.

