
ENCLAVES @ MOUNTAIN VISTA – MASTER PLAN AMENDMENT / ZONE CHANGE / PUP PLAN

PROJECT JUSTIFICATION FEBRUARY 2016

REQUEST

Challenger Homes, Inc. requests approval of the following applications:

1. An Amendment to the Banning Lewis Ranch Master Plan
2. A Zone Change request for a future Commercial and Residential PUD Development.
3. Concept Plan for future Low Impact Development Residential PUD.

LOCATION

The property is located directly southeast of the Barnes Road and Marksheffel Intersection.



PROJECT JUSTIFICATION

The proposal for the Zone Change, Master Plan Amendment and Concept Plan are to address a future Low Impact Development Residential PUD. Currently the proposed amended site is vacant. The current application is in keeping with past approvals and consistent with the adjacent land uses but aims to address the proposed PUD Development through a Rezoning action and proper associated Plan Amendments. Appropriate amendments to the Master Plan will address the current proposed uses and update the overall

direction in this area for future, consistent development in the Banning Lewis Ranch Master Planned Community.

The proposed 153ac Parcel is located directly southeast of the Barnes and Marksheffel Road Intersection. No major site changes are being proposed at this time as future development will be dictated by an Approved Future PUD Development Plan. At this time the proposal addresses the immediate needs for Entitlement of the proposed uses and future improvements. These applications and Entitlement aim to create consistent, coordinated and compatible development for the proposed future PUD Development not yet seen in this area. Currently the parcel is zoned for a Planned Industrial Park which is seen in abundance in the area and directly south of the site and does not consider the needed relationships to the developments in and around the area.

The Master Plan Amendment proposes a consistent Residential use that can be seen directly to the east of the proposed development and in keeping with past Zone Change requests in this area. Proper thought has been given to the interrelationships of these uses to create thoughtful transitions and buffers. These transitions and buffers can be seen with the proposed densities distributions and proposed transportation improvements that convey these relationships. The proposed amendment intends to purpose both the proposed development for residential use but also the areas needs for public educational facilities, parks and open space. Dedication and relocation of school sites and parks will further be defined with the future PUD submittals. These relocations and proposed dedications have been proactively discussed with the District prior to submittal to meet current District needs.

The planned uses are to be strengthened with future applications for the PUD development that intend to implement low impact development standards that support a network of interconnected walkable communities. These interconnected communities and low impact standards not only facilitate integral development, but also address the overall impacts to drainageways and historic drainage patterns affected by development with proactive drainage systems that reduce infrastructure and downstream impacts. The concept for Low Impact development will specifically address increased areas of green space, reduced impervious areas and look directly at point source relationships of the overall drainage and its impacts downstream. Initial roadway sections as provided specifically target this goal and combined effort addressing use for the planned community and purpose of thoughtful drainage efforts.

The attached Master Development Drainage Plan and Traffic Study look at the comprehensive impacts to the proposed use and overall development requirements related to the proposed development moving forward. In addition the attached studies look at preservation and improvements needed to drainageways and transportation systems in the area. Proposed future CLOMR and LOMR look to address and implement a previous direction for channelization of the drainageway and floodplain to the east as development moves forward. Through proper development phasing, as seen on the Concept Plan, proper implementations and improvements can be made that are timed appropriately. These applications as a whole are to consider and plan for a consistent development that lessen the burden on public facilities through proper implementation of standards for site infrastructure and improve overall development patterns moving forward. The proposed will development in addition will become a part of the existing Mountain Vista Metropolitan district moving forward.

The proposed applications are seen as supportive of future development and considerate of the effects on the general health, welfare and safety of neighborhoods in the immediate and downstream neighborhoods that have impact from growth in the area. As mentioned previously proper Drainage and Traffic Studies are provided to address the proper mitigation of development in the area. These studies in addition look at the capacities of existing streets, utilities, public facilities and the like to lessen the potential burden of the proposed future PUD development moving forward.