
ENCLAVES @ MOUNTAIN VISTA – MASTER PLAN AND CONCEPT PLAN AMENDMENT

PROJECT JUSTIFICATION DECEMBER 2020 REVISED MARCH 2021

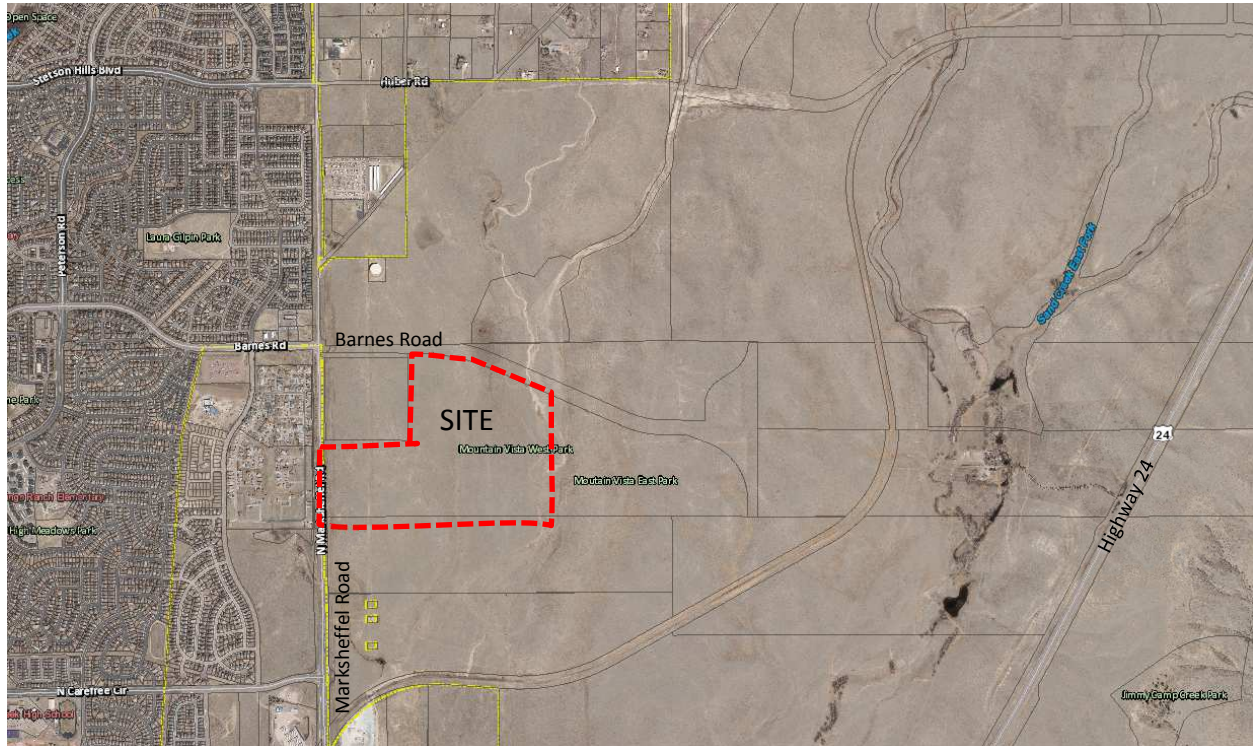
REQUEST

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

1. Adjustment to an Approved Master Plan
2. Major Amendment to a Concept Plan.

LOCATION

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



PROJECT JUSTIFICATION

The proposal for the Master Plan and Concept Plan Amendment is intended to support a future (91) lot PUD for a Filing 7 development in the Enclaves community. Currently the proposed 24ac site is vacant. The current application is in keeping with past approvals and consistent with the adjacent land uses.

The Master Plan and Concept Plan Amendment are being processed to address a past school site identified in early Master Plan efforts. As the development has proceeded it was determined with school District 49

that the current site no longer is needed and does not in addition meet the current district standards. Future Banning Lewis Master Plans had identified locations for potential school sites and those will be evaluated with future developments in the larger Banning Lewis Master Plan area. The proposed changes address this change of the school site and dedicate the past land use area for additional residential development. No major changes are being proposed to past master planned parcels or any past approved density allowances. These changes have been discussed with staff as potential future applications and early on, looked at parkland dedication implications and the future density dedications.

The anticipated future applications also identified the need for additional floodplain revisions to be completed prior to any additional development. Currently initial City SWENT reviews are underway and applications to FEMA for the CLOMR/LOMR are in process to support the current application. As noted in past Master Plans and Concept Plans future development of the remaining PUD areas could not proceed until a revised floodplain had been furthered with the City and FEMA to include the noted Master Plan and Concept Plan Amendments as proposed.

The proposed development in addition will become a part of the existing Mountain Vista Metropolitan district moving forward and further defined with subsequent PUD applications.

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.