

# ELEPHANT ROCK VILLAS

January 11, 2022

## 17.52.100 PLANNED UNIT DEVELOPMENT APPLICATION

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### 17.52.100 (1) a. 1. – Applicant & Project Team

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### 17.52.100 (1) a. 2. – Type of unit, size, number of stories, approximate height

Elephant Rock Villas is a single-family attached, clustered townhome community with a mix of fifty-seven (57) non-owner-occupied duplexes and triplexes. Construction will be crawl space foundations with building heights of eighteen feet (18') for single story townhomes and twenty-eight feet (28') for two-story townhomes. (The allowable height shall be 26'-0" from the Lowest Grade Measurement to the Average Height Line between the building plate and the ridge of a gable, hipped, or gambrel roof, provided that no part of such roofs shall extend more than 5' above the permitted height to the existing natural contour at the highest point on all sides.)

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## **17.52.100 (1) a. 3. – Number of dwelling units and gross and net density**

18 duplexes, totaling 36 single family townhomes are planned to include the following variations:

- One-story with ~1,200 SF to include 2 bedrooms, 2 bathrooms and a 2-car garage.
- Two-story units with ~2,200 SF to include 3 bedrooms, 2.5 bathrooms and a 2- car garage.
- One-story units with ~1,600 SF to include 3 bedrooms, 2.5 bathrooms and a 2-car garage.

7 triplexes, totaling 21 single family townhomes are planned to include the following variations:

- One-story with ~1,200 SF to include 2 bedrooms, 2 bathrooms and a 2-car garage.
- Two-story units with ~2,200 SF to include 3 bedrooms, 2.5 bathrooms and a 2- car garage.
- One-story units with ~1,600 SF to include 3 bedrooms, 2.5 bathrooms and a 2-car garage.

The proposed gross density of the 13-acre site is approximately 57 dwelling units per acre (4.38 DU/AC) consisting of approximately 18 duplex buildings (36 units) and 7 triplex buildings (21 units). Net Density has been determined by subtracting private streets (1.662 acres) and guest parking areas (.086 acres) resulting in a net density of 5.07 units per acres. The Land Development Code requires 12 dwelling units per net acre. A total of 8.411 acres of usable open space has been provided (3.9 acres are required by code). Code requires 25% of required open space (.975 acres) to be dedicated for active recreation, and .975 acres has been provided. A Land Use Area Density Table illustrating land use percentages is included on the Master Plan.

## **17.52.100 (1) a. 4. – Type of resident expected**

This Application is for consideration of 57 attached dwelling units on 13 acres of PUD zoned property. Elephant Rock Villas will be single family attached, non-owner occupied, long-term rental townhomes suitable for retirees, families, local workforce, and young professionals. The Elephant Rock Villas clustered townhome, 'for rent' approach offers a new and unique type of development in response to post-pandemic demographic, economic and market changes offering housing options for a variety of lifestyles and employment options. As population and employment growth along the Front Range increases, the rate of development in the unincorporated areas of El Paso continues to correlate with the current economic expansion of the Pikes Peak Region; specifically, those areas in northern El Paso County with a closer proximity to Denver. Monument, Colorado has seen exponential growth over the past five years resulting in increased demand for new residential housing options close to transportation corridors but in natural settings with recreational opportunities, beautiful landscapes, and nearby amenities. Elephant Rock Villas supports a rural neighborhood lifestyle for families, young professionals and/or retirees whose dream of home ownership is currently out of reach.

The townhomes are currently planned to rent at a market rate range of ~\$1,700 to ~\$2,300 per month depending on the size of the townhome and mix of bedroom/bathroom/garage amenities and final development and construction costs. Utilities will be paid by residents and common area community expenses (such as trash, snow removal and landscaping) will be paid for and managed by the Property Owner. Lease terms for approximately ninety percent (90%) of the dwelling units will be for a minimum of one year and approximately ten percent (10%) of the dwelling units will be used for short term rentals of no more than 30 days.

## **17.52.100 (1) a. 5. – Proposed ownership configuration**

Elephant Rock Villas will be non-owner occupied, long-term rental units managed by Dorman Real Estate, Inc., a subsidiary of the Property Owner. The development will be owned, developed, managed, and maintained by Dorman Properties, LLC and Montebello 2205, LLC who purchased the property on September 30, 2021. Todd Dorman serves as founder, principal and majority owner of these entities, as well as Dorman Real Estate, Inc., a real estate management company based in Colorado Springs, CO with

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a branch in Woodland Park, CO. Since 2009, Dorman Real Estate, Inc. has grown from 5 employees managing ~250 homes to 40± employees specializing in residential management of 800+ units, HOA management of over ~60 associations, commercial property management, short-term corporate and vacation rental management, along with a property maintenance division.

Mr. Dorman invested in Palmer Lake because he desires to be part of the Palmer Lake community and saw a need for high-quality rental homes in the Tri-Lakes region. With Dorman's resources and expertise in managing and maintaining similar projects and associations, the vision for Elephant Rock Villas is to become a legacy a crown jewel of success for the Palmer Lake community offering a sense of pride for its residents. The mission is to create an attainable, desirable living community befitting of a small mountain community that will be impeccably maintained for generations to come.

## **17.52.100 (1) a. 6. – Description of design parameters**

Draft **PUD Design and Architectural Policies** are included as **Exhibit A** of the Sketch Plan Application.

**Solar Orientation** – The proposed buildings have a southwest solar orientation.

**Building Materials** – WUI building standards with fire resistant materials will be used.

**Landscaping Materials** – Firewise landscaping standards will be referenced and used on the property.

**Natural Features** – The overall site is wooded with clusters of pine trees in a few generalized areas with the highest elevation on the northwest portion of the site, offering panoramic views. The site slopes approximately thirty feet (30') southeast to an existing drainage channel and cement culvert underneath Highway 105 located approximately two hundred feet (200') northwest of the bottom right angle of the triangle. The lower area of the site offers beautiful views of the Front Range to the south with Raspberry Mountain and Mount Herman in the foreground with Ben Lomond Mountain and Elephant Rock to the north.

The Property Owner proposes a one-hundred-foot (100') setback from Highway 105 creating open space, a natural drainage area, and a rural two-lane entrance separated by a landscaped median into the proposed site. The expanded setback from Highway 105 will decrease roadway noise and offer aesthetically pleasing south facing views for residents. Preservation of the existing clusters of pine trees is a high priority. The Property Owner will attempt to transplant existing trees that require clearing into the one-hundred-foot (100') setback area adjacent to Highway 105. In addition, new native grasses and trees will be added in the setback area to provide a natural visual buffer to the highway. Care will be taken to ensure any plantings minimize fire risks to buildings or surrounding areas utilizing Firewise recommendations.

Most of the proposed development area sits approximately thirty feet (30') lower in elevation than The Recovery Village, the nearest developed neighbor to the north, ensuring the north neighbors' south facing views are not compromised. Architecture of the units will ensure compatibility and consistency with the scale, blocking, style, and color palette of The Recovery Village. Amenities include natural open space areas, as well as a neighborhood pocket park. The site does not contain any wetlands, creeks or riparian areas, and the nearest creek is over 1,500' to the southwest, limiting the likelihood that Preble's meadow jumping mice are present on the site. A Soils and Geology Study was prepared by RMG Engineers and is included with this overall Application.

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**Surrounding Area** – The triangular-shaped site has with a jagged northern boundary (hypotenuse side of the triangle) situated directly adjacent to a 14± acre parcel operated as **The Recovery Village**. A small portion of the northern boundary is also adjacent to the Union Pacific Railroad. The southeastern side of the triangle of is adjacent to a 34± acre parcel owned by Curtis Reese currently zoned RA (Residential Agricultural) and the southwestern leg of the triangle is directly adjacent to Highway 105. Directly across Highway 105 to south, outside of the Town of Palmer Lake boundary, is an approximately 49-acre property owned by D&B Miller Family Trust currently zoned RR-5 (Residential Rural 5-acre lots). Also, across Highway 105 to the north, sits an approximately 7+ acre parcel owned by Randy Brenneman currently zoned R1 (Low Density Residential).

## **17.52.100 (1) a. 7. – Amount and function of proposed open space and active recreation areas**

The Applicant proposes that nearly sixty percent (60%) of the site will be utilized as private open space by the residents of Elephant Rock Villas. Approximately 7.486 acres will serve as open space, intended to create a vegetated neighborhood and rural environment for residents. It is anticipated a pedestrian trail loop and dog walking area will be designed within the perimeter setback areas that will provide recreational opportunities for residents and site connectivity. All trails will be constructed of crushed gravel or similar materials to maintain the rural aesthetic character of the area and to blend with the natural landscape. An additional 0.219-acre recreational area is proposed within the site and will serve as a ‘pocket park’.

## **17.52.100 (1) b. – Plan/Graphic Information**

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### **17.52.100 (1) b.1. – Scale, Vicinity Map, Date of Preparation and Proposed Project Name**

The proposed project name of the development is Elephant Rock Villas. PUD SKETCH Plan dated January 10, 2023 is attached as part of this submittal, which will be updated after feedback is received from the Tow of Palmer Lake staff and Planning Commission. The PUD Site Plan includes a general vicinity map (with north arrow). Reference scale of 1" = 50’.

### **17.52.100 (1) b.2. – Boundaries of subject parcel, legal description and total acreage**

The triangular-shaped site is a 13-acre vacant tract of land zoned PUD (Planned Unit Development), with a legal description of Lot 2 in Rancho Iracema Subdivision Filing No. 2, in the Town of Palmer Lake, County of El Paso County, State of Colorado (the “Property”). The Property has El Paso County Tax Schedule No. 71090-12-011 and is currently undeveloped. Details regarding the Property boundary and neighboring properties are referenced in 17.52.100, A.1.f.

### **17.52.100 (1) b.3. – Existing streets, rights of way widths, and driving surface widths within and immediately adjoining the site**

The proposed private loop road is thirty feet (30’) wide and is intended to create connectivity within the community and to allow a looped water system for both water pressure and fire suppression. Four parking areas are planned where right of way widths will increase to thirty-nine feet (39’) in three locations and forty-eight feet (48’) in one location to accommodate guest and/or on-street parallel parking on one-side or both sides of the road, respectively. The proposed private roadway will be designed as rural-residential with drainage swales instead of curb and gutter and hammerhead dead ends that allow vehicles to turn around while limiting the amount of paved impervious surface, resulting in additional infiltration of precipitation into the ground and enhance stormwater discharge quality. The internal private roadway will be maintained by the Property Owner, with proposed access to the development directly from State Highway 105.

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RESPEC civil engineers contemplated access to the site from the existing Recovery Village entrance from Highway 105. However, roadway profiles included with this Application show the elevation change to make this connection would require cutting down the top of the hill, resulting in a slope of eight percent (8%) on a north facing road. This profile would also require a retaining wall of approximately ten feet (10') on the northern property line, and approximately fifteen feet (15') to twenty feet (20') on a drive connection; making this alternative cost prohibitive.

## **17.52.100 (1) b.4. – Location, width, type and ownership of existing utility lines, right of way and easements**

**Easements** – Four easements currently exist on the property and are illustrated on the proposed PUD Sketch plan:

1. A fifteen-foot (15') drainage easement noted on the Rancho Iracema Subdivision Filing No. 2 replat for the benefit of Recovery Village runs north/northeast from Highway 105 to Recovery Village, terminating at a cement culvert located on the southern boundary carrying drainage underneath Highway 105. Recovery Village drainage will be accepted into the Elephant Rock Villas proposed drainage system and will flow through culverts under the proposed looped roadway system to the existing cement culvert underneath Highway 105.
2. A twenty-foot (20') sanitary sewer easement recorded at Reception No. 205198446 connecting to Palmer Lake Sanitation District for the benefit of Recovery Village runs northeast from Highway 105 to Recovery Village. The Applicant is working with Palmer Lake Sanitation District to determine capacity of the existing eight foot (8') sanitary sewer line, with the intention of the utilizing the line to carry Elephant Rock Villas effluent to existing Palmer Lake Sanitation District infrastructure.
3. A thirty-foot (30') road easement recorded at Reception No. 209106549 granting access from Highway 105 to Lot 2 is located on the northwest boundary line of the property is discussed above.
4. A ten-foot (10') water line easement recorded in Book 3500, Page 805, Reception No. 201062530 from the Clark Well for the benefit of Mission International and Recovery Village is located on the northeast boundary line of the property.

Overhead utility (OHU) lines are located on the southwest boundary of the property but are not recorded as exceptions to the title policy for the Property.

**Electric Service** – CORE Electric Cooperative will provide electrical service to the site pursuant to the will-serve letter dated August 19, 2022.

**Gas Service** – Black Hills Energy will provide gas service to the site pursuant to the will-serve letter dated June 19, 2022.

**Water Service** – Water service is being requested from Town of Palmer Lake as described in the Water Resources Report, dated January 9, 2023, written by Chris Cummins, Esq. The Applicant understands the Town is in the process of water system upgrades, which are required to provide sufficient flows and taps needed for this project. The Applicant and Town will need to work collaboratively to understand a realistic timeline of future water system upgrades and how those upgrades will coincide with future development plan approvals and installation of required infrastructure.

The Applicant intends to install a looped water system to serve the subdivision and provide sufficient fire flows, as illustrated on the Preliminary Utilities plan included with this Application. Sufficient fire hydrants are proposed to accommodate each phase of construction and meet Fire Department requirements. The looped system provides sufficient flow rates by allowing water to take more than one path to a given hydrant and provide adequate pressure and volume of water to fight a fire. A

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pressure-reducing valve will be installed prior to the construction of any dwelling units. The Applicant's goal is to develop a community that pays mill levy to the Town of Palmer Lake and administrative revenue for water service.

**Sanitary Sewer Service** – Wastewater service is being requested from Palmer Lake Sanitation District.

**Police and Fire** – The site is located within the boundaries of the Town of Palmer Lake Fire and Police.

## **17.52.100 (1) b. 5. – Identification of natural features**

**Natural Features** – The overall site is wooded with clusters of mature pine trees in a few generalized areas with the highest elevation on the northwest portion of the site, offering panoramic views. The site slopes approximately thirty feet (30') southeast to an existing drainage channel and cement culvert underneath Highway 105 located approximately two hundred feet (200') northwest of the southeastern corner of the site. The lower area of the site offers beautiful views of the Front Range to the south with Raspberry Mountain and Mount Herman in the foreground and Elephant Rock to the north.

The site does not contain any wetlands, creeks or riparian areas, and the nearest creek is over 1,500' to the southwest, limiting the likelihood that Preble's meadow jumping mice are present on the site. A Soils and Geology Study was prepared by RMG Engineers and is included with this overall Application. In addition, a Soils Map is included within the Engineering Profiles section of this Application.

## **17.52.100 (1) b.6. – Landforms and topographic character of the land**

Most of the proposed development area sits approximately thirty feet (30') lower in elevation than Recovery Village, the nearest developed neighbor to the north, ensuring the north neighbors' south facing views are not compromised. Architecture of the units will ensure compatibility and consistency with the scale, blocking, style, and color palette of The Recovery Village. The northwestern leg of the site contains two areas with slopes between 15% and 30%. These areas may be cost prohibitive to develop. A Slope Analysis Map is included in the Engineering Profiles section of this Application.

The undulating topography of the site lends itself to larger building footprints rather than smaller lots. Several larger areas of the site are level, and the proposed development of duplexes and triplexes will lessen the need for extensive grading and/or relocation of soil. Clustering of the units will also allow for preservation of existing trees.

## **17.52.100 (1) b.7. – Building footprints and percent coverage for attached residential units**

Building footprints, open space locations, active recreation areas are illustrated on the PUD (Sketch) Plan submittal. Land Use Area Percentages are also included on the PUD (Sketch) Plan.

## **17.52.100 (1) b.8. – Not Applicable (pertains to detached residential units)**

## **17.52.100 (1) b.9. – Not Applicable (pertains to non-residential uses)**

## **17.52.100 (1) b.10. – Traffic circulation and access plans**

**Internal Roadway** – The Applicant proposes construction of a two-lane entrance separated by a landscaped median. The interior rural roadways will loop through the community and will be designed to minimize disturbance. The road will be owned and maintained by the Applicant.

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**Access** – State Highway 105 is the primary and singular existing transportation corridor affecting the Property. LSC Transportation completed a Traffic Impact Study included with this Application and have initiated discussions with the Colorado Department of Transportation to include filing an Access Permit Request for the proposed access from Highway 105, which is required based on the **Colorado State Highway Access Code**. One, full-movement access to/from State Highway 105 is proposed with a two-lane entrance separated by a landscaped median into the proposed site. The proposed full-movement, single access point is approximately 550 feet southeast of The Recovery Village/Mission Training International access road and approximately 815 feet northwest of Red Rock Ranch Drive. Intersection sight distances are greater than 1,000 feet to both the east and west, which meet the prescribed distance in the **Colorado State Highway Access Code**. Based on projected traffic counts and trips generated by Elephant Rock Villas, the Traffic Impact Study notes acceptable Levels of Service and no requirement for auxiliary turn lanes at the proposed access point.

**Fire Evacuation/Emergency Access** – The Elephant Rock Villas Project Team was directed to refer to the International Fire Code for secondary access requirements. The Project Team has initiated conversations with both adjacent neighbors regarding future fire evacuation and emergency access issues, and both Recovery Village and Curtis Reese are amenable to continued discussions. The Applicant has been instructed to refer to International Fire Code, which allows for up to 30 dwelling units before a secondary access is required. In the alternative, the Applicant may consider fire suppression and/or sprinkling of units, in lieu of the secondary access requirement.

## **17.52.100 (1) b.11. – Parking**

To accommodate parking needs, each residential unit will have a 2-car garage and will be provided a 20' long driveway aprons, allowing space for two additional vehicles. To accommodate guest parking, sixteen (16) designated parallel parking spaces are proposed in four locations where the street will be widened to ensure adequate width for public safety access. Parking requirements are 2 spaces per dwelling unit or 114 space total, which are provided in garages. An additional 114 driveway spaces are planned, with an additional 16 guest spaces for a total of 244 spaces provided.

## **17.52.100 (1) b.12. – Landscape Design**

Landscaping will consist of a variety of indigenous vegetation that is consistent with surrounding vegetation in Palmer Lake and to provide a consistent, contextual natural landscape massing and screening along the Highway 105 corridor. To reduce water consumption, the selection of native and xeric plants will be utilized for their low water usage and drought-resistant properties as proposed in the Comprehensive Plan. Tree placement is proposed to be naturalistic to blend in with existing vegetation. Firewise landscaping principals will be applied to reduce ladder fuels around the proposed buildings. Proposed placement of dwelling units is intended to provide an open space, separation buffer between Highway 105 and adjacent properties to minimize contentious issues. A proposed gravel trail/dog walking area along the perimeter of the property will also be used as a land separation buffer.

## **17.52.100 (1) b.13. – Development Schedule**

The accompanying Master Plan proposes five (5) phases of development for Elephant Rock Villas, as follows:

- **Phase 1** – A total of fourteen (14) dwelling units along an entry road from Highway 105 to the northeast. Phase 1 will include five duplexes on the north side of the entry road and two duplexes on the south side of the entry road.
- **Phase 2** – A total of eleven (11) dwelling units extending the entry road to the east to create a temporary hammerhead/fire access turnaround. Phase 2 will include one triplex to the north of the

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entry road, one triplex to the south of the entry road, one triplex on the northeast side of the temporary hammerhead and one duplex on the southeast side of the temporary hammerhead.

- **Phase 3** – A total of sixteen (16) dwelling units which will extend the temporary hammerhead back to the west to join the entry road, creating a looped roadway and water system. Phase 2 will include three duplexes on the north side of the southern looped road and five duplexes on the south side of the looped road.
- **Phase 4** – A total of twelve (12) units which will extend the northern side of the temporary hammerhead and create a permanent hammerhead/fire access turnaround in the northeast portion of the site. Phase 4 will include two, triplexes on the north side of the hammerhead, one triplex on the southwest side of the hammerhead and one triplex on the southeast side of the hammerhead.
- **Phase 5** – A total of four (4) dwelling units will extend the entry road to a northwest hammerhead, pending evaluation of topography issues. If constructed, Phase 5 will include two, duplex units.

Timing of construction is estimated to be two to five years per phase, depending on availability of water taps from the Town of Palmer Lake and market conditions.

## **17.52.100 (1) b.14. – Drainage**

A full spectrum extended detention basin is proposed along the SH 105 right-of-way. The basin is designed utilizing the Mile High Flood District methodology and meets El Paso County criteria for detention and water quality. Peak proposed discharge rates from the site will be detained and released at levels below historical rates from the 0.73 ac-ft basin for the 5-year and 100-year storm events. Water quality is provided utilizing the County's four-step process, which includes constructing a forebay to reduce sediment loads and micro pool at the outlet. The Applicant intends to utilize the existing drainage channel and 2'x2' concrete box culvert underneath Highway 105, located approximately two hundred feet (200') northwest of the site's southeast corner. Detention and water quality features will be integrated into the system utilizing criteria established by the Town and supplemented by El Paso County regulations. A Drainage Report prepared by RESPEC is included with this Application.

## **17.52.100 (1) b.15. – Land Use Legend**

The land use legend is located on the cover sheet under site data. Proposed densities, utility easements, common open space, recreation areas, stormwater detention/water quality areas, adjacent land uses, setbacks, and buffers are labeled on the PUD Site Plan. The PUD also includes typical building footprints and elevations.

## **17.52.100 (1) b.16. – Signage**

An entry sign of approximately 5' by 10' is proposed to be located at the entry of the proposed right in/right out access for visibility from Hwy 105. The proposed entry sign location is shown and labeled on the PUD Site Plan. The entry sign will comply with Town of Palmer Lake Land Development Code.

## **17.52.100 (1) b.17. – Additional Information**

The Elephant Rock Villas 13-acre PUD Application encourages a unified approach to planning, design, and development of land that is (1) consistent with the goals and objectives and the Town of Palmer Lake Comprehensive Plan, (2) meets the criteria of §17.72 Planned Unit Development of the Town of Palmer Lake Land Development Code, and (3) complies with the Palmer Lake Community Master Plan.

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Elephant Rock Villas offers a carefully planned, clustered townhome development project that promotes efficient land use, conservation of open space and reduction of infrastructure costs by utilizing larger building footprints and expanded natural buffers with rural neighborhood amenities and dwelling units tucked into natural setting. The proposed development is contiguous and compatible with projects in the surrounding Tri-Lakes and Palmer Lake area and offers a logical transition of density between Recovery Village to the north and the undeveloped Reese property to the south. The proposed site is designed to minimize impacts to adjoining property owners while complimenting the unique environmental conditions and established land use character of the area. The project also financially supports and promotes expansion of the existing water and wastewater infrastructure of the Town of Palmer Lake and Palmer Lake Sanitation District, respectively.

Documents included with PUD Application include:

1. (Proposed) PUD Design and Architectural Guidelines
  - a. (Draft) Architectural Design Package
2. Engineering Profiles
  - a. Preliminary Utilities Plan
  - b. Road Profiles
  - c. Slope Analysis
  - d. Soils Map
  - e. ALTA Survey
  - f. Rancho Iracema Plat
3. Traffic Impact Study
  - a. Access Permit Request