

# **Ridge Lands Subdivision**

## **Preliminary Development Plan (PDP) Narrative**

February 12, 2021

Ms. Jennifer Krieger, AICP  
Community Development Director  
City of Dacono, Colorado  
512 Cherry Street  
Dacono, CO 80514

Dear Ms. Krieger,

We are pleased to submit the enclosed application for Ridge Lands PDP within the City of Dacono. As you are aware, the Ridge Lands ODP plan has been approved by the City of Dacono that depicts a single-family subdivision with multi-family along the north of Highway Colorado 52.

The proposed PDP is in conformance with Dacono's comprehensive plan, Dacono Forward. The single-family residential area of course remains consistent with the approved ODP of the project. The proposed single-family home development is compatible with the character and context of the existing single-family community to the east, recognizes and accommodates the existing and future oil wells and their required setbacks, and provides substantial areas of useable open space, integrated trail systems, and local community park areas. The Ridge Lands PDP complies with the approved ODP regulations and furthers the City's Comprehensive Plan goals and policies.

The pertinent contact and other information for the Ridge Lands project are as follows:

### **Applicant/Owner:**

Stars & Stripes 4A, LLC  
Contact: Max Cookes  
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Atlanta, GA 30318  
404-480-4900  
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[Katie@stbourne.com](mailto:Katie@stbourne.com)  
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### **Planner:**

Russell + Mills Studios  
Contact: Shelley La Mastra or Paul Mills  
506 S College Ave, Unit A  
Fort Collins, CO 80526  
970-484-8855  
[slamastra@russellmillsstudios.com](mailto:slamastra@russellmillsstudios.com)

### **Project Location:**

Ridge Lands is located just south of State Highway 52 and west of the existing Sharpe Subdivision.

The Ridge Lands subdivision is in close proximity to existing employment areas in Dacono including the business park to the southeast as well as the City Center area east of Colorado Boulevard.

### **Zone District:**

Existing: PUD Zone District

### **General Development Information:**

#### Proposed Single-Family Area

- Net acreage = 74.54 AC
- 194 detached single-family lots
- Density = 2.60 DU/AC (single-family)
- 99% of the detached lots have a minimum 50' frontage width and average depth of 110' (approximate 5,500-sf lots)
- 1% of the detached lots have a lot size over 6,000 sf

#### Proposed Multi-Family

- Multi-family area is not a part of this PDP

### **Detached Single-Family Lot Setbacks:**

#### Minimum front:

- 20' (to principal building living area)
- 15' to covered porch
- 20' to garage entrance perpendicular to street
- 35' to accessory building except attached garage
- Adjacent lots must stagger front setbacks by a minimum of 3'
- No more than 1 of any 3 adjacent lots shall erect a structure at the minimum 15' covered front porch setback; 2 shall have 20' front setback

#### Minimum side:

- 5' for interior lots
- 12' for corner lots

Minimum rear:

- 20' to principal building if non-open space frontage
- 16' to principal building if adjacent to open space
- 5' to accessory building

### **Existing Conditions:**

The existing site is ±74.54 acres and has relatively flat slopes. There appear to be two existing drainage channels crossing the site, which will be accommodated in the master drainage plan. The site currently has gas and oil well operations that will continue to be operational after development. Required 150' setbacks from the facilities have been accounted for in the neighborhood layout. The existing pipeline easements are subject to pipeline relocation agreements with KPK and KMGG/Anadarko. The existing ground cover ranges from crops to short-cover crop grasses.

### **Compatibility:**

Ridge Lands will have a residential character in keeping with the existing adjacent neighborhood of Sharpe Farm. The existing Andrew Street will connect these two developments and provide for both pedestrian and vehicular connections to this neighborhood. An existing 40' easement creates a visual separation between these two communities. The southeast corner of the development will provide a vehicular and pedestrian connection to the future Mesa Ridge development as well.

### **Impacts on Schools:**

Ridge Lands will be marketed as an inter-generational community within the single-family area and therefore is expected to have young families with school age children, young working professionals, empty-nesters, and retirees.

Further analysis and input from the school district will be provided when the City of Dacono send out the PDP for referral review.

### **Impacts on Public Facilities:**

A Traffic Impact Study (TIS) has been submitted as part of the application materials. Please refer to that report for analysis of the development on the public roadway system. Also refer to the DA which includes certain mitigation commitments as previously discussed with City staff.

### **Impact on the Environmental Features:**

An environmental assessment has completed for the site and submitted with the PDP. The developer will ensure that all applicable permitting, processes and/or mitigation requirements are followed for any valuable features or species that will be impacted by the Ridge Lands development.

### **Open Space:**

The Ridge Lands single-family area has 15.40% useable open space, which meets the City's requirements. Within this open space is a trail system that links residents to the central park area. The park will provide recreational equipment for the children in the neighborhood as well as passive recreation/gathering areas for the adult neighborhood residents.

The multi-family area also is expected to include fitness, recreational and/or social amenities consistent with market demands for such multi-family projects, for its residents. The 30% open space requirement will be met within the multi-family area at the time of PDP submittal.

### **Utilities:**

Water service will be provided by the City of Dacono, which has sufficient existing capacity to serve the project. Water lines will be looped, with two connections made to the existing network in State Highway 52. The development will be serviced by 8" PVC water lines throughout the site. A connection will also be made to the existing water stub out in the Sharpe Farms Subdivision to the east of the property, and water line stubs for potential future connections will be provided to the south for future connection by others. A water line stub will also be provided to the southeast for connection by the Mesa Ridge Subdivision which is being developed concurrently with this project. The developer will abide by the City's Water Rights Dedication Assistance Policy, Resolution No. 18-106.

The St. Vrain Sanitation District will provide sanitary service, which has sufficient capacity to serve the project. Service for this project will be provided via three connections to the existing 12" sanitary sewer main called the Dacono Trunk Line Extension which traverses the property. Sanitary sewer lines will be 8" PVC and connect to the existing 12" sanitary main. Sanitary stubs for connections to future developments will be provided to the south. A sanitary stub will also be provided to the southeast for connection by the Mesa Ridge Subdivision, which is being developed concurrently with this project.

### **Drainage**

The Ridge Lands Development contains approximately 194 lots of single-family development, roads, parks and a future multi-family residential area. The onsite drainage will be, in general, captured by proposed curb and gutter, inlets and storm sewer. The minor storm event will be conveyed by inlets and storm pipes. The major storm event will be conveyed by streets and result in a pressurized storm sewer system. The majority of on-site flows are eventually captured and treated by one of the two full spectrum detention ponds located on-site. Both detention ponds will be designed to meet the *Dacono Standards and Specifications, Section 6: Storm Drainage Design and Technical Criteria*. The proposed Ridge Lands development is not located within the *South Weld I-25 Corridor Master Drainage Plan*, therefore release rates will be determined by soil type and will meet the City of Dacono's Drainage Standards. Flows from this site

will be discharged to the natural drainage channel located in the middle of the site before the flows travel northwest and into the existing State Highway 52 Detention Pond.

### **Streets**

The existing Andrew Street connects Ridge Lands into Sharpe Subdivision to the east via 50' Local Residential ROW. The southeast future connection to the Mesa Ridge project (owned by an affiliate of the Applicant) will also be a 50' Local Residential ROW.

The remainder of the streets within Ridge Lands are Local Residential Roads with 50' ROWs.

A 60' Local Residential street (Katelyn Street) is provided to/from State Highway 52 to serve the multi-family area.

### **Phasing**

Ridge Lands will be developed in up to two (2) phases. Temporary turnarounds and required barricades and signage will be provided at streets that will be completed in subsequent phases, as appropriate.

#### **Phase 1:**

- Completion of the internal roadway connection to the east with existing Andrew Street.
- Approximately 105 detached single-family lots and/or attached product lots (subject to change)
- Appropriate park area with recreational equipment, shelter and/or gathering plaza.
- East and south portions of open space areas.
- Internal trail system.

#### **Phase 2:**

- Approximately 89 detached single-family lots and/or attached product lots.
- Remainder of open space areas.
- Remainder of trail system.

### **Conformance with Comprehensive Plan**

- **2 - Vision and Values**
  - **Vision 1:** Ridge Lands is a residential subdivision that is proposed within the growth boundary of Dacono.
  - **Vision 3:** The Ridge Lands subdivision has many trails and sidewalks that create a walkable, safe neighborhood. Streets connect and complete pedestrian routes to adjacent neighborhoods, both proposed and existing.

- Ridge Lands accommodates the existing wells within the area with the required 150' setbacks. These open expanses are linked together with a trail and park system that expands the recreational opportunities for the residents.
  - **Guiding Principle 2:** This new subdivision development creates a walkable, safe and aesthetically interesting neighborhood for the residents and the community at large.
  - **Guiding Principle 3:** The Ridge Lands neighborhood will serve new residents to Dacono while also linking together trail and street systems that will serve the existing residents of the area.
  - **Guiding Principle 4:** Ridge Lands helps to fill a substantial, existing need for first-time housing for homeowners in the Front Range area as well providing a diverse range of product types with both single-family and multi-family products, including more affordable homes and apartments, and potential workforce housing.
- **3 – Framework for Growth**
    - **Parks, Trails and Outdoor Recreation:** Ridge Lands provides a trail system throughout the development for residents to access the central open and park space area.
    - Ridge Lands will also enhance the community goal of providing equitable access to safe quality parks, trails and outdoor recreation facilities.
    - Ridge Lands will capture the economic diversity and provide a housing product that is in high demand and not being provided in the market, including more affordable homes on smaller lots. Ridge Lands will also provide multi-family units that help to serve another segment of the population.
    - **Framework Plan:** Ridge Lands is located within the multi-generational district of the Framework Plan. The project will offer smaller homes and lots that are geared to young couples and starter families but will appeal to empty nesters and retirees seeking a smaller home and lot to maintain. The multi-family component of the development will provide for young working professionals, young families, and other residents who no longer desire to maintain a lawn, while having access to market-driven amenities.
      - The housing products offered in Ridge Lands will be accessible and affordable to people in all stages of their lives.
      - Views to the Rocky Mountains will be available throughout the site.
      - Ridge Lands is a Suburban Residential neighborhood that has an interior-oriented layout toward the parks, open spaces, and trail systems. It is buffered along the east, south and edges by open space areas.