



INDEPENDENCE

TONIGHT'S WORK SESSION

- 🌾 Community Team
- 🌾 Project History
- 🌾 Community Outreach
- 🌾 Vision
- 🌾 Conceptual Plan
- 🌾 Next Steps
- 🌾 FAQs



A wide, flat landscape of green grass under a blue sky with scattered white clouds. The grass is a vibrant green, and the sky is a clear blue with soft, white clouds. The horizon is flat and extends across the entire width of the image.

COMMUNITY TEAM

COMMUNITY TEAM

- Collectively, over 80 years of community building
- Began work on Independence over 2 years ago
- Long term focus
- Responsible development



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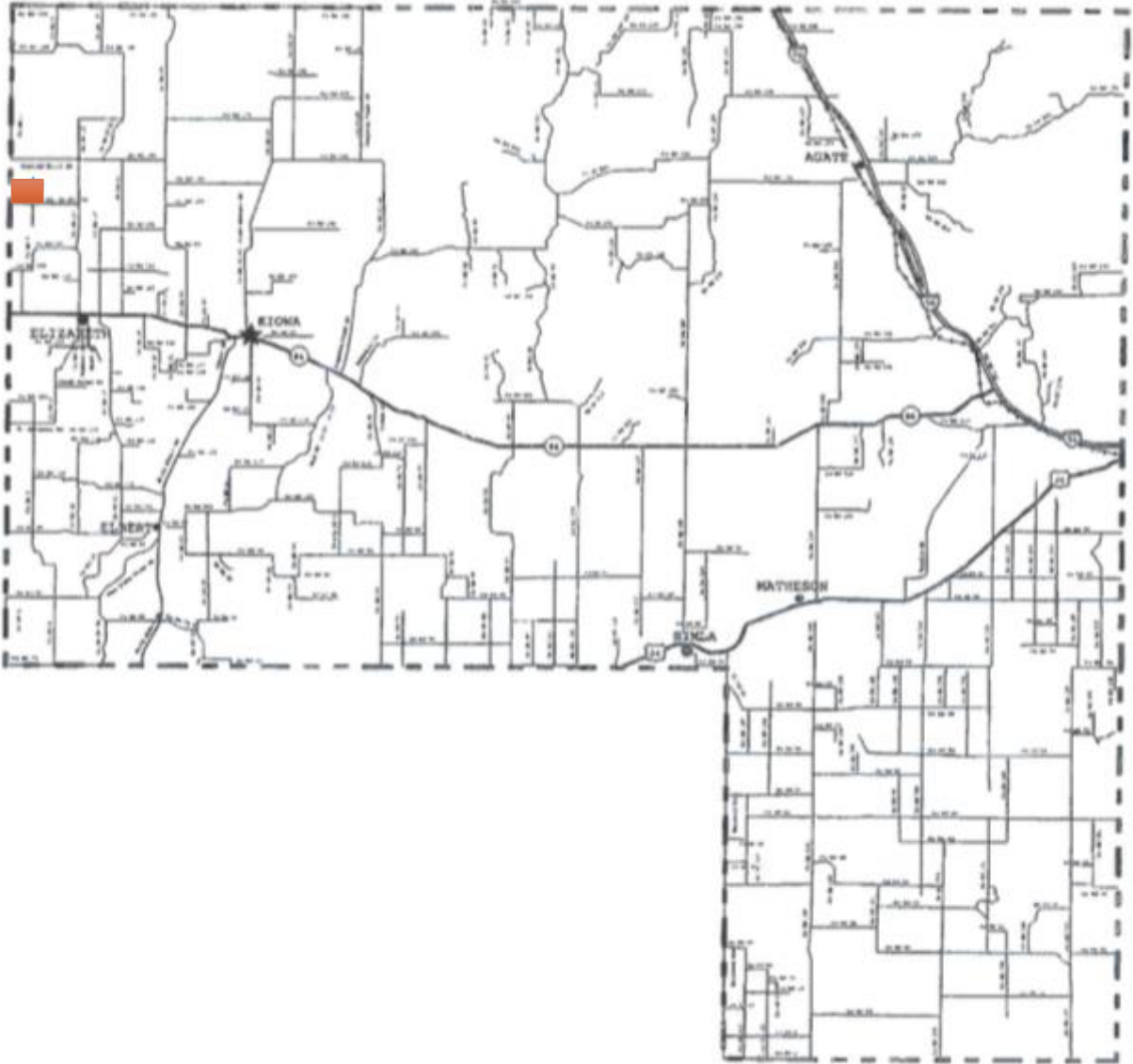
PROJECT HISTORY

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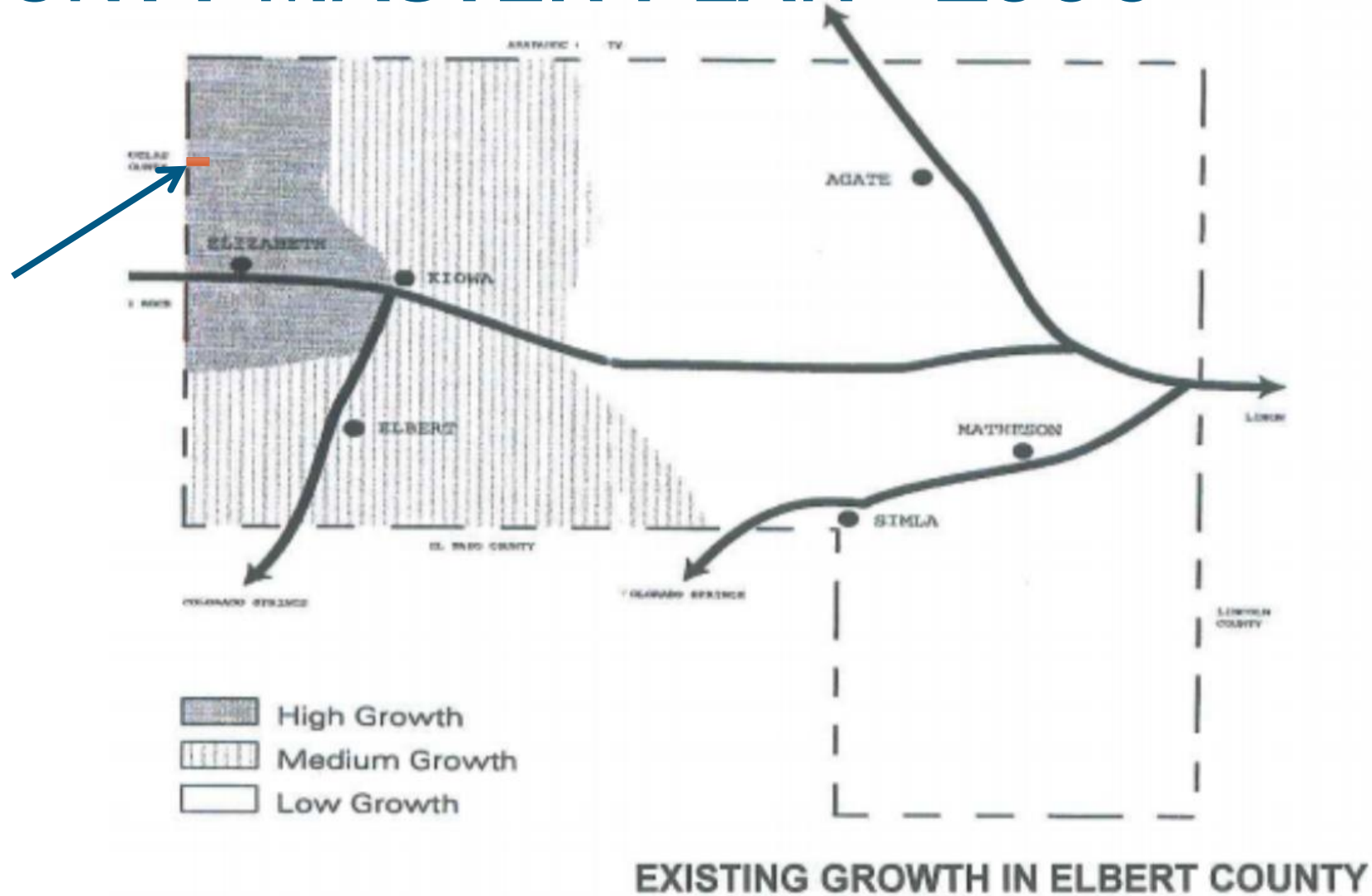
- Public process established use-by-right zoning for 920 homes in 2/1/2010
- Adjudicated and decreed water to meet the County's 300 year requirement
- Preliminary Plat expired
- Current team began land planning in 2014



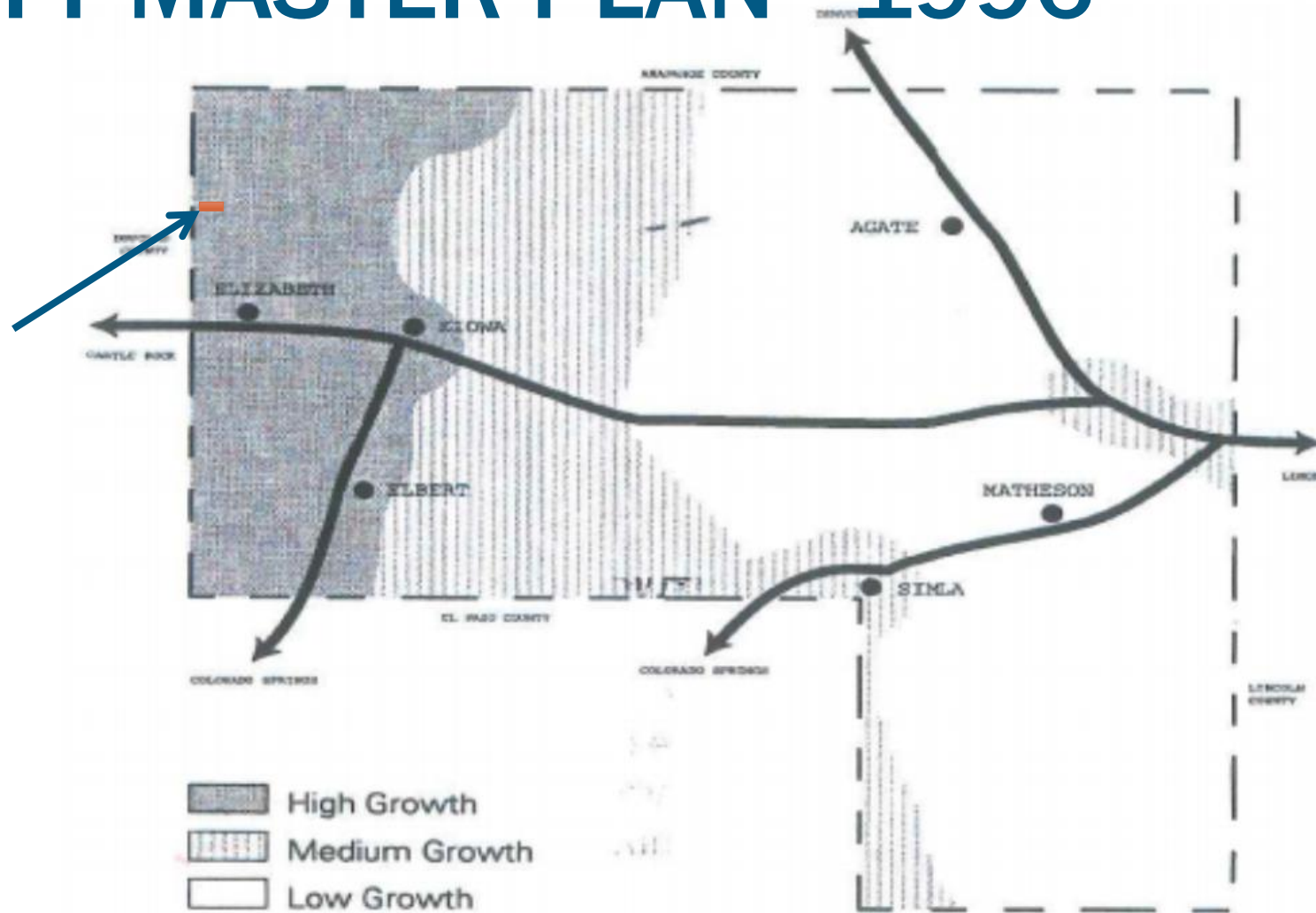
VICINTY



COUNTY MASTER PLAN - 1996



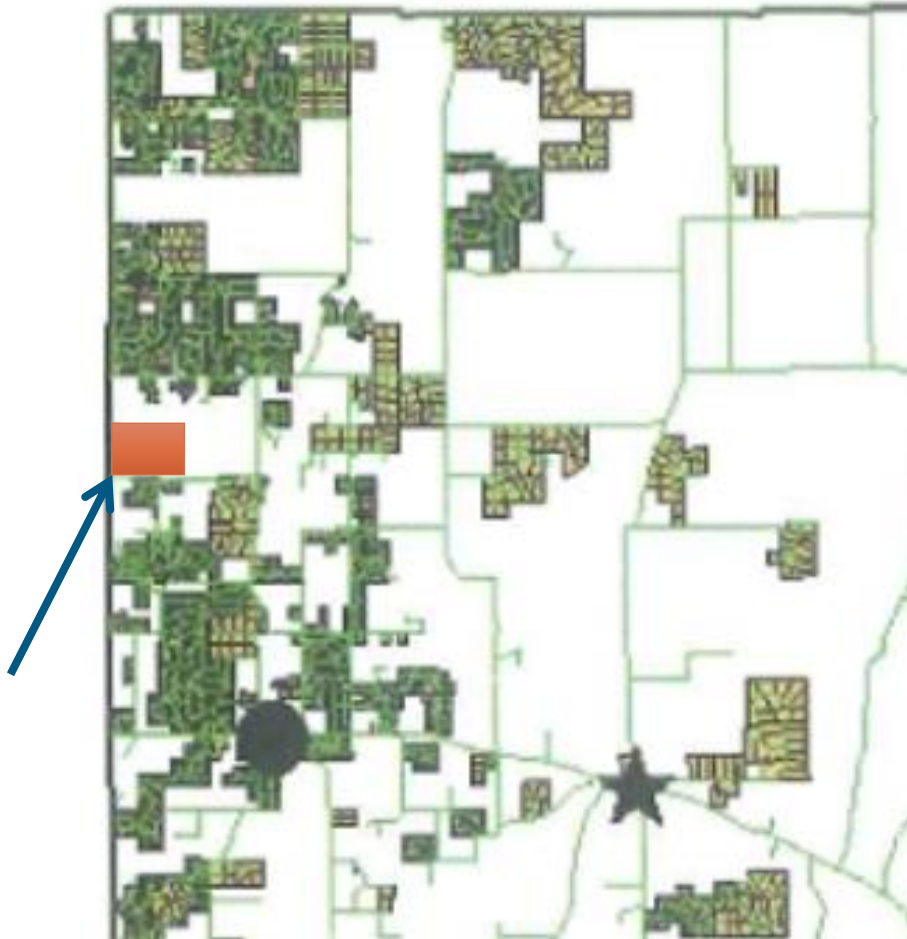
COUNTY MASTER PLAN - 1996



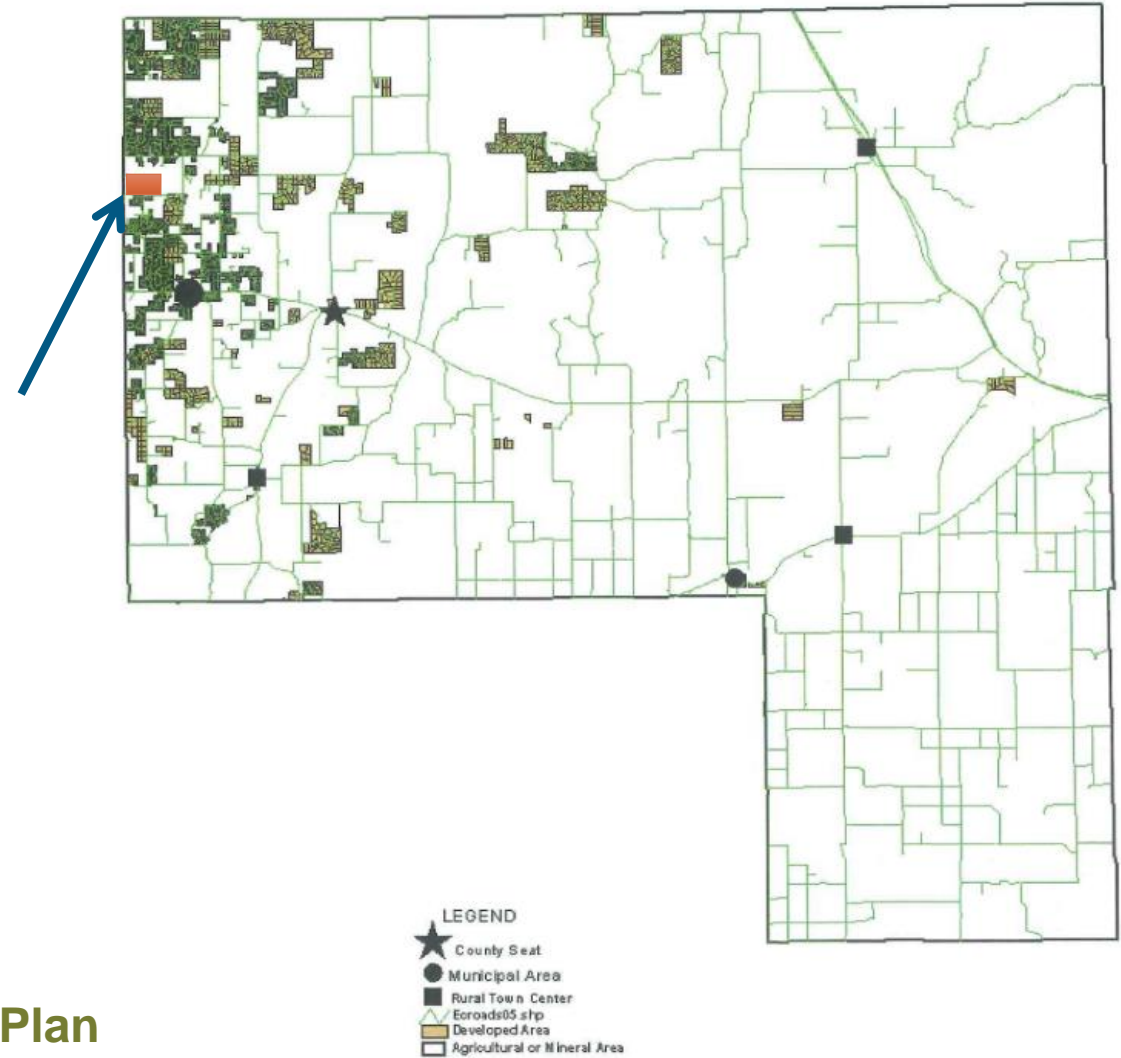
PROJECTED GROWTH AREAS OF ELBERT COUNTY

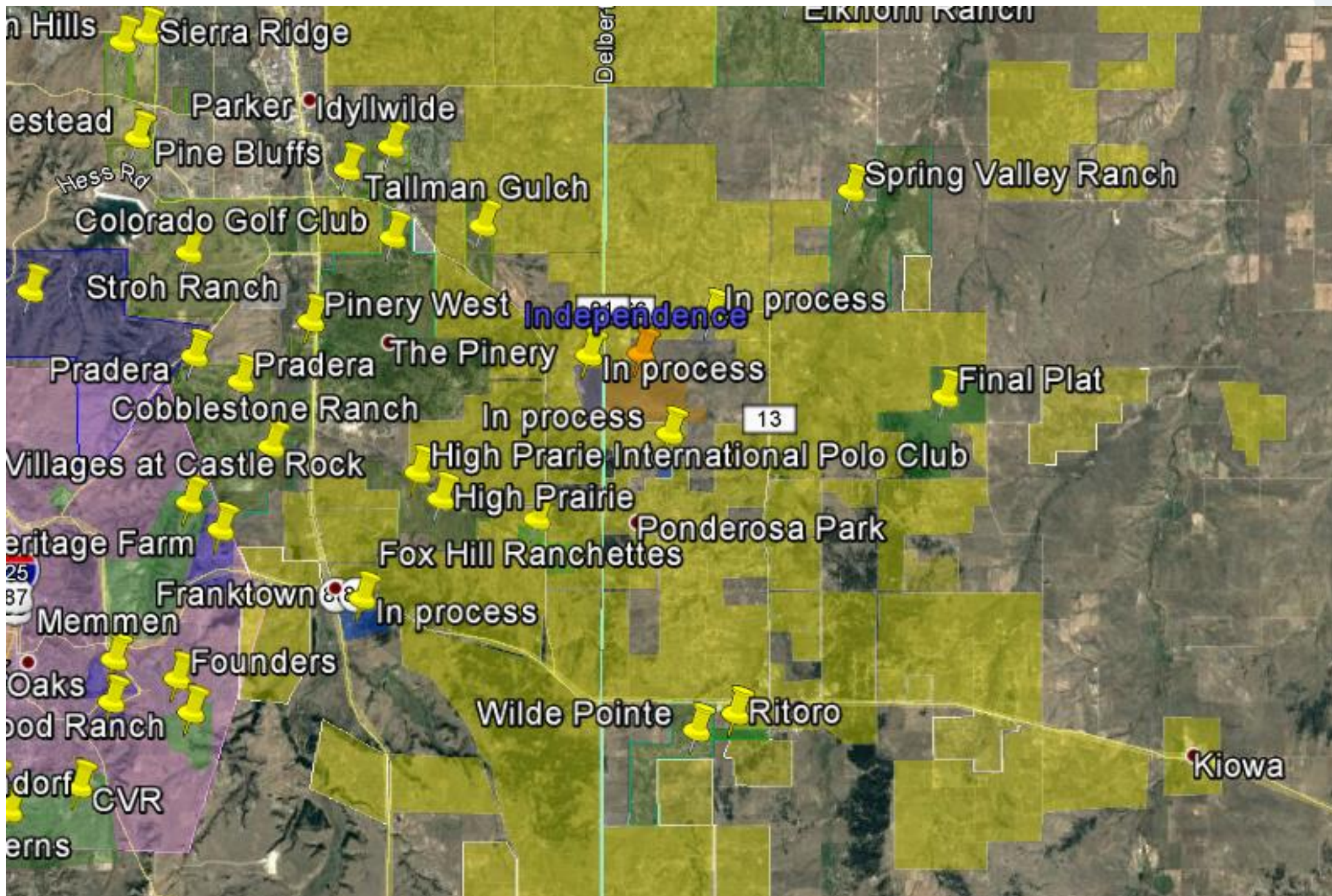


DEVELOPMENT BEFORE 1996



Detail of NW Corner of Elbert from 1996 Master Plan





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COMMUNITY OUTREACH

OUTREACH

- Proactive
- Willing to meet to discuss concerns
- Meaningful changes based on conversations with neighbors, referral agencies, and the work session with Planning Commission



VISION



VISION

- To create a unique community that preserves the rural character, native terrain and identity of Elbert County, through clustered development
- To provide an efficient layout supporting a variety of housing types
- To conserve water



VISION

Setting a higher standard

 Sustainability

 Water conservation

 Usable open space

 Parks

 Homestead preservation

 Buffers

 Trails and connectivity



CLUSTERED DEVELOPMENT

- Also known as Conservation Development
- Reduced lot sizes to increase open space
- More tax revenue per road footage
- Bigger setbacks
- Usable open space for the public and wildlife
- Commonly regarded as “smart growth”



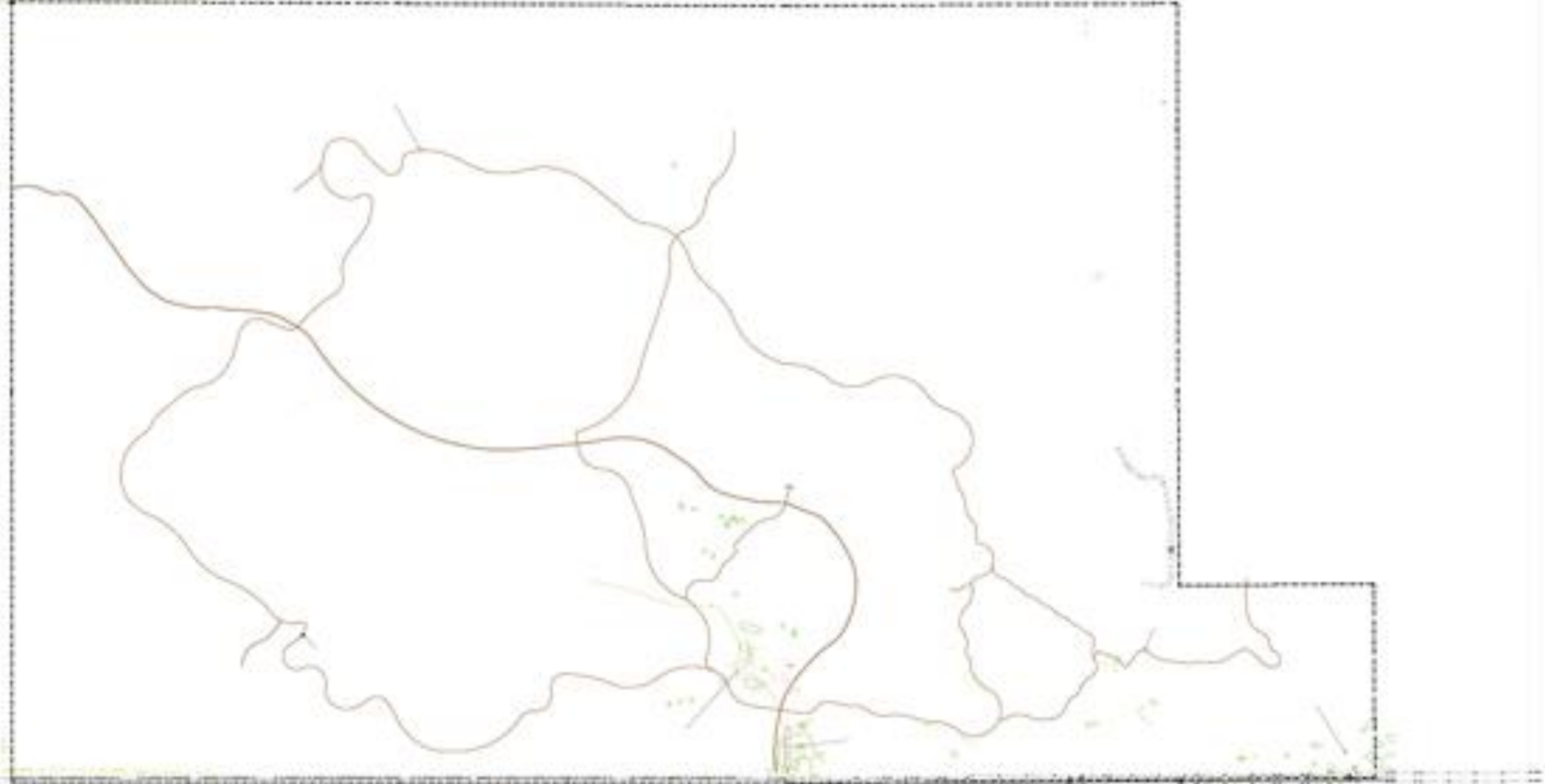


CONCEPTUAL PLAN

Plans and Maps



1000
1000



HOUSING TYPES

- Variety of Single Family Home Options
 - Zero maintenance, single-family patio homes
 - Single-family homes of various sizes
 - Custom homes on half acre to acre lots



GOALS

- 🌾 Homes for families
- 🌾 Parks for gathering
- 🌾 Preserved open space for citizens and wildlife
- 🌾 Higher standards for water conservation



A wide-angle photograph of a vast, flat landscape covered in lush green grass. The horizon is low and straight, with a clear blue sky above it filled with soft, white, wispy clouds. The lighting is bright and even, suggesting a clear day. The overall mood is open and expansive.

NEXT STEPS

MOVING FOWARD

- Within the terms of the approved and recorded PUD
- Continued community outreach
- Preliminary Plat
- Final Plat for Neighborhood 1



FAQs



FREQUENTLY ASKED QUESTIONS

 Water

 Traffic

 Lot size



WATER RESOURCE

- Adjudicated and decreed water rights for a 300-year supply
- New Denver and Arapahoe wells
 - Most Elbert County residents served by Dawson wells
 - Water movement between aquifers is very limited
 - No other Denver or Arapahoe wells within State's 600' setback requirement
 - Established rights and an established process

TRAFFIC CONCERNS

- Significant offsite road improvements imposed by the County
- \$4,500,000+ in impact fees to Elbert County
- Net positive tax base



LOT SIZES

- ☛ Clustered housing is less burdensome on the County than acreage lots
- ☛ Less traffic impacts
- ☛ Use less water
- ☛ Preserves more open space
- ☛ Creates bigger setbacks
- ☛ Consumes less acreage
- ☛ Is the new standard for smart growth



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QUESTIONS

CONTACT INFO

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