

August 4, 2026

PLANNED DEVELOPMENT AMENDMENT NARRATIVE Third Submittal

Zaharias Property
7500 South 88th Street
Town of Superior, Colorado

Introduction

The Garrett Companies (“Garrett”) submits this Planned Development Amendment (“PD Amendment”) application for the property located at 7500 South 88th Street within the Rock Creek Ranch Planned Development (“PUD”), originally approved in 1987. The site identified as Planning Area 7 (“PA-7”) in the PUD consists of approximately 22.68 acres and represents one of the remaining undeveloped parcels within the PUD.

The property is currently zoned Regional Activity Center (“RAC”), per the Land Use Table of the PUD. The RAC designation was originally intended to support a regional commercial center associated with a previously planned U.S. Highway 36 interchange at S. 88th Street. That interchange anticipated direct regional access and supported commercial development at this location. Over time, regional mobility planning shifted, making the McCaslin Boulevard and Highway 36 interchange the primary commercial connector between Superior and Louisville.

As a result, the underlying assumptions that informed the RAC designation changed, and the site no longer functions as a logical location for regional commercial development as originally envisioned. The Town’s approved 2025 Comprehensive Plan and recent Town discussions further acknowledge this shift and recognize that the site may support an alternative land use pattern that is more compatible with surrounding development, existing infrastructure conditions, and long-term community objectives.

Relationship to the Comprehensive Plan

The Town’s 2025 Comprehensive Plan, (“Comp Plan”), adopted 2/23/2026, identifies PA-7 as the “Zaharias Opportunity Area” and acknowledges that prior commercial expectations for the site were tied to a planned U.S. Highway 36 interchange that is no longer supported by CDOT. The Comp Plan anticipates residential development within a density range of 6 to 25 dwelling units per acre.

The PD Amendment includes an integrated mix of townhomes and compact-lot single-family detached homes organized within a unified neighborhood framework. The project results in a maximum overall density of 10 dwelling units per acre across the 22.68-acre site.

The PD Amendment supports several key planning objectives identified in the Comp Plan, including:

- Context-sensitive infill development;
- Housing diversity and expanded ownership opportunities;
- Integration of neighborhoods through pedestrian connectivity;
- Efficient use of existing infrastructure and services.
- Recommended density;
- Primary and supporting land uses; and
- Public and Private Community Space

By transitioning the site from an unrealized commercial designation to residential use consistent with the PUD and surrounding development patterns, the amendment allows the property to evolve in a manner that reflects current planning policy and community needs.

The PD Amendment also advances several of the Town's objectives by expanding housing diversity through a mixture of townhomes and single-family detached homes. As one of the remaining undeveloped infill sites within Rock Creek Ranch, the property represents an important opportunity to introduce ownership housing choices that can serve a range of households, including empty nesters, older adults, families, local workers, and residents seeking alternatives to larger detached housing products. This broader mix of housing types is consistent with the Town's recent housing planning efforts and the Comp Plan, which emphasize housing diversity, attainability, and thoughtful infill development.

The PD Amendment supports the Town's 2025 Housing Strategies, which identify three primary objectives: increasing housing choices, supporting local and regional affordable housing efforts, and removing housing barriers. The Zaharias project supports Objective 1 by introducing townhomes and entry-level single-family detached homes on an infill site within an established community. By providing a framework for attainable ownership housing opportunities within Rock Creek Ranch, the project increases housing diversity and introduces housing types that are currently underrepresented within Superior's housing supply.

Development Purpose and PD Amendment Intent

Garrett proposes this PD Amendment as a site-specific rezone rather than a departure from the overall planning framework of the existing Rock Creek Ranch PUD. As identified in Section II, 6.1 Land Use Controls of the PUD, the framework intends to guide development while allowing adjustments that respond to changing conditions and community needs.

Garrett's PD Amendment proposes to rezone PA-7 from RAC to a compatible Residential 2A (R-2A) zoning designation while limiting allowable density. The scope of the PD Amendment responds to recent Town feedback and neighborhood stakeholder input by:

- Establishing residential uses, including for-sale townhomes and single-family detached dwellings, as the permitted use within PA-7 pursuant to the existing R-2A zoning;
- Maintaining continuity of the PUD's applicable development standards for access and circulation, open space, building orientation, landscaping, and signage;

- Proposing updated development standards for the residential uses proposed within PA-7;
- Identifying limited, site-specific adjustments necessary to accommodate the site's physical and environmental context; and
- Reducing the originally proposed development intensity in response to community traffic and density concerns.

Project Overview

The proposed PD Amendment creates a neighborhood-scale residential community that provides moderate-density ownership housing and pedestrian connections. The plan is designed to complement the surrounding Rock Creek Ranch community while providing an appropriate transition between adjacent single-family neighborhoods, CDOT property, and nearby open space.

The PD Amendment includes a maximum of 226 for-sale residential units consisting of townhomes and single-family detached homes, with a minimum of 45 percent of the dwelling units consisting of single-family detached homes. Garrett's initial concept contemplated approximately 360 residential units, or approximately 16 dwelling units per acre. The current PD Amendment reduces the maximum density to 10 dwelling units per acre in response to Town Council, staff, and community feedback regarding density, traffic, neighborhood compatibility, and housing choice.

After evaluating that feedback, Garrett shifted from the previously proposed for-rent multifamily concept to a for-sale residential community consisting of townhomes and compact-lot single-family detached homes. The development will comply with the Town of Superior's Inclusionary Housing Ordinance and provide the required permanently deed-restricted affordable dwelling units in accordance with the applicable requirements of the Superior Municipal Code.

The remainder of this narrative describes the site context, proposed development framework, applicable development standards, Inclusionary Housing Ordinance compliance, and the relationship of the proposal to the Rock Creek Ranch PUD and the Town's current planning direction.

Site Description and Existing Conditions

The property is bound by:

- Established residential neighborhoods to the west;
- U.S. Highway 36 to the east; and
- The Hodgson-Harris Reservoir to the south.

Environmental considerations associated with the reservoir edge continue to inform the conceptual development envelope.

Existing infrastructure, including roadway access from South 88th Street and connections to water, sewer, and storm systems, serves the broader Rock Creek Ranch area and supports infill development at this location.

Permitted Uses

The proposed amendment establishes residential use as the permitted land use within this Planning Area following the PUD's established R-2A zoning standards, in the following building forms:

- Townhomes
- Single-family homes

Planning and Design Framework

The proposed PD Amendment is organized around a planning framework intended to create a residential neighborhood that is compatible with surrounding development while responding to the site's unique physical and environmental conditions.

Key design objectives guiding the site plan as a response to stakeholder input include:

- A revised land use strategy that responds to community goals, neighborhood compatibility, and lessens traffic concerns on S. 88th Street;
- Introduce transitional moderate density adjacent to Highway 36;
- Creation of environmental buffers along the reservoir and to preserve existing wetlands;
- Efficient use of existing infrastructure;
- Integration of pedestrian circulation, open space and amenities;
- Construction of a public 8-foot paved trail along the proposed retaining wall fronting Hodgson-Harris Reservoir; and
- Construction of a public Reservoir overlook with interpretive signage.

Building placement is organized by the site's topography and proximity to the Hodgson-Harris Reservoir. Development areas are concentrated away from the reservoir edge to maintain a substantial open space buffer along the southern portion of the site. This buffer serves both environmental and visual functions by providing separation between the built environment and the reservoir.

Architecturally, residential buildings are anticipated to incorporate articulated façades, varied rooflines, enhanced entries, and pedestrian-oriented design elements intended to reinforce neighborhood character and create a functional residential streetscape environment.

The site design also prioritizes pedestrian connectivity. Internal sidewalks and trail connections link residential areas to open space amenities, gathering spaces, and existing pedestrian infrastructure along South 88th Street, allowing residents to access surrounding neighborhoods, schools, and trail systems.

The PD Amendment's Preliminary Plan illustrates a viable community layout demonstrating buildable areas, site circulation, land use and natural buffering, and compatibility with surrounding conditions. The Preliminary Plan is conceptual and refinements for final building placement, lot configuration, building orientation, and product layout will occur through future FPSP and engineering reviews.

Open Space

The PD Amendment's Landscape Requirements chart requires that approximately 45% of the 22.68-acre site will be preserved as open space, meeting the intent of Section 9.3(A)(2) of the original PUD. Of that total, 4.5 acres consists of preserved natural open space, including the Hodgson-Harris Reservoir buffer, protected wetlands, and naturalized landscape areas that will remain undisturbed by development. Programmed open space within the project will include neighborhood amenity spaces and landscape areas. A network of internal sidewalks will lead residents to amenity spaces and connect to the public trail and overlook along the Hodgson-Harris Reservoir.

The PD Amendment responds to the PUD's Open Space requirements through a combination of:

- Hodgson-Harris Reservoir buffer;
- Protected wetlands;
- Public trail and reservoir overlook areas;
- Internal landscaped open space areas;
- Pedestrian corridors;
- Integrated stormwater detention areas;
- Private open space within the development; and
- Community amenity areas.

The southern portion of the site functions as a wildlife buffer between development and the Hodgson-Harris Reservoir. This area also contributes to the project's overall open space framework by maintaining a continuous open space edge along the reservoir corridor. Building and amenity placement outside this buffer helps ensure separation from environmentally sensitive areas which will not be disturbed by site development. The project will incorporate retaining walls with railings outside of the buffer to prevent human and pet encroachment into the buffer, while elevating the public trail and overlook to optimize views and bird watching at the reservoir. Our design intent is to create a visual connection to the reservoir while preventing encroachment into the reservoir habitat.

Circulation and Connectivity

Vehicular access is provided from South 88th Street. The site benefits from frontage on an established collector roadway and does not require extension of new arterial infrastructure.

Three access points are proposed along South 88th Street. Two will provide full vehicular access to the development: one aligned with Promenade Drive, and one aligned with East Weldona Way. The Promenade Drive access will require installation of a traffic signal at the Developer's expense. A third access point, located near the southern end of the site north of the existing crosswalk, will be restricted to emergency vehicles only. Emergency vehicle access will support emergency response without introducing another full-movement access point along the corridor.

Pedestrian connectivity is incorporated throughout the site through sidewalks and pathways that link residential areas to existing pedestrian infrastructure along South 88th Street. The project is intended to function as an integrated residential neighborhood within the existing Rock Creek Ranch community.

Parking Standards

Parking is anticipated to be provided through a combination of attached garages, parallel street parking (located internal to the site), and guest parking throughout the site.

The proposed parking framework is intended to support the residential character of the development, minimize large surface parking fields, and reinforce a pedestrian-oriented site design.

Detailed parking ratios are included in the PD Amendment and are consistent with the existing parking standards within the R2-A designation, with an added guest parking requirement. Two-, three-, and four-bedroom dwellings all require 2 parking spaces per unit along with guest parking of .25 spaces per unit.

Inclusionary Housing Compliance and Necessary Financial and Development Considerations

Although the revised site plan reduces overall residential density from the original concept, it continues to advance the Town's housing diversity and affordability objectives through a mix of townhomes and compact-lot single-family detached homes. The proposed housing types are designed on smaller lots to provide a broader range of ownership opportunities within Superior while responding to Town Council, staff, and community feedback regarding density, traffic, neighborhood compatibility, and housing choice.

Garrett's earlier concept contemplated approximately 360 residential units, or approximately 16 dwelling units per acre. The current PD Amendment reduces the maximum density to 10 dwelling units per acre and the maximum unit count to 226 dwelling units. The revised development program includes both townhomes and single-family detached homes, with a minimum of 45 percent of the dwelling units consisting of single-family detached homes.

The development shall comply with the Town of Superior's Inclusionary Housing Ordinance and provide the required number of permanently deed-restricted affordable dwelling units in accordance with the applicable requirements of the Superior Municipal Code. The final number, distribution, income targeting, deed restrictions, and other affordability requirements will be established in accordance with the Inclusionary Housing Ordinance and documented through the applicable final development and affordable housing documents.

Providing permanently deed-restricted affordable housing represents a substantial change from the initial-sale price-cap approach described in the prior submittal. Under the revised proposal, the affordable dwelling units will remain subject to the affordability requirements established by the Town rather than being limited to an initial-sale restriction. This approach advances the Town's long-term affordable housing objectives by preserving affordability beyond the first sale and integrating affordable ownership opportunities within the overall development.

The affordable dwelling units will be incorporated into the development and will have exterior materials, architectural character, and access to community amenities generally consistent with the market-rate dwelling units. The units will be identified, constructed, conveyed, and administered in accordance with the Inclusionary Housing Ordinance and the applicable affordable housing agreement or other implementation documents.

The project's reduced density, required public infrastructure, permanently deed-restricted affordable housing obligations, and other development commitments create significant costs that affect the financial feasibility of the development. To support delivery of the required affordable dwelling units and allow the development to proceed, the following financial and development considerations are necessary:

1. Fee and Use Tax Waivers for Affordable Units

All Town-imposed building permit and plan review fees, construction use taxes, and applicable water, sewer, stormwater, irrigation, tapping, metering, and construction-related utility fees and charges attributable solely to the permanently deed-restricted affordable dwelling units shall be waived before payment is required.

These waivers apply only to the affordable dwelling units provided in compliance with the Inclusionary Housing Ordinance and shall not apply to market-rate dwelling units. Where a fee, charge, or tax is not assessed on an individual-unit basis, the amount attributable to the affordable dwelling units shall be determined through the applicable implementation documents.

The fee and tax waivers are intended to reduce the direct development costs associated with constructing and delivering the required affordable dwelling units and are necessary to maintain the financial feasibility of the development.

2. Metropolitan district formation, maintenance, and mill levy

The Developer intends to pursue the formation of one or more metropolitan districts to finance eligible public improvements serving the Project and to provide for the long-term ownership, operation, repair, replacement, and maintenance of improvements and facilities serving the development, as authorized through the applicable service plan.

The Metropolitan District or Districts may be responsible for private streets, commonly owned open-space tracts, landscaping, trails, stormwater facilities, community amenities, common facilities, and other shared improvements serving the development. The district or districts may also finance, construct, acquire, own, operate, and maintain eligible public infrastructure and other development improvements consistent with the approved service plan and applicable law.

Any metropolitan district remains subject to a separate service plan application, public hearing, Town approval, any required code amendment, and all other requirements of applicable law. Garrett requests that approval of this PD Amendment confirm the Property's eligibility for a future metropolitan district service plan to include a maximum debt-service mill levy of up to fifty (50) mills, with operations and maintenance mill levy authority to be addressed separately in the service plan consistent with the Town's standard practice. This eligibility determination does not constitute approval of any metropolitan district, its service plan, code amendment, or mill levy, those approvals rest solely with the Town Council through the separate service plan process and remain subject to the Town's future legislative discretion in those proceedings.

Final ownership, maintenance, funding, and operational responsibilities for improvements and facilities serving the development will be established through the service plan, final plat, easements, conveyance documents, maintenance agreements, and other applicable implementation documents.

Environmental Considerations

Environmental conditions associated with the Hodgson-Harris Reservoir and surrounding open space areas were considered in the preparation of this proposal. The project team reviewed previously prepared wildlife habitat assessments and avian survey data for the Hodgson-Harris Reservoir area, along with other environmental materials provided during the Town's pre-application process and engagement with Superior's Open Space Advisory Committee (OSAC).

The reservoir-adjacent buffer provides habitat value for avian and other species associated with the reservoir. Documented environmental commitments include:

- Maintaining a 100-foot development and disturbance buffer adjacent to the reservoir;
- Constructing retaining walls with railings at the buffer edge to prevent human and pet encroachment into the protected buffer;
- Constructing a public trail and overlook with interpretive signage outside the protected buffer;
- Incorporating a kestrel nesting box in collaboration with OSAC;
- Utilizing dark sky compliant lighting;
- Sensitive photometric design to prevent spillover into the reservoir buffer;
- Implementing stormwater management practices to prevent run-off into the reservoir.
- Prairie dog translocation through live trapping to a receiving site in Colorado.

The proposed site design responds to these conditions by concentrating development toward the northern and western portions of the property while preserving open space areas along the southern edge adjacent to the Hodgson-Harris Reservoir.

Landscaping within the Hodgson-Harris reservoir buffer will remain native. No development or disturbance of any kind is permitted within the buffer area.

The wetlands within the site are designed as a protected area and will be preserved as a part of the 4.5 acres of natural open space.

In addition, a Phase I Environmental Site Assessment has been prepared for the property. The Phase I identified no recognized environmental conditions, no controlled or historical recognized environmental conditions, and no significant data gaps associated with the site.

The project team has met with OSAC representatives to discuss prairie dog concerns and has committed to prairie dog relocation through live trapping if there is an available receiving site in Colorado.

Wildfire Mitigation, Safety, and Resiliency

Wildfire mitigation, emergency access, and long-term site resiliency have been incorporated into the overall development framework.

Future development will comply with applicable Town building and fire code requirements, including standards for fire access, fire flow, emergency vehicle circulation, and other requirements of Mountain View Fire Protection District.

Fence and landscape design will incorporate ignition-resistant or non-combustible materials where appropriate and consistent with applicable Town and fire code requirements.

The revised site plan concentrates development within defined residential areas while maintaining open space and buffer areas adjacent to the Hodgson-Harris Reservoir corridor. This approach reduces unmanaged development edges and supports coordinated emergency access and defensible space planning.

Emergency Access and Code Compliance

Vehicular circulation and emergency access are integrated into the site design through multiple connections to South 88th Street, including an emergency-only access point intended to support response operations and evacuation flexibility.

Future development will comply with applicable Town building and fire code requirements, including standards for fire access, fire flow, emergency vehicle circulation, and other requirements of Mountain View Fire Protection District.

Landscape and Material Resiliency

Based on the Town's water-wise and fire-wise landscaping standards, landscaping within the development will incorporate native and adaptive plant materials consistent with the Town standard seed mix and establishment requirements. Fence and landscape design near open space will also incorporate wildfire resiliency and defensible space principles, including ignition-resistant or non-combustible materials where appropriate and consistent with applicable Town and fire code requirements.

Waste Management

Residential waste and recycling service will be provided through the Town's contracted residential waste service provider in accordance with Section 6-5-70 of the Municipal Code. Final collection locations and operational details will be coordinated during the FPSP process.

Construction activities will comply with applicable Town Green Building Program and construction-waste diversion requirements.

Noise Mitigation

The project's proximity to U.S. Highway 36 has been considered in the preliminary site design. Under the prior for-rent concept, enhanced STC-rated windows and doors were proposed for buildings facing U.S. Highway 36 in lieu of a sound wall. This approach was intended to reduce interior noise impacts while preserving views and avoiding a large visual barrier along the highway frontage.

As the project has transitioned to a for-sale community, appropriate noise-mitigation measures will be reevaluated as the site and building plans are finalized through the FPSP and architectural review processes.

Energy Conservation

The proposed development will incorporate energy conservation strategies consistent with applicable Town requirements and building code standards in effect at the time of development review and construction.

Site and building design will consider opportunities to support energy efficiency through building orientation, insulation standards, efficient building systems, durable exterior materials, and energy-conscious lighting and landscape design.

Final conservation measures may continue to be refined during future FPSP, architectural, and building permit review.

Lighting

Proposed lighting within the development will be designed in accordance with applicable Town requirements and the adopted lighting standards in effect at the time of development review.

Lighting design will consider neighborhood compatibility, pedestrian safety, energy efficiency, and minimization of glare and light spillover onto adjacent properties and open space areas.

All exterior lighting will incorporate dark-sky compliant fixtures, including downward directed and shielded lighting elements to minimize light spillover onto adjacent properties and open space areas.

Community Amenities

Proposed community amenities are designed to support neighborhood connectivity, outdoor recreation, and gathering opportunities throughout the development.

The preliminary site plan incorporates a connected network of pedestrian amenities, including a public 8-foot paved trail along the Hodgson-Harris Reservoir frontage, a reservoir viewing area with interpretive signage, and a centrally located playground with children's play equipment, seating, landscaping, and pedestrian connections. Internal sidewalks will link these features throughout the site and connect to the existing pedestrian trail network along South 88th Street. The final design, size, and location of the playground will be established through the FPSP process.

Open space and trail-oriented amenities are intended to provide opportunities for passive recreation, neighborhood interaction and access to the surrounding area while maintaining compatibility with adjacent environmental features and open space areas.

Community amenity areas are intended to serve both the townhome and single-family portions of the development. Final locations and distribution will be refined through the FPSP process to provide access throughout the community.

Water Conservation and Efficiency

The proposed development incorporates water conservation measures through site design, landscaping, irrigation practices, and building systems consistent with applicable Town requirements and regional sustainability objectives. Water efficiency is intended to remain an important component of the project's long-term operational and landscape strategy.

Landscaping and irrigation systems are expected to incorporate water-efficient design practices, including drought-tolerant and climate-adaptive plant materials, efficient irrigation methods, and irrigation management strategies intended to reduce long-term potable water demand. Turf areas are anticipated to be limited to functional recreational and gathering spaces, with lower-water-use landscape treatments utilized throughout the remainder of the site where appropriate.

Final landscape design, irrigation systems, and water conservation measures may continue to be refined during future FPSP, architectural, and building permit review consistent with applicable Town standards and utility requirements.

Construction Waste Management and Green Building Compliance

Construction activities associated with the proposed development will incorporate standard waste management practices intended to reduce unnecessary waste generation and support recycling and material recovery where reasonably feasible.

Contractors and subcontractors will be encouraged to separate recyclable construction materials, including cardboard, metal, wood, concrete, and other eligible materials, during construction to the extent practical and consistent with available recycling facilities and project logistics.

The project will comply with applicable Town of Superior Green Building Program requirements, building code provisions, and adopted construction waste diversion measures in effect at the time of development review and permitting.

Transportation and Traffic

A Traffic Impact Study (TIA) has been prepared in accordance with Town requirements to evaluate project-generated traffic, intersection operations, access conditions, and levels of service. The findings of the report show that the proposed development has no material negative impact on levels of service to surrounding traffic, and S 88th Street can effectively serve the proposed development. As recommended in the TIA, Garrett will install a traffic signal at the Promenade/South 88th Street intersection which will improve current levels of service for critical movements within the intersection. Garrett will also provide southbound left-turn lanes into the development at both access points as recommended by the TIA.

The site's location within an established service area reduces the need for extension of major infrastructure and supports coordinated evacuation routing and emergency access.

Transportation Demand Management measures may be evaluated where appropriate during future FPSP review.

Utilities and Infrastructure

The development will connect to existing water, sewer, and storm systems serving Rock Creek Ranch.

Stormwater management strategies will address site drainage patterns and protect adjacent open space and the reservoir.

Student Generation and Schools

Based on estimates received from Boulder Valley School District for student generation, we anticipate the proposed development plan to generate roughly 85 students attending K-12. Based on current utilization rates, the school district can serve the planned development and can help bolster enrollment. This site feeds into the Monarch School Campus, and families may also apply for school choice enrollment at Superior Elementary. Both school options are conveniently located less than .70 miles from the development, providing walkable/bikeable access.

Phasing and Implementation

Development of the project is anticipated to occur in a coordinated construction sequence to support efficient delivery of infrastructure and site improvements.

Subsequent construction will proceed in phases based on construction sequencing. Each phase will include the necessary site improvements, parking areas, and open space elements to ensure that development areas function cohesively as they are completed.

During construction, special attention will be paid to the prevention of trash and debris entering protected areas and the reservoir.

All phases of development will comply with the applicable development standards established through the Planned Development Amendment and will maintain consistency with the approved site plan framework.

Conclusion

The proposed PD Amendment refines the permitted uses within Planning Area 7 of the Rock Creek Ranch Planned Development to allow a moderate-density residential community consisting of townhomes and single-family detached homes. The amendment responds to the site's changed planning context and updates the original Regional Activity Center designation while maintaining the broader framework and development objectives of the Rock Creek Ranch PUD.

The amendment aligns with the Town's approved 2025 Comprehensive Plan for the Zaharias Opportunity Area by supporting context-sensitive infill development, expanding housing

diversity, introducing additional ownership opportunities, protecting environmental resources, and making efficient use of existing infrastructure and services. The proposed development also provides public and community benefits through pedestrian connectivity, open space, a public trail and reservoir overlook, community amenities, and transportation improvements along South 88th Street.

The development shall comply with the Town of Superior's affordable housing requirements in effect at the time of PD Amendment approval and provide the required permanently deed-restricted affordable dwelling units in accordance with the applicable requirements of the Superior Municipal Code. Affordable dwelling units shall include each housing product type provided within the development. The final number, distribution, income targeting, deed restrictions, and other affordability requirements will be established in accordance with the Inclusionary Housing Ordinance and documented through the applicable final development and affordable housing documents.

Compliance with the Inclusionary Housing Ordinance, together with the project's reduced density, public infrastructure obligations, environmental commitments, transportation improvements, and ongoing ownership and maintenance responsibilities, creates significant costs affecting the financial feasibility of the development. The financial and development considerations identified in this narrative, including fee and use-tax waivers attributable to the affordable units, and consideration of a future metropolitan district financing and maintenance structure, are necessary to support delivery of the required affordable housing and allow the development to proceed.

The anticipated metropolitan district structure will provide a framework for financing eligible public improvements and for the long-term ownership, operation, repair, replacement, and maintenance of private roads, commonly owned open-space tracts, landscaping, trails, stormwater facilities, community amenities, and other shared improvements. The formation, authority, financing limitations, and responsibilities of any metropolitan district will be established through the applicable service plan, code amendment, organizational, platting, and implementation processes.

As one of the Town's identified Opportunity Areas and one of the remaining undeveloped infill sites within Rock Creek Ranch, the Property represents an important opportunity to introduce a thoughtfully planned residential neighborhood in a location already served by infrastructure, schools, roadway access, and an established community context. The PD Amendment balances housing, affordability, infrastructure, environmental protection, and neighborhood compatibility while providing a practical framework for the long-term implementation and maintenance of the development.

Through approval of the PD Amendment and coordination of the necessary financial and development considerations, the Zaharias Property can advance the Town's goals for housing diversity, permanently affordable housing, thoughtful infill development, and responsible long-term stewardship of the site.

With this third submittal of the PD Amendment application materials, we look forward to the Town's review and continued collaboration regarding the proposed Planned Development Amendment.