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EL PASO COUNTY

LETTER OF INTENT FOR: GLENEAGLE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT Vacation and Replat Filing No. 2 Final Plat

November 09, 2018

☐ OWNER/APPLICANT, AND PLANNING CONSULTANT:

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PROJECT LOCATION/DESCRIPTION:

The proposed Gleneagle Golf Course Residential Infill Development, Filing No. 2 is located approximately 12 miles northeast of downtown Colorado Springs, situated east of Interstate 25 and the town of Monument, Colorado and west of Black Forest in northern El Paso County. It is entirely within the Gleneagle subdivision generally bounded by Baptist Road to the north and

Northgate Road to the south. All proposed lots within Filing No. 2 are accessed directly by Gleneagle Drive to the south, and are located in their entirety within the boundaries of the former Gleneagle Golf Course property.

The property is also located approximately 3/4 mile northeast of the intersection of Struthers Road and Gleneagle Drive within the *Tri-Lakes Comprehensive Planning Area*.

In 2016, the Owner and Applicant submitted development applications for a residential infill project in the Gleneagle neighborhood which proposed a total of 56 single-family residential lots, three open space tracts and three tracts to be used as roadway islands. The project was known as the *Gleneagle Golf Course Residential Infill Development Filing No. 1* ("Filing No. 1"). The total parcel contained 120.21 acres and was to be developed on the former Gleneagle Golf Course. As an infill development, the Applicant was obligated to rezone 32.91 acres of the property from RR-5 to RS 6000 (Residential Suburban), obtain a map amendment to remove the property from the PUD zone (eliminating an earlier development plan from the property), request a sketch plan amendment, and obtain approval of a preliminary plan and final plat for Filing No. 1. The 2017 development applications were approved by the Board of County Commissioners, except that 12 lots were withdrawn from the final plat for Filing No. 1 during the Board's consideration of the project due to an impasse concerning drainage improvements needed for the area in which the 12 lots were planned. The final plat for Filing No. 1 was revised to show the area as "Tract G" for future development. Since the Board's approval of the development application for Filing No. 1, the open space tracts have been conveyed to the Gleneagle Civic Association and development has proceeded on the Filing No. 1 lots and public improvements serving the infill development.

DEVELOPMENT REQUEST

The Owner/ Applicant requests approval of the Vacation and Replat of Tract G, Gleneagle Golf Course Residential Infill Development, Filing No. 1 and Final Plat to allow for the development of 12 single family residential lots on 7.621 acres, which will be known as Gleneagle Golf Course Residential Infill Development, Filing No. 2.

The property to be known as Filing No. 2 is subject to all conditions of record of the Preliminary Plan for Gleneagle Golf Course Residential Infill Development that was approved by the Board of County Commissioners on May 23, 2017. As will be explained below in the Owner/ Applicant's justification, the 12 lots and adjacent street (Stone Eagle Place) were removed from development with the Filing No. 1 application following an impasse surrounding drainage improvements needed for the 12 lots. The Filing No. 1 final plat identifies the subject property as Tract G.

TOTAL NUMBER OF ACRES IN THE REQUESTED VACATION AND REPLAT AREA: 7.621 acres

The proposed Vacation and Replat Filing No. 2 Final Plat is in conformance with subdivision design standards and establishes an adequate level of compatibility with surrounding areas of the site already constructed and other known surrounding areas currently proposed for development.

The property subject to this application was reviewed by El Paso County in conjunction with the submittal of the development application for the Gleneagle Golf Course Residential Infill Development Filing No. 1, which was approved by the Board of County Commissioners on May 23, 2017. As a result of unresolved drainage concerns related to the subject property planned for the 12 lots included in this Filing No. 2 vacation and replat, the Owner/Applicant agreed to remove from Filing No. 1 the 12 lots and proceed with the Board of County Commissioners' approval of Filing No. 1, with the subject property identified as "Tract G" for future development once the drainage concerns were resolved. The remaining 44 lots (of 56 total) that were approved for Filing No. 1 are presently being developed by the Owner/Applicant.

The Owner/Applicant has identified drainage solutions for Filing No. 2 that are acceptable to County staff. This has included successful acquisition – after months of negotiation - of an easement across an existing residential lot at 14035 Westchester Drive in which to route a storm water pipeline and swale from a water quality pond located in Filing No. 2. This easement facilitates the extension and routing of the proposed storm water pipeline to an existing drainage easement west of Westchester Drive owned by Bethesda Management Company, which has granted the Owner/Applicant a drainage easement across its property. The drainage report prepared and submitted for Filing No. 2 with this application demonstrates that the newly acquired easements and storm water pipeline and swale can accommodate storm water runoff as directed by the County engineers.

The size and configuration of the 12 proposed lots in Filing No. 2 have not been modified since the Gleneagle Golf Course Residential Infill Development preliminary plan was approved in 2017. Filing No. 2 will be the last parcel of land subject to platting or any other development within the Gleneagle Golf Course Residential Infill Development.

EXISTING AND PROPOSED ZONING

The RS-6000 zone district previously approved by the Board in August 2017 included this property to be known as Filing No. 2. No rezoning is required or requested with this application.

PHASING OF FILING NO. 2 DEVELOPMENT

Construction of the 12 lots for Filing No. 2 is proposed to occur as one single phase of development. Based upon successful lot sales in Filing No. 1, the Owner/Applicant anticipates all 12 lots in Filing No. 2 to be sold and developed within 2 to 3 years from the date of County approval.

PLAT RESTRICTIONS

Plat restrictions are noted on all of the proposed 12 lots for Filing No. 2 to ensure that purchasers of lots and/or homebuilders are aware that no ancillary residential dwelling units may be developed or constructed on any lot.

Plat restrictions are also noted on all of the proposed 12 lots to ensure that purchasers of lots and/or homebuilders are aware that no lot may be subdivided at any time.

Restrictions for all single-family dwelling units will remain under the El Paso County Land Development Code for a standard 30' height (as determined from finished grade).

Plat restrictions on the final plat for the Filing No. 2 lots will be consistent with the plat restrictions on the Filing No. 1 final plat.

VIEWSHEDS:

Existing Gleneagle lots adjacent to the Gleneagle Golf Course Residential Infill Development are characterized by expansive views of the former golf course and Front Range beyond. The Owner/Applicant took every reasonable measure for locating and laying out the 12 new lots that takes these "viewsheds" into consideration in Filing No. 2.

The Owner/Applicant worked closely with the Gleneagle Civic Association to plan infill lots with sensitivity to viewsheds. Builders of new homes will be encouraged to situate new homes within parts of the building envelope permitted for each new lot to maintain viewsheds from existing adjacent and nearby properties as best as possible. The Owner/Applicant will also encourage builders of new homes in Filing No. 2 to strictly adhere to all Land Development Code provisions that have jurisdiction of development of new single-family homes, and to advise them that seeking administrative relief from the Gleneagle Civic Association and/or the County from requirements pertaining to maximum height, setbacks, maximum lot coverage, and accessory structures will likely not be supported.

TOTAL RESIDENTIAL UNITS AND DENSITIES FOR DWELLING TYPE:

All building envelopes of the proposed Filing No. 2 infill development will comply with *Land Development Code Section 5.4.2 (Table 5-4)* for RS-6000 zoning districts.

The height for all single-family dwelling units will not exceed a maximum 30' height (determined from finished grade).

Minimum lot size as allowed in an RS-6000 zoning district is 6,000 sq. ft. Minimum lot width allowed is 50'. Minimum setbacks are 25' (front), 25' (rear), and 5' (side) with a maximum lot

coverage of 35%. Each of the 12 proposed lots within Filing No. 2 meets or exceeds these minimum requirements.

The Owner/Applicant is not requesting administrative relief pertaining to lot requirements, maximum structure height, density and dimensional standards, and/or reduction in lot area, setbacks, or lot width.

OPEN SPACE

Land designated and previously approved with Filing No. 1 as Open Space includes all acreage within the former Gleneagle Golf Course that is not scheduled to be subdivided and developed as single-family residential. All Open Space tracts indicated with this application equals 94.31 acres, or 72% of the total golf course property. Filing No. 2 does not seek to amend this. All of the Open Space has been conveyed to the Gleneagle Civic Association.

SUBDIVISION SERVICES

Lots within Filing No. 2 of the Gleneagle Golf Course Residential Infill Development may be provided natural gas by *Black Hills Energy* and/or *Colorado Springs Utilities*, which both have adequate capacity to serve the development. Filing No. 2 is also located within the service area of the *Mountain View Electric Association*, which has indicated its service lines are available and have adequate capacity to serve the development.

As with Filing No. 1, Filing No. 2 is located entirely within *Academy School District 20* jurisdiction.

MUNICIPAL SERVICES

Water and wastewater services to all of the 12 lots within Filing No. 2 will be provided by *Donala Water and Sanitation District*, which has a adequate capacity to extend these services from their existing infrastructure. Donala has provided a Commit to Serve letter for Filing No. 2.

Fire protection services for Filing No. 2 will be provided by the *Wescott Fire Protection District* (WFPD). Services to be provided by WFPD include fire suppression, fire prevention, emergency medical response, code enforcement and hazardous material response. WFPD has provided a Commit to Serve letter for Filing No. 2.

MINERAL EXTRACTION

As with the previously approved development application for Filing No. 1, the mineral extraction master plan does not identify Filing No. 2 as having any significant mining resource of note nor is there any existing mining activity on the site. Therefore, the proposed development

would not limit or impact any proposed future commercial mineral resource extraction operations.

The Owner/Applicant certifies there are no known mineral estate owners within Filing No. 2. (or better: *The Owner/Applicant certifies that it researched the county records as required by C.R.S. §24-65-103 and there are no mineral estate owners identified in such records.*)

COMMERCIAL USES

No commercial uses are proposed or permitted within the RS-6000 zoning district of Filing No. 2.

PROPOSED USES, RELATIONSHIP BETWEEN USES AND DENSITIES

The proposed Final Plat for Filing No. 2 shows the proposed lot layout, new road configuration, Open Spaces, access easement to Open Spaces, utility easements, and densities of developed areas within Filing No. 2.

EXISTING AND PROPOSED IMPROVEMENTS

Proposed improvements will include the construction of County-owned (e.g. public) and maintained asphalt roadways. Drainage and storm water detention facilities will be constructed and maintained in conformance with County standards and specifications. Electric, natural gas, and telecommunication service points-of-connection will be extended for all new lots. Water and wastewater will be provided via a central water and sanitary sewer system to be developed by the Owner/Applicant in conjunction with Donala Water and Sanitation District.

LAND DEVELOPMENT CODE, COMPREHENSIVE PLAN AND COUNTY MASTER PLAN CONSISTENCY

ADHERENCE WITH THE EL PASO COUNTY POLICY PLAN

Goal 6.1 a *Encourage patterns of growth and development which complement the regions' unique natural environments and which reinforce community character.*

The El Paso County Policy Plan (the “Master Plan”) supports the Gleneagle Golf Course Residential Infill Development Vacation and Replat Filing No. 2 Final Plat.

The policies specifically related to the request include:

Policy 6.1.3 - *Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.*

The Filing No. 2 application to accommodate new single family residential lots is compatible with existing (and under construction) residential lots within the Gleneagle Golf Course Residential Infill Development Filing No. 1. Filing No. 2 lots and streets will be similar in size to lots and streets of those approved for Filing No. 1.

The proposed street layout and street R.O.W. section for Filing No. 2 is continuous and compatible with that of the adjoining Gleneagle neighborhoods and with the previously approved Filing No. 1. The proposed infill land use of Filing No. 2 is also compatible with adjoining Gleneagle neighborhoods with regard to density, access points from Gleneagle Drive, and use as single-family detached residential dwellings.

Policy 6.1.6 - *Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.*

Filing No. 2 is proposed as a continuation of development of single family residential lots within an urban density area of the Gleneagle community. Utilities and road infrastructure needed to serve the new lots, such as new roads, drainage and detention facilities, erosion control, etc. will be constructed as part of the Filing No. 2 development.

Policy 6.1.7 – *Encourage infill development which complements existing uses, is consistent with Small Area and other adopted plans.*

Filing No. 2 is a logical continuation of infill development within the existing Gleneagle community and the previously approved Filing No. 1. Filing No. 2 will use existing public infrastructure including streets, utilities, police and fire protection that is consistent with Small Area and other adopted plans.

Policy 6.1.8 - *Encourage incorporating buffers or transitions between areas of varying use or density where possible.*

Buffers and transitions between areas of varying use (e.g. separation between Filing No. 2 and existing Gleneagle residential lots) will be achieved with Open Space tracts that were once part of the Gleneagle Golf Course. These Open Space tracts were approved concurrent with Filing No. 1 development and have since been conveyed to the Gleneagle Civic Association. Transitions are also achieved between Filing No. 2 infill lots and adjoining Open Space tracts through placement of pedestrian access easements to the Open Space tracts.

Policy 6.1.11 - *Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.*

Development of Filing No. 2 is harmonious and compatible with the character of adjacent and nearby existing Gleneagle neighborhoods and Gleneagle Golf Course Residential Infill

Development Filing No. 1, and is a logical continuation of development of the existing neighborhood and previously approved Filing No. 1.

Policy 6.1.13 – *Encourage the use of carefully planned and implemented clustering concepts in order to promote efficient land use, conservation of open space and reduction of infrastructure costs.*

The proposed development of Filing No. 2 provides for lots that are true infill by definition; Filing No. 2 in its entirety is a clustering of 12 single family residential lots that will be accessed and serviced by newly developed public infrastructure that are extensions of the existing Gleneagle public infrastructure (e.g. Filing No. 2 is accessed via existing Gleneagle Drive and all public utilities are an extension of existing utilities).

Policy 6.1.14 - *Support development which complements the unique environmental conditions and established land use character of each sub-area of the County.*

As with Filing No. 1, the Owner/Applicant proposes to develop Filing No. 2 to maintain grading of roadways and drainage infrastructure in keeping with the established land use character of surrounding sub-areas of the Gleneagle community. Lower density development of single family residential lots in Filing No. 2 will help to sustain the appearance and unique environmental conditions of adjacent properties.

Policy 6.1.15 – *Recognize the need for new development and redevelopment to respond to changes in demographic, market and technological conditions.*

Lots within Filing No. 2 will address the need for new development within the existing Gleneagle subdivision. The marketing and sales success of lots approved within Filing No. 1 demonstrates the need for new development within the Gleneagle community; Filing No. 2 will be a continuation of this new development and redevelopment.

Goal 6.2

Protect and Enhance Existing and Developing Neighborhoods

Policy 6.2.2

Promote the unique identity of neighborhoods through the use of focal points, parks, trails and open spaces, preservation of significant natural features, compatible location and design of mixed uses, and promotion of pedestrian and other non-motorized means of travel.

Filing No. 1 incorporated undeveloped portions the former Gleneagle Golf Course as Open Space preservation tracts that would remain undeveloped in perpetuity, and will also benefit Filing No. 2. As with Filing No. 1, preservation of the former Golf Course as Open Space ensures

that Filing No. 2 will promote the unique identity of the surrounding Gleneagle community and promote pedestrian means of travel via trails.

Policy 6.2.3 – *Encourage land use planning and design approaches which create or reinforce the neighborhood concept.*

Planning of the proposed Filing No. 2 infill development mirrors that of the existing adjoining Gleneagle neighborhoods and the previously approved Filing No. 1. The character and feel of the Filing No. 2 infill development reinforces the neighborhood concept as it was planned and designed concurrently with Filing No. 1; it avoids introducing zone districts and uses which might provide for new development that appears different from the adjoining established Gleneagle neighborhoods.

Policy 6.2.11 – *Encourage compatible physical character, density and scale in existing neighborhoods.*

New homes planned for construction on the 12 infill lots to be development in Filing No. 2 will adhere to the architectural guidelines of the Gleneagle Civic Association to ensure compatibility of physical character and scale of existing adjoining neighborhoods, and with the previously approved Filing No. 1.

Policy 7.1.2 – *To encourage moderate growth rate and to ensure that new development will not create a disproportionate high demand on services and facilities by virtue of its location, design, or timing.*

The 12 new infill lots proposed for Filing No. 2 will not create a disproportionately high demand on existing services and facilities. Commitment letters from public agencies, including fire protection, water and wastewater, and gas and electric have been secured and provided pursuant to this application from all service providers.

The following are objectives from the **Tri-Lakes Comprehensive Plan**:

Policy 7.1.2 – *Protect and enhance viability of established developments.*

New homes planned for construction on the 12 infill lots to be developed in Filing No. 2 will fall under the architectural guidelines of the Gleneagle Civic Association to ensure compatibility of physical character and scale of existing Gleneagle neighborhoods. The lot and street layout of the proposed Filing No. 2 development was planned to be very similar in density and scale of existing adjoin neighborhoods and with Filing No. 1.

Policy 7.1.3 – *To allow development that complements the unique environmental conditions, is harmonious with the overall established land use patterns, and is consistent with the character of each Sub-Area.*

As with Filing 1, new lots proposed for the Filing No. 2 infill development are surrounded by significant tracts of Open Space from the former Gleneagle Golf Course, and will provide a buffer between the proposed Filing No. 2 development and the adjacent existing Gleneagle neighborhoods.

Policy 7.1.9 – *Carefully consider the environment, visual, economic, and land use impacts of the new development and, where possible, incorporate, mitigate, and buffer or visually screen adjacent land uses that differ in type and density.*

The Filing No. 2 infill development is buffered from adjoining Gleneagle neighborhoods by XX acres of Open Space from the undeveloped portions of the former Gleneagle Golf Course.

Policy 7.1.10 – *Carefully consider the impacts of new development on the integrity and carrying capacity of the roadway.*

The transportation study prepared and submitted with the approved Gleneagle Golf Course Residential Infill Development Filing No. 1 included development of Filing No. 2. An amended traffic impact study has been submitted to show that there are no negative impacts of new development on the integrity and carrying capacity of existing roadways within the Gleneagle community.

7.1.14 – *Encourage carefully-planned residential development that is consistent with adjacent developments in the unincorporated area.*

The proposed infill development of Filing No. 2 is consistent in density, land use, and architecture of existing adjoining Gleneagle development.

SUMMARY

The Gleneagle Golf Course Residential Infill Development Vacation and Replat for Filing No. 2 is entirely compatible with the existing single-family detached homes in the adjacent Gleneagle neighborhoods. As indicated earlier, Filing No. 1 originally included the 12 lots that are being vacated and replatted as Filing No. 2, with drainage improvements serving the 12 lots now resolved as noted in the Application.

The proposed blend of lower density single-family detached homes on larger lots, capped at 12 total dwelling units for Filing 2 (capped at 56 total dwelling units for the entire Gleneagle Golf Course Residential Infill Development) helps to ensure optimum compatibility. The proposed

infill development of 12 lots in Filing No. 2 remains the most feasible and logical way to retain portions of the former golf course as an Open Space amenity.

Single-family residential infill development proposed for Filing No. 2 remains the least intrusive type of development that could occur on this property. Current residential use within the same RS-6000 zoning district does not create detriment to public health, safety and welfare of the Small Area Plan, and will be compatible with all applicable County land development codes and regulations.

END