



**Forest Lakes Filing No. 7  
Administrative Final Plat  
Letter of Intent**

**OWNER:**

FLRD #2, LLC  
2138 Flying Horse Club Dr.  
Colorado Springs, CO 80921  
(719) 592-9333

**DEVELOPER:**

Classic Homes  
2138 Flying Horse Club Dr.  
Colorado Springs, CO 80921  
(719) 592-9333

**APPLICANT/CONSULTANT:**

Classic Consulting Engineers & Surveyors, LLC  
619 N. Cascade Ave., Suite 200  
Colorado Springs, CO 80903  
(719) 785-0790

**SITE LOCATION:**

Filing No. 7 is generally located west of the two extensions of Mesa Top Road (Filing No. 6).

**Size:**

Filing No. 7: 82.504 Acres

**Zoning:**

PUD (Existing)

**Conformance to El Paso County Master Plans:**

Proposed community adherence to existing Master Plans in El Paso County to be addressed by reviewing the following:

- 2021 El Paso County Master Plan
- 2018 Water Master Plan
- 2040 Major Transportation Corridor Plan
- 2013 Parks Master Plan

### **2021 El Paso County Master Plan:**

The proposed site is located within the Tri-Lakes “key area” and is defined within the Master Plan as a “Suburban Residential” placetype. Suburban Residential Placetypes include primary land uses of:

- Single-Family Detached

The proposed final phase of the westerly Filing No. 7 single-family detached residential community falls within the defined anticipated uses. Also, per the Master Plan.

*“Suburban Residential is characterized by predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area. The Suburban Residential placetype generally supports accessory dwelling units. This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern.”*

This proposed neighborhood is similar to the existing adjacent Forest Lakes neighborhoods in that it is also single-family detached.

This small neighborhood is not identified as a “Priority Development Area”, which is defined as areas where, *“development should be prioritized elsewhere (in priority development areas) to efficiently utilized and extend existing infrastructure, conserve water resource, and strengthen established neighborhoods.”*

As this site is the last undeveloped parcel in this overall portion of the master planned community, and will utilize existing roadway, utility and drainage infrastructure it does adhere to the desired goal of this designation, even though it was not identified as such.

### **2018 Water Master Plan**

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review process. Relevant policies are as follows:

*Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.*

*Goal 1.2 – Integrate water and land use planning.*

*Goal 3.1 – Promote cooperation among water providers to achieve increased efficiencies on infrastructure.*

*Policy 4.1.4 – Work collaboratively with water providers, stormwater management agencies, federal agencies, and State agencies to ensure drinking water sources are protected from contamination and meet or exceed established standards.*

*Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.*

The subject property is located within Region 2, Forest Lakes Metro District Service Area, which is expected to experience significant growth in the County by 2060. Specifically, the plan states:

Region 2 has a current water supply of 13,607-acre feet per year and a current demand of 7532-acre feet per year. The 2040 water supply is projected to be 20,516-acre feet per year and the projected demand is 11,713-acre feet.

The Forest Lakes Metro District has provided a water and wastewater commitment letter to serve the development. The District indicates it has ample supply of water to service this development and future developments within the District. The District's water supply includes the Dillon Well and recently constructed surface water treatment plant.

Forest Lakes Metro District provides water service and has committed to serve the property. Water quantity, quality and dependability are sufficient and previously approved.

### **2040 Major Transportation Corridor Plan**

Per the 2040 Major Transportation Corridor Plan, no improvements to any directly adjacent roadways west of I-25 are reflected to need to take place. All adjacent roadways that surround this site are constructed, leaving this final westerly phase as a small suburban enclave.

Traffic Impact fees will be required to be paid per the section defining said fees later in this letter.

### **2013 Parks Master Plan**

This site (located in the Northwest Sub Area) is identified in the 2013 "Parks Master Plan" as containing a proposed secondary regional trail as reflected graphically on the "Trails Master Plan". This trail system has been planned for and constructed within this community as development has taken place to the east. No proposed parks are reflected on the "Parks Master Plan" exhibit. As approved on the PUD/Preliminary Plan, this overall community contains planned open space areas in general conformance with the "Open Space Master Plan" exhibit. Park fees will be required to be accounted for during this application process.

### **REQUEST:**

Applicant requests that the 82.504 acres be platted to reflect a total of 79 lots.

The following tracts are also proposed:

<b>Filing 7:</b>	Tract A	1,568,962sf	(open space, trails, drainage, public utilities, mail boxes)
	Tract B	12,167sf	(open space, trails, drainage, public utilities)
	Tract C	96,380sf	(open space, trails, drainage, public utilities)
	Tract D	574,905sf	(open space, trails, public utilities, drainage)

All tracts will be for open space, public and private drainage, public utilities and improvements and be owned and maintained by Forest Lakes Metropolitan District (FLMD). All the proposed land uses and open spaces are in accordance with the previously approved PUD/Preliminary Plan.

### **PHASED CONSTRUCTION AND ANTICIPATED DEVELOPMENT SCHEDULE:**

Filing No. 7 utilizes the existing public roadway and utility infrastructure installed with Forest Lakes Filing No.

6. No phasing of Filing No. 7 is proposed.

**DEVIATION REQUESTS:**

A deviation request for Filing No. 7 is being requested for the Foothills Flash Court cul-de-sac length (see attached).

**JUSTIFICATION:**

The proposed Filings 7 is the next logical phase of this previously approved residential community. The layout of the street network is unchanged from the previously approved anticipated design. The total quantity of lots in this area is unchanged from the approved PUD/Preliminary Plan.

This proposed plat within the developing Forest Lakes Community is proposed in accordance with the approved Forest Lakes PUD Development Plan and Preliminary Plan.

The proposed development will provide single family residential housing lots.

Required fees will be paid at time of plat recording.

This application meets the final plat submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the El Paso County Land Development Code (2016). Final Plats are reviewed and approved in consideration of the review criteria found in the El Paso County Land Development Code.

1. *The subdivision is in conformance with the goals, objectives, and policies of the Master Plan.*  
One of the elements is the El Paso County Policy Plan (1998), which does not include site-specific land use policies, but establishes broad policies and goals which are intended to serve as a framework for decision-making regarding development of the County. The project satisfies the following relevant policies from the Policy Plan as they specifically relate to this request: **Policy 6.1.3** – Encourage new development which is contagious and compatible with previously developed areas in terms of factors such as density, land use and access. **Policy 6.1.4** – Encourage the logical timing and phasing of development to allow for the efficient and economical provision of facilities and services. **Policy 6.2.11** – Encourage compatible physical character, density and scale in existing neighborhoods.  
The proposed subdivision is consistent with the surrounding residential zoned properties to the east. The proposed subdivision is adjacent to and is the logical extension of the previously platted Forest Lakes Filing No. 6. The proposed subdivision is the continuation of the ongoing Forest Lakes development with similar lot sizes and densities as the completed phases of Forest Lakes as well as existing residential development in the immediate vicinity. The site is not contained within any Small Area Plans of the County. The proposed subdivision plat is in compliance with the Parks Master Plan. The proposed subdivision is also in compliance with the Master Plan for Mineral Extraction as no separate mineral estate owners were found for the property and the existing development on surrounding properties is not compatible with any potential mineral extraction operations.
2. *The subdivision is in substantial conformances with the approved preliminary plan.*  
The proposed Final Plat is consistent and in conformance with the previously approved 2019 Preliminary Plan Amendment for the Forest Lakes development.
3. *The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials.*

The proposed Final Plat is prepared in accordance with all applicable subdivision design standards. Please see the attached Deviation Request.

4. *A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code.*

The site is contained within the service area of the Forest Lakes Metropolitan District and the District has agreed to serve the property. The Office of the State Engineer has reaffirmed adequate water supply for the last four Final Plat applications contained within the operable PUD Development Plan/ Preliminary Plan.

5. *A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. 30-28-133(6)(b)] and the requirements of Chapter 8 of this Code.*

The site is contained within the service area of Forest Lakes Metropolitan District and the District has agreed to serve the property. The sanitary sewer mains to serve the proposed site will be extended from mains already constructed in Filing No. 6, which were approved by the District.

6. *All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. 30-28-133(6)(c)].*

A soils report has been prepared for the site and the owner will comply with the recommendations of the report.

7. *Adequate drainage improvements are proposed that comply with State Statute [C.R.S. 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM.*

The Forest Lakes development has planned a comprehensive drainage system that continues to be developed as each project phase is constructed. Filing No. 7, will add adequate drainage improvements necessary to serve this subdivision.

8. *Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in Compliance with this Code and the ECM.*

Each proposed lot on the site will access a public street. Forest Lakes Filing No. 7 will provide the westerly extensions of Mesa Top Road to complete the planned loop roadway network.

9. *Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision.*

The site is located within the jurisdiction of the El Paso County Sheriff's Office. The Sheriff's office currently provided police protection for the site and surrounding area. Forest Lakes Filing No. 6 is located within the Tri-Lakes Monument Fire Protection district. Fire Hydrant locations for the site will be approved by the district as depicted on the community construction drawings. Water and Sanitary Sewer infrastructure is being provided by the developer in accordance with Forest Lakes Metropolitan District standards. The completed development will include natural open space. Transportation is provided by the adjacent existing and proposed public roadway system.

10. *The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code.*

Forest Lakes Filing No. 7 is located within the Tri-Lakes Monument Fire Protection District. The water main system is designed to provide adequate fire flows at the site as required by Tri-Lakes Metropolitan District. Fire Hydrant locations for the site will be reviewed and approved.

11. *Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8.*

No off-site impacts have been identified. The owner has requested the property be admitted to PID #2.

12. *Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated.*

The Subdivision Improvement Agreement (SIA) includes provision to guarantee construction of the necessary infrastructure. The platting of the site will include the collection of the applicable Drainage Fees, School Fees and Park Fees.

13. *The subdivision meets other applicable sections of Chapter 6 and 8.*

The subdivision meets the requirements of the Land Development Code and previous subdivision plat filings were approved by the BOCC in 2014 and 2016.

14. *The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. 34-1-302(1), et seq.].*

No separate mineral estate owners were found for the property and the existing development on surrounding properties is not compatible with any potential mineral extraction operations.

#### **EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC.:**

All adjacent roadway and utility infrastructure are in place to support the next logical phases of development for this previously approved residential community.

The existing off-site road is Mesa Top Road (60' row), as constructed by this owner/developer in cooperation with El Paso County with Filing No. 6

Existing facilities provided in adjacent Forest Lakes Filing No. 6 include a portion of Mesa Top Road (60 ROW), as well as the associated mainline utilities and utility services.

#### **Utility Providers:**

Water and Wastewater: Forest Lakes Metro District

Gas: Black Hills Energy

Electrical: Mountain View Electric

#### **UTILITIES- WATER AND SEWER:**

Water and sewer will be provided by Forest Lakes Metropolitan District. The district has provided a detailed Service Commitment letter which explains how capacity is available for the planned development. The developer will construct all streets, utilities and storm drainage improvements. Utilities will be routed underground in the public streets and utility easements per El Paso County design standard. Forest Lakes Metropolitan District will provide maintenance of the proposed water and sewer system.

#### **FIRE PROTECTION:**

Forest Lakes Filing No. 7 is located completely within the Tri-Lakes Monument Fire Protection District and the District has provided a letter of agreement to serve.

#### **PROPOSED USES, RELATIONSHIP BETWEEN USES AND DENSITIES:**

Single-Family parcels are adjacent to the site on the east (Filing No. 5 and No. 6). Densities of this proposal are comparable to densities to the existing surrounding subdivisions within the Forest Lakes Community.

#### **LANDSCAPING AND BUFFERING:**

No community landscaping is proposed as a part of this filing.

**PROPOSED ACCESS LOCATIONS:**

Access locations have been previously identified as Mesa Top Road. This community's development will complete the connection of the two Mesa Top Road stubs constructed with Filing No. 6 to create a fully looped roadway system. All proposed public access points are full movement. A Traffic Impact Study memorandum for the proposed development is provided with this application.

**TRAFFIC IMPACT FEES:**

This development is subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 18-471. The owner is petitioning for inclusion of the new residential lots into the Public Improvements District No. 2 (the 10 mil PID). Single-family Detached dwelling in the 10mil PID is \$1,221.00. This fee will be paid at the time of building permit issuance.