

# COTTAGES at MESA RIDGE

## Site Development Plan

### Letter of Intent

**April 1, 2022**

**Property Owner:**

CSJ NO 1 LLC

Bobby Ingels

Norwood Development Group

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**Authorized Representative:**

Dave Morrison

Goodwin Knight

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Property address: TBD

Property tax schedule number: 5529100006

**Applicant:**

Ken Huhn

Phone: 720-602-4965

Email: khuhn@hrgreen.com

HR Green Development, LLC



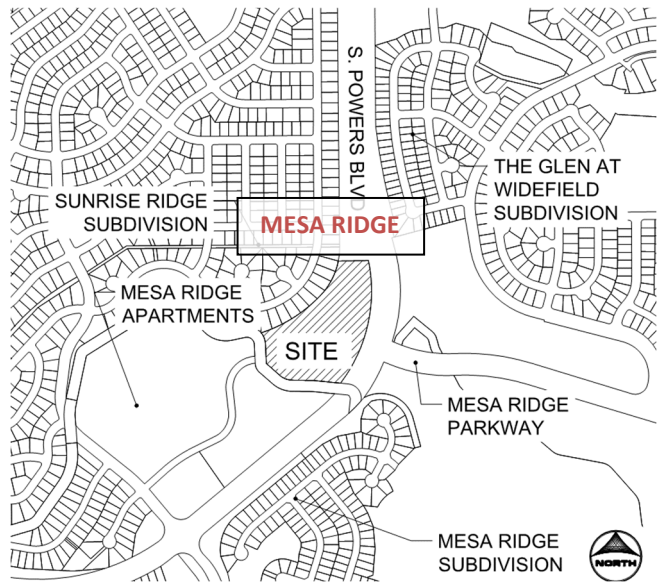
## Introduction

HR Green Development, LLC, on behalf of Goodwin Knight, requests approval of the submitted Site Development Plan for the Cottages at Mesa Ridge project, generally located west of the Powers Boulevard and Mesa Ridge Parkway intersection. The property consists of 10.21 acres and the proposed use is a two-family residential development (attached units for rent). The project contains 122 units consisting of modular manufactured homes that are constructed in a factory ensuring quality construction. The unique product is not placed on an individual lot and sold, rather the community is setup as one (1) lot in a horizontal apartment style community. The end user (resident) will rent the unit and the maintenance of the unit, the clubhouse and all other open space amenities will be commonly maintained by the owner/developer. The proposed plan also includes an amenity center, playground, deck/patio with firepit, a dog park and open space/landscape areas connected by walks and a trail.

## Site Location and Access

The specific site location is west of Powers Blvd, north of Lot 1 of the Mesa Ridge Subdivision Filing No. 9 and the existing irrigation ditch, northeast of the Mesa Ridge Apartment complex, and east of the Sunrise Ridge Subdivision (existing single family detached homes in El Paso County). Access to the site will be from an extension of Landover Lane (City of Fountain public road) with an emergency access on top of the irrigation ditch (irrigation channel to be piped underground) on the south and east side of the project. The Fire District agreed this is the best possible solution to a land locked property such as this site.

Per the legal survey the specific property description is a "PORTION OF THE NORTHEAST QUARTER OF SECTION 29, THE SOUTHEAST QUARTER OF SECTION 20, THE SOTHWEST QUARTER OF SECTION 21, & THE NORTHWEST QUARTER OF SECTION 28 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO."



## 5: Existing Zoning and Adjacent Zoning

The property is currently zoned RS-6000. In the immediate area of the site there are a variety or mix of uses and zoning, therefore this proposed PUD zoning and community will fit well within this region of the County. Surrounding zoning is as follows:

West	RS-6000-CAD-O - El Paso County
South	PUD (Apartments) - City of Fountain
East	Powers Boulevard right of way and future commercial (east side of Powers)
North	Powers Boulevard right of way

HRG RESPONSE:  
PUD/PP UPDATED  
POST BOCC, COPY  
PROVIDED TO COUNTY  
FOR REVIEW WITH THE  
SDP RESUBMITTAL

update post BoCC;  
Please print the  
MYLAR of the PUD  
obtain signatures and  
schedule a recording.

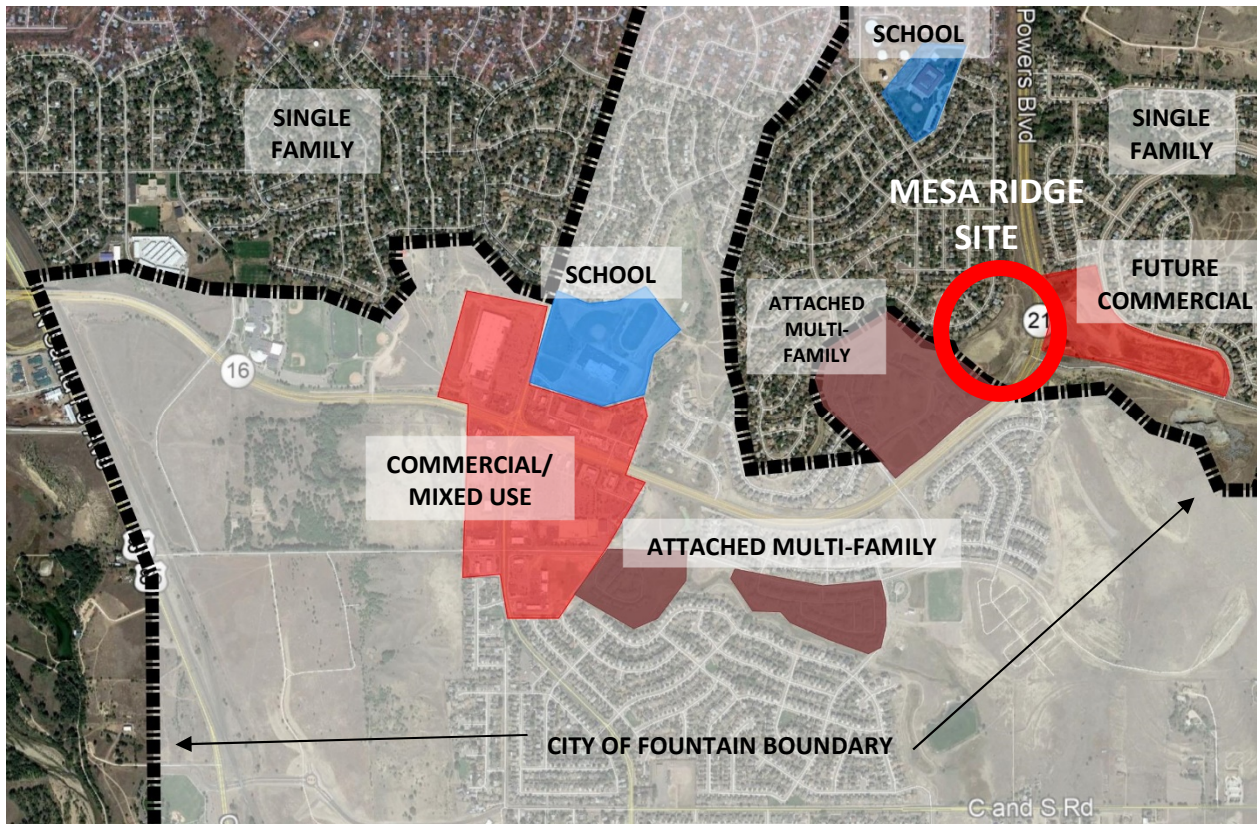
## Existing Features and Easements

The property is currently vacant and the topography drains from northwest to southeast. Existing features include an existing drainage ditch along the western edge of S. Powers Boulevard and an existing irrigation canal that runs along the site's southern boundary and partly off of the property. Existing water, gas, and CATV lines traverse the site. Existing easements include the following:

- 30' Utility easement – Reception No. 98002695
- 20' Water and Sewer easement – Reception No. 211107044
- 30' Pipeline Easement – Book 2127, Page 170
- Permanent Drainage Easement (width varies) – Rec No. 201044128

## 6: Compliance with the definition of the proposed use and any applicable use specific standards within the Land Development Code.

This property is surrounded by various types of land uses both in the City of Fountain, El Paso County and Colorado Springs. Attached/multi-family (apartments) are immediately southwest of the site and further to the south/southwest are other multi-family projects. There is also a mixed use/commercial complex west of the site and throughout the region various types of single family detached homes exist. The proposed use of single family attached residential (for rent) fits well within the mix of uses in the area and is an appropriate land use transition from the single family detached (west side) to the multi-family, commercial and Powers Boulevard corridor.



## 7: Proposed request and compliance with the applicable requirements of the Land Development Code

### Proposed Land Use and PUD Zoning:

The Cottages at Mesa Ridge project is proposed as PUD zoning for 122 units on 10.21 acres with a density of 11.94 units per acre. The proposed land use is for two-family attached residential units (for rent), an amenity center (clubhouse), and open space as described further below in more detail.

### Residential Land Use:

The proposed land use is two-family attached residential consisting of 122 units that are modular manufactured homes constructed in a factory. This residential land use proposed will be a good transitional use from single family detached on the west to the future commercial on the east and the existing multi-family (apartments) south/southwest of the property.

### Proposed Residential Housing Product

The proposed housing product (duplex style buildings) reflect the shifting market trend to for rent housing throughout El Paso County. The demand is for more efficiently designed homes with reduced square footage that individuals can rent when purchasing a home is not an option. The higher density of the Cottages at Mesa Ridge proposes smaller units in exchange for significant open space and on-site amenities.

### Summary

The PUD proposes minimum perimeter setbacks and minimum building separations. The requirements are a 15' minimum perimeter buffer which the applicant has met. Regarding open space, with this efficient site plan layout, while 10% open space is required by the County, this project proposes 50% of open space, far exceeding the County requirement. The additional open space is provided as a trade-off for PUD modifications proposed with this submittal. By reducing unit size and obtaining site plan efficiency the applicant can offer more affordable and attainable rentable units.

In exchange for the requested PUD modifications, the applicant proposes to provide amenities including:

- amenity center
- playground
- deck/patio
- firepit
- dog park
- open space/landscape areas connected by walks and a trail

### Amenity Center and Open Space:

The site plan for the Cottages at Mesa Ridge incorporates significant open space and landscape. A clubhouse, landscaped open space, buffers, playground, dog park and trails have been provided for future residents. The clubhouse is located near the main entrance to the community and will serve the

residents with a common area, dog wash, office, restrooms, package delivery, outside deck with fire pit and a playground. As demonstrated in the exhibit and table below, over half of the project, 50% of the total site area, will be in open space, landscape areas and amenities (shown in green).



	LAND USE SUMMARY	AREA (SQ.FT.)	AREA (ACRES)	% OF TOTAL
1	BUILDING (DWELLING UNITS, AMENITY & GARAGES)	90,428	2.08	20%
2	PAVED SURFACE (SIDEWALKS, PARKING, ROADWAY, TRASH PAD)	118,661	2.72	27%
3	PAVED IRRIGATION DITCH	1,969	0.05	0%
4	WALKING PATH (CRUSHED GRANITE)	2,437	0.06	1%
5	FIRE ACCESS ROAD	10,096	0.23	2%
	<b>OPEN SPACE:</b>			
6	OPEN SPACE OUTSIDE EASEMENTS	134,000	3.08	30%
7	OPEN SPACE WITHIN EASEMENTS	40,056	0.92	9%
8	OPEN SPACE PERIMETER BUFFER OUTSIDE EASEMENTS	31,151	0.72	7%
9	OPEN SPACE PERIMETER BUFFER WITHIN EASEMENTS	16,196	0.37	4%
	<b>SUBTOTAL ALL OPEN SPACE (6-9)</b>		<b>5.08</b>	<b>50%</b>
	<b>SUBTOTAL ALL IMPERVIOUS SURFACE(1+2+3)</b>		<b>4.85</b>	<b>47%</b>
	<b>TOTAL SITE AREA</b>	<b>445,104</b>	<b>10.22</b>	

**PUD proposed zoning:**

The applicant is pursuing PUD zoning due to the unique residential product and site constraints.

Once approved the PUD will serve as the zoning for the project. El Paso County Code describes the purpose of a PUD zone is to have:

*“a versatile zoning mechanism to encourage innovative and creative design and to facilitate a mix of uses including residential, business, commercial, and industrial, recreation, open space, and other selected secondary uses”.*

This application proposes an innovative residential product (single family attached units for rent) that requires a versatile zoning mechanism in order to implement the project.

Cottages at Mesa Ridge aligns with the following objectives of the County’s PUD zoning in order to achieve a well-planned community that fits within the purpose of this zoning category.

**Note: El Paso County objectives are shown in italic with the applicant comment in bold.**

- *To permit adjustment to changing public and private needs and to foster the ability to provide development patterns which are more compatible with and effective in meeting such needs;*

**The proposed development pattern and proposed residential use is meeting the need for more affordable and attainable housing in El Paso County. There is a great need for all types of housing in this region of the County and specifically with a “for rent” product that the general population can afford. This proposed product meets a growing demand for single family attached (duplex units) that is for rent.**

- *To improve the design, character and quality of new development with flexibility by varying lot size, building heights, setback controls and other site development requirements;*

**This unique project provides diversity of product in this new development by providing a housing option for individuals who do not want to buy a house (or other type of purchased residence) and choose to rent a unit. This community also is commonly maintained so the individuals do not have to maintain the landscape surrounding their unit or within the entire community. Multiple floorplans and types of unit configurations are provided for the end-user. By use of the PUD zoning, that mechanism allows an improved design, character and quality of development that is efficient with use of land. The Cottages at Mesa Ridge property will be managed and maintained by an onsite management company ensuring long term success of a quality development.**

- *To encourage innovations in residential development so the growing demands of the population may be met by greater variety in type, design, and layout of buildings including mixed use and traditional neighborhood design and by the conservation and more efficient use of open space ancillary to said buildings;*

**This project is very innovative residential development and provides a variety of housing type that is not commonly available in El Paso County. There is a growing need for more affordable units (for sale and for rent) throughout the County. The neighborhood design of this community has been well planned and offers an amenity center, open space and other features (playground, dog park, etc.) for future residents.**

- *To encourage more efficient use of land services reflecting changes in the technologies and economies of land development;*

**The proposed Cottages at Mesa Ridge is a for rent residential development consisting of duplex style buildings made up of modular manufactured homes. The**

manufacturing process utilizes an efficient assembly line system in a climate-controlled environment. The process operates with time-tested equipment and state-of-the-art innovation to efficiently construct building components, or "modules". Homes (a single module) are built using the same traditional on-site home construction materials but are constructed more efficiently and thus completed in a much faster time. At the end of the assembly line process, the single modules are transported to the building site where they are set on permanent foundations by crane. Depending on the size of the residential development, on-site installation may be completed in a matter of days. With the ever-increasing cost of land and infrastructure the Cottages at Mesa Ridge project will utilize the manufactured home technology. This allows for an economy of land development that achieves similar results of a traditional multi-family development without the higher cost of construction. This keeps the rent level at an affordable rate for future County residents.

- *To provide housing of all types and designs to be located in proximity to employment and activity centers such as shopping, recreational, and community centers, healthcare facilities, and public transit;*

The aerial exhibit shown previously demonstrates some of the proximity to employment and activity centers. This property could be considered an infill site that is located in close proximity to employment and activity centers such as shopping, recreational, community centers, parks and churches. Some of those facilities in the surrounding region are:

- Sunrise Elementary School and Janitell Jr High School
- Colorado Springs Airport
- Amazon Distribution Facility
- 
- The Markets at Mesa Ridge shopping center (Mesa Ridge Parkway and Fountain Mesa Road)
- Cross Creek Park
- Bluestem Prairie Open Space
- Widefield Community Park
- John Ceresa Memorial Park
- Fountain Creek Regional Park
- Cheyenne Mountain State Park

Therefore, with many of these services and regional amenities in the surrounding region the residents of the Cottages at Mesa Ridge community will be well served with these facilities nearby. This proposed housing type will fit well in this area of the County and is very appropriate when considering the location and surrounding uses.

- *To achieve development economies to minimize impacts on existing infrastructure and to encourage the most efficient use of public infrastructure while limiting the costs of providing services and to reduce the burden on existing streets and utilities by more efficient development;*

The property is an infill site that is currently vacant yet is located within a significant developed area as described above. The site has been designed to provide efficient public infrastructure layouts internally and with connections to surrounding infrastructure that is existing. There are water mains that already exist on the

**property which can readily service the development. There is also an existing sanitary sewer main located in Landover Lane that is within 200' of the property. For streets, the project will only require the construction of an additional 200' of public roadway (Landover Lane) which will be owned and maintained by the City of Fountain.**

- *To promote layout, design and construction of development that is sensitive to the natural land form and environmental conditions of the immediate and surrounding area, including scenic vistas, natural features and environmental resources;*

**Minimal natural features exist on the property.**

- *To ensure that provision is made for beneficial open space, to provide for active, usable open spaces, and to preserve open areas;*

**Useable open space, buffers, landscape areas, an amenity center, playground, dog park and trails have been provided for this community and future residents. Also, there are significant parks and open spaces in the immediate region.**

- *To encourage integrated planning systems to achieve the objectives of and to otherwise implement the stated purpose and intent of this Code and the Master Plan;*

**As provided in this document this proposed project achieves many of the objectives, purpose and intent of the Code and newly approved El Paso County Master Plan.**

- *To create an integrated and fixed set of land use controls which allow multiple and mixed uses in one coordinated development; and*

**The Cottages at Mesa Ridge community provides a for rent residential land use, amenity center, and open space.**

- *To establish a basis for vested property rights for multi-year projects.*

**Cottages at Mesa Ridge will be constructed in one phase however it may take more than a year to finalize and therefore vesting rights are requested.**



## 8. Provision of Utilities

### Water

Water will be provided to the site from Widefield Water and Sanitation District. A public 8" water main will connect to the existing stub in Landover Lane and traverse the site northerly to a second connection located along S. Powers Blvd and provide fire protection. A second 8" water main will connect to an existing stub located in the southeast corner of the site and provide additional fire protection. A private 4" water main, that will tee off the public 8" water main, will provide domestic water service to each unit.

### Wastewater

Wastewater service is provided by Fountain Sanitation District. A public 8" sanitary sewer will connect to the existing stub in Landover Lane to service the site.

### Storm Sewer

A private storm sewer system comprised of Type R inlets, Type C inlets and RCP storm sewer will capture and convey the site's storm water to an existing detention pond, located within Mesa Ridge Subdivision Filing 9. The existing detention pond will provide full spectrum water quality and detention.

### Drainage

The site's stormwater will be captured by a private storm sewer system including Type R inlets, Type C inlets and RCP storm sewer. Captured stormwater will be conveyed to existing Detention Pond D, located within Mesa Ridge Subdivision Filing 9, for full spectrum water quality and detention. It is anticipated the pond will require modifications to accommodate the site's stormwater. Ultimate release from the pond will be at less than historic levels.

### Gas

The type of homes proposed for this development are built to not require gas service. They will require only and electric service which will be provided by City of Fountain Electrical Department.

Summary of utility providers:

- Widefield Water and Sanitation District
- Fountain Sanitation District
- City of Fountain Electrical Department
- Security Fire Protection District

### Utility Easement Standards

Sections 8.4.5.G.4.b.i and 8.4.6.C.2.d.i "Easement Location and Dimensions" requires utility easements be placed along lot and tract lines, specifically five-foot (5') side and seven-foot (7') rear lot lines. Residences are units for rent and therefore will not be platted on a lot thus the referenced sections do not directly apply to this development. The plan provides front easements along the private driveways that will be utilized by all utility service providers. This development is setup for one (1) lot with perimeter setbacks and minimum building separations. The actual residential unit will be constructed on reinforced slab (slab on grade) foundations with no basements or sub-floor/sub-grade storage or crawl spaces. Utility services will be connected to each unit from the front.

### Private Driveway Access and Utility Easement

The private driveways (and associated access and utility easement) allow this product to be site designed with appropriate pavement width, easement location, parking and pedestrian facilities. This allows efficiency of the site plan layout which results in more land area in open spaces and other amenities. This project has 50% of open space due to the efficiency of the private driveway and overall layout. Pedestrian paths in connection with sidewalks along the access easement allow the residents to easily connect to the community open spaces and amenities. This site plan encourages non-motorized links to the external pedestrian networks that can connect users to the greater region.

## **9. Anticipated traffic generation and access**

For detailed information, please see the Traffic Impact Analysis prepared by LSC Transportation Consultants, Inc. Primary access to Cottages at Mesa Ridge will be via Landover Lane with an emergency access south and southeast of the property on top of the irrigation ditch easement. See the Traffic Study provided by LSC for more detailed information.