



## **Meadowbrook Park**

**PUD Development Plan, Preliminary Plan, Pre-Development Site Grading &  
Wet Utilities**

### **Letter of Intent**

#### **APPLICANT-OWNER/CONSULTANT INFORMATION:**

##### **OWNERS**

COLORADO SPRINGS EQUITIES, LLC  
90 S. CASCADE AVENUE, SUITE 1500  
COLORADO SPRINGS, CO 80903

MEADOWBROOK CROSSING, LLC  
90 S. CASCADE AVENUE, SUITE 1500  
COLORADO SPRINGS, CO 80903

MEADOWBROOK DEVELOPMENT, LLC  
90 S. CASCADE AVENUE, SUITE 1500  
COLORADO SPRINGS, CO 80903

##### **PLANNING**

KIMLEY-HORN & ASSOCIATES  
2. NORTH NEVADA AVENUE, SUITE 300  
COLORADO SPRINGS, CO 80903

##### **ENGINEERING**

MS CIVIL CONSULTANTS  
102 E. PIKES PEAK, 5TH FLOOR  
COLORADO SPRINGS, CO 80903

##### **SURVEYING**

CLARK LAND SURVEYING, INC  
177 S. TIFFANY DRIVE, UNIT 1  
PUEBLO WEST, CO 81007

## Meadowbrook Park PUD Site Location, 1

**Parcel ID Nos.:** 5408000053, 5408008002

**Area/Acreage:** ±8.01 AC

**Existing Zoning:** RR-5 CAD-O, I-2 CAD-C, 3000 square foot lots with limited opportunities for individual landscaping. Based on si

**Location:** The development limits are generally defined by US Highway 24 on the southern boundary, Meadowbrook Parkway on the western and northernmost boundaries, and the Claremont Business Park Filing 2(A) subdivision boundary on the easternmost edge.

## **Calculation of Anticipated water Demand**

The subdivision will have 70 residential lots with 0.88 acres of fully irrigated co space and 1.07 acres of 60% reduced watering native grass. This development will have 3000 square foot lots with limited opportunities for individual landscaping. Based on si

## **Request & Justification**

This Meadowbrook Park PUDSP application includes the following requests:

- Combination of the preliminary plan map with the PUD for concurrent BOCC approval to develop 70 single-family residential lots and seven (7) tracts (Tracts A-G) for public improvements and utilities, private roads and pedestrian facilities (sidewalks), drainage, landscaping and open space uses, and future development;
- Approval of PUD Modifications to Sections 8.4.4.C (Public Roads Required/Frontage) 8.4.4.E (Private Road Allowances), 8.4.6.C.1 (Standards for Easements), & 8.4.6.C.2 (Easement Location and Dimensions);,
- Findings of sufficient water quality, quantity, and dependability with the PUD approval are requested with the preliminary plan approval;
- Authorization to submit a final plat(s) for administrative approval subject to findings that the location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;
- BOCC authorization of pre-development site grading, which includes authorization to install wet and dry utilities.

## **PUD Development Plan Summary**

The PUD provides development standards and layout for 70 detached single-family residential lots, subdivision access to public rights of way, private streets, pedestrian facilities, landscape buffers and screening, open space, and tracts for public utilities and drainage on a 8.01-acre development site with a planned density of 8.74 DU/AC ( $70 / 8.01 = 8.74$ ). The application includes PUD modifications (and associated deviations) for the use of private streets (with modified cross sections) and to permit a 3' modified side yard setback and utility easements on residential lots.

**Access:** Vehicular access to the Meadowbrook Park development is proposed at two full movement accesses along Meadowbrook Parkway. Meadowbrook Parkway provides access to the external transportation network easterly to Marksheffel Road and southerly from the intersection of Newt Drive (located west of the development site) to US Highway 24 & SH 94.

**Land Use:** The minimum lot size is 2,085 SF for all urban density lots. Some lot sizes exceed the minimum lot size due to adjacent tract configuration and private improvements contained in easements for public drainage, utilities, access and circulation, open space, and landscape buffer.

Permitted and accessory single-family residential uses are identified on the PUD Development Plan and include single family detached dwellings, residential accessory uses, open spaces, and transportation and stormwater facilities. Privately owned detached accessory structures are not permitted on individual residential lots. A complete listing of permitted uses is provided on the PUD development plan.

**Density:** The PUD proposes a residential density of 8.74 DU/AC (70 lots/8.01 AC)..

**Lot Dimensional Standards:**

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Typical lots have been planned to meet the following dimensional standards:

- **Minimum lot size: 2,085 SF**
- **Maximum Height: 30'**
- **Setbacks:**
  - **Front Yard: 10'**
  - **Side Yard: 3'**
  - **Rear Yard: 10'**
  - **Secondary Front Yards (Corner Lots): 5'**

**Public Services and Utilities**

Public services and utilities are, or will be, provided by the following

- |                                |   |
|--------------------------------|---|
| • Water & Wastewater Services: | Cherokee Metropolitan District          |
| • Natural Gas:                 | Colorado Springs Utilities              |
| • Electric Service:            | Mountain View Electric Association      |
| • Fire Protection:             | Cimarron Hills Fire Protection District |
| • Public Schools:              | Colorado Springs District #11           |
| • Library Services:            | Pikes Peak Library District:            |
| • Roads:                       | El Paso County Road and Bridge          |
| • Police Protection:           | El Paso County Sheriff's Department     |
| • Special District Services:   | Meadowbrook Crossing Metro District     |

**PUD MODIFICATIONS:**

The following Modifications are proposed and discussed in detail below:

LDC/ECM SECTION	CATEGORY	STANDARD	MODIFICATION	JUSTIFICATION
LDC SECTION 8.4.4.E	PRIVATE ROAD ALLOWANCES	MODIFICATION REQUIRED	PERMIT USE	FACILITATE REDUCTION OF AUTOMOBILE DOMINANCE; INCREASED PEDESTRIAN EMPHASIS
LDC SECTION 8.4.3	MINIMUM [LOT] FRONTAGE	30' MIN. FRONTAGE ON & ACCESS TO PUBLIC ROAD (UNLESS PRIVATE ROADS APPROVED BY BOCC)	PERMIT USE OF PRIVATE ROADS WHICH PROVIDE SAME FUNCTIONALITY AS PUBLIC ROADS	
LDC SECTION 8.4.4.E.3	DESIGNED TO COUNTY STANDARDS	BUILT TO EPC OR APPROVED MODIFICATION STANDARD	MODIFICATION INCLUDES DESIGN FOR PRIVATE RD CROSS SECTION, INCLUDING PEDESTRIAN RAMPS	
LDC SECTION 8.4.6.C.2	EASEMENT LOCATIONS AND DIMENSIONS	EASEMENTS ALONG LOT/TRACT LINES	PERMIT 3' SIDE YARD UTILITY EASEMENT INSTEAD OF 5'	ADEQUATE UTILITY EASEMENTS HAVE BEEN PROVIDED IN LOT/TRACT NETWORK AND ROADWAY CROSS SECTIONS FOR DESIGN, INSTALLATION, DELIVERY, AND MAINTENANCE

Review 1 comment: Deviations from the County standards such as the pavement width proposed will require that deviation request forms be submitted.

Justification must be identified in the Letter of Intent as an attachment which addresses criteria in the deviation request form. Please refer to the ECM Section 5.8. For an example of how this has been done by other consultants please refer to the letter of intent (page 12) of PCD file No. PUDSP204

**Review 2:** Unresolved. Please also submit the deviation request form addressing the review 1 comments.

(\*Specific Approval Criteria and Findings are identified in the Modification Approval Criteria, Summary, & Conclusion discussion at the end of the PUD Modifications of this report section below.)

#### **Modification of Private Road Standards:**

Private Road Allowances Section 8.4.4.E limits private road use to closed loops and dead ends that are not likely to be needed for the convenience and safety of the general public. The proposed private street network provides access to detached lots/units lots for residents and guests of the development from the public Meadowbrook Parkway into the subdivision, not for general public use, convenience, or access to adjacent properties or land uses.

Section 8.4.4.E.3 Private Roads to Meet County Standards, generally requires private roads to be constructed to an ECM standard cross section except as otherwise determined in the modification request.

The request includes proposed private road sections where no standard private cross section exists in the ECM. The proposed cross sections have been included for review by the ECM and LDC administrators for their consideration and recommendation to the PC and BOCC.

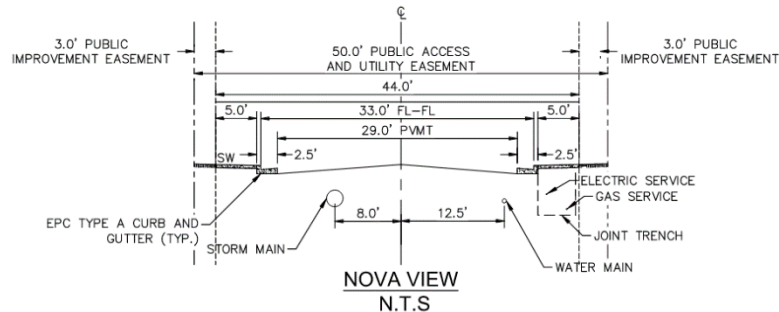
Private road design modifications may include:

- right-of-way (not public) width where suitable alternative provisions are made for pedestrian walkways and utilities
- design speed where it is unlikely the road will be needed for use by the general public
- standard section thickness minimums and pavement type where suitable and perpetual maintenance provisions are made
- maximum/minim block lengths; and
- maximum grade

All private streets will be constructed within a 50' private access easement and tract, with all standard public improvement/utility and drainage easement allotments that correspond with approved County public roadway cross sections. All cross sections accommodate required utility, stormwater, and pedestrian facilities. The reduced travel lane widths include private pedestrian walkways (sidewalks) and wet and dry utilities within the proposed cross sections.

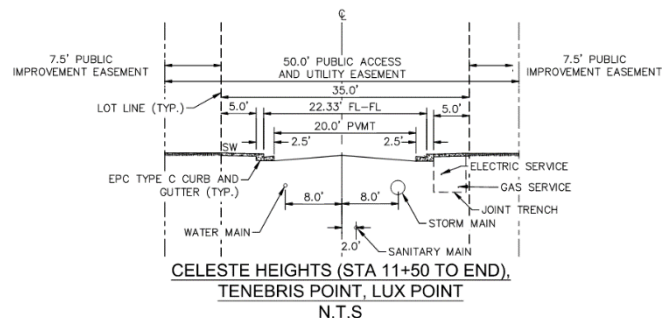
Modified “**Nova View**” Cross Section:

- 50' public access easement
- 29' pavement width
- Two (2) 14.5' travel lanes
- Standard curb/gutter (2.5' Type C/typical)
- 5' attached sidewalks
- Two (2) 3' public improvement easements



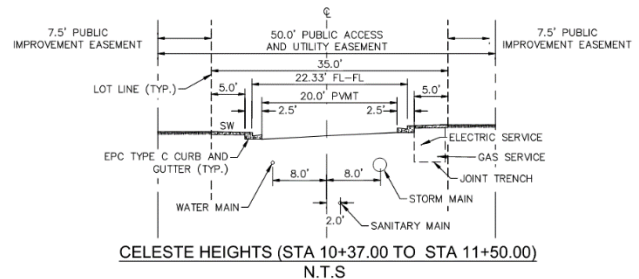
Modified “**Celeste Heights (from STA 11+50 to end), Tenebris Point, & Lux Point**” Cross Section:

- 50' public access and utility easement (broad)
- 20' pavement width
- Two (2) 10' travel lanes
- Standard curb/gutter (2.5' Type C/typical)
- 5' attached sidewalks
- Two (2) 7.5' public improvement/utility & access easements (specific)



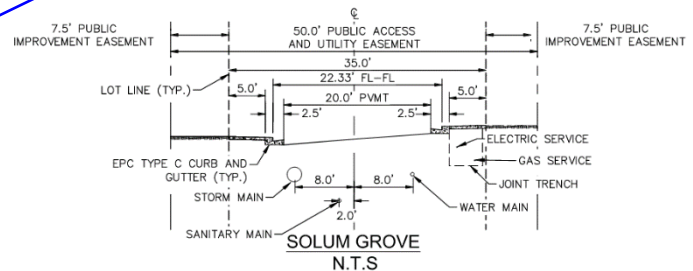
Modified “**Celeste Heights**” (from STA 10+37.00 to STA 11+50.00) Cross Section:

- 50' public access and utility easement (broad)
- 35' public access easement
- 20' pavement width
- Two (2) 10' travel lanes
- Standard curb/gutter (2.5' Type C/typical)
- 5' attached sidewalks
- Two (2) 7.5' public improvement/utility & access easements (specific)



Modified “**Solum Grove**” Cross Section:

- 50' public access and utility easement (broad)
- 35' public access easement
- Two (2) 10' travel lanes
- Standard curb/gutter (2.5' Type C/typical)
- 5' attached sidewalks
- Two (2) 7.5' public improvement/utility & access easements (specific)



Text line not needed?

The ‘Modified Private Road Cross Sections’ reduced the pavement widths to allow minimum 10-foot travel lanes of the typical local urban low volume cross section of the private roads equivalent travel surface/lanes width same pavement width as. As depicted on the PUD and associated private road cross sections and details, adequate provision has been made for water/wastewater utility lines within the private road easement.

Private roads will be owned and maintained by the Meadowbrook Crossing Metropolitan District.

The modified cross sections shown do not match the urban local low volume cross section. The urban local low volume has a pavement width of 24' with (2) 12' travel lanes. Please revise the statement.

**Modification of Utility Easement Standards**

Section 8.6.C.2 Easement Location and Dimensions requires utility easements be placed along lot and tract lines, specifically five-feet (5') side and seven-feet (7') rear lot lines. The plan provides 3' side yard and 10' rear yard easements. Additional utility easements ranging from 7.5' to 12.5' have been included on the front yard to provide additional flexibility for respective utility providers to design and deliver service to individual lots with varying lot and unit model configuration.

and 8.4.5.G(4)(b) for drainage easements.

There shall be no window wells within the side yard easements.

## Modification Approval Criteria

The Code states, “For approval of a modification of a general development standard in the LDC or criteria or standard of the ECM, the BoCC shall find that the proposal provides for the general health, safety, and welfare of the citizens and at least one of the following benefits:”

- **Preservation of natural features;**
- **Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;**  
*The modified street section allows an alternate configuration of associated elements (pavement width, easement location, pedestrian facilities) in a manner which maximizes proposed residential density, the amount of development area that can be devoted to lots, open spaces, and other amenities. Pedestrian paths in connection with sidewalks located in the private road cross section provide access to community open spaces and amenities together access to the surrounding pedestrian network, employment, retail, and recreation opportunities with non-motorized links to the external pedestrian network.*  
  
*Residential densities are maximized as reflected in the reduced lot size and building footprints/envelopes. The proposed housing types reflect market trends and demand for more efficiently designed homes on reduced square foot lots which allows the unit to be more attainable for a wider cross section of the consumer market. The design reflects smaller lot/unit sizes in exchange for the on-site amenities and proximity to community and regional amenities and attractions (employment, retail, recreation centers and nodes)*
- **Provision of a more efficient pedestrian system;**  
Residents have multiple options for walking via sidewalks provided with the proposed private streets and semi-public pedestrian paths provided which connect the internal greenways and open spaces.
- **Provision of additional open space;**  
1.949 AC of the 8.01 AC (24.3 % where min. 10% is required) site has been set aside and incorporated as open space to conform to residential PUD landscape/open space standards.
- **Provision of other public amenities not otherwise required by the Code; or (N/A)**



- ***The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development guide.***

The proposed PUD Plan reflects a variation on product type, community design and pedestrian circulation that is unique to El Paso County, the lots width is dictated by a notable vertical home design targeted to a generation of home buyer desiring a more contemporary feel while also being attainable. In addition, two park sites have been provided at either side of the primary subdivision entrance at Nova View and Meadowbrook Parkway.

### **Modification Summary & Conclusion**

In exchange for the requested PUD modifications, the applicant proposes to enhance pedestrian amenities for use in connection with internal pedestrian paths leading to existing public pedestrian facilities.

On-site pedestrian amenities include outdoor benches and seating, wayfinding enhancements, and additional open space amenities as detailed in the PUD development plan. Tract A (1.6 AC), Tract C (0.25 AC), and Tract G (0.05 AC) collectively provide 1.949 AC of designated open space where 0.801 acres is required to meet PUD open space requirements. Portions of the drainage improvements and facilities are located within Tracts A and B. Stormwater storage and treatment occur within a 16,000 SF detention/water quality facility located on a portion of the 1.6 AC Tract A (69,696 SF). The pond occupies approximately 23% of Tract A. Other stormwater facilities and appurtenance is located under the street sections of Tract B.

Off-site pedestrian amenity improvements within the adjacent Meadowbrook Parkway ROW which will be provided by this development include intersection and pedestrian crossing enhancements at the existing Meadowbrook Parkway and Newt Drive (and by extension US Highway 24). Tracts containing stormwater facilities, including the detention/water quality pond, and roadway landscaping will be owned by the Meadowbrook Park HOA; The Meadowbrook Crossing Metropolitan District will jointly own but solely maintain roadway landscaping and stormwater facilities.

### **PUD REVIEW/APPROVAL CRITERIA & JUSTIFICATION**

- ***The proposed PUD District zoning advances the stated purposes set forth in this Section;***  
The Meadowbrook Park PUD advances the following selected stated purposes set forth in this Section:
  - a. ***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 PUD design and layout is a response to current market demands for affordable and attainable single-family housing within a traditionally designed neighborhood. The proposed unit types provide for both single/multiple car garages with select rear loading options, side entry, and optional third story floor plans, that maximize the amount of living space within a reduced building footprint and lot area. The urban density and more compact sites and housing designs provide alternative housing selections for purchasers within a more desired affordability range (index) within the existing housing market. This may include variations of neo-traditional neighborhood options that provide flexibility and the possibility for rental and home ownership opportunities for a wider and more diverse range of income groups.

The development responds to the growing demand for attainable housing that is either purchased as an affordable selection or as transitional housing via rental opportunities or long-term leasing with purchase options. The development creates opportunities for consumers to transition from nearby and planned multifamily and attached housing in the immediate and surrounding area, to single-family housing within the Meadowbrook Park and onward/inward transition to permanent housing within the Meadowbrook Crossing development.

***b. To encourage innovations in residential, commercial, and industrial development and renewal so that 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;***

The PUD provides housing selection options within the target homebuyer market for urban lots within planned communities located near or within proximity to employment, education, health care, entertainment, and retail centers. Proximity to major thoroughfares facilitates increased accessibility to desired services and uses as well as urban and rural recreation opportunities.

Meadowbrook Park provides a more urban lot size (2,085 vs. County suburban 5,000 SF lot) in response to market demands for attainable housing. Proposed urban lots are 41% smaller than the suburban 5000 SF allowance of the RS-5000. The PUD process encourages increased density (8.7DU/AC) in response to changing market demands as a trade-off in exchange for additional open space amenities. The development incorporates the 10% open space requirement of 0.801 AC of active and passive open spaces conveniently located to be accessible within one-quarter mile of all planned lots. An additional 1.949 AC of open space has been provided as a trade-off for increased densities, reduced setbacks, and PUD modifications for private streets with alternate cross section designs.

- ***The application is in general conformity with the Master Plan;***

Findings of Master Plan conformity have been made in support of the adjacent Meadowbrook Crossing Development with the previous underlying Sketch Plan approval of the land uses and densities for the Meadowbrook Park area. This application remains consistent with those findings; and with the following policies from the County Policy Plan and County Water Master Plan:

#### **Policy Plan Conformance**

***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.***

Meadowbrook Park and proposed densities (8.7DU/AC) are compatible with contiguous and surrounding land uses and densities (residential/commercial) reflected in the Meadowbrook Crossing and Claremont Business Park and US 24/94 Subdivision Developments.

***Policy 6.1.6 Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently. (Addressed below with Policy 6.1.10)***

***Policy 6.1.10 Ensure that new development will not create a disproportionately high demand on public services and facilities by virtue of its location, design or timing.***

Urban services including water, wastewater, electric service, natural gas service, fire protection, roadway and transportation, and drainage and stormwater management services are currently available and are serving residential development within Meadowbrook Park. Additional facilities and services will be extended to or constructed within the planned development in fulfillment of this policy criterion.

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

Buffers and density transitions have been incorporated into the PUD design between areas of differing density within and adjacent to the Meadowbrook Park boundaries.

#### **Water Master Plan Conformance:**

Required analysis, reports, and documentation of service commitments, including available water supply information has been provided in support of the objectives, goals and policies of the El Paso County Water Master Plan.

- **Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.**
- **Goal 6.0 – Require adequate water availability for proposed development.**
- ***Policy 6.0.7 – Encourage the submission of a water supply plan documenting an adequate supply of water to serve a proposed development at the earliest stage of the development process as allowed under state law. The water supply plan should be prepared by the applicant in collaboration with the respective water provider.***

A water supply plan (resources report) including water supply information summary that documents the planned and committed water supply from Cherokee Metropolitan District is adequate to meet the needs of the development.

- ***Policy 6.0.8 – Encourage development patterns and higher density, mixed use developments in appropriate locations that propose to incorporate meaningful water conservation measures.***

The development proposes higher residential densities of 8.7 DU/AC compared to 4-6 DU/AC densities achieved with more conventional urban density PUD's. Higher densities are achievable in part by the availability of central water and sewer from Cherokee Metro District (CMD).

- ***Policy 6.0.10 – Encourage land use proposals to expressly declare water source(s), quality, quantity, and sustainability in terms of years and number of single-family equivalents.***

Water service is planned from Cherokee Metropolitan District. Adequate water resources in terms of quality, quantity, and sustainability are available to adequately serve the proposed development as documented in the District's service commitment letter and water resource report submitted in support of the PUDSP application. Water resources are available to meet County 300 yr. rules to serve the planned 70 single-family units/lots.

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

All development within the overall Meadowbrook Park is served by centralized utilities. Utility extensions, improvements, or upgrades necessary to support the proposed development will be the sole responsibility of the developer and shall be installed in accordance with the respective service provider requirements and procedures.

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

A water supply plan including water supply information summary that documents the planned and committed water supply from Cherokee Metropolitan District is adequate to meet the needs of the development.

The development area is in REGION 5 as identified on the El Paso County Water Master Plan Planning Regions Map and is within the Cherokee Metropolitan District

(CMD) Service Area. Region 5 consists of areas served by CMD and is not expected to experience significant growth by 2060. However, the District may expand water and sewer service to growth areas outside of Region 5. No specific growth map was created for Region 5; these areas are shown in other maps.

CMD provides services outside District boundaries to Schriever AFB and the Woodmen Hills/Meridian Ranch Development. System/infrastructure interconnections exist between CMD, CSU, Meridian Ranch MD, Meridian Service MD, and Woodmen Hills MD. Per the Water Master Plan, water supplies in Region 5 from current to 2060 build out are as follows:

Planning Region	Current Supplies (AF per year)	2040 Supplies (AF per year)	2060 Build-Out Supplies (AF per year)
<b>Region 5</b>	<b>4,849</b>	<b>6,800</b>	<b>10,131</b>

Table 5-2: Current, 2040, and Build-Out Water Supply by El Paso County Planning Region

Planning Region	Demand (AF)	Supplies (AF)	Average-Year Surplus** (AF)	Need (AF)	Need (%)
<b>Region 5</b>	<b>4,396</b>	<b>4,849</b>	<b>453</b>	<b>0</b>	<b>0%</b>

Table 5-3: Current Demand and Current Supplies by El Paso County Planning Region

Planning Region	2040 Demand (AF) Need (AF) Need (%)	Current Supplies (AF)	(AF) Average-Year Surplus**	Need (AF)	Need (%)
<b>Region 5</b>	<b>6,468</b>	<b>4,849</b>	<b>0</b>	<b>1,619</b>	<b>25%</b>

Table 5-4: Future (2040) Demand and Current Supplies by El Paso County Planning Region

Planning Region	2060 Demand (AF)	Current Supplies (AF)	Average-Year Surplus** (AF)	Need (AF)	Need (%)
<b>Region 5</b>	<b>9,608</b>	<b>4,849</b>	<b>0</b>	<b>4,759</b>	<b>50%</b>

Table 5-5 – Build-out (2060) Demand and Current Supplies by El Paso County Planning Region

Water supplies in Region 5 should be sufficient to meet the current development demand; however, additional resources will be required to meet the full projected development demand within the Region by the 2060 target build out date. The District has been planning to reduce demand through its conservation and reuse programs. Additional water resources are planned through CMD interconnections and regional collaboration with partner and/or neighboring water providers. through acquisition and reallocation of other resources

The subdivision will have 67 residential lots with 0.88 acres of fully irrigated common space and 1.07 acres of 60% reduced watering native grass. This development will have lots 3000 square foot lots with limited opportunities for individual landscaping. Based on similar small lot developments in the District and elsewhere, a lower presumptive water use value is used than with traditional single-family subdivisions.

Water demand for the 1.95 AFY of common space was calculated using El Paso County's fully irrigated landscaping estimate of 2.53 feet of water per year. Applying this to the 0.88 acres of fully irrigated common space and the 1.07 acres of 60% reduced watering common space yields an irrigation use estimate of 3.3 AFY. The total for irrigation and domestic use across the development is projected to be 18.7 AFY.

#### **Water Commitments**

**(Note: Please refer to the Water Provider Supplement to Water Resource Report for Meadowbrook Park, prepared by CMD District Engineering Staff for detailed information regarding the District. This information was specifically provided by the District to address elements of the County Water Master Plan with reference to this specific project.)**

CMD's water commitments stand at 4,111.7 AFY before the addition of the proposed development. These commitments are broken down below in Table 3. The Tipton and Kane commitments are related to an arrangement from the mid-2000's where developers reserved commitments on two new wells. The water from these wells is considered fully committed to these developers even if they have not yet begun the projects associated with the reserved commitments. Due to a complex legal history, the "Kane" water right was not tied to a specific physical water well but instead operates as a commitment served from CMD's general supply portfolio.

Commitments	AFY
In-District (2015)	2693
Committed Since 2015	406.7
Schriever Air Force Base	537
Kane	200
Tipton	225
Construction	25
Parks	25
<b>Total</b>	<b>4111.7</b>

*CMD Commitments before addition of new development*

#### **Water Balance**

With 4,443.0 AFY of exportable supply and 4,111.7 AFY of commitments, CMD has a water balance of 331.3 AFY before the subject development. After commitment of 18.7 AFY to this development, the District will have 312.6 AFY remaining for additional commitments.

Water Balance Before New Commitment	331.3AFY
New Commitment: Meadowbrook Park	18.7
Water Balance Remaining	312.6 AFY

- ***The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;***

The Plan and supporting submittal documents and reports comply with the requirements and allowances of the County Code including the subdivision and zoning ordinances, together with the PUD criteria, PUD Design Modification Criteria, and Engineering and Drainage Criteria Manuals. Approval and implementation of the Plan will not be detrimental to the health, safety, or welfare of the present or future residents of El Paso County.

- ***The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment; and will not have a negative impact upon the existing and future development of the surrounding area;***

Pre-planning analysis of this site which was conducted in the preparation of supporting reports and documents such as soils and geology, drainage & stormwater runoff, and traffic impacts, have determined the site to be suitable for the planned development.

The planned uses are compatible with existing and allowed uses adjacent to and surrounding the property.

- ***The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;***

No potentially detrimental adjacent land uses exist, nor are the planned uses detrimental to any existing surrounding land uses. The Plan provides adequate buffering and transitions between adjacent land uses with differing intensities and residential densities.

The site is located adjacent to US Highway 24 which is classified as a six (6) lane expressway. The proposed subdivision will not be impacted by noise generated from motor traffic in a manner which triggers mitigation. No specific sound mitigation is proposed or required adjacent to the expressway boundary to mitigate sound trespass and nuisance from highway operations.

- ***The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;***

Planned uses, dimensional and bulk requirements established in the have been identified in the PUD that establish a defined uniform community character while being comparable to surrounding residential uses. Landscaping and buffering are appropriate and compatible with the existing mixed-use commercial, industrial, and residential development in the immediate vicinity and the physical and aesthetic character of the contiguous area.

Allowed and permitted uses include, but are not necessarily limited to, detached dwellings, mail kiosks, trail corridors and linkages, development signage, pedestrian walkways and paths, public sidewalks, public rights-of-way, fencing, stormwater facilities, open spaces, landscaping improvements, and park spaces with associated equipment and improvements.

- ***Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;***  
No areas with unique or significant features impact the site.



- ***Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide a reasonable walking and biking opportunities;***

Open spaces and pedestrian access have been provided via an internal private sidewalk and pedestrian path network throughout the subdivision. These spaces and paths are planned to provide maximum access for Meadowbrook Park residents to the 1.949 AC of open space within the filing, community and public access to the open space network, and connections to the nearby County Trail network adjacent to the Meadowbrook Park boundaries. (see attached Trail Master Plan for details)

- ***The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g., fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;***

Existing major roads and infrastructure facilities (including wet/dry utilities) within Meadowbrook Park have been planned to meet the demand of the densities proposed with this PUD. The project area will be served by more than two (2) points of access to public roads from internal private streets.

The intersection of SH-94 and US-24 is projected to operate poorly in 2025 with the existing intersection configuration. Therefore, US-24 may need to provide three through lanes in each direction through this intersection. It is recommended that a third northeast bound through lane along US-24 be designated while constructing a separate 600-foot plus 225-foot taper right turn lane to maintain free right turn movements to eastbound SH-94. The third southwest bound through lane along US-24 can be designated by absorbing the existing right turn lane. The six-lane section of US-24 can occur between the Peterson Road interchange to the west and transition back to a four-lane roadway east of SH-94. In addition to these improvements, it is recommended that a 935-foot plus 225-foot taper dual left turn lanes be provided on northeast bound US-24 for the turn to Newt Drive. The area for these dual lefts is presently mostly available; however, the lane is striped out which will require restriping and a slight extension may also need to be constructed. A traffic signal modification will be required at the intersection to incorporate these improvements.

Meadowbrook Parkway will be extended westward along the plan frontage from the existing Newt Drive/Highway 94/Meadowbrook Parkway "T" as an offsite improvement. The TIS recommends that this roadway be designated as a three-lane roadway with a center two-way left turn lane.

According to the TIS, in 2040, "[At] the SH-94 and Marksheffel Road intersection, dual eastbound left turn lanes operating with protected only phasing may be needed to provide acceptable operations".

All on-site and off-site roadway, signing, striping, and signal improvements shall be incorporated into the Civil Drawings, and conform to El Paso County and/or CDOT standards as applicable, as well as the Manual on Uniform Traffic Control Devices – 2009 Edition (MUTCD).

The following letters of service commitment have been received and provided in support of this development application:

- a. MVEA
- b. Black Hills Energy
- c. Cherokee Metropolitan District
- d. Cimarron Hills Fire Protection District

- ***The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;***

The proposed development will be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design. Public sidewalks have been provided for open space access. Access to open spaces will be further augmented by planned pedestrian walkways that are provided to interconnect residents and guests with planned greenway and open spaces within the development filing. Access to open spaces located throughout Meadowbrook Park is provided via existing and planned public sidewalks and pedestrian trails network.

- ***The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;***

The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner

- ***Any proposed exception or deviation from the requirements of the zoning resolution or the subdivision regulations is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and***

Proposed deviations, exceptions, and/or modifications from the requirements of the zoning resolution or the subdivision regulations are warranted by virtue of the design and amenities incorporated in the development plan and proposed development standards. The subdivision design is intended maximize densities to capture a specific target consumer market demand for smaller housing footprint, aesthetically enhanced community environment, pedestrian and bicycles access to nearby recreation and retail destinations.

Open space amenities include neighborhood park, community gazebo and gathering space, outdoor seating areas, bicycle racks near pedestrian path connections and seating areas. PUD Modifications and supporting justification have been presented earlier in this letter.

- ***The owner has authorized the application.***  
The owner has authorized the application

#### PRELIMINARY PLAN REVIEW/APPROVAL CRITERIA & JUSTIFICATION

- ***The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;***  
The subdivision generally conforms to the goals conformance with the goals, objectives, and policies of the Master Plan. ***(See previous Master Plan discussion provided with the PUD approval criteria)***

#### Policy Plan Conformance (Preliminary Plan):

- ***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.***  
Meadowbrook Park and its proposed densities are compatible with contiguous land uses and densities in the adjacent mixed-use Meadowbrook Crossing, Claremont Business Park Filings 1 & 2, and US 24/94 Subdivisions. The proposed densities are consistent with the overall residential densities along the nearby Peterson Rd, Marksheffel, and Constitution corridors.
- ***Policy 6.1.6 Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.***
- ***Policy 6.1.10 Ensure that new development will not create a disproportionately high demand on public services and facilities by virtue of its location, design or timing.***  
Urban services which include, but not necessarily limited to water, wastewater, electric service, natural gas service, fire protection, roadway and transportation, and drainage and stormwater management services are currently available. Additional facilities and services will be extended to or constructed within the planned development in accordance with the impacts and/or demands generated by the development.

- **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.**
- ***Policy 6.1.8 Encourage incorporating buffers or transitions between areas of varying use or density where possible.***  
Landscape setbacks and buffer areas have been planned to provide appropriate and practical buffers and transitions between differing land uses to mitigate impacts between adjacent properties and land uses.
- **The subdivision is consistent with the purposes of this Code;**  
The stated purpose of the preliminary plan is to provide an in-depth analysis of the proposed division of land including a refinement of the design considering the geologic hazards, environmentally sensitive areas, source of required services, vehicular and pedestrian circulation, and relationship to surrounding land uses. Necessary reports including, but not limited to drainage, grading and erosion control, water/wastewater resource reports, traffic impact analysis, and the PUD development plan have been provided in order to review and refine the design of the subdivision taking into account the review of the referenced documents, plans, and reports in order to guide the design of the development to meet the intent and purposes of the preliminary plan as stated in the Code.
- **The subdivision is in conformance with the subdivision design standards and any approved sketch plan;**  
The subdivision conforms to the “Subdivision Design Standards” of the Code the property is not within the boundaries of an approved Sketch Plan.
- **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**  
A commitment to provide water service has been provided by Widefield Water & Sanitation District which has adequate water resources to serve the proposed development. It is anticipated that the BCC will be able to make the required water findings during the preliminary plan review of the PUD development plan application.
- **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 subdivision will connect into an existing public sewage disposal system what has been installed together with other public improvements associated with Meadowbrook Crossing and Claremont Business Park developments and its varied development phases and filings. The existing system complies with state and local

laws and regulations, statutory requirements, and the requirements of Chapter 8 of the County Land Development Code.

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

All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions or will achieve compatibility through compliance with recommendations of corresponding reports and plans or by conditions of approval by the BOCC. Areas adjacent to the creek have been placed in tracts for ownership and maintenance by the District to manage these features and management for long term preservation of these natural features.

- **Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;**

Adequate drainage improvements have been provided by the subdivision design, including but not limited to, stormwater, detention, and/or water quality control facilities, all of which meet stormwater requirements established by the state in addition to meeting the requirements of the County Code and ECM. Detention facilities have been designated within Tract A on the PUD Plan. Ownership and maintenance of all drainage facilities and improvements shall be provided by the Meadowbrook Crossing Metropolitan District.

- **The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;**

The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development. referenced public improvements include, but are not necessarily limited to, grading and erosion control, stormwater runoff and drainage and detention/water quality facilities, transportation and roadway related improvements, utility service delivery infrastructure and related improvements. The PUD provides the private extension of local public residential roads into the subdivision which provide access and frontage to lots, open spaces, and detention facilities. Public road cross sections include ADA compliant sidewalk improvements (per local conditions and standards), together with all required wet and dry public utilities.

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

Legal and physical access is and will be provided to all parcels by planned public rights-of-way into the subdivision and via private streets within dedicated access easements located within Tract B.

- **The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;**

The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision where practical; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit where available and/or appropriate, and the cost effective delivery of other services via subdivision layout and land use orientation in a manner that is consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas into the design; and (5) required public utilities and infrastructure has been provided proportionate to the impact of development and the demand for service based on the proposed land use and densities.

- **Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;**

Necessary services which include, police and fire protection, recreation, utilities, open space and transportation system, are and will be available to serve the proposed subdivision. Required service commitments have been provided in support of the development application. The subdivision provides two (2) park sites, pedestrian paths with outdoor seating/gathering and pet amenities. The site is also conveniently located within proximity to the Sand Creek Trail system.

- **The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and**  
The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the County Code.
- **The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.**  
The proposed subdivision meets other applicable sections of Chapter 6 and 8 of the County Code or otherwise approved with conditions imposed by the BOCC.