

# EL PASO COUNTY



## COLORADO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
 CRAIG DOSSEY, EXECUTIVE DIRECTOR

**TO: El Paso County Planning Commission  
 Brian Risley, Chair**

**FROM: Kari Parsons, Planner III  
 Daniel Torres, PE Engineer II  
 Craig Dossey, Executive Director**

**RE: Project File #: PUDSP-20-008  
 Project Name: Meadowbrook Park PUD and Preliminary Plan  
 Parcel Nos.: 54080-00-053, 54080-08-002, and 54084-03-001**

OWNER:	REPRESENTATIVE:
Meadowbrook Crossing, LLC Colorado Springs Equities, LLC Meadowbrook Development, LLC 90 S. Cascade Avenue, Suite 1500 Colorado Springs, CO, 80903	Kimley-Horn and Associates 2 N. Nevada Avenue, Suite 300 Colorado Springs, CO 80903

**Commissioner District: 2**

Planning Commission Hearing Date:	8/5/2021
Board of County Commissioners Hearing Date	8/24/2021

**EXECUTIVE SUMMARY**

A request by Meadowbrook Crossing, LLC, Colorado Springs Equities, LLC, and Meadowbrook Development, LLC, for approval of a map amendment (rezoning) from CR (Commercial Regional), I-2 (Industrial), and RR-5 (Residential Rural) to a site specific PUD (Planned Unit Development) and approval of a preliminary plan for 67 single-family residential lots. The three parcels, totaling 8.01 acres, are located along the south side of Meadowbrook Parkway, approximately 150 feet east of the intersection of Meadowbrook Parkway and Newt Drive and are within Section 8, Township 14 South, Range 65, West of the 6th P.M. The property is not included within

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the boundaries of a small area plan. The property is within the CAD-O (Commercial Airport Overlay District) zoning overlay. More specifically, the property is within the APZ II (Accident Potential Zone II).

In accordance with Section 4.2.6.E of the El Paso County Land Development Code (2019), PUD Development Plan May be Approved as a Preliminary Plan, the applicants are requesting the PUD development plan be approved as a preliminary plan with a finding of sufficiency for water quality, quantity, and dependability. Approval by the Board of County Commissioners of the preliminary plan with a finding of sufficiency for water quality, quantity, and dependability authorizes the Planning and Community Development Department Director to administratively approve all subsequent final plat(s).

#### **A. REQUEST/MODIFICATIONS/AUTHORIZATION**

**Request:** Approval of a map amendment (rezoning) from CR (Commercial Regional), I-2 (Industrial), and RR-5 (Residential Rural) to PUD (Planned Unit Development) and approval of a preliminary plan for 67 single-family residential lots within a 8.01-acre area. In accordance with Section 4.2.6.E of the El Paso County Land Development Code (2019), a PUD Development Plan May be Approved as a Preliminary Plan; the applicants also request that the PUD development plan be approved as a preliminary plan with a finding of sufficiency for water quality, quantity, and dependability. The applicants are also requesting pre-development site grading with installation of wet utilities.

#### **Modification of Existing Land Development Code (LDC) or Engineering Criteria Manual (ECM) Standard:**

For approval of a modification of a general development standard in the LDC 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;
- Provision of a more efficient pedestrian system;
- Provision of additional open space;
- Provision of other public amenities not otherwise required by the Code; or
- 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 applicants are requesting the following modification(s) of the LDC:

1. The applicants are requesting a PUD modification to Sections 8.4.4.C. and 8.4.4.E.3 of the Code to allow for private roads that are not proposed to be built to public road standards.
  - Section 8.4.4.C, *Public Roads Required*, of the Code states:  
“Divisions of land, lots and tracts shall be served by public roads.”
  - Section 8.4.4.E.3, *Private Road Allowances*, of the Code states:  
“Generally, private roads shall be constructed and maintained to ECM standards except as may be otherwise determined in the waiver. Private road waivers may include design standards for the following:
    - Right-of-way 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 and minimum block lengths;
    - Maximum grade.”

PCD Executive Director Recommendation:

The PCD Executive Director recommends approval of the requested PUD modifications. Per the proposed PUD/preliminary plan, adequate lot accessibility can be provided via the proposed private roadway. The applicants have depicted a sidewalk design and layout that accommodates pedestrians throughout the proposed PUD/preliminary plan and allows for connections to the adjacent existing sidewalks and trail corridor.

As summarized in the applicants’ letter of intent, reducing the requirement of constructing private roads to public road standards to a lesser standard is proposed to provide for a more livable environment and provision of more efficient pedestrian spaces. The applicants have obtained written endorsement from Cimarron Hills Fire Protection District and the maintenance for the private roads is proposed to be provided by the Meadowbrook Crossing Metropolitan District No. 1.

ECM Administrator Recommendation: The ECM Administrator recommends approval of the requested PUD modifications since the applicants have obtained

written endorsement from the Cimarron Hills Fire Protection District regarding the private roadways.

2. The applicants are requesting a PUD modification to Section 8.4.5.G.4.b to allow for a reduction in the side yard drainage easements to one (1) foot, within the alternating side yard building setbacks of one (1) foot and 5-feet for the individual lots.

Section 8.4.5.G.4.b, *Standard Drainage Easement Widths and Locations*, of the Code states: Drainage easements may be coincident with the required utility easements unless requested otherwise by the review engineer. The standard drainage easements for urban and rural lots shall be provided as follows:

Urban Density

- Side Lot Lines: 5 feet
- Rear Lot Lines: 7 feet

3. The applicants are requesting a PUD modification to Section 8.4.6.C.1.g of the Code to allow for blanket utility easements within the proposed tracts and a reduced side yard utility easement of 1-foot, because of the small lot size (no less than 2,085 square feet).

Section 8.4.6.C.1.g, *Blanket Utility Easement Prohibited*, of the Code states:

“Blanket utility easements shall be prohibited.”

4. The applicants are requesting a PUD modification to Section 8.4.6.C 2.d of the Code to not designate standard easements because they have requested a modification to allow for blanket utility easements as stated above.

Section 8.4.6.C 2.d, *Standard Easement Widths and Location*, of the Code states:

“Unless otherwise required by the utility provider, the standard utility easements for urban lots shall be provided as follows:

- Side Lot Lines: 5-feet;
- Rear Lot Lines: 7-feet.”

PCD Executive Director Recommendation:

The PCD Executive Director recommends approval of the requested PUD modifications. Per the proposed PUD/preliminary plan, adequate utility and drainage easements can be provided as depicted on the PUD/preliminary plan.

The development proposes urban detached single-family lots which are a minimum of 2,085 square feet, with a minimum lot width of 27.5 feet. Standard side-yard utility and drainage easements are not practical with this urban single-family development because structures are not allowed to be erected with the easements. Each lot is proposed to have one side yard building setback of one (1) foot and one side yard building setback of five (5) foot.

As summarized in the applicants' letter of intent, allowing blanket utility and drainage easements are proposed to provide more flexibility for the utility providers to install the infrastructure. There has been no objection from any utility provider to the requested modification.

ECM Administrator Recommendation: The ECM Administrator recommends approval of the requested PUD modifications since the applicants have obtained written endorsement from the Cimarron Hills Fire Protection District regarding the private roadways.

Modifications from the Engineering Criteria Manual (2019) (ECM) which do not qualify as a PUD modification as identified in Section 4.2.6.F.2 of the Land Development Code are required to be requested as deviations of the ECM. The applicants are requesting the following deviations(s) from the ECM:

1. The applicants are requesting a deviation of Sections 2.1.3 and 2.3 of the ECM to allow a modified cross-section from the County standards for their roadways to include reduced pavement widths of 29 feet and 20 feet for their urban local and urban local low volume roadways, a reduced center line radius of 41 feet, and a reduced lane width of 10 feet. Additionally, the applicants are requesting superelevated roadways.

The ECM identifies in Table 2-7 a paved width of 30 feet for urban local roadways and 24 feet for urban local low volume roadways with a 12-foot lane width. The centerline radius for the urban local low volume roadway is indicated as 100 feet. Additionally, superelevated roadways are not permitted on roadways with design speeds of less than 50 mph.

ECM Administrator Recommendation:

The ECM Administrator recommends approval of the requested PUD modification as the proposed private roads, in essence, will provide direct lot access as prescribed in the ECM, Section 2.2.4.B.7, which states that "Local (low volume) roadways provide direct access and deliver lot-generated trips to collector roadways," and the anticipated traffic volumes meet the average daily

traffic (ADT) thresholds indicated in the ECM for urban local and urban local low volume roadways. The applicants are also proposing to not allow any parking along their private roadways as dedicated parking spaces throughout the development will be provided. The superelevated roadway is necessary to capture developed runoff from the roadways to treat for water quality. Additionally, the applicants have obtained written endorsement from the Cimarron Hills Fire Protection District regarding the proposed private roadway designs as the roadway widths, turning radius and access are within the District's apparatus specifications.

Staff recommends that the deviation requests associated with the PUD (Planned Unit Development) modifications and deviations from the ECM as prepared are acceptable contingent upon the approval of the PUD modifications by the Board of County Commissioners.

**Authorization to Sign:** PUD development plan and any other documents required to finalize the approval.

## **B. PLANNING COMMISSION SUMMARY**

**Request Heard:**

**Recommendation:**

**Waiver Recommendation:**

**Vote:**

**Vote Rationale:**

**Summary of Hearing:**

**Legal Notice:**

## **C. APPROVAL CRITERIA**

The Planning Commission and BOCC shall determine that the following criteria for approval outlined in Section 4.2.6, and Section 7.2.1 of the El Paso County Land Development Code (2019), have been met to approve a PUD zoning district:

- The proposed PUD district zoning advances the stated purposes set forth in this section;
- The application is in general conformity with the Master Plan;
- 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 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;
- 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;
- The allowed uses, bulk requirements and landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;
- Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;
- Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities;
- 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;
- 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 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 if the zoning resolution or the subdivision regulation is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and
- The owner has authorized the application.

The applicants have requested the proposed PUD also be reviewed and considered as a preliminary plan. Compliance with the requirements identified in Chapter 7 and Chapter 8 of the El Paso County Land Development Code (2019) for a preliminary

plan requires the Planning Commission and the BoCC shall find that the additional criteria for a preliminary plan have also been met.:

- The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
- The subdivision is consistent with the purposes of this Code;
- The subdivision is in conformance with the subdivision design standards and any 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 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;
- 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)];
- 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;
- 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;
- 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;
- 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;

- Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;
- The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and
- The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

**D. LOCATION**

North:	RS-5000 (Residential Suburban)	Single-Family Residential
South:	CR (Commercial Regional)	Vacant
East:	CS (Commercial Service)	Commercial Development
West:	CS (Commercial Service)	Commercial Development

**E. BACKGROUND**

The property was zoned A-4 (Agricultural) and M (Industrial-Obsolete) at the time of initial zoning for this portion of El Paso County on May 11, 1942. A map amendment (rezoning) to PID (Planned Industrial) (PCD File No. PID-85-013) and PBC (Planned Business Center) (PCD File No. PBC-85-007) were approved by the Board of County Commissioners on August 8, 1985 for two parcels included within the proposed PUD. Due to changes in the nomenclature of the Land Development Code, the A-4 zoning district was renamed as RR-5 (Residential Rural), the PID zoning district was renamed as I-2 (Industrial), and the PBC zoning district was renamed as CR (Commercial Regional).

A 2.72-acre portion of the land included within the map amendment (rezoning) request was platted as a future development tract known as “Tract A” of the 24/94 Business Park Filing No. 1 subdivision on April 14, 2017. This parcel is zoned CR/CAD-O (Commercial Airport Overlay District). An avigation easement for the benefit of the City of Colorado Springs Airport was recorded with the 24/94 Business Park Filing No. 1 subdivision plat (Reception No. 216090669).

A 0.61-acre portion of the land included within the map amendment (rezoning) request was platted as a future development tract known as “Tract I” of the Meadowbrook Crossing Filing No. 1 subdivision on March 20, 2018. This parcel is zoned I-2/CAD-O. An avigation easement for the benefit of the City of Colorado

Springs Airport was recorded with the Meadowbrook Crossing Filing No. 1 subdivision plat (Reception No. 21703936).

The remaining 4.47-acre parcel is unplatted and is zoned RR-5. No avigation easement for the benefit of the City of Colorado Springs Airport has been recorded.

The applicants are requesting approval of a site specific PUD for 8.01 acres to include the creation of 67 single-family detached lots on 3.44 acres, a 1.59-acre private roadway tract, and 9 tracts for landscape, drainage, utilities, associated easements, and open space totaling approximately 2.97 acres. The applicants are also requesting that the PUD development plan be approved as a preliminary plan. If the map amendment (rezoning) and preliminary plan are approved with a finding of water sufficiency, then the applicants may seek administrative approval of a final plat(s).

## **F. ANALYSIS**

### **1. Land Development Code Analysis**

This application meets the preliminary plan submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 as well as the Planned Unit Development (PUD) requirements outlined in Chapter 4 of the El Paso County Land Development Code (2019).

Section 4.2.6.F.8 of the Land Development Code requires a minimum of ten (10) percent of the residential PUD be set aside as open space area. The PUD area is 8.01 acres in size, which would require a total of 0.80 acres of open space area. The applicants are providing 2.97 acres, or 37 percent, of designated open space tracts which include: drainage, utilities, associated easements, and landscaping.

This portion of El Paso County has experienced, and continues to experience, significant growth and development along the Meadowbrook Parkway, Marksheffel Road, and Highway 24 corridors. Immediately adjacent to the north is the Meadowbrook Crossing Subdivision, which has been completely built out and is zoned RS-5000 (Residential Suburban). Highway 24 borders the southern property line of the proposed development area. South, across Highway 24 is vacant land zoned CR (Commercial Regional). The land west of the proposed development area is zoned CR and has been developed as a Circle K Gas and Convenience Store.

The Claremont Business Park is located northeast of the proposed development area along Meadowbrook Parkway and is zoned CS (Commercial Service). The immediately adjacent land use within The Claremont Business Park is a mini-warehouse storage building which does not permit outdoor storage. The single-family land use proposed within the PUD zone district is compatible with the existing and approved urban level commercial and residential development surrounding the subject property.

The property is also within the CAD-O (Commercial Airport Overlay District) zoning overlay. The CAD-O was adopted by the Board of County Commissioners pursuant to C.R.S §30-28-113 et seq. and 41-4-101 et seq. The purpose of the CAD-O district is to ensure compliance with the Federal Aviation Administration, to ensure free and unobstructed passage of all aircraft through and over airspace, and to acknowledge that private property owners have a property interest in usable airspace above the surface of their property. A referral was sent to the Colorado Springs Airport Advisory Commission (CSAAC) for review and comment. The CSAAC provided comment that they did not have concerns with the proposed single-family uses allowed within the proposed PUD zoning district and requested an avigation easement at the time of plat recordation. The property is within the APZ II (Accident Potential Zone II) Sub-zone. Single-family residential uses are permitted within the APZ II Sub-zone.

Section 4.3.1 CAD-O, Commercial Airport Overlay District of the Land Development Code requires an Airport Activity Notice and Disclosure to be recorded against the title of the property at the time of the final plat but does not require provision of an avigation easement. More specifically, Section 4.3.1 of the Code states:

“The following are required prior to approval of any rezoning or subdivision plat:

- The request shall be referred to Airport Advisory Commission for review and comment.
- Airport Activity Notice and Disclosure shall be required to be recorded against the title of the property as a condition of approval.”

The applicants have agreed to record the requested avigation easement and an Airport Activity Notice and Disclosure and against the property at the time of final plat recordation.

## 2. Zoning Compliance

The PUD Development Plan identifies allowed and permitted uses; use, density, and dimensional standards such as setbacks, maximum lot coverage, and maximum building height; and overall landscaping requirements. The PUD development plan is consistent with the proposed PUD development guidelines and with the submittal and processing requirements of the Land Development Code.

Approval of a final plat(s) will be required to subdivide the 8.01-acre area into the proposed 67 single-family lots. The applicants will be required to demonstrate compliance with the PUD (Planned Unit Development) zoning district dimensional standards in association with each of the future final plat applications.

## 3. Policy Plan Analysis

The El Paso County Policy Plan (1998) has a dual purpose; it serves as a guiding document concerning broader land use planning issues and provides a framework to tie together the more detailed sub-area elements of the County Master Plan. Relevant policies are as follows:

***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.

***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 6.2.1*** – Fully consider the potential impact of proposed zone changes and development on the integrity of existing neighborhoods.

***Policy 10.2.2*** – Carefully consider the availability of water and wastewater services prior to approving new development.

***Policy 11.3.2*** – When possible, safely design and incorporate drainage facilities as an aesthetic element with developments.

***Policy 12.1.3***-Approve new urban and rural residential development only if structural fire protection is available.

***Policy 13.1.1 – Encourage a sufficient supply and choice of housing at varied price and rent levels through land development regulations.***

The proposed map amendment is adjacent to a single-family development to the north, which is zone RS-5000 (Residential Suburban) and has a density of 3.56 dwelling units per acre. The properties located to the south, east, and west are all commercially zoned. The proposed PUD (Planned Unit Development) zoning district includes a density of 8.36 dwelling units per acre, a minimum lot size of 2,085 S.F., and is anticipated to provide a choice of housing types in the area. The proposed development is anticipated to provide a density transition between the suburban residential development to the north zoned RS-5000 (Residential Suburban) and the future commercial uses to the south, and the existing commercial uses to the east and west of the subject property.

The PUD development plan depicts landscaping, screening, and buffering in an effort to mitigate potential visual impacts so that the single-family development may be functionally and aesthetically integrated with the single-family development to the north as well as the surrounding commercial development. More specifically, the applicants have depicted a 20-foot landscape tract along the northern boundary of the subject properties immediately adjacent to Meadowbrook Parkway. A 50-foot landscape tract and an additional drainage swale and detention pond tract are depicted on the PUD development plan along the southern property boundary adjacent to Highway 24. Additionally, a landscape, drainage and open space tract ranging from a depth of 30-feet to 70-feet on the eastern boundary of the proposed development, adjacent to the existing commercial development is identified on the plan. Lastly, the applicants have depicted a 15-foot buffer, which includes a 6-foot masonry wall along the existing commercial development located immediately adjacent to the west.

Additionally, the anticipated small lot (2,085 S.F. minimum Lot size) single-family development may help support interdependent land uses in the area, such as the existing and proposed commercial developments to the south, east, and west, by providing a variety of housing types for future employees.

Cimarron Hills Fire Protection District has provided a commitment letter to serve the development. Cherokee Metropolitan District has provided a commitment letter stating that the District has adequate supply for water service and capacity to provide wastewater service. The applicants are seeking a finding of sufficiency with regards to water at the preliminary plan stage in order to ensure an adequate supply of water prior to development approval. Staff recommends that

the proposed PUD development plan and preliminary plan are in general conformance with the Policy Plan.

#### **4. Small Area Plan Analysis**

The properties are not included within a small area plan.

#### **5. Water Master Plan Analysis**

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 processes. 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 properties are located within Region 5, Cherokee Metropolitan District Service Area, which is not expected to experience significant growth in the County by 2060. Specifically, the Plan states:

“Region 5 consists of areas served by the Cherokee Metropolitan District and is not expected to experience significant growth by 2060. But the District could consider expanding water and sewer service to growth areas outside of Region 5. No specific growth map was created for Region 5; these areas are shown on other maps.”

Region 5 has a current water supply of 4,443-acre feet per year and a current demand of 4,211.3-acre feet per year. The proposed project has a projected demand of 18-acre feet per year resulting in a surplus of 213.7-acre feet. The 2040 water supply is projected to be 6,800 acre-feet per year and the projected demand is 6,468 acre-feet per year, resulting in surplus of 332 acre-feet. The 2060 water supply is projected to be 10,131 acre-feet per year and the projected demand is 9,608 acre-feet per year, resulting in surplus of 523 acre-feet

Cherokee Metropolitan District participated in the water provider surveys in conjunction with developing the Water Master Plan. The needs analysis in the Plan states that the District will need to obtain additional water supplies required for the 2040 and 2060 horizons compared to the supplies currently available . The District's participation in the planning effort indicates that the District is aware of their future water needs and anticipates adding water supplies incrementally to meet the growing and projected demands.

Cherokee Metropolitan District has committed to serve the development. Water sufficiency has been analyzed with the review of the proposed PUD combined preliminary plan. The State Engineer's Office has recommended that the proposed preliminary plan has an adequate water supply in terms of water quantity and dependability. The County Attorney's Office is anticipated to make a recommendation that the proposed preliminary plan has an adequate water supply in terms of water quantity and dependability prior to the Planning Commission hearing. El Paso County Public Health has made a recommendation for water quality sufficiency. Please see the Water section below for a summary of the water findings and recommendations for the proposed preliminary plan.

## **6. Other Master Plan Elements**

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential. A natural features report and noxious weed management plan was reviewed with the combined PUD and preliminary plan application. The El Paso County Community Services Department, Environmental Services Division, was sent a referral and has no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies potential coal deposits in the area of the subject parcels. A mineral rights certification was prepared by the applicants indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

The El Paso County Parks Master Plan (2013) does not show any parks or trails within the vicinity of the project.

Please see the Transportation section below for information regarding the El Paso County 2016 Major Transportation Corridors Plan Update (MTCP).

## **G. PHYSICAL SITE CHARACTERISTICS**

### **1. Hazards**

The applicants submitted a Soils and Geology report prepared by Rocky Mountain Group, dated August 26, 2020, in support of the combined PUD and preliminary plan application. The report concludes that moisture sensitive soils may impact lots within the development. The applicants have included the following note on the PUD development plan:

“The constraints listed are not considered hazards, nor are they considered unusual for the Front Range region of Colorado. Appropriate planning and engineering practices have been followed in design of the project to minimize risk associated with the listed constraints. The development is to utilize conventional shallow foundations. Basements are not proposed. No lots have been identified by the referenced RMG report as being adversely impacted by springs or groundwater; groundwater was not encountered in test borings during the field exploration.

The RMG report indicates that the site soil appears to be well drained, and natural moisture contents were low. Therefore, no perimeter drains are recommended or proposed. Appropriate surface grading and drainage should be established during construction, per the approved civil construction documents and maintained over the life of the structure by the homeowner. Additional mitigation measures can be found in said report, File PUDSP208, available at the El Paso County Planning and Community Development Department.”

### **2. Wildlife**

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential. The El Paso County Community Services Department, Environmental Services Division, and Colorado Parks and Wildlife were each sent a referral and have no outstanding comments.

### **3. Floodplain**

The property is not located within a defined floodplain as determined from review of the FEMA Flood Insurance Rate Map panel number 08041C0752G, dated December 7, 2018.



#### **4. Drainage and Erosion**

The property is located within the Sand Creek (FOFO4000) drainage basin. The Sand Creek drainage basin is a fee basin with associated drainage and bridge fees. Drainage and bridge fees will be required to be paid at the time of final plat recordation.

The site generally drains to the west and southwest. Stormwater runoff will be conveyed via over land flow across lots and within curb and gutter to a proposed storm sewer system. The storm sewer system will then convey the developed flows to a proposed full spectrum detention pond as well as a rain garden that will mitigate developed runoff and provide the necessary permanent stormwater quality for the proposed development. The proposed stormwater facilities will be privately owned and maintained by the Meadowbrook Crossing Metropolitan District No. 1. Per the associated drainage report, the development of this project will not adversely affect the downstream and surrounding developments.

A grading and erosion control plan that identifies construction best management practices (BMPs) to prevent sediment and debris from affecting adjoining properties and the public stormwater system has been submitted for the proposed pre-development grading of the site.

#### **5. Transportation**

The property is located along Meadowbrook Parkway, north of Newt Drive and west of Highway 24. Primary access to the development will be provided via the proposed private local roadway, Spatium View, that will intersect Meadowbrook Parkway and align with Preble Drive. An additional access to the development is proposed at the existing driveway for the adjacent southerly lot. All internal roadways are proposed to be privately owned and maintained.

A master traffic impact study for the area was completed that encompassed this development along with the projects Crossroads North, Crossroads at Meadowbrook, and Regan Ranch located east and southwest of this site. The master traffic impact study provides the overall impacts to the transportation system and the large-scale improvements required for the development of these projects. Off-site improvements required by these developments are identified on Table 16 of the master traffic impact study. Improvements such as auxiliary turn lanes along Marksheffel Road, Highway 24, and Highway 94; a roundabout at the intersection of Newt Drive and Meadowbrook Parkway; a traffic signal at Space Village Avenue and Marksheffel Road; and widening of Marksheffel Road, Highway 24, and Highway 94 are provided within this table. Additionally, a traffic

letter was provided with this application as an addendum to the master traffic impact study to provide a site-specific analysis of this development.

The El Paso County 2016 Major Transportation Corridors Plan Update (MTCP) depicts roadway improvement projects in the immediate vicinity of the development, which include upgrades to the intersection of Highway 24 and Highway 94, and future widening of Highway 24 from Powers Boulevard to Highway 94. Coordination with all adjacent local jurisdictions is occurring regarding the improvements identified in the master traffic impact study.

The development will be subject to the El Paso County Road Impact Fee Program (Resolution 19-471), as amended. The applicants have not requested inclusion into a public improvement district; therefore, fees for each of the anticipated residential lots shall be paid in full at the time of building permit issuance.

## **H. SERVICES**

### **1. Water**

Water supply service will be provided by Cherokee Metropolitan District.

Sufficiency:

Quality: Sufficient

Quantity: Sufficient

Dependability: Sufficient

Attorney's summary: The State Engineer's Office has made a finding of adequacy and has stated water can be provided without causing injury to decreed water rights. The County Attorney's Office has made a recommendation for a finding of sufficiency with regards to water quantity and dependability. El Paso County Public Health has made a favorable recommendation regarding water quality sufficiency.

### **2. Sanitation**

Central wastewater service will be provided by Cherokee Metropolitan District.

The District has provided a commitment letter indicating it has capacity to serve the development.

### **3. Emergency Services**

The property is within the Cimarron Hills Fire Protection District. The District was sent a referral and provided a response in support of the requested PUD and preliminary plan. Additionally, the District provided a commitment letter to provide fire protection services to the development.

**4. Utilities**

Electrical service and natural gas service are provided by Colorado Springs Utilities (CSU). CSU was sent a referral and has no outstanding comments.

**5. Metropolitan Districts**

The property is included within Cherokee Metropolitan District, which provides central water and sewer services in the area. The District does not have ad valorem (property tax) mill levy.

The property is also included within the Meadowbrook Crossing Metropolitan District, which is proposed to own and maintain the road, utility, drainage, and open space tracts. The District has an ad valorem mill levy of 66.796 mills for residential uses.

**6. Parks/Trails**

Land dedication and fees in lieu of park land dedication are not required for a map amendment (rezoning) or preliminary plan application. Fees in lieu of park land dedication will be due at the time of recording the final plat.

**7. Schools**

Land dedication and fees in lieu of school land dedication are not required for a map amendment (rezoning) or preliminary plan application. Fees in lieu of school land dedication will be due at the time of recording the final plat.

**I. APPLICABLE RESOLUTIONS**

Approval            Page 31  
Disapproval        Page 32

**J. STATUS OF MAJOR ISSUES**

There are no major outstanding issues.

**K. RECOMMENDED CONDITIONS AND NOTATIONS**

Should the Planning Commission and the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 4.2.6, and Section 7.2.1 of the El Paso County Land Development Code (2019), staff recommends the following conditions and notations:

## CONDITIONS

1. Development of the property shall be in accordance with this PUD development plan. Minor changes in the PUD development plan, including a reduction in residential density, may be approved administratively by the Director of the Planning and Community Development Department consistent with the Land Development Code. Any substantial change will require submittal of a formal PUD development plan amendment application.
2. Approved land uses are those defined in the PUD development plan and development guide.
3. All owners of record must sign the PUD development plan.
4. The PUD development plan shall be recorded in the office of the El Paso County Clerk & Recorder prior to scheduling any final plats for hearing by the Planning Commission. The development guide shall be recorded in conjunction with the PUD development plan.
5. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.
6. Applicable park, school, drainage, and bridge fees shall be paid to El Paso County Planning and Community Development at the time of final plat(s) recordation.
7. The subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
8. The County Attorney's Conditions of Compliance shall be adhered to at the appropriate time.

9. All engineering reports and plans associated with this PUD Development Plan/Preliminary Plan application shall be approved by the Planning and Community Development Department prior to the Board of County Commissioners hearing.

## **NOTATIONS**

1. Subsequent final plat filings may be approved administratively by the Planning and Community Development Department Director.
2. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.
3. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.
4. Preliminary plans not forwarded to the Board of County Commissioners within 12 months of Planning Commission action shall be deemed withdrawn and shall have to be resubmitted in their entirety.
5. Approval of the preliminary plan will expire after two (2) years unless a final plat has been approved and recorded or a time extension has been granted.

## **L. PUBLIC COMMENT AND NOTICE**

The Planning and Community Development Department notified seventeen (17) adjoining property owners on July 20, 2021, for the Planning Commission meeting. Responses will be provided at the hearing.

## **M. ATTACHMENTS**

Vicinity Map  
Letter of Intent  
PUD Development Plan / Preliminary Plan

State Engineers Letter  
County Attorney's Letter  
CAD-O Map  
CDOT Comments

# El Paso County Parcel Information

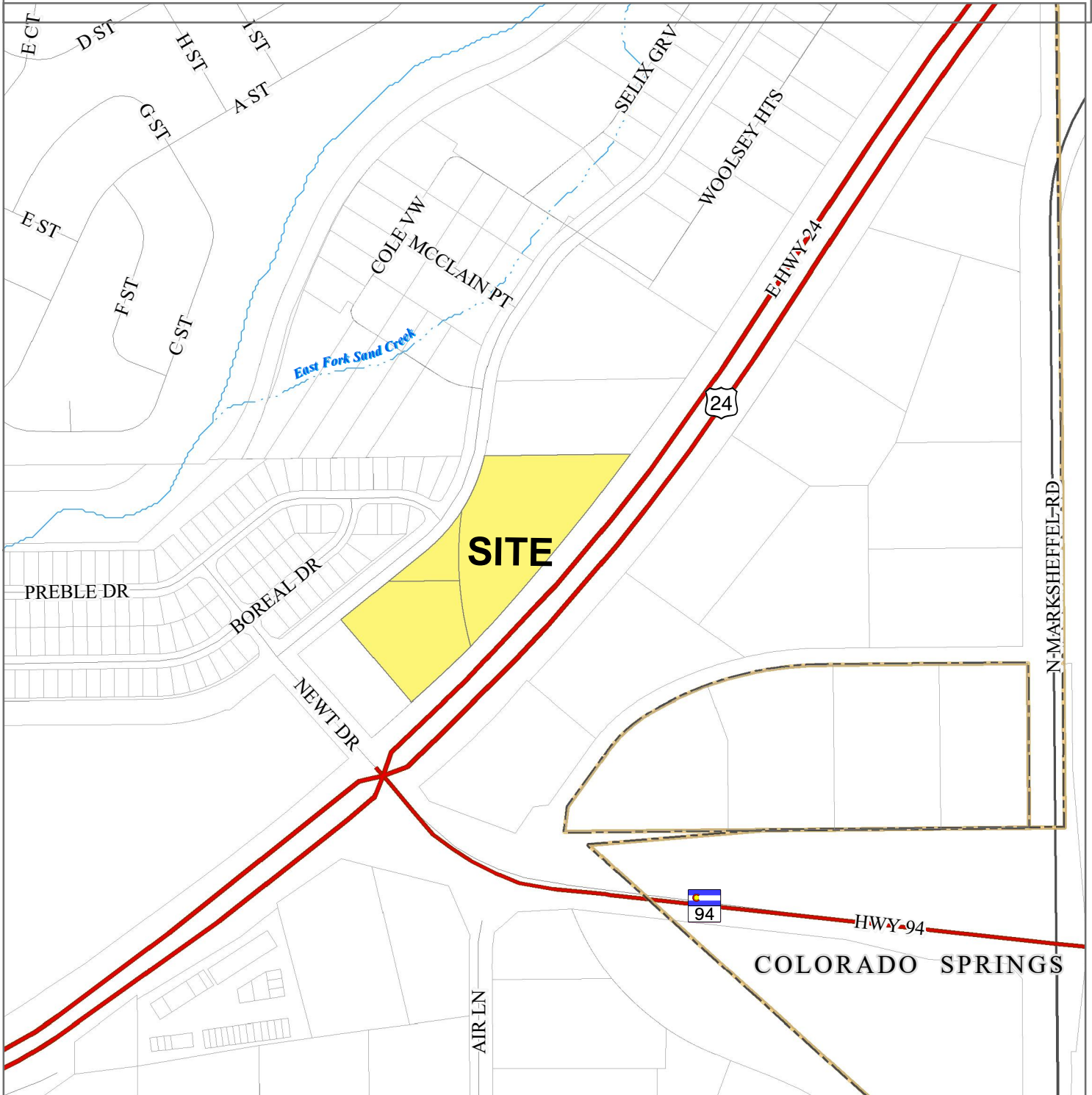
PARCEL	NAME
5408008002	COLORADO SPRINGS EQUITIES LLC
5408403001	MEADOWBROOK CROSSING LLC
5408000053	MEADOWBROOK DEVELOPMENT LLC

File Name

PUDSP-20-008

Zone Map No. --

Date: July 19, 2021



Please report any parcel discrepancies to:  
 El Paso County Assessor  
 1675 W. Garden of the Gods Rd.  
 Colorado Springs, CO 80907  
 23 (719) 520-6600



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## Meadowbrook Park

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

### Letter of Intent (Revised 8.3.21)

**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, Size, & Zoning:**

**Parcel ID Nos.:** 5408000053, 5408008002, & 5408403001

**Area/Acreage:** ±8.01 AC

**Existing Zoning:** RR-5 CAD-O, I-2 CAD-O, & CR CAD-O

**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.

## **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 67 single-family residential lots, seven (7) tracts (Tracts A-G) for public improvements and utilities, private roads (Tract B only) and pedestrian facilities (sidewalks), drainage, landscaping and open space uses;
- Approval of four (4) 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), and 8.4.5. G.4 & 8.4.6.C.2 (Easement Location and Dimensions);
- Approval of PUD modifications to ECM Sections 2.1.3 and 2.3 to allow reduced pavement widths of 29' for urban local and 20' for urban low volume road cross sections, and a reduced 10' travel lane and super elevated crown for modified local low volume roadways, and a 40' center line curve radius along an emergency ingress/egress segment,
- 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 67 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 8.36 DU/AC ( $67 / 8.01 = 8.36$ ). The application includes PUD modifications (and associated deviations) for the use of private streets (with modified cross sections) and to permit a modified alternating 5' and 1' 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 8.36 DU/AC (67 lots/8.01 AC).

**Lot Dimensional Standards:**

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

- **Minimum lot size: 2,085 SF**
- **Maximum Height: 40'**
- **Setbacks:**
  - **Front Yard: 10'**
  - **Side Yard: Alternating 1' and 5' per PUD lot Detail**
  - **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 discussed in the following table:

LDC/ECM SECTION	CATEGORY	STANDARD	PUD MODIFICATION	JUSTIFICATION	APPROVAL CRITERIA
8.4.4.E	PRIVATE ROAD ALLOWANCES	MODIFICATION REQUIRED	PERMIT USE	<ul style="list-style-type: none"> <li>FACILITATE REDUCTION OF AUTOMOBILE DOMINANCE; INCREASED PEDESTRIAN EMPHASIS</li> <li>RIGHT-OF-WAY WIDTH WHERE SUITABLE ALTERNATIVE PROVISIONS ARE MADE FOR PEDESTRIAN WALKWAYS AND UTILITIES;</li> <li>DESIGN SPEED WHERE IT IS UNLIKELY THE ROAD WILL BE NEEDED FOR USE BY THE GENERAL PUBLIC;</li> <li>STANDARD SECTION THICKNESS MINIMUMS AND PAVEMENT TYPE WHERE SUITABLE AND PERPETUAL MAINTENANCE PROVISIONS ARE MADE;</li> <li>MAXIMUM AND MINIMUM BLOCK LENGTHS;</li> <li>MAXIMUM GRADE.</li> </ul>	<ul style="list-style-type: none"> <li>LIVEABLE ENVIRONMENT</li> <li>MORE EFFICIENT PEDESTRIAN SYSTEM</li> <li>ADDITIONAL OPEN SPACE</li> <li>OPEN SPACE/AMENITY DESIGN</li> </ul>
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		<ul style="list-style-type: none"> <li>LIVEABLE ENVIRONMENT</li> <li>MORE EFFICIENT PEDESTRIAN SYSTEM</li> <li>ADDITIONAL OPEN SPACE</li> <li>OPEN SPACE/AMENITY DESIGN</li> </ul>
8.4.4.E.3	DESIGNED TO COUNTY STANDARDS	BUILT TO EPC OR APPROVED MODIFICATION STANDARD	INCLUDES DESIGN FOR PRIVATE RD CROSS SECTION, INCLUDING PEDESTRIAN RAMPS		<ul style="list-style-type: none"> <li>LIVEABLE ENVIRONMENT</li> <li>MORE EFFICIENT PEDESTRIAN SYSTEM</li> <li>ADDITIONAL OPEN SPACE</li> <li>OPEN SPACE/AMENITY DESIGN</li> </ul>
8.4.4.C	PUBLIC ROAD	DIVISIONS OF LAND, LOTS AND TRACTS SHALL BE SERVED BY PUBLIC ROADS	INCLUDES DESIGN FOR PRIVATE RD CROSS SECTION, INCLUDING PEDESTRIAN RAMPS		
ECM 2.1.3	STANDARD DRAWINGS	STANDARD URBAN LOCAL & LOCAL LOW VOLUME CROSS SECTIONS	USE OF MODIFIED CROSS SECTION DESIGN WITH ELEVATED CROWN (PER PUD DETAILS)	FACILITATE REDUCTION OF AUTOMOBILE DOMINANCE; INCREASED PEDESTRIAN EMPHASIS	<ul style="list-style-type: none"> <li>LIVEABLE ENVIRONMENT</li> <li>MORE EFFICIENT PEDESTRIAN SYSTEM</li> <li>ADDITIONAL OPEN SPACE</li> <li>OPEN SPACE/AMENITY DESIGN</li> </ul>
ECM 2.3	ROADWAY DESIGN	100' CENTERLINE CURVE RADIUS; 12' LANE WIDTH; 30' LOCAL PAVEMENT WIDTH; 24' LOW VOLUME PAVEMENT WIDTH	40' CENTERLINE RADIUS (NEAR SOLUM GRV/MEADOWBROOK ACCESS); 10' TRAVEL LANE FOR LOW VOLUME ROADS; 29' & 20' PAVEMENT WIDTHS (PER PUD DETAILS)		
8.4.5. & 8.4.6.	EASEMENT LOCATIONS AND DIMENSIONS (same criterion in for easements in Section 8.4.5 (Drainage) and Section 8.4.6 (Utilities))	EASEMENTS ALONG LOT/TRACT LINES & USE OF BLANKET EASEMENTS	PERMIT 6' UTILITY EASEMENT CORRIDOR BETWEEN LOTS COMPRISED OF 1' AND 5' ALTERNATING EASEMENTS CORRESPONDING TO SIDE YARD SETBACKS BETWEEN LOTS/BUILDING ENVELOPES INSTEAD OF STANDARD 5' PER SIDE LOT LINE. COMMON SPACE INCLUDES BLANKET UTILITY EASMENTS TO PROVIDE FLEXIBILITY TO UTILITY PROVIDERS FOR SUBDIVISION WIDE DELIVERY AND MAINTENANCE.	ADEQUATE UTILITY EASEMENTS HAVE BEEN PROVIDED IN LOT/TRACT NETWORK AND ROADWAY CROSS SECTIONS FOR DESIGN, INSTALLATION, DELIVERY, AND MAINTENANCE. HOUSES WILL BE BUILT ON REINFORCED SLABS. NO WINDOW WELLS WILL BE PRESENT TO ENCROACH SIDE YARD DRAINAGE EASEMENTS.	<ul style="list-style-type: none"> <li>LIVEABLE ENVIRONMENT</li> <li>MORE EFFICIENT PEDESTRIAN SYSTEM</li> <li>ADDITIONAL OPEN SPACE</li> <li>OPEN SPACE/AMENITY DESIGN</li> </ul>

(\*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.

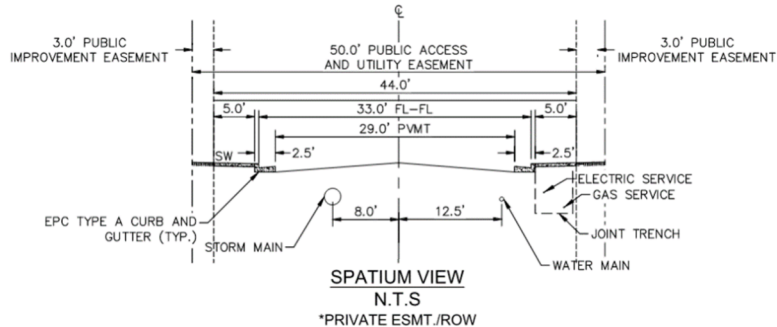
Private road design modifications may include:

- 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. A deviation for a reduced pavement width for the modified cross sections has been submitted to supplement the PUD roadway design modifications request. The deviation also includes accommodation for a 250' centerline curve radius on a local roadway.

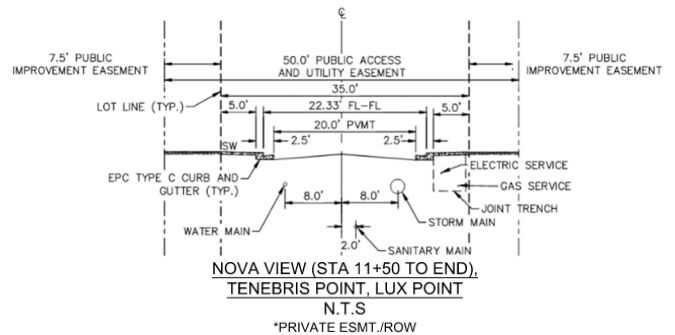
**Modified “Spatium View” Cross Section:**

- a. 50’ public access easement
- b. 29’ pavement width
- c. Two (2) 14.5’ travel lanes
- d. Standard curb/gutter (2.5’ Type C/typical)
- e. 5’ attached sidewalks
- f. Two (2) 3’ public improvement easements



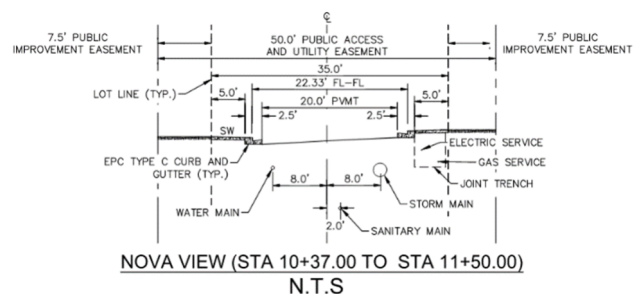
**Modified “Nova View (from STA 11+50 to end), Tenebris Point, & Lux Point” Cross Section:**

- a. 50’ public access and utility easement (broad)
- b. 20’ pavement width
- c. Two (2) 10’ travel lanes
- d. Standard curb/gutter (2.5’ Type C/typical)
- e. 5’ attached sidewalks
- f. Two (2) 7.5’ public improvement/utility & access easements (specific)



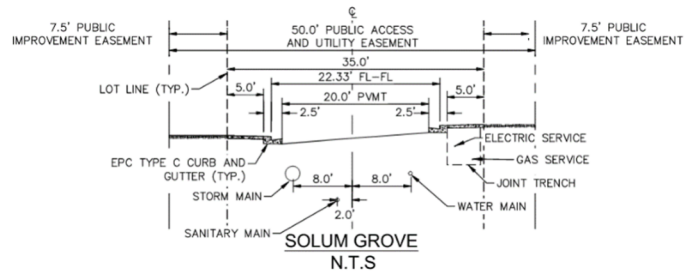
**Modified “Nova View” (from STA 10+37.00 to STA 11+50.00) Cross Section:**

- a. 50’ public access and utility easement (broad)
- b. 20’ pavement width
- c. Two (2) 10’ travel lanes
- d. Standard curb/gutter (2.5’ Type C/typical)
- e. 5’ attached sidewalks
- f. Two (2) 7.5’ public improvement/utility & access easements (specific)



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

- a. 50’ public access and utility easement (broad)
- b. Two (2) 10’ travel lanes
- c. Standard curb/gutter (2.5’ Type C/typical)
- d. 5’ attached sidewalks
- e. Two (2) 7.5’ public improvement/utility & access easements (specific)



The ‘Modified Private Road Cross Sections reduce the pavement widths to allow minimum 10-foot travel lanes in the private road 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.

**Modification of 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. The plan provides 10’ rear yard and alternating 5’ and 1’ side yard easements that correspond to alternating 5’ and 1’ side yard setbacks. 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.

Residences will be constructed on reinforced slab (slab on grade) foundations with no basements or sub-floor/sub-grade storage or crawl spaces.

**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).*

*To accomplish desired densities, the PUD permits alternating 5' and 1' site yard setbacks on each lot. Lots are arranged so the 5' side yard setback on any given lot is adjacent to the 1' side yard setback on the adjacent lot. Alternately, the 1' side yard setback is located adjacent to a corresponding 5' side yard setback on the adjacent lot. this requires modification of the respective side yard drainage and utility easements in order to fit within the corresponding side yard setback per lot. instead of typical 5' side yard utility easement located on either side of a shared side yard lot line, a 6' utility and drainage easement corridor is provided.*

- **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. Smaller building envelopes with narrower side yard utility/drainage easements per lot allow for increased residential densities that reduce land incorporated for private yard spaces allow for consolidation of remaining land to be planned for shared community open spaces.
- **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 width of lots 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 Spatum View and Meadowbrook Parkway.

The PUD provides 24.3% open space (1.949 AC) where 10% (0.8 AC) is required from an 8.01 AC residential development. the additional open space is provided as a trade-off for PUD modifications which accommodate higher residential densities in response to market demands for attainable housing that maximizes the amount of home product and reduces the amount of land the amount of land needed for the residential structure. this relationship reduces the costs to finance and maintain the housing unit.

**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-of 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 67 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 0.88acres 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.

**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. 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.
  
- **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.

*(See supplemental deviation summary attached in Appendix A of this letter report)*

- ***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.

There is an existing 30" CMP CDOT culvert that outfalls onto the site, conveying flow from the median of Hwy 24. This runoff flows across the Site to an existing storm

area inlet located in the southwest corner of the Site. This culvert will remain and is included in the overall site drainage plan.

- **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.

**Appendix A: Deviation Summary and Justification**

**ASSOCIATED PRIVATE ROAD CROSS SECTIONS AND STANDARDS DEVIATION CRITERIA AND JUSTIFICATION:**

**Section of ECM from which Deviation Is Sought:** Section 2.1.3 (Standard Drawings), Section 2.3 (Roadway Design), and Section 2.4 (Roadway Access Criteria)

**Proposed Nature and Extent of Deviation:**

This deviation request is to document the process of design criteria changes associated with the PUD process. The planned PUD maximizes planned densities by reducing the typical roadway section of the proposed roadways within the subdivision. A PUD Design Modification is requested to propose the use of private roads within a 50' private road easement and tract. The easement includes drainage/public improvement/public utility/landscaping/sidewalks& pedestrian easement as identified on the PUDSP and within the supporting tract table and notes. Ownership and maintenance of the private road facilities will be the responsibility of the Meadowbrook Crossing Metropolitan District No. 1. Mountain View Electric Association (MVEA), Colorado Springs (CSU), Black Hills Energy (BHE), & Cherokee Metro District (CMD) have reviewed the proposed easements and support the locations and widths as depicted on the PUDSP. Cimarron Hills Fire Department (CHFD) has also issued a letter specifically confirming their support for the adjusted changes.

*Limits of Consideration*

**The ECM standard is inapplicable to the particular situation.**

No standard is provided in the ECM for a private roadway. County Land Development Code and PUD provisions permit the use of private streets/roads with BOCC approval of a PUD modification. The modification process may include Private streets/roads are required to be constructed and maintained to applicable ECM standards and cross sections except as may be otherwise determined in the waiver or PUD modification. The ECM/LDC do not contemplate emerging development, industry, and market trends for higher urban densities

Topography, right-of-way, or other geographical conditions or impediments impose an undue hardship and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility. **(N/A)**

A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public. **(N/A)**

The private road network includes alternate design standards for the “right-of-way width” per allowances cited above. Design alterations not identified above are subject to approval of a deviation. A final draft of the deviation is included as a reference in this appendix.

The Code states that private roads shall generally be “constructed and maintained to ECM standards except as may be otherwise determined in the waiver”. Per the Code, private road waivers may only include design standards for the following:

- ***Right-of-way width where suitable alternative provisions are made for pedestrian walkways and utilities;***  
Proposed cross sections are within a 50’ public access and utility easement. Pavement widths have been reduced to 20-feet (with two (2) 10-foot travel lanes), for the urban local low volume (SD\_2-1) roadway. Pavement widths have been reduced to 29-feet (with two (2) 12-foot travel lanes), for the urban local low volume (SD\_2-2) roadway. Required sidewalks and easements for utility providers has been identified within each cross section
- ***Design speed where it is unlikely the road will be needed for use by the general public;***  
(no modification proposed)
- ***Standard section thickness minimums and pavement type where suitable and perpetual maintenance provisions are made;***  
(no modification proposed)
- ***Maximum and minimum block lengths; and***  
(no modification proposed)
- ***Maximum grade.***  
(no modification proposed)

A written endorsement from the Cimarron Hills Fire Department has been provided with this development application, verifying all roadway widths, fire lanes, radii and dead-end lengths. An exhibit is attached to the endorsement to further clarify the departments approval.

**ECM Section 5.8.7: Criteria for Approval**

Per ECM section 5.8.7 the request for a deviation may be considered if the request is not based exclusively on financial considerations. The deviation must not be detrimental to public safety or surrounding property. The applicant must include supporting information demonstrating compliance with all of the following criteria:

- ***The deviation will achieve the intended result with a comparable or superior design and quality of improvement.***  
The roadway design criteria have been reviewed and found to result in a comparable design and performance as the standard urban local low volume (SD\_2-1) and urban local (SD\_2-2) roadway cross sections. A modified cross section has been provided for the private streets that includes all required pedestrian facilities and utilities to serve the subdivision in addition to each individual lot.
- ***The deviation will not adversely affect safety or operations.***

- The proposed modifications will not adversely affect safety or operations of the proposed private roads. Adequate alternate pedestrian access and circulation has been provided via internal pedestrian walkways which are connected to public sidewalks along planned private roads. Individual lot access and vehicular circulation has been analyzed to ensure compliance with applicable sight distance and driveway spacing requirements. Road widths and associated geometries accommodate emergency vehicle use and maneuverability.
- ***The deviation will not adversely affect maintenance and its associated cost.***  
The deviation will not adversely affect maintenance and cost. The modification does not include any component or features which require specialized maintenance activities and/or equipment. The modification which results in a reduced (private) cross section width, consolidates facilities planned therein thereby reducing overall construction and maintenance costs.
  - ***The deviation will not adversely affect aesthetic appearance.***  
The planned private roads will not adversely affect aesthetic appearances within the proposed development. The private street and modified cross section (reduced width) is incorporated into the overall design concept of higher density, smaller footprint product. The scale of the street realm is proportionate to the scale and massing of residential structures in the private (lot) realm. The overall design is consistent, compatible, and competitive with current market driven subdivision and housing development design and aesthetics.
  - ***The deviation meets the design intent and purpose of the ECM standards.***  
Proposed private street/road design modifications meet the design intent and purpose of the ECM standards. All required roadway, pedestrian, and utility components are included with the proposed cross sections.

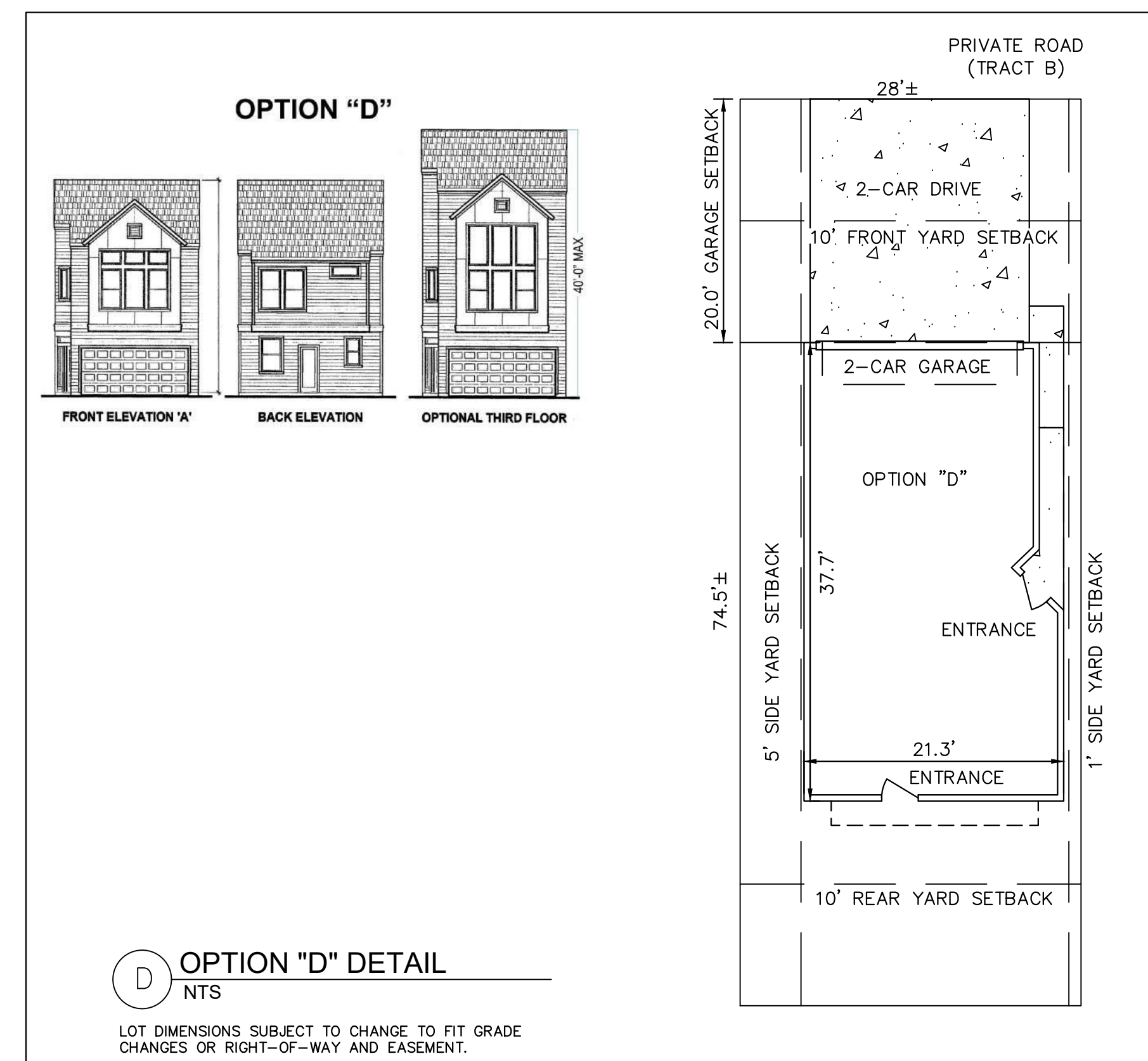
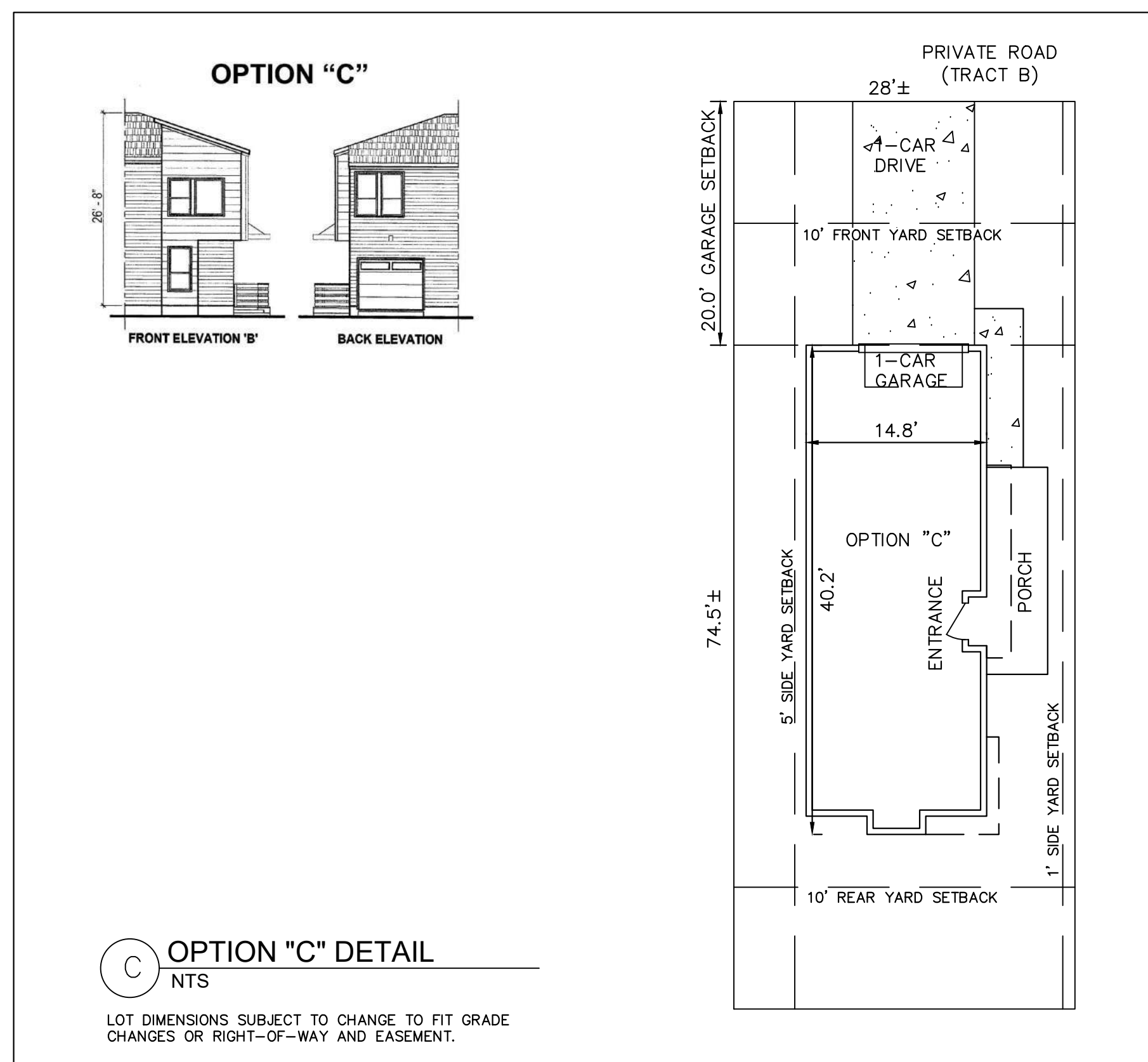
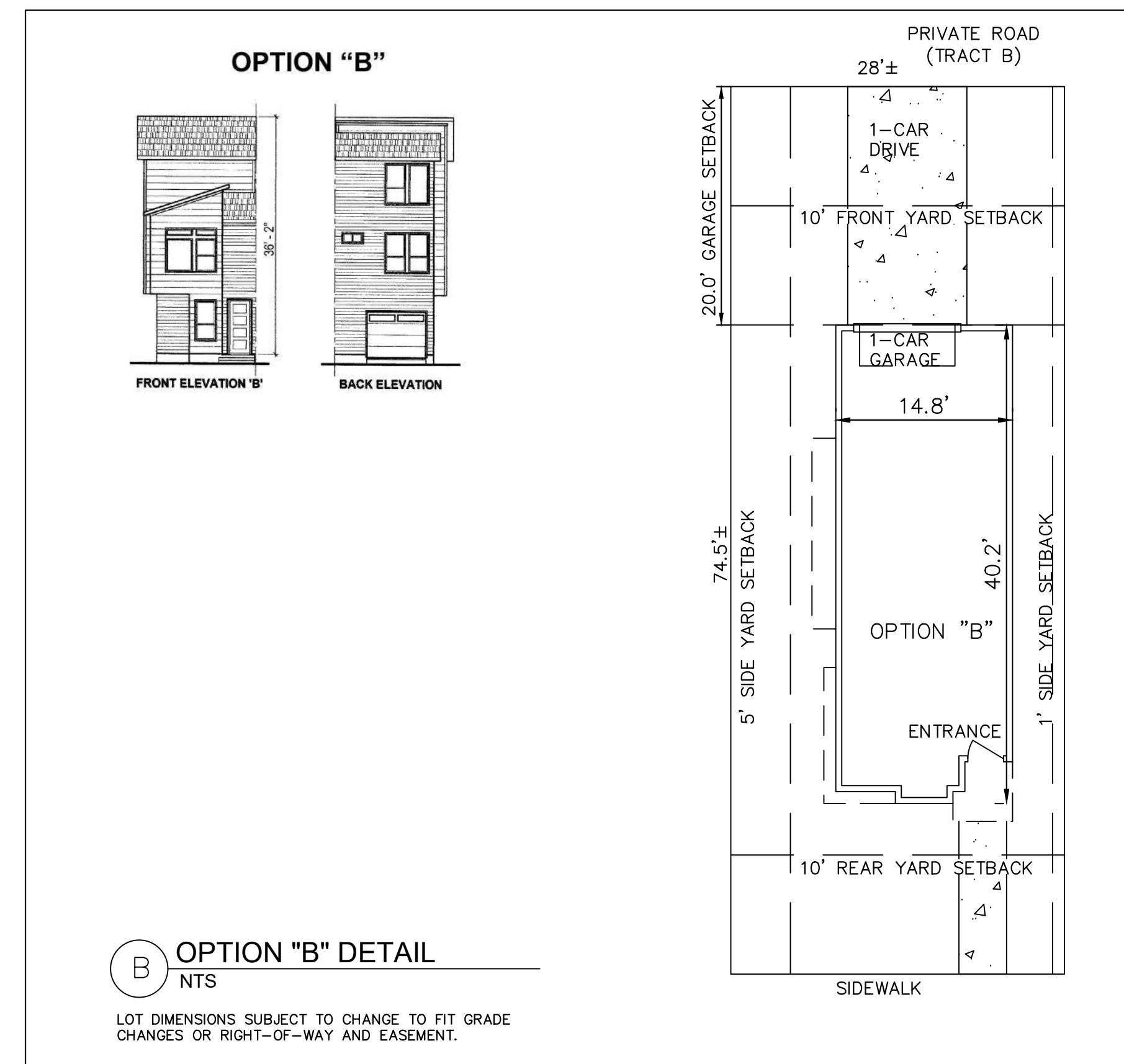
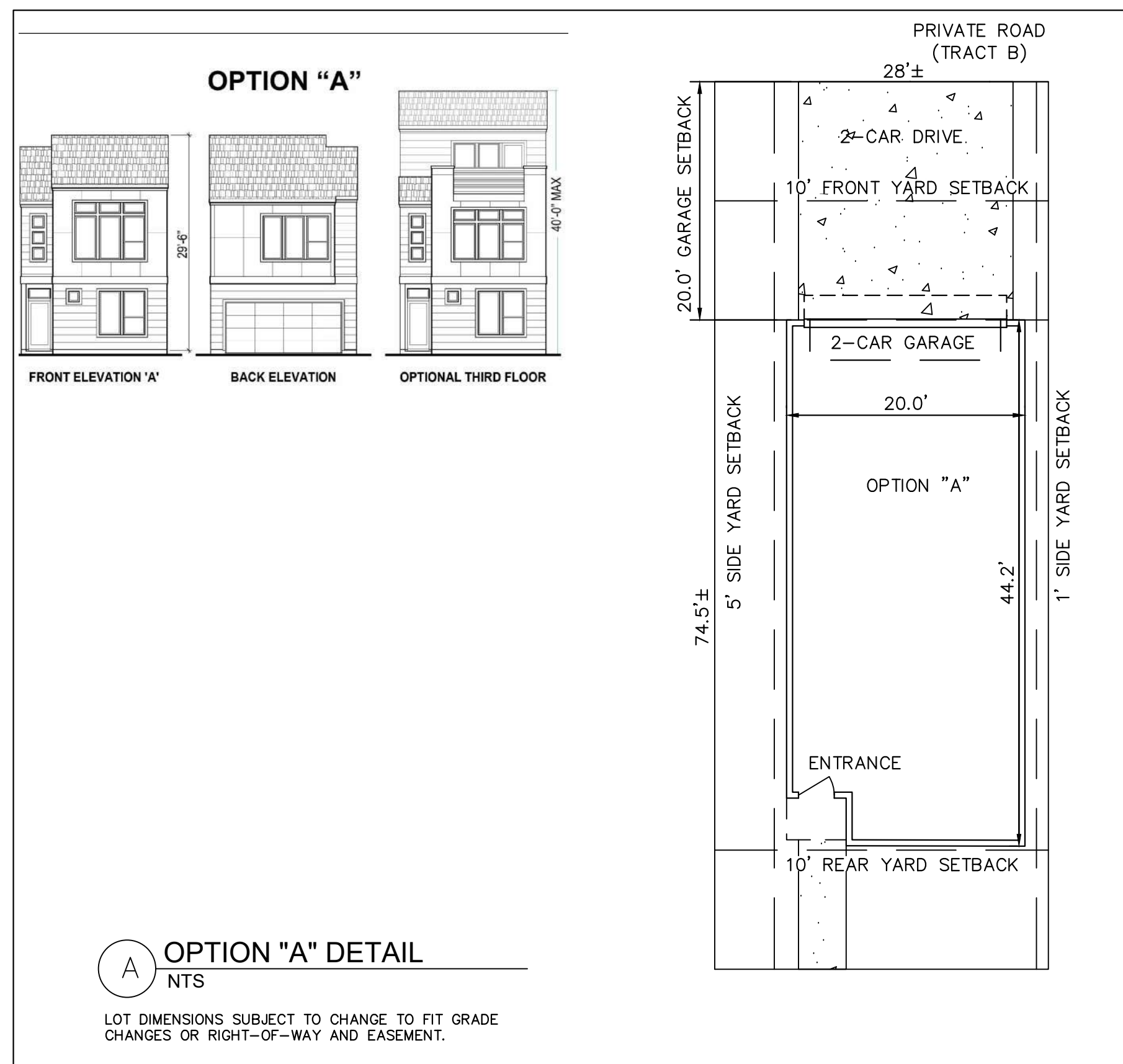




# MEADOWBROOK PARK PLANNED UNIT DEVELOPMENT (PUD) AND PRELIMINARY PLAN LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO

### PUD PLAN NOTES

- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PUD PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; NATURAL FEATURES REPORT.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPED THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- UNLESS OTHERWISE INDICATED, ALL FRONT, SIDE AND REAR LOT LINES ARE HEREBY PLATTED WITH AN ALTERNATING 1' AND 5' SIDE, 20' FRONT AND 10' REAR, PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS RELATED TO THE LISTED SPECIES IDENTIFIED IN THE PROJECTS ENVIRONMENTAL ASSESSMENT.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT WAIVER HAS BEEN GRANTED BY EL PASO COUNTY. PRIVATE ROADS ARE SUBJECT TO BOCC APPROVAL OF PUD MODIFICATION TO AUTHORIZE USE OF PRIVATE ROADS, FOR DRIVEWAYS ACCESSING STATED PRIVATE ROAD.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH EL PASO COUNTY AND US POSTAL SERVICE REGULATIONS.
- EXCEPT AS OTHERWISE NOTED ON THE PUD PLAN, INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS.
- AT THE TIME OF APPROVAL OF THIS PROJECT, THIS PROPERTY IS LOCATED WITHIN THE GIMARRON HILLS FIRE PROTECTION DISTRICT, WHICH HAS ADOPTED A FIRE CODE WITH FIRE MITIGATION REQUIREMENTS DEPENDING UPON THE LEVEL OF FIRE RISK ASSOCIATED WITH THE PROPERTY AND STRUCTURES. THE OWNER OF ANY LOT SHOULD CONTACT THE FIRE DISTRICT TO DETERMINE THE EXACT DEVELOPMENT REQUIREMENTS RELATIVE TO THE ADOPTED FIRE CODE.
- NO-BUILD AREAS ARE AS SHOWN ON THE PLANS. NO-BUILD AREAS INCLUDE, BUT ARE NOT LIMITED TO, DESIGNATED DRAINAGE EASEMENTS, NO-BUILD AREAS WITHIN INDIVIDUAL LOTS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL OTHER NO-BUILD AREAS SHALL BE THE RESPONSIBILITY OF THE METRO DISTRICT.
- THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ADJACENT US HIGHWAY 24 (MAJOR EXPRESSWAY). THE BUYER SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
- SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT AT 2880 INTERNATIONAL CIRCLE FOR A SIGN PLAN APPLICATION.
- RETAINING WALLS EXCEEDING 4-FEET WILL NEED TO BE STRUCTURALLY ENGINEERED.
- ALL "STOP SIGNS" AND OTHER TRAFFIC CONTROL SIGNAGE SHALL BE INSTALLED BY THE DEVELOPER AT LOCATIONS SHOWN ON THE SITE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS.
- LOT AND ARCHITECTURE OPTIONS A-D REFLECT THE GENERAL CONFIGURATIONS TO THE UNIT TYPES. WITHIN EACH FOOTPRINT OF UNIT TYPE (A-D) THE FINAL ARCHITECTURAL UNITS WILL VARY IN COLOR, MATERIAL MIX AND FENESTRATION.
- LOT AND ARCHITECTURE OPTIONS A-D REFLECT THE GENERAL CONFIGURATION OF UNIT TYPES, BUILDINGS WILL BE CONSTRUCTION AS SLAB ON GRADE. BASEMENTS OR CRAWLSPACES ARE NOT ALLOWED.
- SECOND FLOOR PATIO, DECKS, AWNINGS, CANTILEVERS AND/OR BAY WINDOWS MAY PROJECT INTO FRONT AND REAR YARD SETBACKS UP TO FIVE (5) FEET FROM THE PROPERTY LINE AND UP TO ONE (1) FOOT INTO SIDE YARD SETBACKS/EASEMENTS.
- FINISH EAVES SHALL NOT EXCEED TWELVE (12) INCHES AND MAY ENCR OACH ONTO ANY YARD SETBACK AS PERMITTED.



### DRIVEWAY & GARAGE PARKING NOTES:

- ALL PLANNED DRIVEWAYS WITHIN THE PUD ARE FOR THE PURPOSE OF FACILITATING VEHICULAR PASSAGE FROM PRIVATE STREETS TO THE INDIVIDUAL LOTS, SPECIFICALLY, TO THE DESIGNATED PARKING AREAS FOR EACH LOT WHICH IS LOCATED WITHIN THE DETACHED 1-CAR OR 2-CAR GARAGE.
- ALL PLANNED DRIVEWAYS WITHIN THE PUD WILL HAVE A TWENTY-FOOT (20') MINIMUM LENGTH, FROM FACE OF GARAGE TO SIDEWALK.
- PARKING IS PERMITTED ON DRIVEWAYS WHICH ARE TWENTY-FOOT (20') IN LENGTH AND HAVE BEEN IDENTIFIED ON THE PLAN.
- PARKING OR ANY FORM OF VEHICLE STORAGE IS NOT PERMITTED ON DRIVEWAYS LESS THAN TWENTY-FOOT (20') IN LENGTH, AS RESTRICTED BY THE PUD AND ASSOCIATED NOTES.
- ALL GARAGE UNITS ARE TO BE ADA ACCESSIBLE PARKING AND MEET ADA PARKING CRITERIA.

### PARKING TABLE

NUMBER OF LOTS: 70 (HOMES RANGE FROM 2 TO 4 BEDROOMS WITH 1 OR 2 CAR GARAGE)						
	DU	SPACES/ UNIT REQUIRED	SPACES REQUIRED	GARAGE PARKING PROVIDED	DRIVEWAY PARKING PROVIDED	TOTAL PARKING PROVIDED
**2 CAR GARAGE	38	2/DU	76 SPACES (38*2/DU)	76 SPACES (38*2/DU)	76 SPACES (38*2/DU)	152 SPACES
**1 CAR GARAGE	29	2/DU	58 SPACES (30*2/DU)	29 SPACES (29*1/DU)	29 SPACES (29*1/DU)	58 SPACES
ADDITIONAL SHARED/ADA SPACES						19 GUEST/ 2ADA
**TOTAL	67		134 SPACES (67*2/DU)	105	105	231 SPACES

ALL GARAGE SPACES WILL PROVIDE ACCESSIBLE UNIT PARKING ALONG WITH 2 GUEST ADA SPACES.  
\*\* SUBTOTAL PARKING SPACES MAY BE SUBJECT TO CHANGE BASED OFF OF FINAL BUILDING DEVELOPMENT COUNT.

NO.	REVISION	BY	DATE	APPR.

**Kimley»Horn**  
2021 KIMLEY-HORN AND ASSOCIATES, INC.  
10 NORTH NEWYORK AVE., SUITE 300  
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

DESIGNED BY: LMS  
DRAWN BY: LMS  
CHECKED BY: JEH  
DATE: XX/XX/21

MEADOWBROOK PARK  
PLANNED UNIT DEVELOPMENT (PUD) PLAN

PROJECT NO.  
096956009

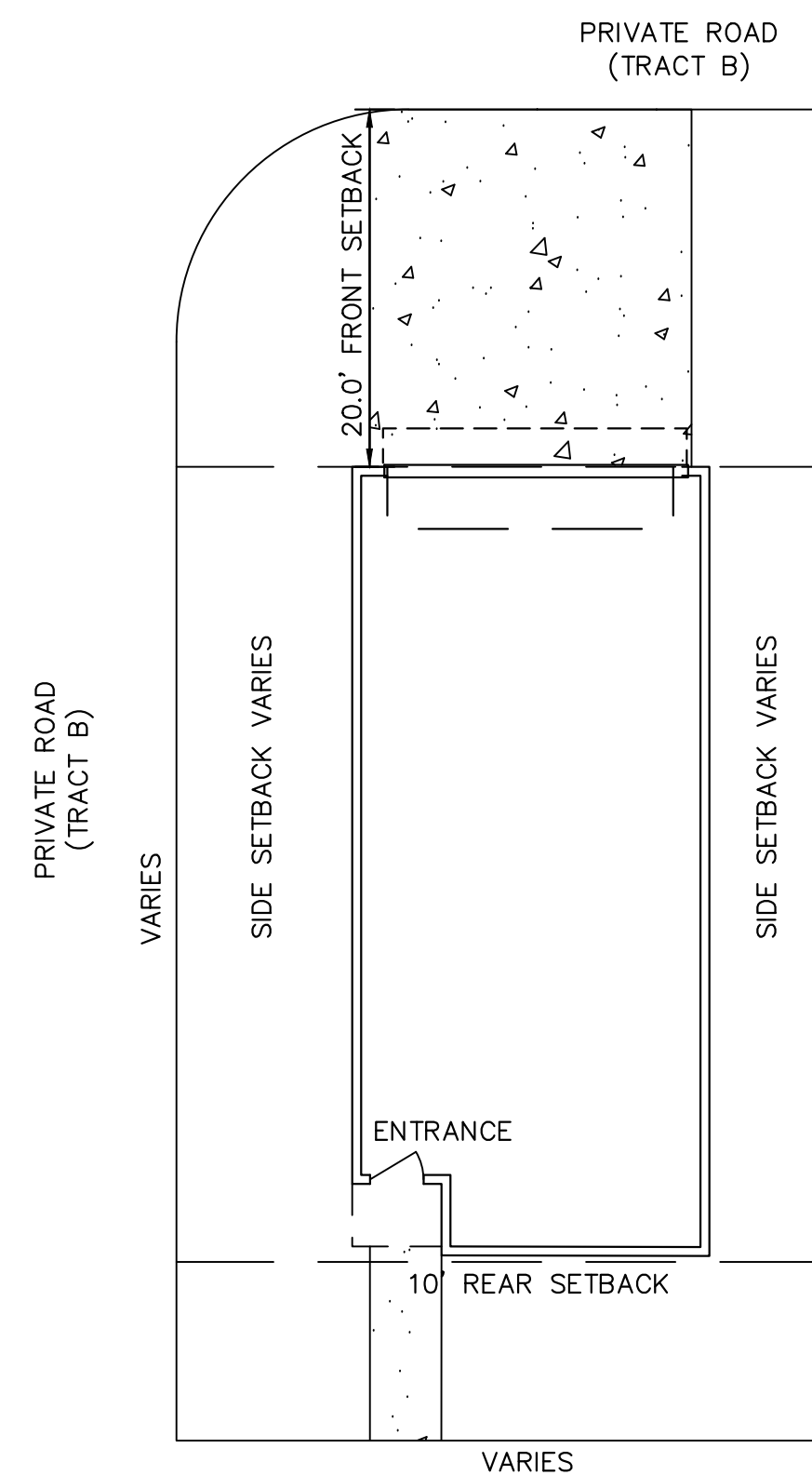
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County File Number: PUDSP208

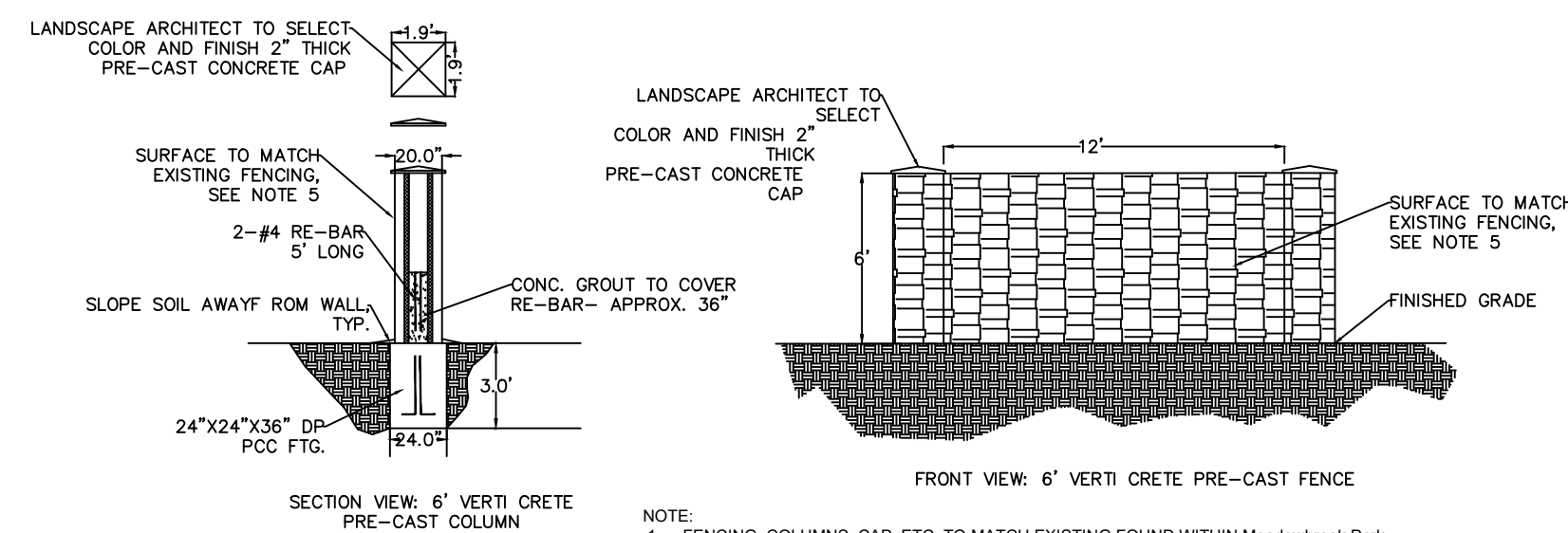
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# MEADOWBROOK PARK PLANNED UNIT DEVELOPMENT (PUD) AND PRELIMINARY PLAN LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO

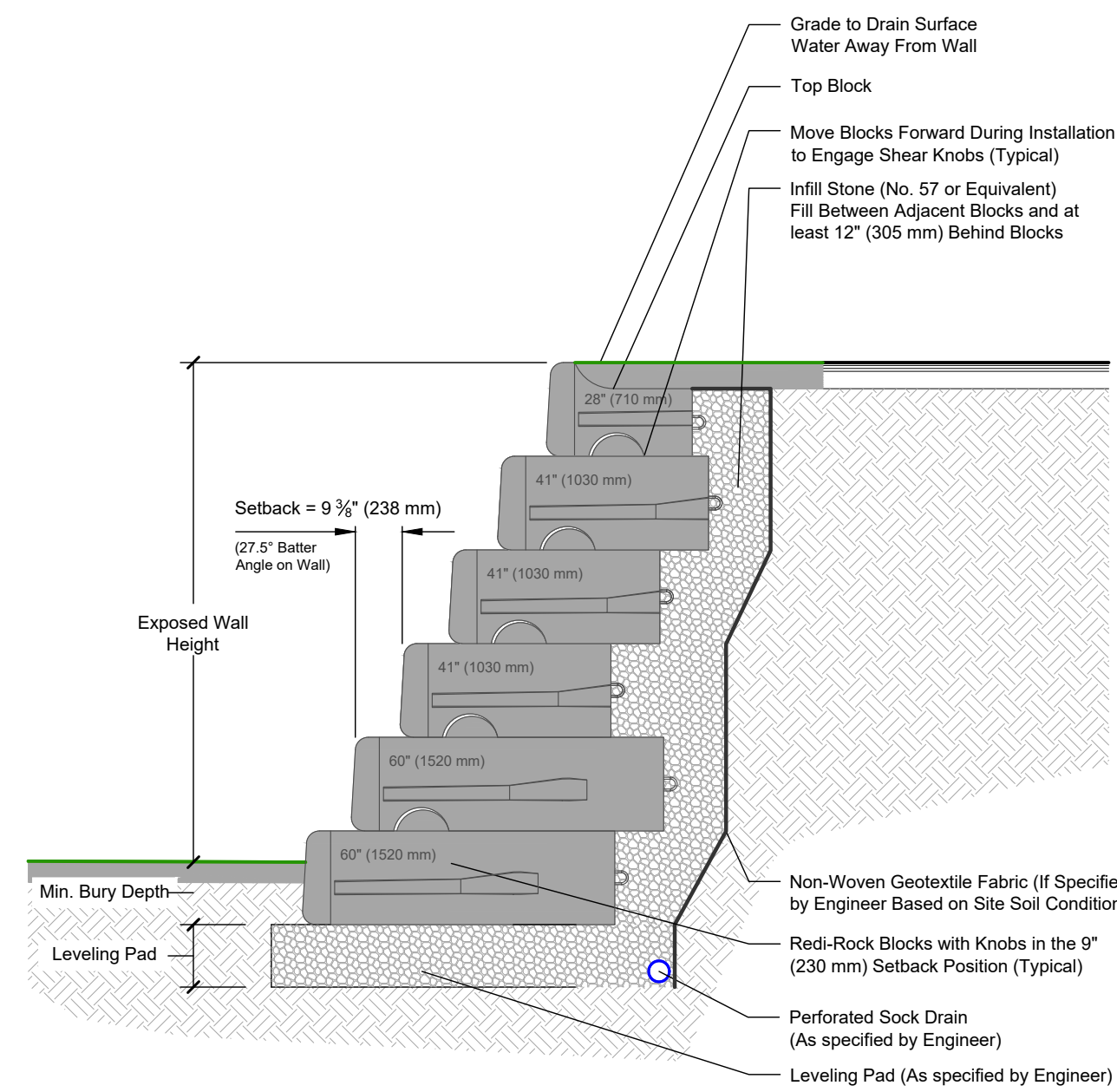


LOT DIMENSIONS SUBJECT TO CHANGE TO FIT GRADE CHANGES OR RIGHT-OF-WAY.

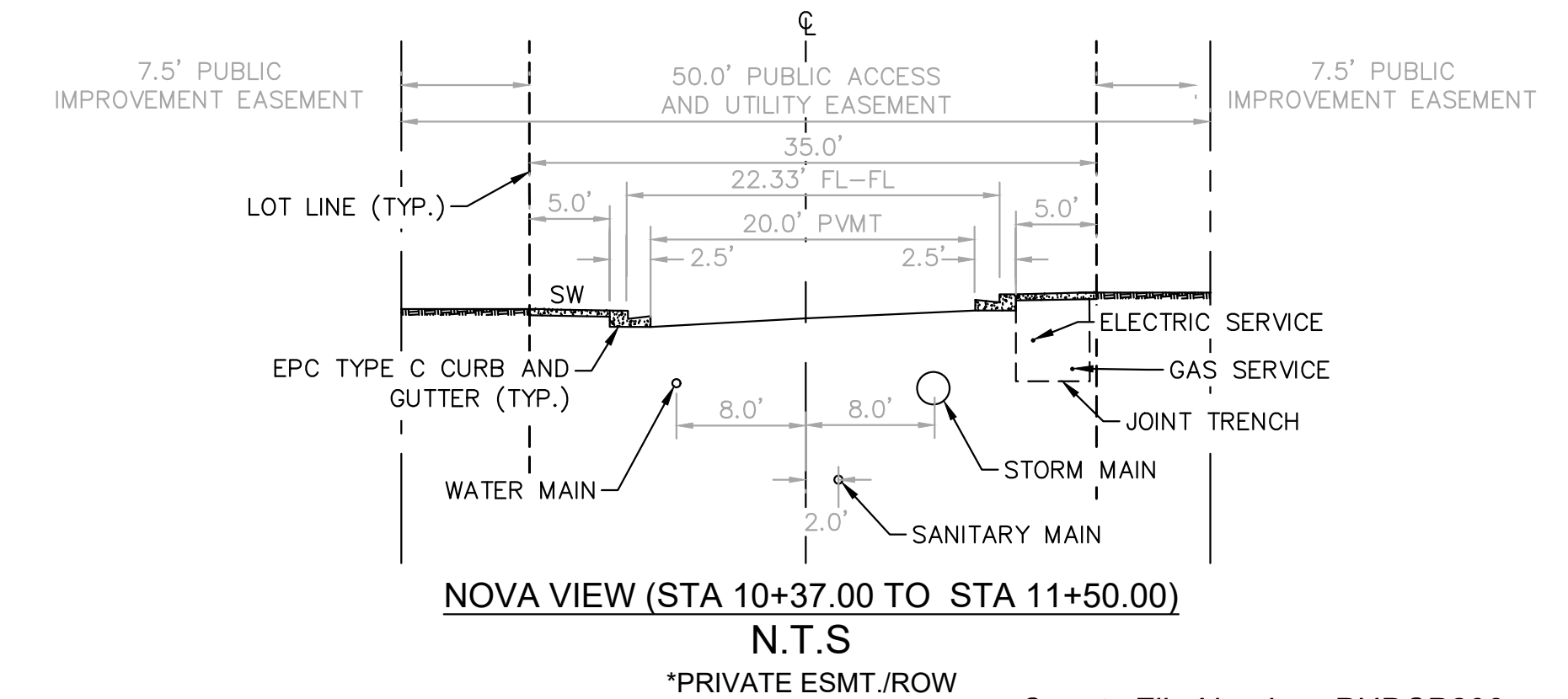
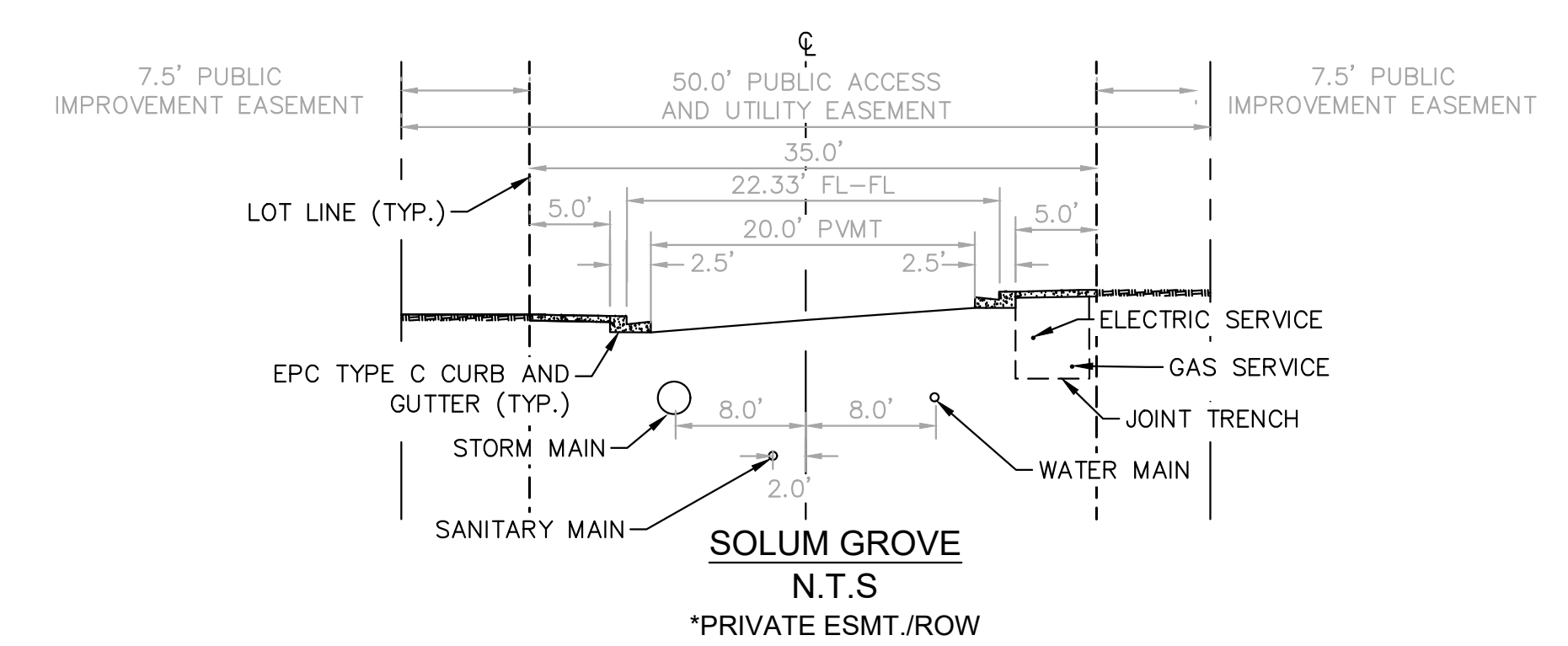
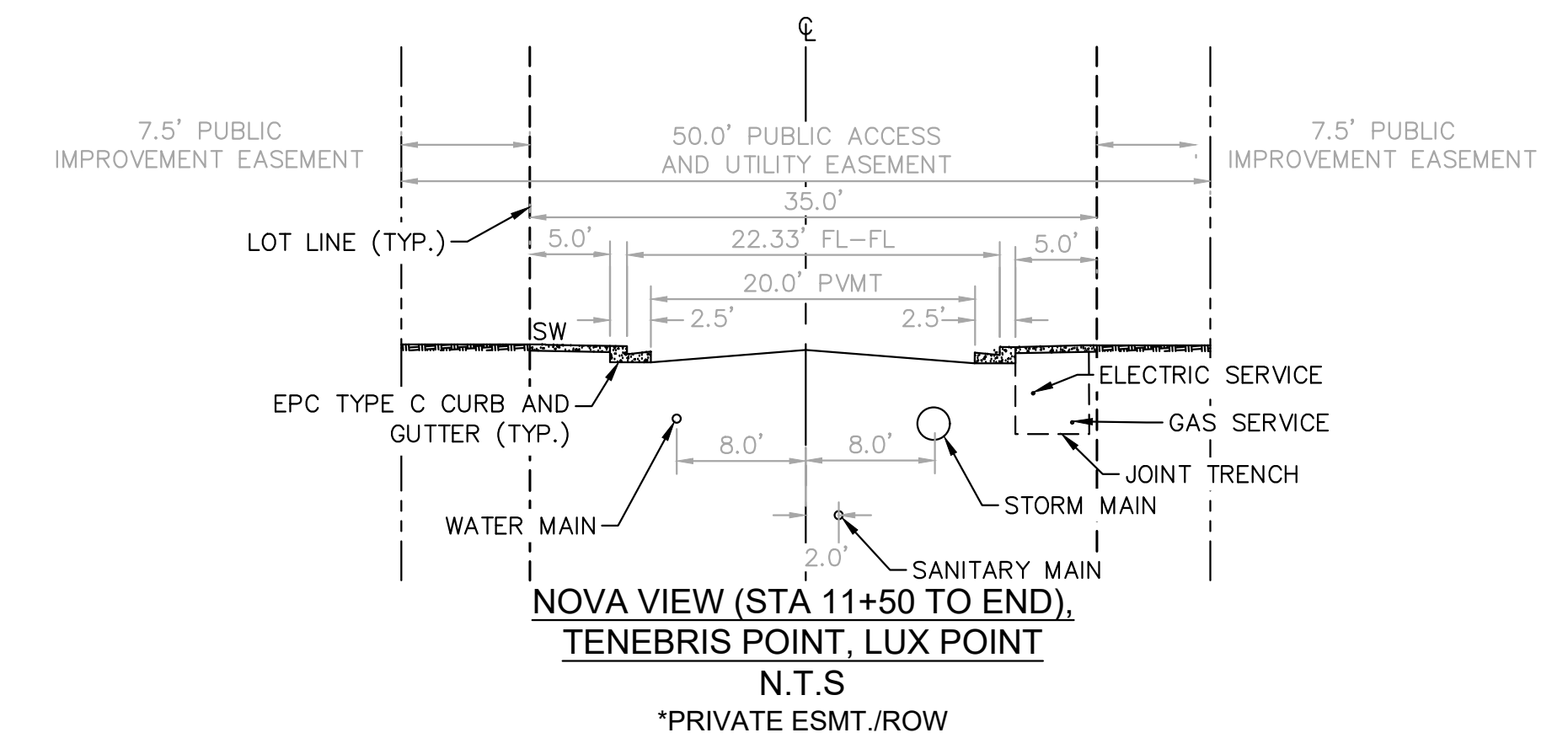
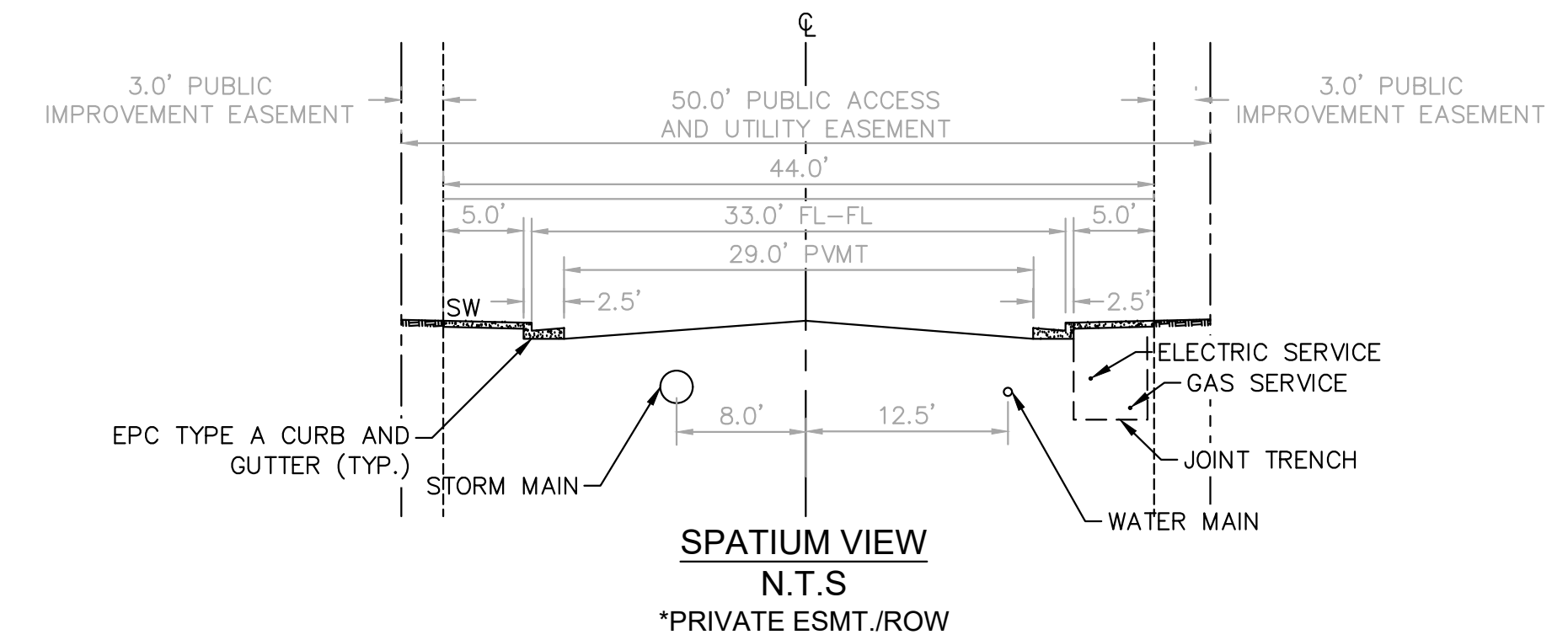
**E CORNER LOT DETAIL**  
N.T.S



**F SCREEN WALL DETAIL**  
N.T.S



**G RETAINING WALL DETAIL**  
N.T.S



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DESIGNED BY: LMS  
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MEADOWBROOK PARK  
PLANNED UNIT DEVELOPMENT (PUD) PLAN

PROJECT NO.  
096956009

SHEET

03 OF 11

County File Number: PUDSP208

# MEADOWBROOK PARK PLANNED UNIT DEVELOPMENT (PUD) AND PRELIMINARY PLAN LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO

### TRACT TABLE

TRACT	SIZE (ACRES)	OWNERSHIP	MAINTENANCE	USE
A	0.884	MCMD #1	MCMD #1	PARK/OPEN SPACE/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
B	1.597	MCMD #1	MCMD #1	PRIVATE ACCESS/ROAD/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
C	0.224	MCMD #1	MCMD #1	PARK/OPEN SPACE/HARDSCAPE/SIGNAGE/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
D	0.216	MCMD #1	MCMD #1	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
E	0.128	MCMD #1	MCMD #1	PRIVATE ROAD, DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
F	0.448	MCMD #1	MCMD #1	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
G	0.040	MCMD #1	MCMD #1	PARK/OPEN SPACE, ENTRY FEATURE, HARDSCAPING, SIGNAGE/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
H	0.237	MCMD #1	MCMD #1	PARK/OPEN SPACE, ENTRY FEATURE, HARDSCAPING, SIGNAGE/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
I	0.091	MCMD #1	MCMD #1	PARK/OPEN SPACE, ENTRY FEATURE, HARDSCAPING, SIGNAGE/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
J	0.608	MCMD #1	MCMD #1	PARK/OPEN SPACE, ENTRY FEATURE, HARDSCAPING, SIGNAGE/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
TOTAL	4.47			

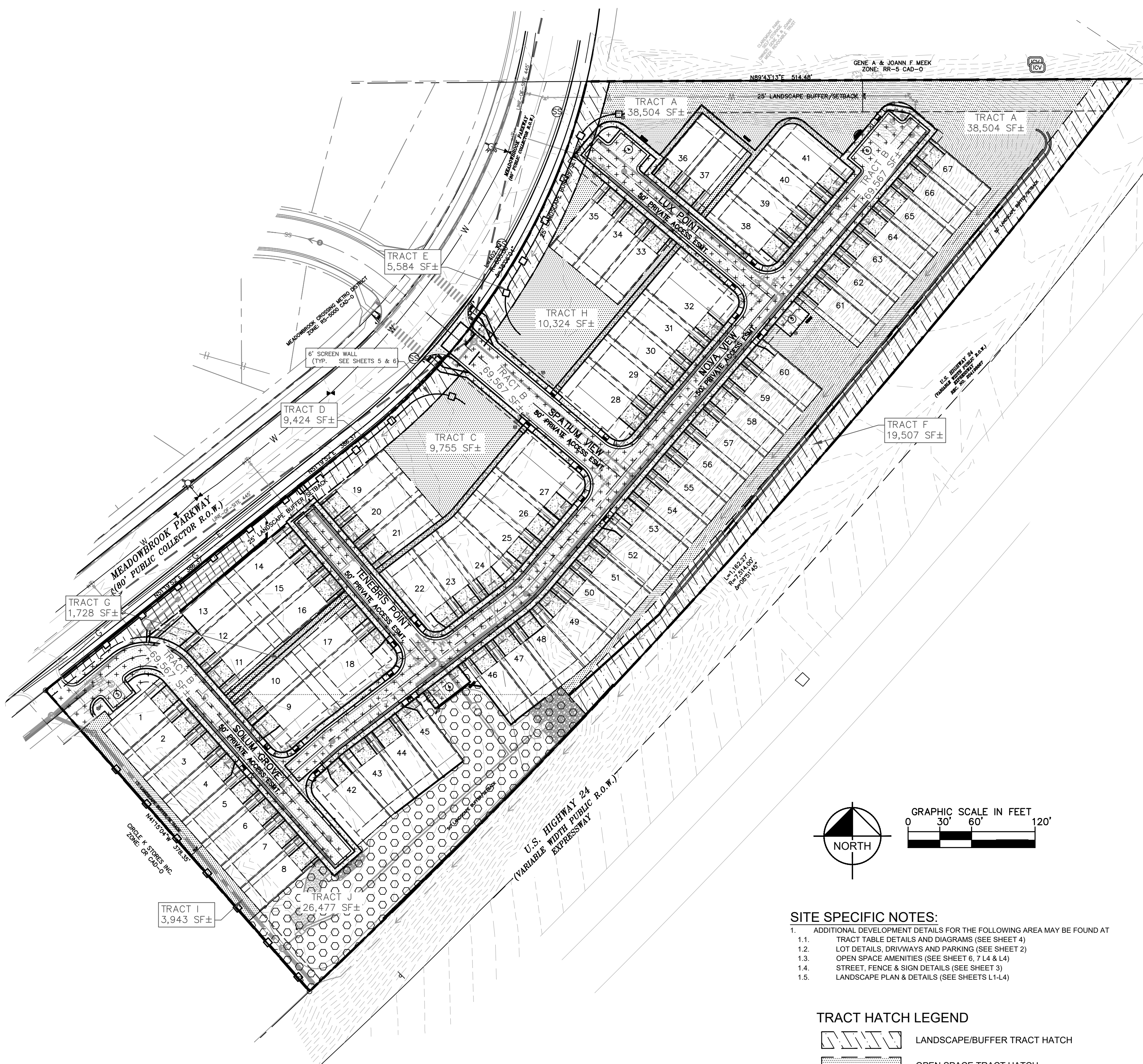
MCMD #1 = MEADOWBROOK CROSSING METROPOLITAN DISTRICT NO. 1  
 DETENTION POND AREA (TRACT J): 26,477 SF (0.608 AC)  
 5% OPEN SPACE ALLOWED IN DETENTION AREA (TRACT J) x 5% = 1,324 SF (0.030 AC)  
 TOTAL OPEN SPACE TRACT AREA (TRACTS A, C, G, H, I & J): 65,578 SF (1.506 AC)  
 NOTE: TOTAL OPEN SPACE REQUIRED IS 10% OF TOTAL ACREAGE (8.01 AC), 8.01 AC x 10% = 0.801 ACRES  
 TOTAL OPEN SPACE PROVIDED: 1.506 ACRES OPEN SPACE/8.01 ACRE SITE= 18.8% OPEN SPACE PROVIDED

#### LANDSCAPE

- LANDSCAPING AREAS, TRAILS, COMMON OPEN SPACE AND BUFFERS SHALL BE INSTALLED BY THE DEVELOPER WITH PRIVATE/PUBLIC IMPROVEMENTS REQUIRED BY THIS PUD AND ASSOCIATED FINAL PLATS. LANDSCAPING SHALL BE OWNED AND MAINTAINED BY THE MEADOWBROOK CROSSING METROPOLITAN DISTRICT.
- NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES OR PEDESTRIAN FACILITIES PER ENGINEERING CRITERIA MANUAL REFERENCE 2.3.6.G.2 & 2.5.3.H AS AMENDED RESPECTIVELY. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL.
- ROADWAY LANDSCAPE BUFFERS: A TWENTY-FOOT (20') LANDSCAPE BUFFER ADJACENT TO MEADOWBROOK PARKWAY FOR MINOR ARTERIAL ROAD/STREET LANDSCAPING AND BUFFERING. REQUIRED ROADWAY TREES TO BE INSTALLED WITHIN THE BUFFER AT A RATIO OF 1/25 FEET OF LINEAR FRONTAGE ALONG THE MEADOWBROOK PARKWAY FRONTAGE. A TWENTY-FIVE-FOOT (25') LANDSCAPE BUFFER IS REQUIRED ADJACENT TO US HIGHWAY 24 FOR EXPRESSWAY/PRINCIPAL ARTERIAL ROAD/STREET LANDSCAPING AND BUFFERING. A FIFTY-FOOT (50') BUFFER HAS BEEN PROVIDED. REQUIRED ROADWAY TREES TO BE INSTALLED WITHIN THE BUFFER AT A RATIO OF 1/20 FEET OF LINEAR FRONTAGE ALONG THE US HIGHWAY 24 FRONTAGE.
- ZONING DISTRICT BOUNDARY LANDSCAPE BUFFER: A FIFTEEN-FOOT (15') ZONING DISTRICT (RS 500X ZONED LOTS) TO THE NORTH IN MEADOWBROOK CROSSING FILING NO 1 ADJACENT TO THE NORTH SIDE OF MEADOWBROOK PARKWAY AND THE PROPOSED PUD(S), REQUIRED LANDSCAPE BUFFER TREES IS 1/30 LINEAR FEET OF AFFECTED PROPERTY BOUNDARY. CIRCLE K (CR ZONE) TO THE SOUTHWEST, AND MINI WAREHOUSE STORAGE FACILITY (CS ZONE) TO THE NORTH EAST, AND US HIGHWAY 24 EXPRESSWAY LOCATED ON THE SOUTHERN PROPERTY BOUNDARY.
- A MINIMUM 1/3 OF ALL LANDSCAPE BUFFER TREES IN ALL LANDSCAPE BUFFER CATEGORIES SHALL BE EVERGREEN.

#### TRACT USE STANDARDS:

- PERMITTED TRACT USES INCLUDE: ACCESS (INGRESS/EGRESS), MAIL KIOSKS, DEVELOPMENT SIGNAGE, FENCING, UTILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, OPEN SPACE/PARK AND LANDSCAPE IMPROVEMENTS, PARKS AND ASSOCIATED PARK RELATED EQUIPMENT, TRAIL CORRIDORS, PRIVATE PEDESTRIAN WALKWAYS & PUBLIC SIDEWALKS, AND ON-STREET PARKING WHERE DESIGNATED.
- TRACTS "A" THROUGH "G" INCLUSIVE, SHALL BE DEDICATED AS AND PLATTED WITH UTILITY EASEMENTS FOR ADDITIONAL UTILITY LINES AND APPURTENANCE WITHIN THE PROPOSED TRACTS. ALL PRELIMINARY FINAL UTILITY DESIGN SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY SERVICE PROVIDER AND SUBJECT TO REVIEW BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT AND PUBLIC WORKS (COUNTY ENGINEER) FOR COMPLIANCE WITH ESTABLISHED LDC AND ECM CRITERIA. UTILITY PROVIDERS INCLUDE: COLORADO SPRINGS UTILITIES, AND CHEROKEE METRO DISTRICT. ALL ENTITIES HAVE REVIEWED THIS PUD WITH RESPECT TO THE LOCATION OF PROPOSED UTILITIES WITHIN THE PROPOSED LOT, TRACT, STREET AND DRIVE NETWORK.
- STRUCTURES SHALL BE SETBACK A MINIMUM 10' FROM OPEN SPACES AND TRAILS. THE REQUIRED 10' SEPARATION IS PROVIDED VIA LANDSCAPE BUFFER/SETBACK TRACTS "A" THROUGH "G", INCLUSIVE.
- ALL OPEN SPACE AMENITIES, INCLUDING OUTDOOR FURNITURE AND ASSOCIATED EQUIPMENT, SHALL BE OWNED AND MAINTAINED BY THE MEADOWBROOK CROSSING METRO DISTRICT NO. 1.
- PRIVATE ROAD (INGRESS/EGRESS): TRACT "B" IS DESIGNATED FOR USE AS PRIVATE ROADS TO PROVIDE ACCESS INTO THE SUBDIVISION AND TO (FRONT/REAR) LOADED GARAGES ATTACHED TO EACH DETACHED UNIT. ALL ROADS SHALL BE CONSTRUCTED TO THE APPROVED CROSS SECTION LOCATED ON THE STREET/ROAD DETAIL SHEET OF THIS PLAN. THE USE OF PRIVATE ROADS AND PRIVATE ROADS WHICH DO NOT MEET ECM STANDARDS WITHIN THE PUD REQUIRES AUTHORIZATION BY THE BOCC.
- THE FOLLOWING TRACTS HAVE BEEN PLANNED FOR USE AS PRIVATE ROADS AND WILL BE OWNED AND MAINTAINED BY THE MEADOWBROOK CROSSING METRO DISTRICT NO. 1:
  - TRACT B: SOLIUM GROVE
  - TRACT B: TENEBRIS POINT
  - TRACT B: NOVA VIEW
  - TRACT B & TRACT E: LUX POINT
  - TRACT B: SPATIUM VIEW
- ON-STREET PARKING IS NOT PERMITTED ON PRIVATE ROADS WITHIN TRACT "B" (SOLIUM GROVE, TENEBRIS POINT, NOVA VIEW, LUX POINT AND SPATIUM VIEW), DESIGNATED PARKING OFF VIA STRIPED GUEST PARKING AREAS WHICH ARE LOCATED WITHIN TRACT "B" BUT OUTSIDE OF THE PRIVATE ROAD CROSS SECTIONS.
- TRACT "B" IS TO BE OWNED ENTIRELY BY THE MEADOWBROOK CROSSING METROPOLITAN DISTRICT NO. 1, TO INCLUDE DETENTION AND LANDSCAPING LOCATED THEREIN. A LICENSE AGREEMENT FOR LANDSCAPE MAINTENANCE AND DETENTION POND MAINTENANCE AGREEMENT SHALL BE ESTABLISHED WITH THE METRO DISTRICT WITH ANY ASSOCIATED FINAL PLATS.
- TRACT "B" IS TO BE OWNED ENTIRELY BY MEADOWBROOK CROSSING METROPOLITAN DISTRICT NO. 1, TO INCLUDE DETENTION AND LANDSCAPING LOCATED THEREIN. A LICENSE AGREEMENT FOR LANDSCAPE MAINTENANCE AND DETENTION POND MAINTENANCE AGREEMENT SHALL BE ESTABLISHED WITH THE MEADOWBROOK CROSSING METROPOLITAN DISTRICT NO. 1 WITH ANY ASSOCIATED FINAL PLATS.
- GAZEBOES, PAVILIONS, PLAY GROUND EQUIPMENT, OUTDOOR SEATING AND OTHER ACCESSORY STRUCTURES SHALL BE EXCLUDED FROM RESTRICTIONS IN ANY OPEN SPACE AND LANDSCAPE TRACTS, AND IS TO BE INSTALLED AND MAINTAINED BY THE DEVELOPER, OR MEADOWBROOK CROSSING METROPOLITAN DISTRICT NO. 1, ARE PERMITTED.
- OPEN SPACE/LANDSCAPING IMPROVEMENTS LOCATED IN TRACTS WHICH MEET THE CLASSIFICATION OF STRUCTURES AS DEFINED IN THE LDC MAY BE SUBJECT TO A BUILDING PERMIT, PRIOR TO CONSTRUCTION.



- #### SITE SPECIFIC NOTES:
- ADDITIONAL DEVELOPMENT DETAILS FOR THE FOLLOWING AREA MAY BE FOUND AT
    - TRACT TABLE DETAILS AND DIAGRAMS (SEE SHEET 4)
    - LOT DETAILS, DRIVEWAYS AND PARKING (SEE SHEET 2)
    - OPEN SPACE AMENITIES (SEE SHEET 6, 7 L4 & L4)
    - STREET, FENCE & SIGN DETAILS (SEE SHEET 3)
    - LANDSCAPE PLAN & DETAILS (SEE SHEETS L1-L4)

#### TRACT HATCH LEGEND

	LANDSCAPE/BUFFER TRACT HATCH
	OPEN SPACE TRACT HATCH
	PRIVATE ROAD TRACT HATCH
	DETENTION POND TRACT HATCH

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DESIGNED BY: LMS  
 DRAWN BY: LMS  
 CHECKED BY: JEH  
 DATE: XX/XX/21

MEADOWBROOK PARK  
 PLANNED UNIT DEVELOPMENT (PUD) PLAN

PROJECT NO.  
 096956009  
 SHEET  
 04 OF 11

County File Number: PUDSP208

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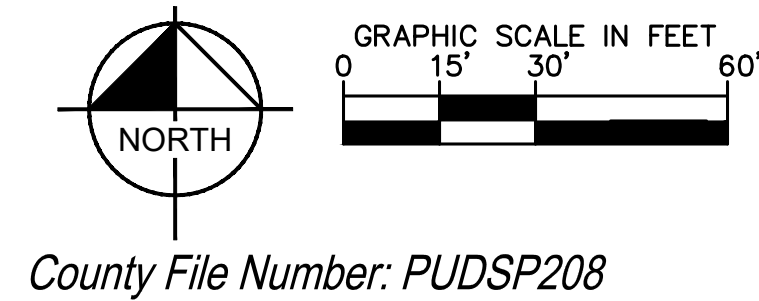
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 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO**



**LEGEND**

SYMBOL	DESCRIPTION
1	ASPHALT SURFACE (TYPICAL)
2	PRIVATE CONCRETE SIDEWALK (TYPICAL)
3	6' SCREEN WALL
4	PEDESTRIAN RAMP
5	CURB AND GUTTER (TYPE C)
6	RETAINING WALL
7	DETENTION POND
8	DOG STATION
9	BENCH



County File Number: PUDSP208

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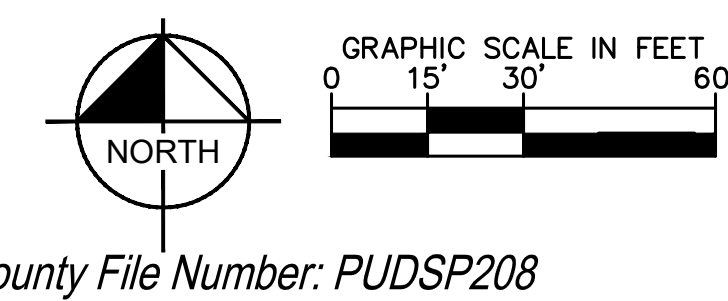
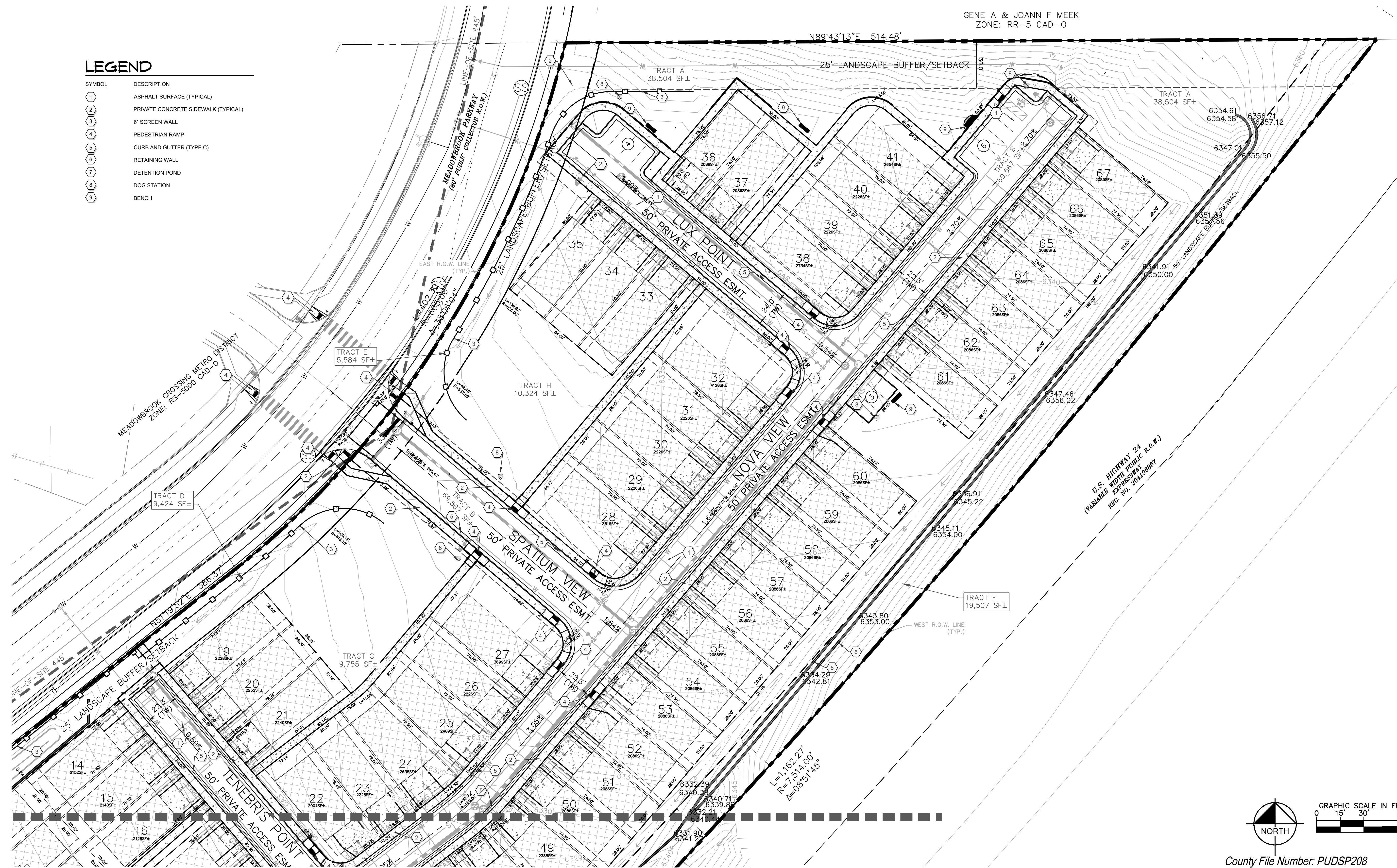
# MEADOWBROOK PARK PLANNED UNIT DEVELOPMENT (PUD) AND PRELIMINARY PLAN

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO

GENE A & JOANN F MEEK  
ZONE: RR-5 CAD-0

### LEGEND

SYMBOL	DESCRIPTION
①	ASPHALT SURFACE (TYPICAL)
②	PRIVATE CONCRETE SIDEWALK (TYPICAL)
③	6" SCREEN WALL
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⑦	DETENTION POND
⑧	DOG STATION
⑨	BENCH



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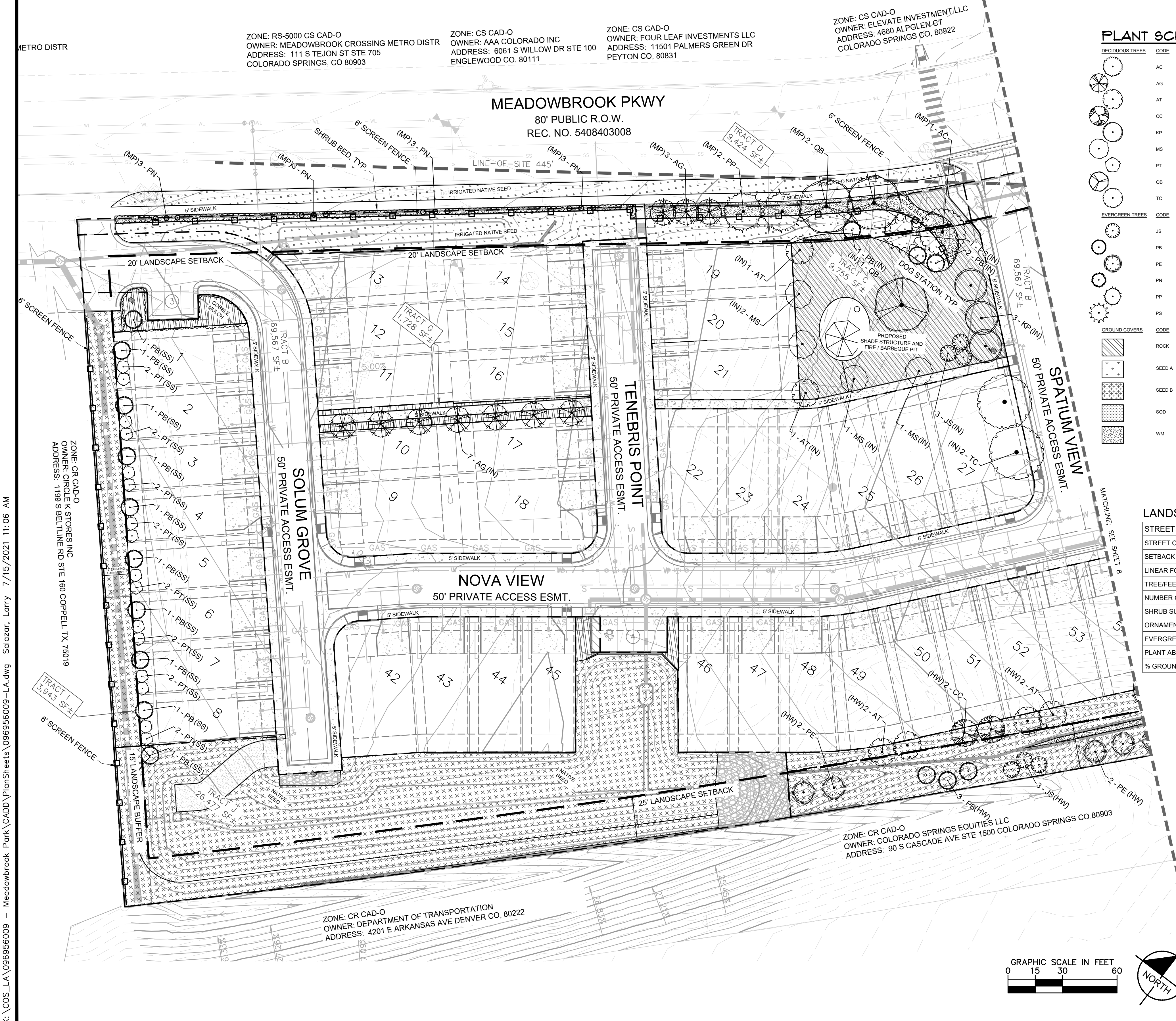
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06 OF 11

NO.	REVISION	BY	DATE	APPR.

K:\COS\_LA\096956009 - Meadowbrook Park\Working\096956009--PUDSP-10.27.20.dwg Salazar, Larry 7/15/2021 11:05 AM

# MEADOWBROOK PARK PLANNED UNIT DEVELOPMENT (PUD) AND PRELIMINARY PLAN

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO



ZONE: RS-5000 CS CAD-O  
OWNER: MEADOWBROOK CROSSING METRO DISTR  
ADDRESS: 111 S TEJON ST STE 705  
COLORADO SPRINGS, CO 80903

ZONE: CS CAD-O  
OWNER: AAA COLORADO INC  
ADDRESS: 6061 S WILLOW DR STE 100  
ENGLEWOOD CO, 80111

ZONE: CS CAD-O  
OWNER: FOUR LEAF INVESTMENTS LLC  
ADDRESS: 11501 PALMERS GREEN DR  
PEYTON CO, 80831

ZONE: CS CAD-O  
OWNER: ELEVATE INVESTMENT LLC  
ADDRESS: 4660 ALPGLN CT  
COLORADO SPRINGS CO, 80922

### PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE/CAL	WIDTH	HEIGHT
	AC	2	AESCLUS X CARNEA 'BROTI'	BRIOTI RED HORSECHESTNUT	B & B	2" CAL MIN	25-35'	25-35'
	AG	25	AMELANCHER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	B & B	2" CAL MIN	15-20'	15-25'
	AT	19	ACER TATARICUM 'HOT WINGS'	HOT WINGS TATARIAN MAPLE	B & B	2" CAL MIN	15-20'	15-20'
	CC	15	CRATAEGUS CRUS-GALLI 'NERMIS'	THORNLESS HAWTHORN	B & B	2" CAL MIN	20-30'	20-30'
	KP	12	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	B & B	2" CAL MIN	20-30'	20-30'
	MS	6	MALLUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	B & B	2" CAL MIN	15-20'	15-25'
	PT	16	POPULUS X CANESCENS 'TOWER'	TOWER POPLAR	B & B	2" CAL MIN	8-10'	30-35'
	QB	10	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2" CAL MIN	40-60'	40-60'
	TC	4	TILIA CORDATA	LITTLELEAF LINDEN	B & B	2" CAL MIN	30-40'	40-50'

EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE/CAL	WIDTH	HEIGHT
	JS	8	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	B & B	6" HGT.	8-12'	20-30'
	PB	29	PICEA PUNGENS 'BABY BLUE EYES'	BABY BLUE EYES COLORADO BLUE SPRUCE	B & B	6" HGT.	10-15'	20-30'
	PE	31	PINUS EDULIS	PINON PINE	B & B	6" HGT.	15-20'	20-30'
	PN	12	PINUS NIGRA 'KOMET'	KOMET AUSTRIAN PINE	B & B	6" HGT.	3-5'	15-20'
	PP	8	PINUS PONDEROSA	PONDEROSA PINE	B & B	6" HGT.	30-40'	60+
	PS	11	PINUS SYLVESTRIS	SCOTCH PINE	B & B	6" HGT.	20-30'	35-50'

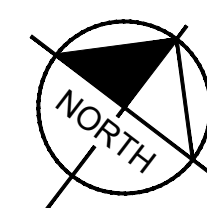
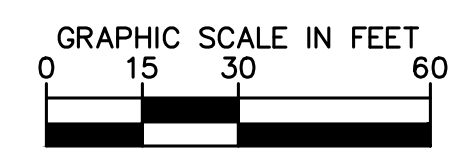
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MFL
	ROCK	5,189 SF		3/4" TO 1-1/2" ROCK MULCH	ROCK MULCH	4"	YES	PIONEER SAND
	SEED A	11,009 SF		PBSI LOW GROW MIX	SEED			PAWNEE BUTTES SEED INC.
	SEED B	79,567 SF		PBSI NATIVE PRAIRIE MIX	SEED			PAWNEE BUTTES SEED INC.
	SOD	20,722 SF		SURVIVALIST TALL FESCUE	SOD			GREEN BELT TURF FARM
	WM	6,138 SF		WOOD MULCH	MULCH	4" DEPTH	YES	C&C SAND

### LANDSCAPE SETBACKS & BUFFERS:

STREET NAME OR ZONE BOUNDARY:	MEADOWBROOK PW	HWY 24	NORTH SIDE	SOUTH SIDE
STREET CLASSIFICATION:	MINOR ARTERIAL	EXPRESSWAY	N/A	N/A
SETBACK DEPTH REQUIRED/PROVIDED:	20' / 20'	25' / 25'	15' / 15'	15' / 15'
LINEAR FOOTAGE:	788'	1161'	541'	378'
TREE/FEET REQUIRED:	1 / 25	1 / 20'	1 / 15'	1 / 15'
NUMBER OF TREES REQUIRED/PROVIDED:	32 / 32	58 / 58	35 / 35	26 / 26
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	0 / 0	0 / 0	0 / 0	0 / 0
ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.	0 / 0	0 / 0	0 / 0	0 / 0
EVERGREEN TREES REQ./PROV.	N/A	N/A	12 / 23	9 / 10
PLANT ABBREVIATION DENOTED ON PLAN:	MP	HW	NS	SS
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%	75%/75%	75%/75%	75%/75%

### INTERNAL LANDSCAPING:

NET SITE AREA (AREAS A & C):	348,971 SF (8.01 AC)
PERCENT MINIMUM INTERNAL AREA:	15%
INTERNAL AREA REQUIRED/PROVIDED:	52,345 SF / 123,175 SF
TREE/SQUARE FEET REQUIRED:	1/500
INTERNAL TREES REQUIRED/PROVIDED:	105 / 57
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	480 / 480
ORN. GRASS SUBSTITUTES REQ./PROV.:	0 / 0
INTERNAL PLANT ABBREVIATED ON PLAN:	IN
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%



NO.	REVISION	BY	DATE	APPR.

**Kimley»Horn**  
2021 KIMLEY-HORN AND ASSOCIATES, INC.  
100 NORTH NEWHOPE AVE., SUITE 300  
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

DESIGNED BY: LMS  
DRAWN BY: LMS  
CHECKED BY: JEH  
DATE: XX/XX/21

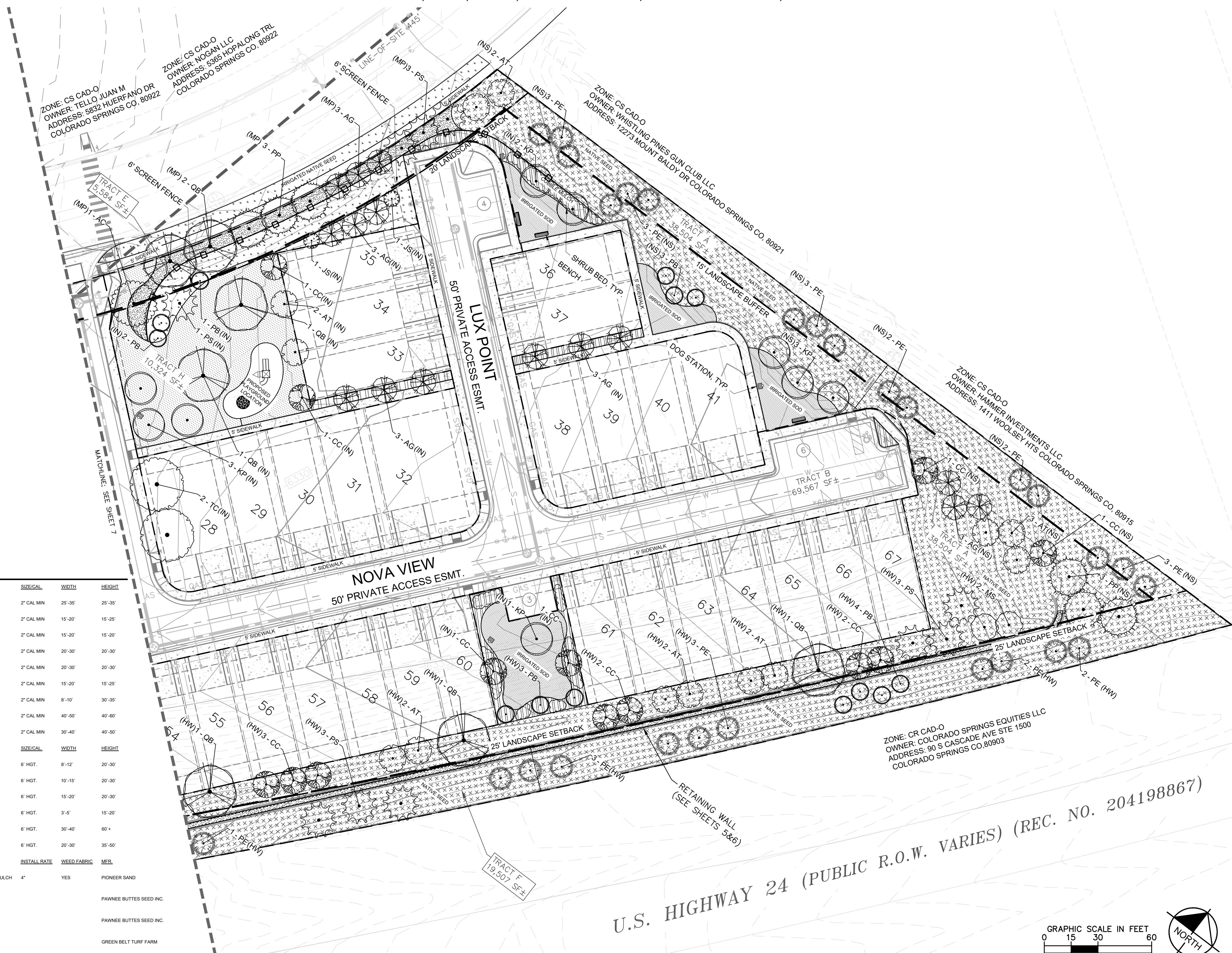
MEADOWBROOK PARK  
PLANNED UNIT DEVELOPMENT (PUD) PLAN  
LANDSCAPE PLAN

PROJECT NO.  
096956009  
SHEET

7 OF 11

County File Number: PUDSP208

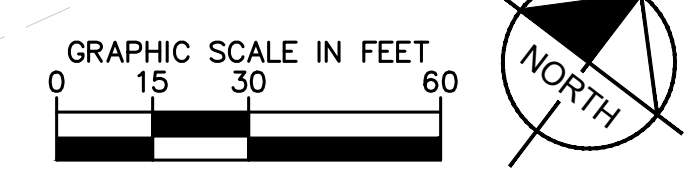
**MEADOWBROOK PARK  
PLANNED UNIT DEVELOPMENT (PUD) AND PRELIMINARY PLAN**  
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO



**PLANT SCHEDULE**

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE/CAL.	WIDTH	HEIGHT
	AC	2	AESCULUS X CARNEA 'BRIOTI'	BRIOTH RED HORSECHESTNUT	B & B	2" CAL MN	25-35'	25-35'
	AG	25	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	B & B	2" CAL MN	15-20'	15-25'
	AT	19	ACER TATARICUM 'HOT WINGS'	HOT WINGS TATARIAN MAPLE	B & B	2" CAL MN	15-20'	15-20'
	CC	15	CRATAEGUS CRUS-GALLI 'INERMIS'	THORNLESS HAWTHORN	B & B	2" CAL MN	20-30'	20-30'
	KP	12	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	B & B	2" CAL MN	20-30'	20-30'
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	PT	16	POPULUS X CANESCENS 'TOWER'	TOWER POPLAR	B & B	2" CAL MN	6-10'	30-35'
	QB	10	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2" CAL MN	40-50'	40-60'
	TC	4	TILIA CORDATA	LITTLELEAF LINDEN	B & B	2" CAL MN	30-40'	40-50'
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	PP	8	PINUS PONDEROSA	PONDEROSA PINE	B & B	6' HGT.	30-40'	60+
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	SOD	20,722 SF		SURVIVALIST TALL FESCUE	SOD			GREEN BELT TURF FARM
	WM	6,138 SF		WOOD MULCH	MULCH	4" DEPTH	YES	CAC SAND

U.S. HIGHWAY 24 (PUBLIC R.O.W. VARIES) (REC. NO. 204198867)



County File Number: PUDSP208

**Kimley»Horn**  
 2021 KIMLEY-HORN AND ASSOCIATES, INC.  
 20 NORTH NEWBORN AVE., SUITE 300  
 COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

DESIGNED BY: LMS  
 DRAWN BY: LMS  
 CHECKED BY: JEH  
 DATE: XX/XX/21

NO.	REVISION	BY	DATE	APPR.

MEADOWBROOK PARK  
PLANNED UNIT DEVELOPMENT (PUD) PLAN  
LANDSCAPE PLAN

PROJECT NO.  
096956009

SHEET

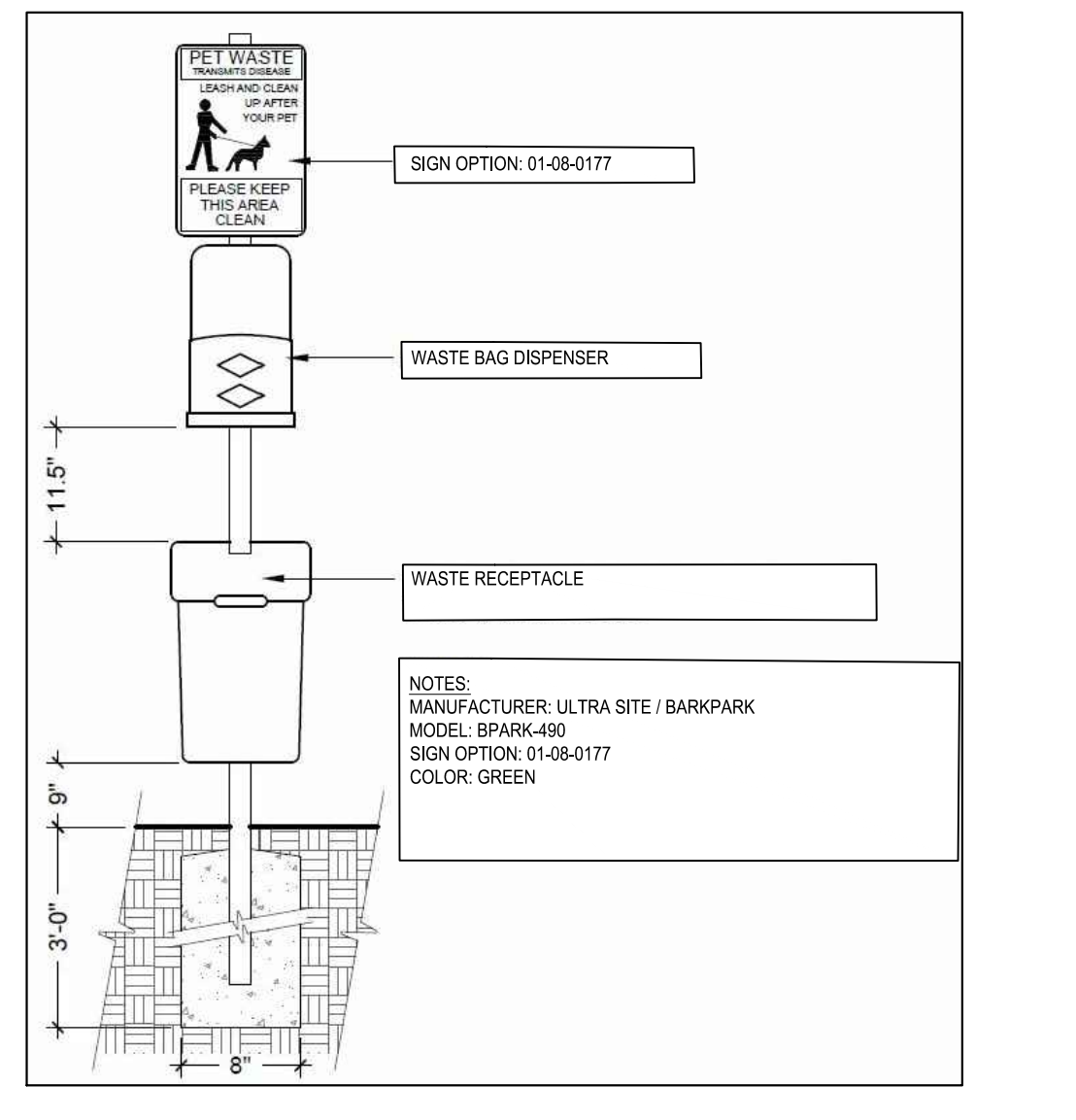
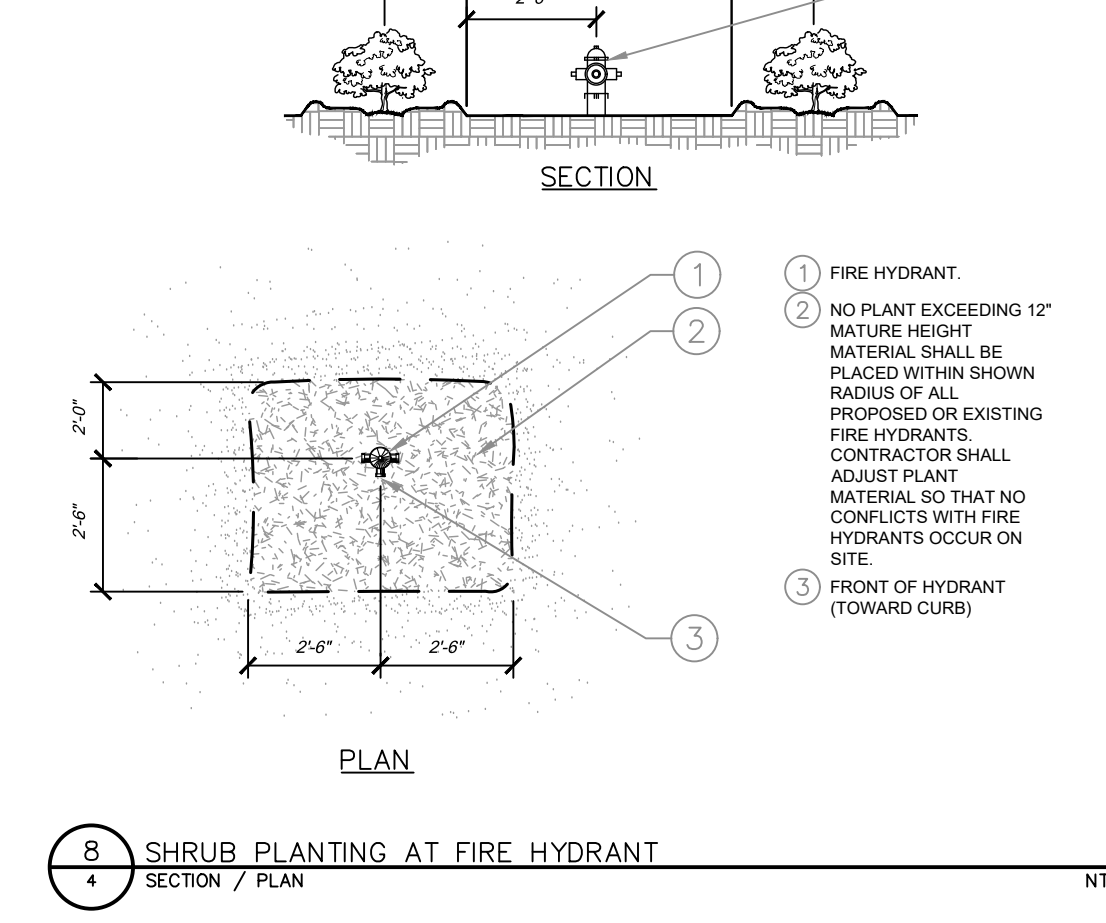
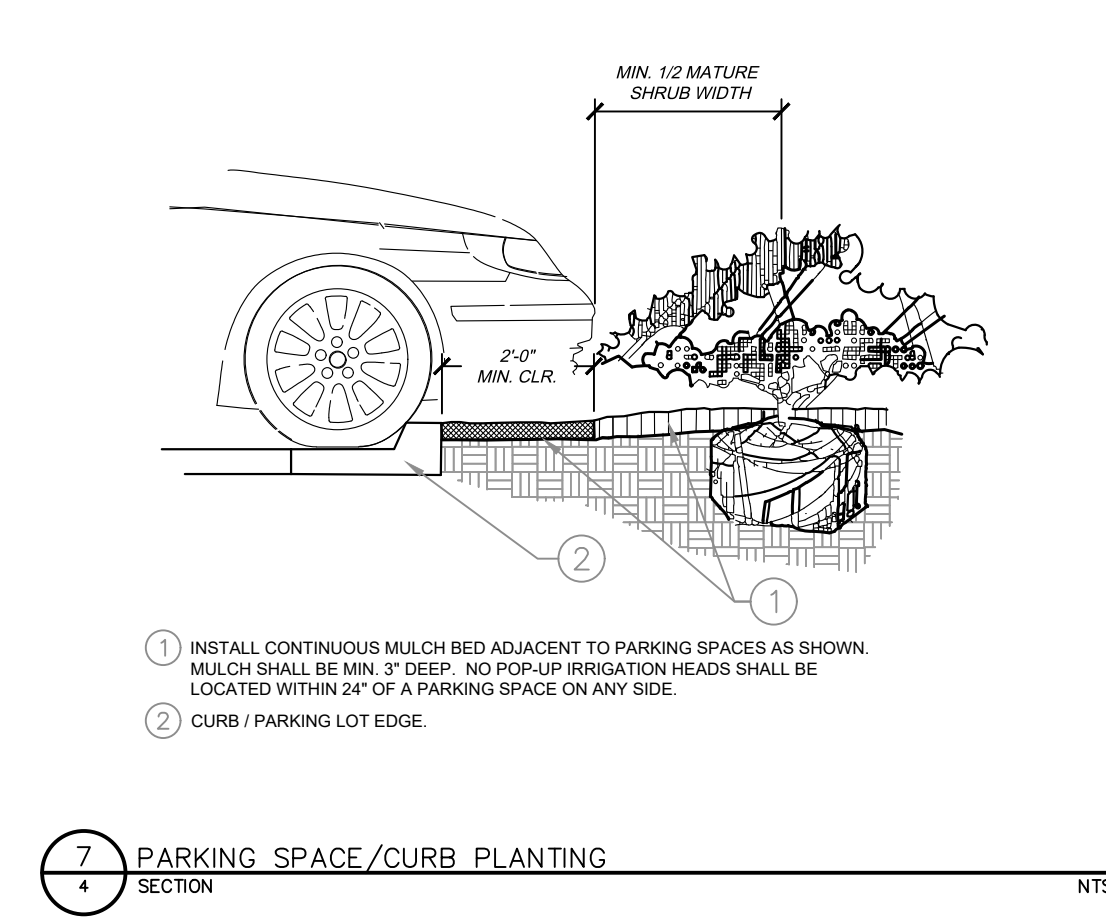
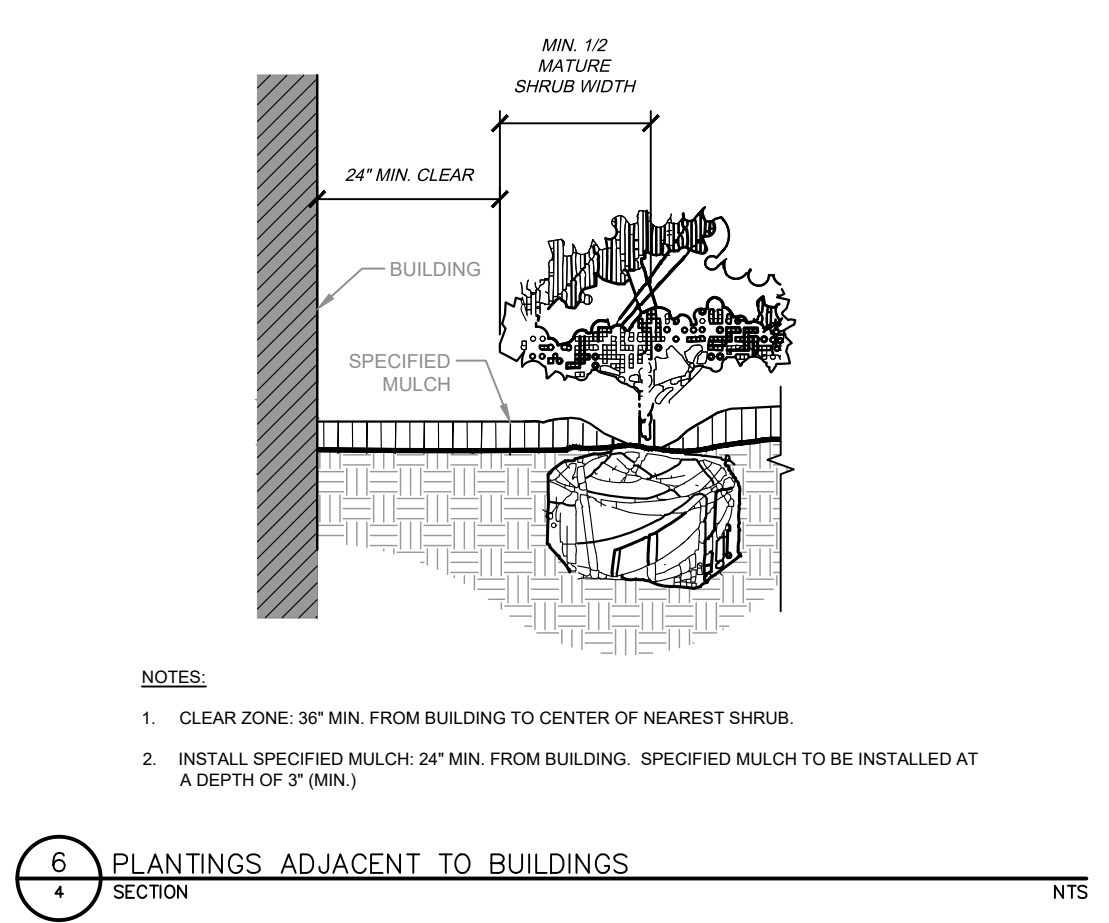
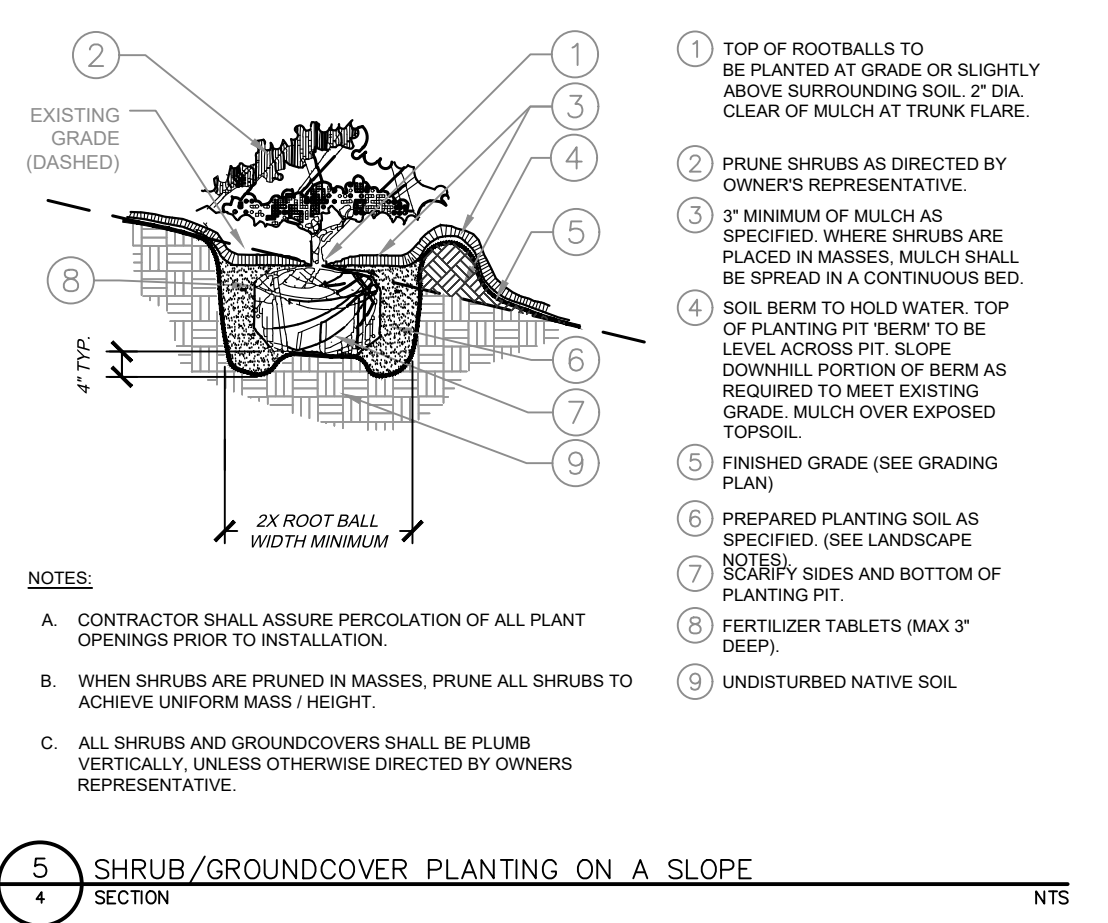
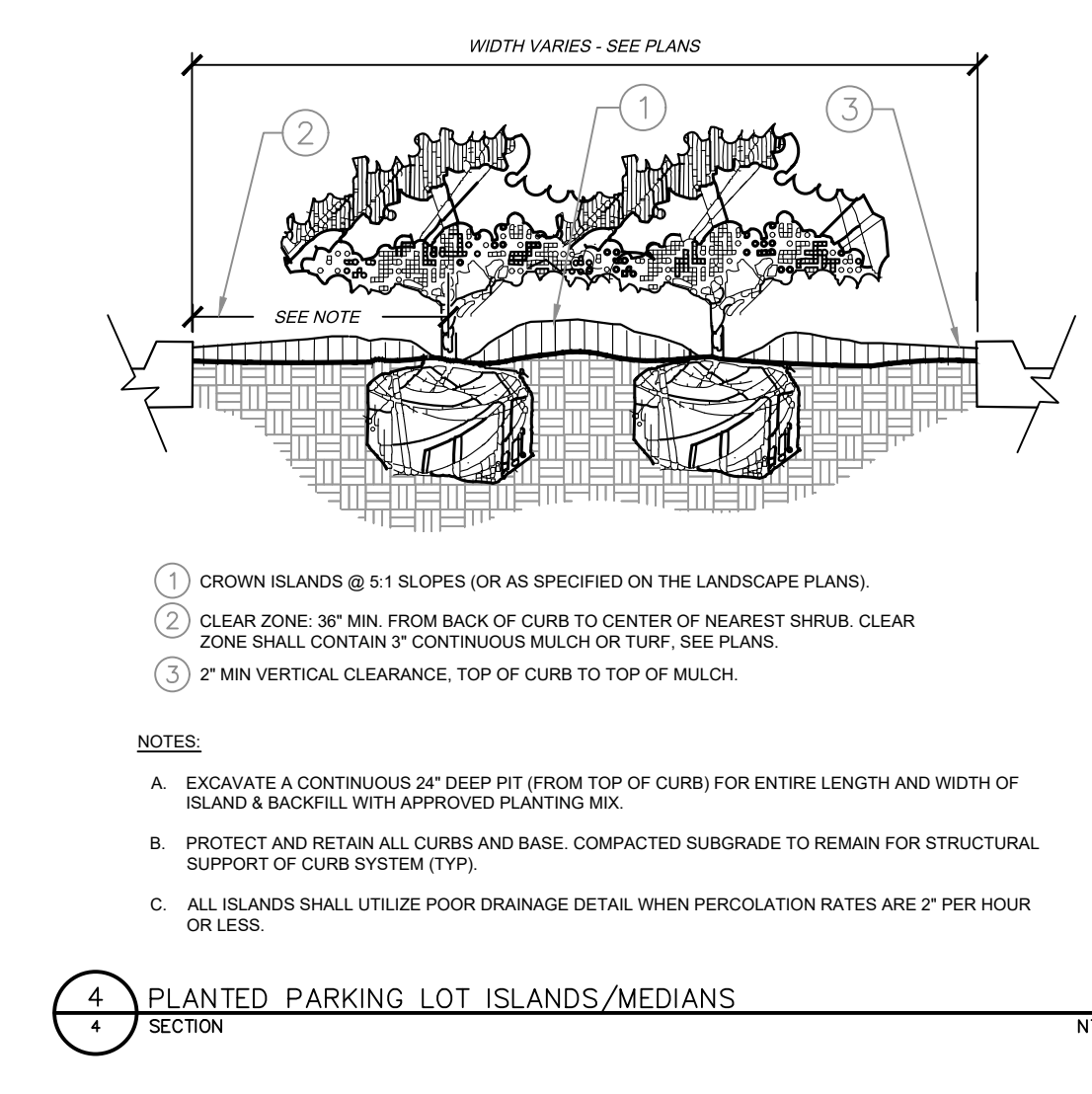
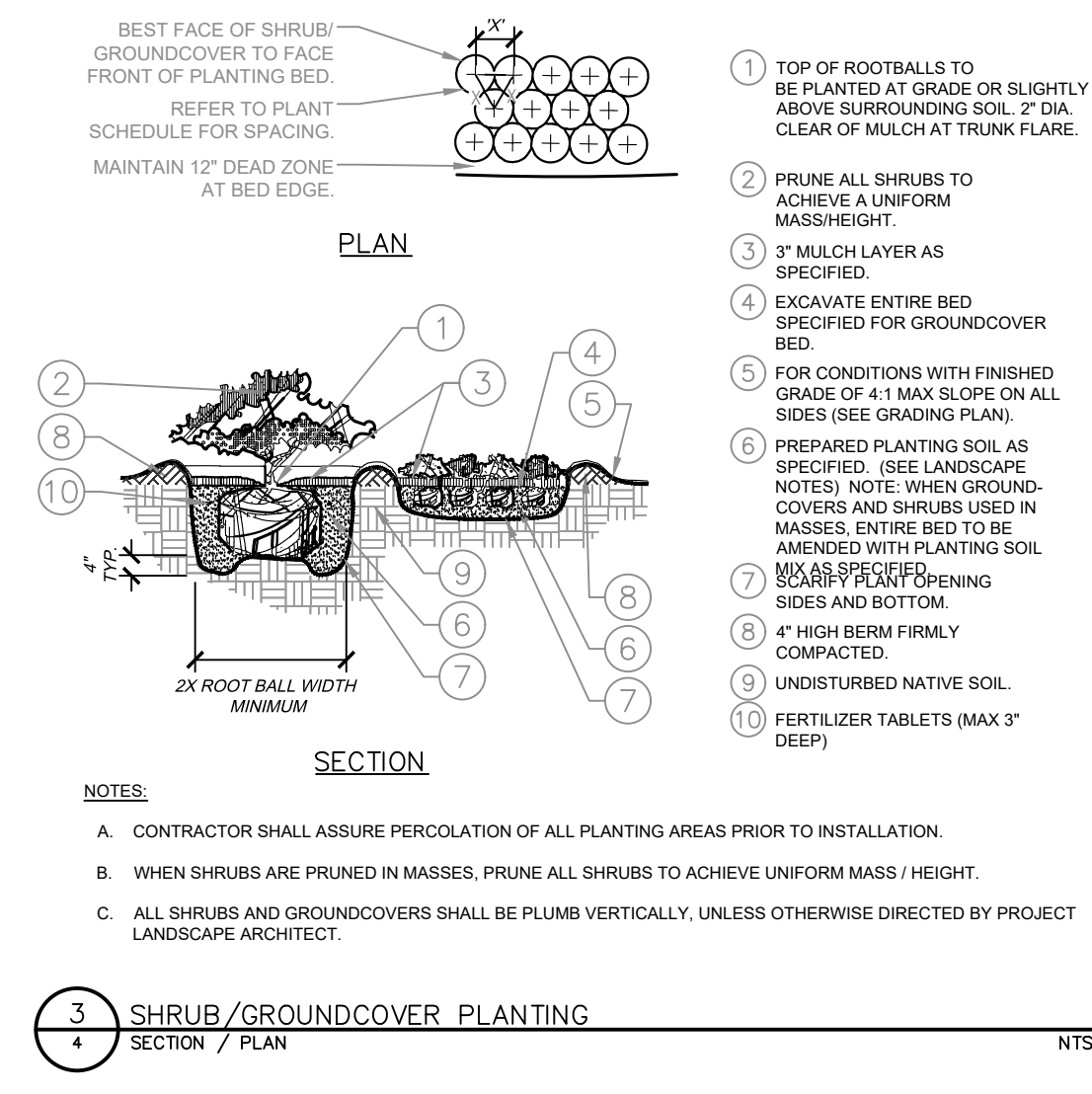
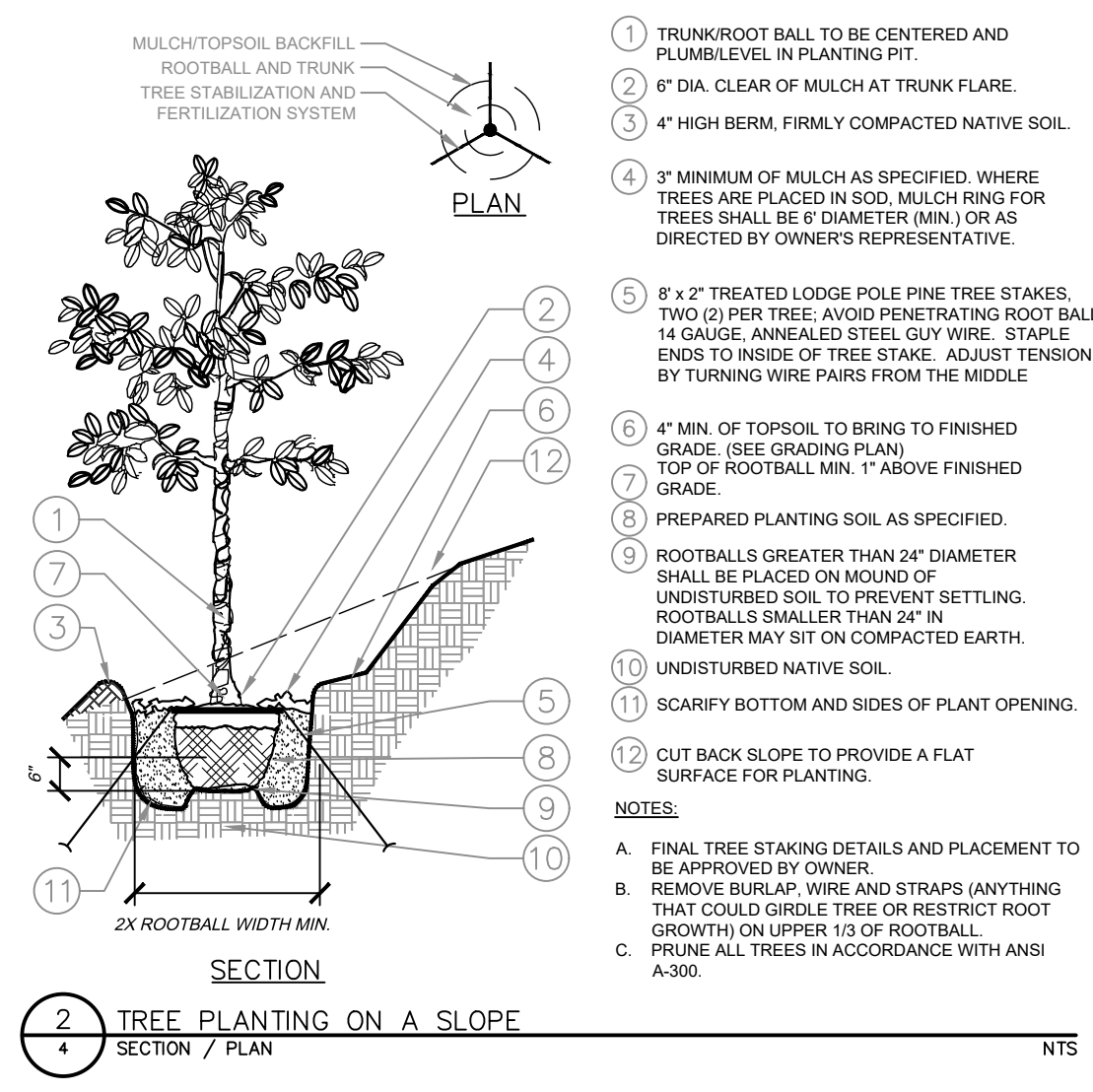
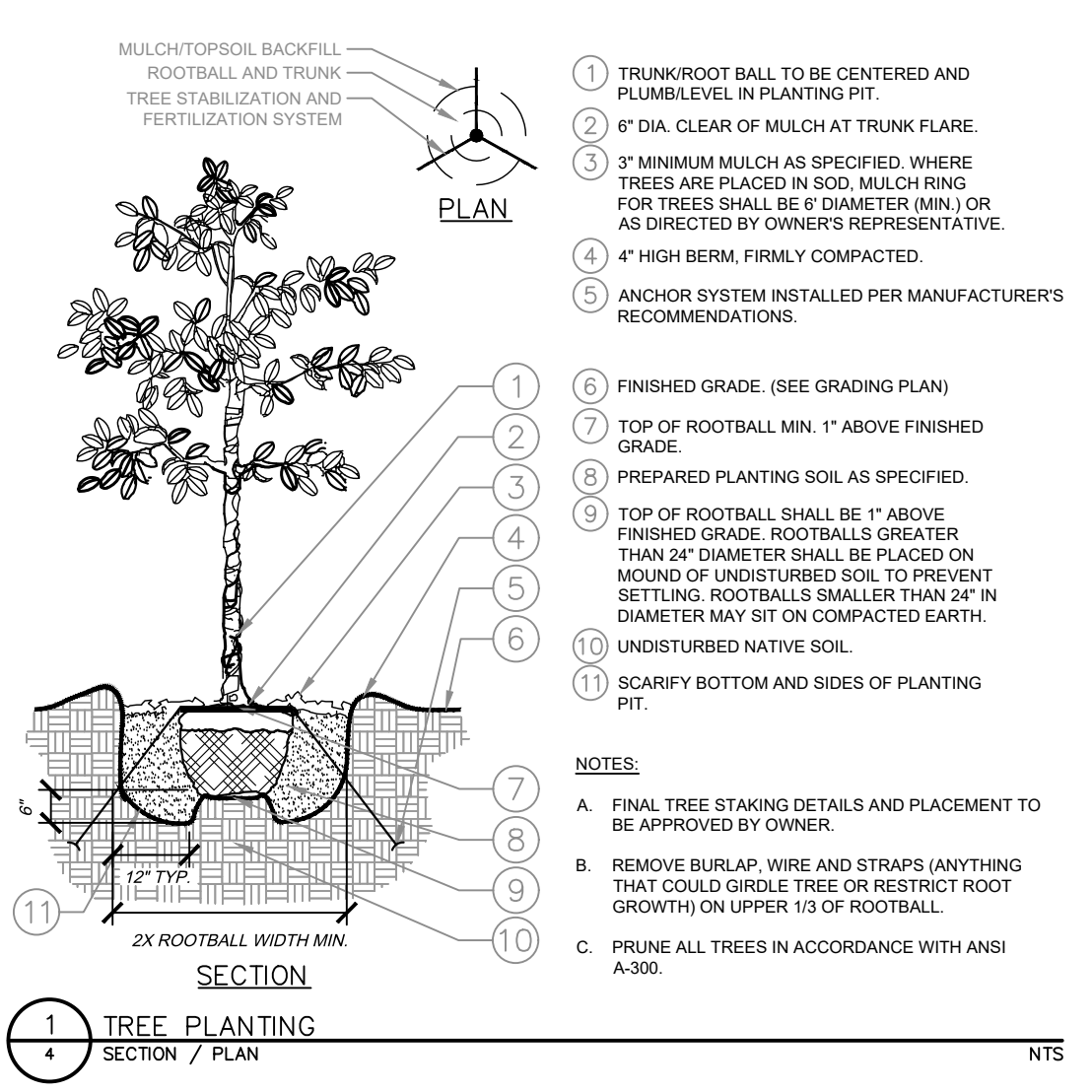
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# MEADOWBROOK PARK PLANNED UNIT DEVELOPMENT (PUD) AND PRELIMINARY PLAN LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO



**INTERNAL LANDSCAPING:**

NET SITE AREA (AREAS A & C):	348,971 SF (8.01 AC)
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TREE/SQUARE FEET REQUIRED:	1/500
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SHRUB SUBSTITUTES REQUIRED/PROVIDED:	480 / 480
ORN. GRASS SUBSTITUTES REQ./PROV.:	0 / 0
INTERNAL PLANT ABBREVIATED ON PLAN:	IN
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%

**LANDSCAPE SETBACKS & BUFFERS:**

STREET NAME OR ZONE BOUNDARY:	MEADOWBROOK PW	HWY 24	NORTH SIDE	SOUTH SIDE
STREET CLASSIFICATION:	MINOR ARTERIAL	EXPRESSWAY	N/A	N/A
SETBACK DEPTH REQUIRED/PROVIDED:	20' / 20'	25' / 25'	15' / 15'	15' / 15'
LINEAR FOOTAGE:	788'	1161'	541'	378'
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SHRUB SUBSTITUTES REQUIRED/PROVIDED:	0 / 0	0 / 0	0 / 0	0 / 0
ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.:	0 / 0	0 / 0	0 / 0	0 / 0
EVERGREEN TREES REQ./PROV.:	N/A	N/A	12 / 23	9 / 10
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% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%	75%/75%	75%/75%	75%/75%

PROJECT NO.  
096956009
SHEET
10 OF 11

DESIGNED BY: LMS
DRAWN BY: LMS
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DATE: XX/XX/21

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REVISION
BY
DATE
APPR.

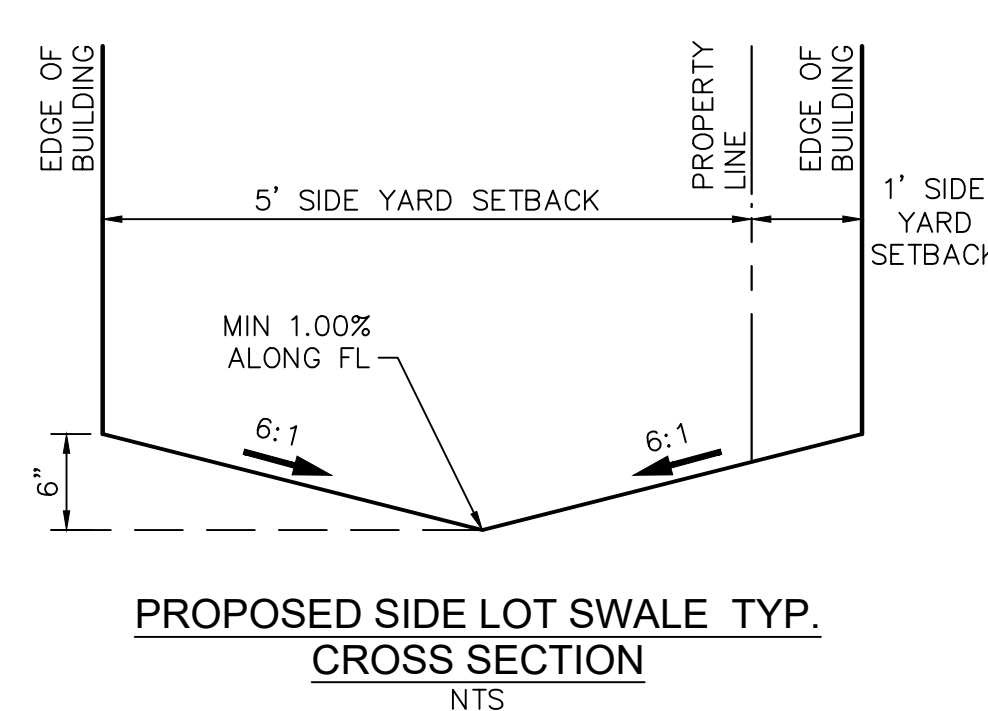
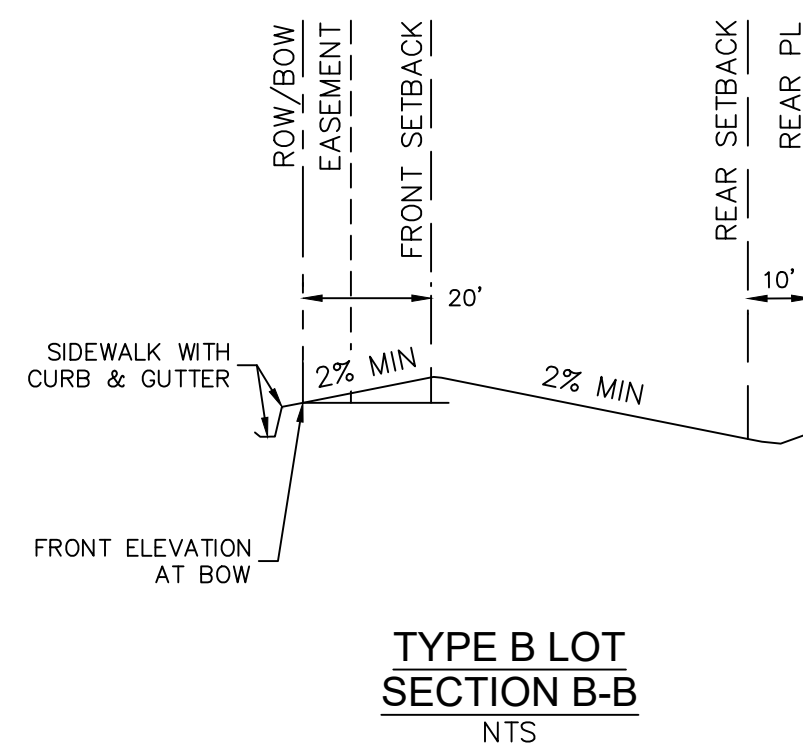
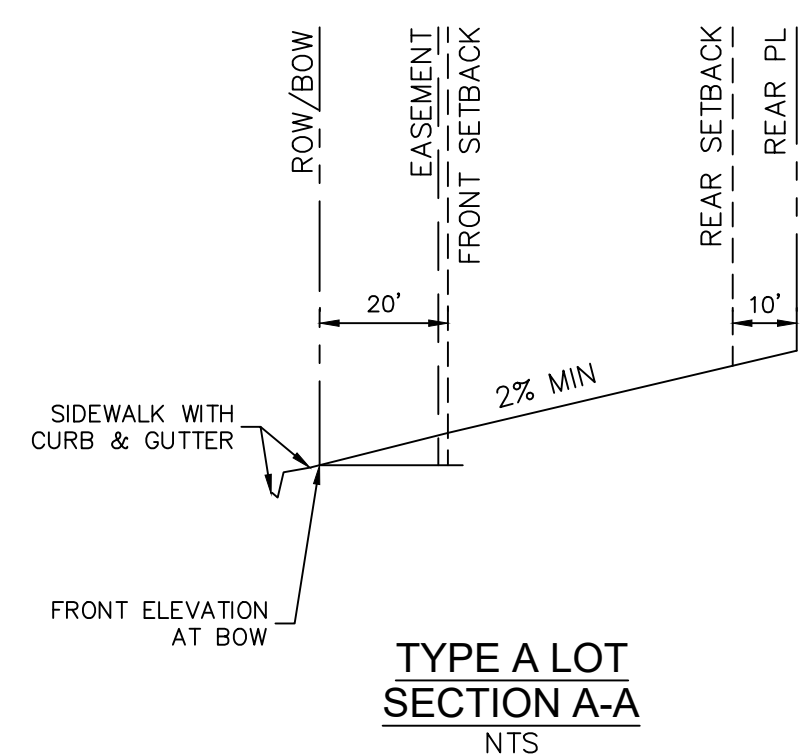
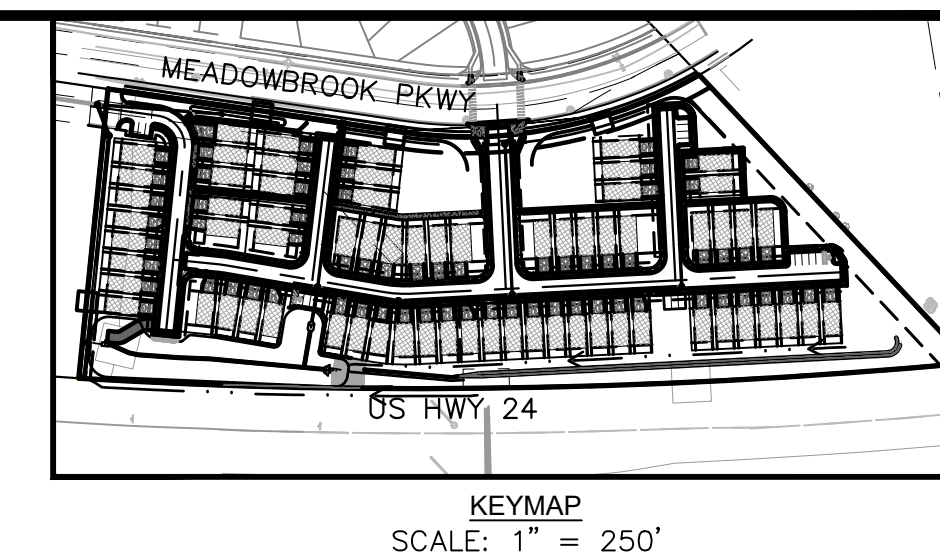
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**Kimley-Horn**  
2021 KIMLEY-HORN AND ASSOCIATES, INC.  
200 NORTH NEW YORK AVE., SUITE 300  
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

**MEADOWBROOK PARK  
PLANNED UNIT DEVELOPMENT (PUD) PLAN  
LANDSCAPE PLAN**

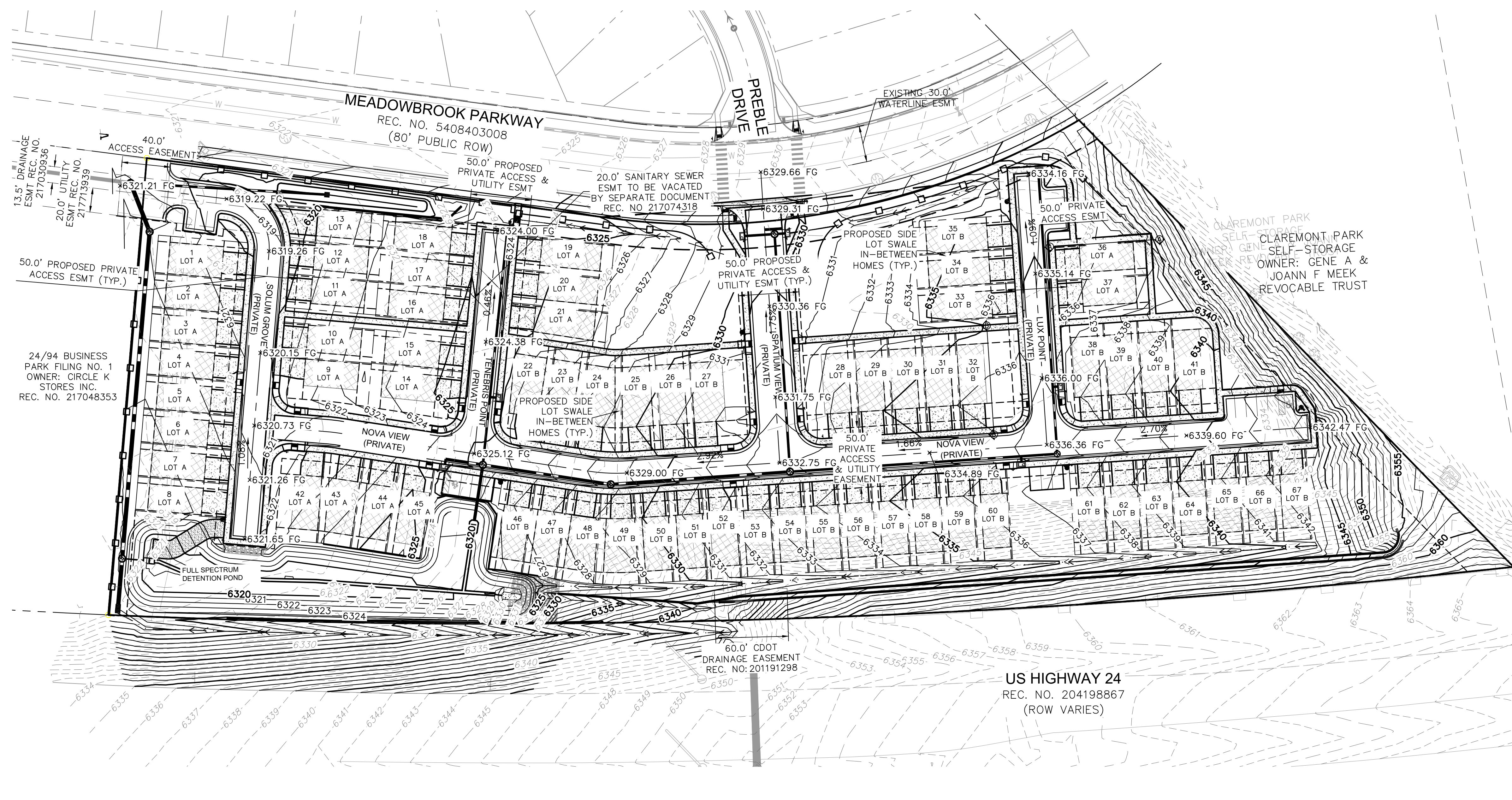
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# MEADOWBROOK PARK PLANNED UNIT DEVELOPMENT (PUD) AND PRELIMINARY PLAN LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO



**NOTES**

1. ALL BUILDINGS, LOTS 1-67, WILL BE CONSTRUCTED AS, SLAB ON GRADE. LOTS ARE NOT PERMITTED TO HAVE BASEMENTS.
2. SIDE LOT SWALES ARE REQUIRED WITHIN EACH 6-FT CORRIDOR BETWEEN HOMES, PER THE TYPICAL DETAIL SHOWN HEREON. CORRIDORS BETWEEN HOMES SHALL NOT BE GRADED FLAT.

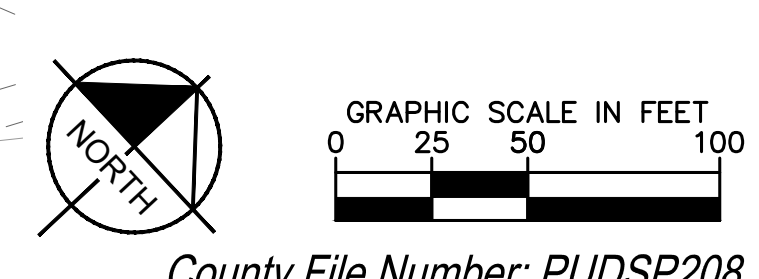


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1000 NORTH NEW YORK AVE., SUITE 300  
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

DESIGNED BY: LMS  
DRAWN BY: LMS  
CHECKED BY: JEH  
DATE: XX/XX/21

**MEADOWBROOK PARK  
PLANNED UNIT DEVELOPMENT (PUD) PLAN**

PROJECT NO.  
096956009  
SHEET  
11 OF 11



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July 19, 2021

El Paso County Planning Department  
 2880 International Circle  
 Colorado Spring, CO 80910

RE: Meadowbrook Park  
 SE1/4 of Sec. 8, Twp. 14S, Rng. 65W, 6<sup>th</sup> P.M.  
 Water Division 2, Water District 10  
 CDWR Assigned Referral No. 27430

To Whom It May Concern:

We have received a referral regarding the above referenced proposal to subdivide an existing 8.1 acre tract of land into 67 residential lots with irrigated open areas. According to the submittal, the proposed supply of water and wastewater disposal is to be served by Cherokee Metropolitan District (“Cherokee”).

This office previously provided written comments, dated May 5, 2021, regarding the proposed development. It appears that the current referral reduces the water supply requirements for the subdivision; therefore this letter should supersede previous comments.

**Water Supply Demand**

The Water Supply Information Summary, Form No. GWS-76 was included with the submittal. The Subdivision Summary Form and the Water Resource Report estimated the water supply needs as follows:

Use	Amount	Water Use Rate	Demand (acre-foot/year)
Residences	67 units	0.22 AF per unit	14.74
Irrigation, fully watered	0.88 acres	2.43 AF/year per acre	2.14
Irrigation, reduced watering	1.07 acres	0.97 AF/year per acre	1.04
<b>Total</b>			<b>17.92</b>

Please note that standard water use rates, as found in the Guide to Colorado Well Permits, Water Rights, and Water Administration, are 0.3 acre-foot/year for each ordinary household, 0.05 acre-foot/year for four large domestic animals, and 0.05 acre-foot/year for each 1,000 square feet (2.2 acre-feet/year per acre) of lawn and garden irrigation.

**Source of Water Supply**

The source of water for the proposed development will be Cherokee Metropolitan District. An updated letter of commitment from Cherokee, dated May 6, 2021, was provided with the referral materials indicating that Cherokee is committed to providing 18.0 acre-foot/year to the proposed subdivision.



According to the records of this office, Cherokee has sufficient water resources to supply this development as described above.

### **Additional Comments**

Should the development include construction and/or modification of any storm water structure(s), the applicant should be aware that, unless the structure can meet the requirements of a “storm water detention and infiltration facility” as defined in section 37-92-602(8), Colorado Revised Statutes, the structure may be subject to administration by this office. The applicant should review DWR’s *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*, located at <https://dnrweblink.state.co.us/dwr/ElectronicFile.aspx?docid=3576581&dbid=0> to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The applicant is encouraged to use *Colorado Stormwater Detention and Infiltration Facility Notification Portal*, located at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>, to meet the notification requirements.

### **State Engineer’s Office Opinion**

Pursuant to Section 30-28-136(1)(h)(II) C.R.S., it is the opinion of this office that the proposed water supply can be provided without causing injury to decreed water rights, and the supply is expected to be adequate. Should you or the applicant have questions regarding any of the above, please feel free to contact me directly.

Sincerely,



Kate Fuller, P.E.  
Water Resource Engineer

Cc: Bill Tyner, Division Engineer  
Doug Hollister, Water Commissioner District 10

# EL PASO COUNTY

## OFFICE OF THE COUNTY ATTORNEY CIVIL DIVISION

**Diana K. May, County Attorney**

### Assistant County Attorneys

Lori L. Seago  
Lisa A. Kirkman  
Steven A. Klaffky  
Mary Ritchie  
Bryan E. Schmid  
Nathan J. Whitney  
Michael J. Desmond  
Christopher M. Strider  
Terry A. Sample

July 30, 2021

PUDSP-20-8 Meadowbrook Park  
PUD/Preliminary Plan

Reviewed by: Lori L. Seago, Senior Assistant County Attorney  
Edi Anderson, Paralegal, ACP



### FINDINGS AND CONCLUSIONS:

1. This is a PUD/preliminary plan proposal by Colorado Springs Equities, LLC ("Applicant") for subdivision of 67 single-family lots, open space, tracts for streets, right-of-way, and public utilities on 8.01 acres of land (the "Property"). The Property is currently zoned RR-5 (Rural Residential), CR (Commercial Regional), I-2 (Limited Industrial) with a concurrent zoning proposal to rezone to PUD (Planned Unit Development). The Property is within the Commercial Aviation District Overlay (CAD-O), so all subdivision actions will be subject to any restrictions and limitations of the Airport Overlay.

2. The Applicant has provided for the source of water to derive from the Cherokee Metropolitan District ("District" or "Cherokee" or "CMD"). Pursuant to the Water Supply Information Summary ("WSIS"), the annual water demand for the development is 17.44 acre-feet/year for household use and 3.18 acre-feet/year for irrigation which equates to 17.92 acre-feet/year for the subdivision<sup>1</sup>. Based on Applicant's figures, the Applicant must be able to provide a supply from the District of 5,376 acre-feet of water (17.92 acre-feet per year x 300 years) to meet the County's 300-year water supply requirement.

3. The General Manager of the District provided a letter dated May 6, 2021, committing to provide water service for the Meadowbrook Park subdivision, which is located within the District's boundaries. The District's commitment is delineated as follows:

<sup>1</sup> The WSIS identifies a total water demand of 18 acre-feet; however household use of 17.44 acre-feet and irrigation of 3.18 acre-feet actually total 17.92 acre-feet. The District also indicates a water demand of 18 acre-feet with a higher demand for irrigation.



Type of Use	Demand (AF/yr)
Domestic	14.7
Irrigation	3.3
<b>Total</b>	<b>18.0</b>

The District notes that this commitment is “hereby made exclusively for this specific development project at this site within the District.” The District’s commitment is only a conditional commitment: “[t]o confirm this commitment you must provide the District with a copy of the final plat approval from El Paso County Development Services within 12 months of the date of this letter. Otherwise, the District may use this allocation for other developments requesting a water commitment.”

The District also provided a *Water Provider Supplement to Water Resource Report for Meadowbrook Park* dated September 21, 2020 (“*Supplement*”). The County Attorney’s Office notes that the water demand for household use of the Meadowbrook Park subdivision is 0.22 acre-feet/lot/year which is less than the 0.26 acre-feet/year presumptive use value required by the El Paso County Land Development. The *Supplement* provided the following substantiation for the 0.22 acre-feet demand as follows:

“The District uses a presumptive use value of 0.22 Acre-feet per Year (AFY) per Single Family Equivalent (SFE) as a conservative estimate for actual water use in these small lot developments. Actual small lot single family use is close to 0.20 AFY even in low precipitation years and this higher value includes distribution system losses.”

4. The Applicant also provided a *Water Resource Report for Meadowbrook Park* (“*Report*”) dated May 19, 2021. The *Report* detailed the water demand for the subdivision and the water supply available from the District. The *Report* confirmed the water demand of 14.7 acre-feet/year for domestic use and 3.3 acre-feet/year for irrigation for a total demand of 18.0 acre-feet/year. The *Report* states that Cherokee has “4,443.0 AFY of exportable supply and 4,211.3 AFY of commitments. CMD has a water balance of 231.7 AFY before the subject development. After commitment of 18.0 AFY to this development, the District will have 213.7 AFY remaining for additional commitments.”

5. In a letter dated July 19, 2021, the State Engineer reviewed the application to subdivide the 8.1 acre tract into 67 residential lots with irrigated open areas. The State Engineer confirmed that the Cherokee Metropolitan District has committed a water supply of 18.0 acre-feet/year which exceeds the water demand identified in the WSIS. Further, the State Engineer states that “[a]ccording to the records of this office, Cherokee has sufficient water resources to supply the development as described above.” Further, the State Engineer declared that “[p]ursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply can be provided without causing injury to decreed water rights, and the supply is expected to be adequate.”

6. Section 8.4.7(B)(10)(g) of the El Paso County Land Development Code allows for a presumption of water quality when water is supplied from an existing Community Water Supply, which operates in conformance with the Colorado Primary Drinking Water Regulations and the CDPHE requirements, as clarified by El Paso County Public Health, and is determined to meet the required water quality standards.

7. Analysis: As indicated above, this review is based on a water demand of 17.92 acre-feet/year which is less than the 18.0 acre-feet/year the District has committed to serve. The State Engineer determined that Cherokee Metropolitan District appears to have adequate water resources to serve the estimated demand of 18.0 acre-feet/year for the proposed development.

8. Therefore, based upon the finding of sufficiency and no injury to existing water rights by the State Engineer, a water demand of 17.92 acre-feet/year and a commitment from the District in the amount of 18.0 acre-feet/year for a period of 300 years, but given the conditional nature of the commitment to serve by the District, and subject to the conditions set forth below, the County Attorney's Office recommends a finding of **conditional sufficiency** as to water quantity and dependability for the Meadowbrook Park subdivision.

#### **CONDITIONS OF COMPLIANCE:**

A. Applicant and all future owners of lots within this filing shall be advised of, and comply with, the conditions, rules, regulations, and specifications set by the District.

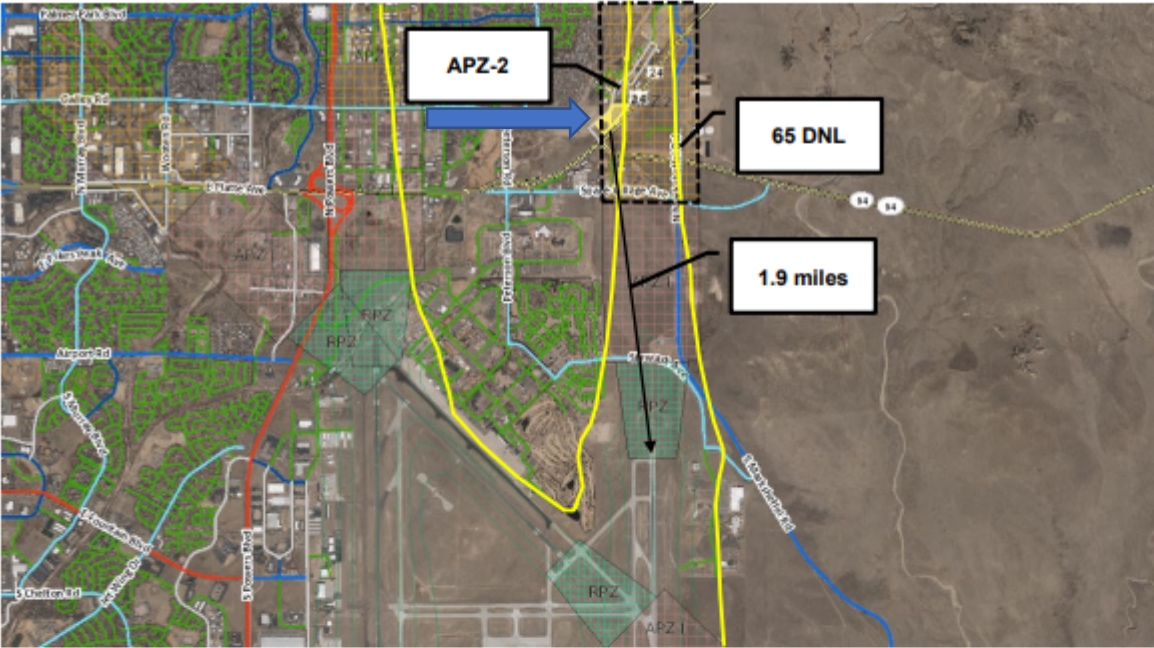
B. Prior to the Board of County Commissioner hearing, Applicant shall upload to eDARP an updated Application Form indicating the correct number of lots for the subdivision, a corrected Water Supply Information Summary to clarify the household and irrigation water demand (see footnote 1), and a corrected Water Resources Report that correctly identifies the project acreage on p.3.

C. Applicant must obtain final plat approval for the Meadowbrook Park subdivision and provide evidence thereof to the District within 12 months of the District's commitment letter dated May 6, 2021 (approval must be provided by May 6, 2022), to retain the District's water commitment. **If Applicant fails to do so, this recommended finding of conditional sufficiency will be deemed moot and no longer valid with respect to any portion of the property within the Preliminary Plan boundary that has not received final plat approval. Once Applicant provides proof to the District that satisfies the District's condition of final plat approval, this conditional finding of sufficiency will automatically convert to a full sufficiency finding.**

cc: Kari Parsons, Planner III



# CAD-O MAP





# COLORADO

## Department of Transportation

Region 2 - Permits  
5615 Wills Blvd.  
Pueblo, CO 81008

May 18, 2021

SH24 / SH94  
El Paso County

**Kari Parsons**, Project Manager/Planner II  
E.P.C. Planning & Community Development  
2880 International Circle  
Colorado Springs, CO 80910

RE: Meadowbrook Park - PUDSP208

Dear Kari,

I am in receipt of a request for comments pertaining to the Meadowbrook Park combined PUD/Preliminary Plan. The ±8.01- acre parcel is proposed to be developed with additional development mentioned in paragraph two. The Meadowbrook Park development of the 8.01-acres it's to be 70 single family residential lots with landscaping a, utilities and open spaces. The location is off of SH24 at Meadowbrook Parkway/Newt Rd. and SH94 in El Paso County.

For information only: CDOT understands that the rezoned areas would be three separate project areas; the first area, named Meadowbrook Park, is located on the northeast corner of the US-24 and Newt Drive/SH-94 intersection, the second area, Crossroads North, is located within the triangle area between US-24, Marksheffel Road, and SH-94, and the third development area, Crossroads Mix Use, is located on the northwest corner of the US-24 and Newt Drive/SH-94 intersection. All three of these development areas are anticipated to include approximately 70 single-family detached housing units, a 18.28-acre public park, a 52,000 square foot movie theater, a 130,000 square foot free standing discount store, 44,942 square feet of retail space, a 7,200 square foot tire store, a 127,000 square foot home improvement store, a 114,000 square foot furniture store, 21,200 square feet of sit down restaurant space, 20,909 square feet of fast food restaurants, a 2,400 square foot coffee shop, and a gas station with 5,000 square foot convenience market. It is expected that buildout of these development areas would be completed in the next five years. The Crossroads-Meadowbrook development areas are proposed along the north and south sides of US-24 and in the area of SH94 in El Paso County, Colorado.

**CDOT Access Dept. has reviewed the submitted documents and my comments are as follows:**

**Reissued comments from 12/28/2020**

- a. The developer is required to apply for a new Colorado Department of Transportation Access Permit. Access Permits are required at three intersection locations (SH24 and Newt Dr., SH24 and Marksheffel Rd., SH94 and Marksheffel Rd.) The change in land and access use rules apply as detailed in the State Highway Access Code 2002, Section 2.6, Changes in Land Use and Access Use from vacant land to as described above.
- b. Additional phases are expected for this development. Additional phase will be required to be reviewed as they come in and futher traffic operation requirements may be needed if warrants are met.
- c. No additional access will be allowed to the development from any of the surrounding State Highways and only allowed from the minor surrounding roadways.

-1-



- d. CDOT requests that the developing engineer submit a Master Drainage Study that encompasses, at a minimum, the following developments:
- Crossroads North
  - Meadowbrook Park
  - Crossroads at Meadowbrook Mixed Use
  - Reagan Ranch

**CDOT Traffic Operations comments are as follows: Reissued comments from 12/28/2020**

- a. According to CDOT MS2 site, the existing peak hour traffic volumes are considerably less than pre-pandemic volumes shown in Figure 5 of the Traffic Impact Study. For example:
1. AM Peak hour count in January 2020 shows 975 southbound and 428 northbound through volumes at US24 and Marksheffel Road intersection.
  2. Eastbound was recorded at 340 vehicles, and westbound thru was recorded at 1225 vehicles.
  3. Westbound left was recorded at 305 vehicles and southbound right was 657 vehicles.
  4. Based on additional counts found on the CDOT MS2 site <https://cdot.ms2soft.com/tcds/tsearch.asp?loc=Cdot&mod=>, it appears that in most cases the June 2 peak-hour counts should be factored 35% to reach pre-COVID volumes, with the exception of the Highway 94 PM peak hour needing the 44% factor as stated in the study.
- b. Trip distribution as shown in Figures 8 and 9 seem to overweight distribution to/from the west and underweight distribution to/from the north by 10%.
- c. Section 5.2 recommends converting eastbound & westbound turn lanes along Hwy 24 at Hwy 94 & at Marksheffel Rd to shared thru/right turn lanes. Conversion to shared lanes is not acceptable under the E-X category of the State Highway Access Code; furthermore, safety performance of six-lane highways is worse than four-lane highways below an approximate ADT of 36,000.
- d. The US 24 PEL study prioritizes the interchange of Hwy 24 & 94 over widening Hwy 24 from Powers to Hwy 94. The study also estimated the cost to be 1/3 of widening. The traffic impact study shall include analysis of grade separation of the intersection and potential interchange alternatives such as a DDI. The study should identify any necessary improvements needed to implement six-lanes and avoid any bottlenecks along US 24 to the west of Hwy 94.

**CDOT Hydraulics comments are as follows:**

- a. Note that Highway 24 will be widened in this section in the future. This specific review package doesn't appear to have any impact on that future widening as it only shows new streets. But the overall development that these streets are part of might. Refer developer to the US24 PEL here: <https://www.codot.gov/projects/archived-project-sites/us-24-pel-study>
- b. No drainage report was provided. Without a drainage report I can't say whether or not the design has an impact on CDOT facilities. The proposed full spectrum detention pond is located adjacent to CDOT ROW, but will discharge to another system away from US 24 via a proposed storm sewer. I obviously can't confirm if the pond is sized properly. Also, it doesn't look like an emergency overflow is proposed, so I cannot determine where water will go if the pond is plugged.

**CDOT Environmental comments are as follows:**

- a. No Concerns of the Housing development and Noise Study to the CDOT Highway. CDOT would need to complete their own noise analysis when a NEPA analysis (EA) moves forward in the US



Highway 24 Corridor. In the future US 24 is slated for 3 lanes each direction and a grade separated intersection at US 24 and SH 94. Concur with other's comments that it was unclear why noise was measured in areas that did not coincide with locations of future dwellings.

Additionally,

- On-premise and off-premise signing shall comply with the current Colorado Outdoor Advertising Act, sections 43-1-401 to 421, C.R.S., and all rules and regulations pertaining to outdoor advertising. Please contact Mr. Todd Ausbun at 719-696-1403 for any questions regarding advertising devices.
- Any utility work within the state highway right of way will require a utility permit from the CDOT. Information for obtaining a utility permit can also be obtained by contacting Mr. Ausbun.

Please contact me in Pueblo at (719)546-5732 or (719)248-0905 with any questions.

Sincerely,

Arthur Gonzales - Access Manager

Xc: Jennifer Irvine/Victoria Chavez - El Paso County  
Elizabeth Nijkamp/Jeff Rice - El Paso County  
Ferguson  
Bauer  
Stecklein  
Whittlef/Biren  
Sword/Regalado - file

