

Revise to match design outlined in FDR, which is: WQ is provided by 1 proposed detention pond and 1 existing detention pond.



Drainage Report. Water quality treatment is provided onsite using grass buffers and a detention pond to treat disturbed area of the project. This development will not adversely impact or deteriorate improvements or natural drainageways downstream of the property.

ECOLOGIC/WILDLIFE ANALYSIS:

That there are no significant wildlife or ecological constraints associated with the proposed development site. While the parcel is located within the ecologically diverse Palmer Divide region and supports common grassland, shrubland, and woodland habitat types, the site does not contain wetlands, riparian areas, protected habitats, or critical ecological resources. The property is used by common wildlife species typical of northern El Paso County, including mule deer, small mammals, songbirds, raptors, coyotes, and foxes, but these species are widespread throughout the region and do not represent a constraint to development.

There is no habitat for federally listed threatened or endangered species. There is no suitable habitat on the property for the federally threatened Preble's Meadow Jumping Mouse, and no critical habitat exists onsite for the federally endangered Whooping Crane. In addition, the parcel lacks the wetland, riparian, and wet meadow features that would be necessary to support these species. As a result, the property does not contain habitats protected under federal endangered species regulations.

Although the property may occasionally be used by raptors such as Ferruginous Hawks or Golden Eagles for foraging or seasonal movement, no nesting sites have been identified. Likewise, while Burrowing Owl habitat is generally associated with prairie dog colonies, no prairie dog colonies are present on the property. There may be a potential need for survey verification prior to development activities if required by regulatory agencies.

Overall, the parcel contains only common wildlife habitat and does not support wetlands, critical habitat, threatened or endangered species habitat, or other sensitive ecological resources.

PARKS & OPEN SPACE:

The Walden Preserve 2- Filing 5 Amendment and Filing 6 PUD has a total of 15.03 acres of open space located within its boundaries. This encompasses 39.4% of the land area within Walden Preserve 2- Filing 5 Amendment and Filing 6 PUD, which is substantially more land than the ten percent required for PUD Development Plans.

COMPLIANCE WITH Criteria of Approval

Per Chapter 4.2.6.D the following criteria listed below outline the approval process for a PUD Development Plan within El Paso County. The proposed PUD Development plan substantially complies with all approval criteria. The proposed development meets the criteria for approval included within Section 4.2.6 of the El Paso County Land Development Code as described below:

PUD REZONING CRITERIA #1: ***"The proposed PUD District zoning advances the stated purposes set forth in this Section."***