

URBAN COLLECTION AT PALMER VILLAGE PLAT

LETTER OF INTENT

~~NOVEMBER 2020~~ REVISED JANUARY 2021

OWNER:

Feathergrass Investments LLC
4715 N Chestnut
Colorado Springs CO, 80907

APPLICANT:

MCD Holdings, Inc. -
Richmond American Homes
4350 S Monaco St.
Denver, CO 80237

CONSULTANT:

N.E.S. Inc.
619 N Cascade Ave.
Colorado Springs, CO 80903

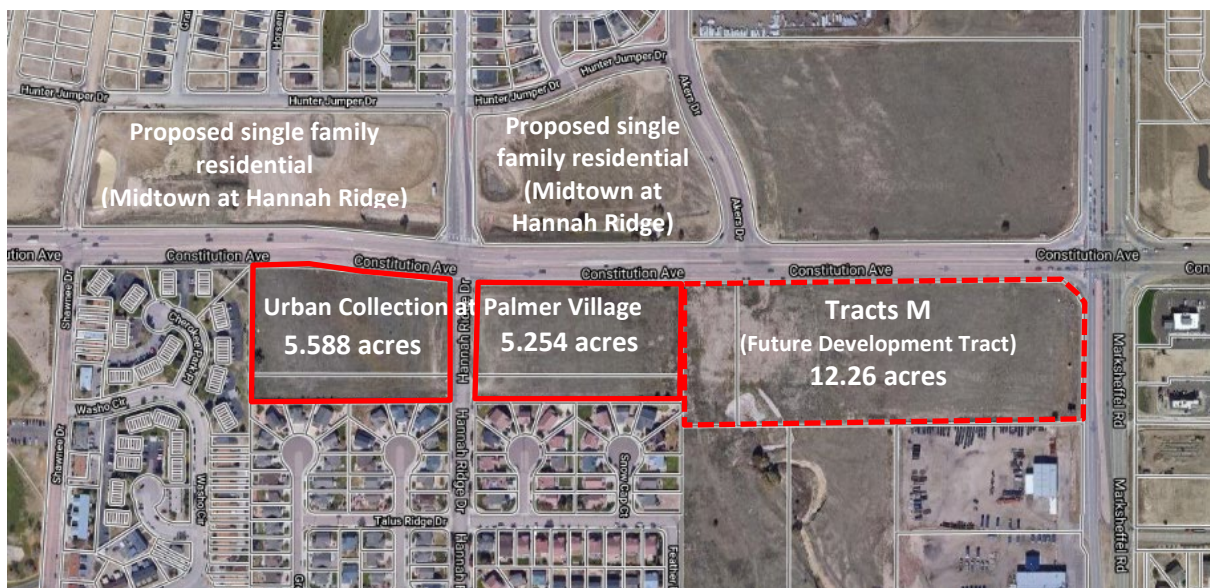
REQUEST

N.E.S. Inc. on behalf of Richmond American Homes request approval of the following applications:

1. A Final Plat consistent with the PUD Development/Preliminary Plan for the Urban Collection at Palmer Village (PUDSP-19-11).

LOCATION

The project site is located south of Constitution Avenue and bisected by Hannah Ridge Drive. The existing Jessica Heights single family residential subdivision is located to the south. To the west is the Cherokee Park town house development. The Midtown at Hannah Ridge development is proposed to the northwest, which is a higher density, small lot single family attached development. The remaining surrounding area to the east and north east are proposed for commercial development. The project site is owned in its entirety by Feathergrass Investments LLC.



PROJECT DESCRIPTION

The proposed Final Plat includes the Urban Collection at Palmer Village PUD and Tract M (future development tract) adjacent to the development for a total of 23.1 acres. Urban Collection at Palmer Village is zoned PUD for single-family attached. Tract M is zoned CS. The inclusion of this area allows for future platting for commercial use and right-of-way assessment, as well as providing emergency access for the east side of the development project in the interim.

PROJECT JUSTIFICATION

The Urban Collection at Palmer Village PUD approved the development of 100 single family attached lots on 10.84 acres, with a gross density of 9.23 units per acre and associated PUD Modifications to the LCM and ECM. A finding of water sufficiency was obtained with the PUD/Preliminary Plan.

Final Plat Criteria of Approval (7.2.1.D.3.f.)

1. THE SUBDIVISION IS IN CONFORMANCE WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE MASTER PLAN; EL PASO COUNTY, COLORADO LAND DEVELOPMENT CODE RULES GOVERNING DIVISIONS OF LAND – CHAPTER 7- PAGE 9 EFFECTIVE 05/2016

The development is consistent with the intent of the Policy Plan as it is an infill project surrounded by a mix of compatible uses. The project is compatible in density, lot size, and land use of the Midtown at Hannah Ridge project and the multi-family development to the west. A landscape plan and buffer requirements were approved with the PUD to provide an additional buffer to the single family detached to the south.

2. THE SUBDIVISION IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PRELIMINARY PLAN;

The subdivision is in conformance with the PUD/Preliminary Plan.

3. THE SUBDIVISION IS CONSISTENT WITH THE SUBDIVISION DESIGN STANDARDS AND REGULATIONS AND MEETS ALL PLANNING, ENGINEERING, AND SURVEYING REQUIREMENTS OF THE COUNTY FOR MAPS, DATA, SURVEYS, ANALYSES, STUDIES, REPORTS, PLANS, DESIGNS, DOCUMENTS, AND OTHER SUPPORTING MATERIALS;

The proposed Final Plat meets the applicable sections of the Code. Subject to the PUD modifications approved with the PUD/Preliminary Plan. Noise mitigation techniques required with the PUD approval is described in plat note 28.

4. A SUFFICIENT WATER SUPPLY HAS BEEN ACQUIRED IN TERMS OF QUANTITY, QUALITY, AND DEPENDABILITY FOR THE TYPE OF SUBDIVISION PROPOSED, AS DETERMINED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE WATER SUPPLY STANDARDS [C.R.S. §30-28-133(6)(A)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE;

Cherokee Metro District has a sufficient water supply to support this development. The raw water supplied to the District is generally of good quality and only requires chlorination at the wellhead. The quality of the water is monitored, and the District has been successful in complying with regulatory limits. (Water Resources Report, June 2020). A finding of water sufficiency was obtained with the PUD/Preliminary Plan.

5. A PUBLIC SEWAGE DISPOSAL SYSTEM HAS BEEN ESTABLISHED AND, IF OTHER METHODS OF SEWAGE DISPOSAL ARE PROPOSED, THE SYSTEM COMPLIES WITH STATE AND LOCAL LAWS AND REGULATIONS, [C.R.S. §30-28-133(6)(B)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE;

Cherokee Metro District will serve the project and has sufficient capacity. Public sewage disposal is addressed in the Water Resources and Wastewater Treatment Report prepared by JR Engineering.

6. ALL AREAS OF THE PROPOSED SUBDIVISION WHICH MAY INVOLVE SOIL OR TOPOGRAPHICAL CONDITIONS PRESENTING HAZARDS OR REQUIRING SPECIAL PRECAUTIONS HAVE BEEN IDENTIFIED AND THAT THE PROPOSED SUBDIVISION IS COMPATIBLE WITH SUCH CONDITIONS [C.R.S. §30-28-133(6)(c)];

The Geotechnical Report prepared by CTL Thompson Inc. indicates that the identified geologic hazards do not preclude development of the site but require mitigation. Areas of the proposed subdivision have been found to be impacted by geologic conditions including artificial/ undocumented fill, potentially shallow groundwater, expansive soils, and bedrock. These conditions can be mitigated by regrading, properly engineered foundations, and recognized construction techniques. Some removal of existing fill may be required. The proposed units within this subdivision will not include basements, which will mitigate the potential shallow groundwater constraint. (Geohazard Report, April 2020).

7. ADEQUATE DRAINAGE IMPROVEMENTS ARE PROPOSED THAT COMPLY WITH STATE STATUTE [C.R.S. §30-28-133(3)(c)(VIII)] AND THE REQUIREMENTS OF THIS CODE AND THE ECM;

Drainage improvements are addressed in the Drainage Report and the grading and erosion control plans prepared by JR Engineering. Detention and water quality are provided on site and meets the DCM criteria.

8. LEGAL AND PHYSICAL ACCESS IS PROVIDED TO ALL PARCELS BY PUBLIC RIGHTS-OF-WAY OR RECORDED EASEMENT, ACCEPTABLE TO THE COUNTY IN COMPLIANCE WITH THIS CODE AND THE ECM;

Both portions of the site have 24-hour legal access via Hannah Ridge Drive and private roads within the development. A gated emergency second point of access is provided on the east and west portion of the site for emergency ingress and egress only to Constitution Avenue. The east emergency access is provided through the adjacent property (Tract M).

9. NECESSARY SERVICES, INCLUDING POLICE AND FIRE PROTECTION, RECREATION, UTILITIES, AND TRANSPORTATION SYSTEMS, ARE OR WILL BE MADE AVAILABLE TO SERVE THE PROPOSED SUBDIVISION;

Water and sanitary sewer service is to be provided by Cherokee Metropolitan District. Mountain View Electric Association Inc. and Colorado Springs Utilities will provide electric and natural gas services to the subdivision respectively. The required Will Serve letters are included with the submittal. Falcon Fire Protection District will provide fire protection and emergency services.

10. THE FINAL PLANS PROVIDE EVIDENCE TO SHOW THAT THE PROPOSED METHODS FOR FIRE PROTECTION COMPLY WITH CHAPTER 6 OF THIS CODE;

The site lies within the Falcon Fire Protection District. A will serve letter from the FPD and a Fire Protection Report are included with the submittal. Emergency access is provided with gates to be installed by the developer.

11. OFF-SITE IMPACTS WERE EVALUATED AND RELATED OFF-SITE IMPROVEMENTS ARE ROUGHLY PROPORTIONAL AND WILL MITIGATE THE IMPACTS OF THE SUBDIVISION IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF CHAPTER 8;

Off-site improvements have been evaluated with the PUD Preliminary Plan. The Traffic Report prepared by Aldridge Transportation Consultants demonstrates that the proposed access points will function within acceptable traffic engineering parameters. The reports relating to water supply, wastewater treatment, and drainage demonstrate that there will be no negative impact on the levels of service of County services and facilities. The adjacent land within Tract M is included within the Preliminary Plan to ensure assessment of Akers Drive right-of-way to connect to Constitution Avenue. This will be determined with the platting of tract M for future commercial development. A 15-foot buffer is provided to the south along the single-family subdivision and a 25-foot landscape setback is provided along Constitution Avenue.

12. ADEQUATE PUBLIC FACILITIES OR INFRASTRUCTURE, OR CASH-IN-LIEU, FOR IMPACTS REASONABLY RELATED TO THE PROPOSED SUBDIVISION HAVE BEEN CONSTRUCTED OR ARE FINANCIALLY GUARANTEED THROUGH THE SIA SO THE IMPACTS OF THE SUBDIVISION WILL BE ADEQUATELY MITIGATED;

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

13. THE SUBDIVISION MEETS OTHER APPLICABLE SECTIONS OF CHAPTER 6 AND 8; AND EL PASO COUNTY, COLORADO LAND DEVELOPMENT CODE RULES GOVERNING DIVISIONS OF LAND – CHAPTER 7-PAGE 10 EFFECTIVE 05/2016

The proposed subdivision meets the applicable sections of these parts of the Code. Subject to the requested PUD modifications per Chapter 4.2.6.2.h.

14. THE EXTRACTION OF ANY KNOWN COMMERCIAL MINING DEPOSIT SHALL NOT BE IMPEDED BY THIS SUBDIVISION [C.R.S. §§34-1-302(1), ET SEQ.]

No known mineral deposits are impeded by the subdivision.

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