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**Board of County Commissioners**  
 Holly Williams, District 1  
 Carrie Geitner, District 2  
 Stan VanderWerf, District 3  
 Longinos Gonzalez, Jr., District 4  
 Cami Bremer, District 5

**TO: El Paso County Board of County Commissioners**  
**VanderWerf, Stan, Chair**

**FROM: Kari Parsons, Senior Planner**  
**Daniel Torres, PE Engineer II**  
**Kevin Mastin, Interim Executive Director**

**RE: Project File #: PUDSP-21-011**  
**Project Name: Cottages at Mesa Ridge**  
**Parcel No.: 55291-00-006**

<b>OWNER:</b>	<b>REPRESENTATIVE:</b>
CSJ No. 1, LLC 111 South Tejon Street, Suite 222 Colorado Springs, CO 80903	HR Green Inc. Telstar Drive, Suite 300 Colorado Springs, CO 80920

**Commissioner District: 4**

Planning Commission Hearing Date:	5/5/2022
Board of County Commissioners Hearing Date	6/7/2022

**EXECUTIVE SUMMARY**

A request by CSJ No. 1, LLC, for approval of a map amendment (rezoning) from the RS-6000 (Residential Suburban) zone district to a site-specific PUD (Planned Unit Development) and approval of a preliminary plan for 122 two-family dwelling units (61 structures) on one (1) lot. The 10.22-acre property is located on the west side of Powers Boulevard, and west of the T-intersection of Powers Boulevard and Mesa Ridge Parkway, and is within Sections 28 and 29, Township 15 South, Range 65 West of the 6th P.M



In accordance with Section 4.2.6.E of the El Paso County Land Development Code (2021), A PUD Development Plan May be Approved as a Preliminary Plan, the applicant is also requesting the PUD development plan be approved as a preliminary plan with a finding of water sufficiency for water quality, dependability and quantity. 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). The applicant is also requesting approval to perform pre-subdivision site grading to include construction of wet utilities.

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

**Request:** Approval of a map amendment (rezoning) from the RS-6000 (Residential Suburban) to a site specific PUD (Planned Unit Development) to develop 122 two-family dwelling units on one (1) lot within a 10.22-acre development area. In accordance with Section 4.2.6.E of the El Paso County Land Development Code (2021), a PUD Development Plan May be Approved as a Preliminary Plan, the applicants are also requesting the PUD development plan be approved as a preliminary plan with a finding of water sufficiency for water quality, dependability and quantity. Additionally, the applicant is requesting approval to perform pre-subdivision site grading to include 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 applicant is not requesting any modification(s) of the Land Development Code or Engineering Criteria Manual.



**Authorization to Sign:** PUD Development Plan and any other documents required to finalize the approval. Approval by the Board 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) consistent with the preliminary plan as well as the associated Subdivision Improvements Agreements, Detention Pond Maintenance Agreements and any other documents necessary to carry out the intent of the Board of County Commissioners.

## **B. PLANNING COMMISSION SUMMARY**

Request Heard: May 5, 2022

Recommendation: Approval

Waiver Recommendation: Not Applicable

Vote: (5-4)

Vote Rationale: Nay votes were due to density.

Summary of Hearing: The applicant was represented at the hearing.

Legal Notice: Advertised in Shopper's Press on April 27, 2022.

## **C. APPROVAL CRITERIA**

The Planning Commission and BOCC shall determine that the following the criteria for approval outlined in Section 4.2.6, and Section 7.2.1 of the El Paso County Land Development Code (2021), 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 applicant has 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 (2021) 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-6000 (Residential Suburban)	Single-family Residential
South: City of Fountain	Multi-dwelling Apartments
East: CS (Commercial Service)	Vacant
West: RS-6000 (Residential Suburban)	Single-family Residential

#### E. BACKGROUND

The subject property was zoned R-1 (Residential Suburban) on May 10, 1942, when zoning was first initiated for this portion of El Paso County (Resolution No. 669212). Subsequent nomenclature changes to the Land Development Code have renamed the zone district to RS-6000 (Residential Suburban). The property is not platted.

The adjacent properties to the northwest and west are also zoned RS-6000, platted as the Sunrise Ride Subdivision Filing No. 8 (1986), and are developed as single-family homes. The adjacent property to the south is located in the City of Fountain, is platted as Mesa Ridge Subdivision Filing No. 8 (2011), as a multi-family development. The east boundary of the subject property is adjacent to State Highway 21 (Powers Boulevard).

The applicant proposes to rezone the subject property from RS-6000 to PUD zoning district, to include 122 two-family dwelling units. The PUD development plan allowed uses are proposed to include two-family dwellings, detached garages, a club house with recreational amenities, and open space.

The permitted uses within the PUD development plan are proposed to include two-family dwellings, which is defined in the Code as:

“A structure containing two (2) dwelling units that are structurally attached and designed for or used exclusively as a residence by 2 families, living independently of one another.”

The two-family dwelling units are proposed to be owned by one entity and available for lease only. The structures are also proposed to be constructed offsite and then delivered to the site where they will be placed on a permanent slab foundation.

If the Cottages at Mesa Ridge PUD development plan and preliminary plan are approved, and a finding of water sufficiency for water quality, quantity, and dependability is made by the Board of County Commissioners, the applicant will request administrative approval by the Planning and Community Development

Department Executive Director for the subsequent final plat. A site development plan is required to be submitted and approved by the Planning and Community Development Department prior to the issuance of a building permit for the proposed development.

## **F. ZONING 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 Land Development Code (2021).

Section 4.2.6.F.8 of the Code requires a minimum of ten (10) percent of the overall residential PUD be set aside as open space area. The PUD area is 10.22 acres in size, which would require a total of 1-acre of open space area. The applicant is providing 5.08 acres (approximately 50 percent) of designated open space tracts.

### **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.

## **G. MASTER PLAN ANALYSIS**

### **1. Your El Paso Master Plan**

#### **a. Placetype: Suburban Residential**

##### **Placetype Character:**

Suburban Residential is characterized by predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area. The Suburban Residential placetype generally supports accessory dwelling units. This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern.

Although primarily a residential area, this placetype includes limited retail and service uses, typically located at major intersections or along perimeter streets. Utilities, such as water and wastewater services are consolidated and shared by clusters of developments, dependent on the subdivision or area of the County.

Some County suburban areas may be difficult to distinguish from suburban development within city limits. Examples of the Suburban Residential placetype in El Paso County are Security, Widefield, Woodmen Hills, and similar areas in Falcon.

**Recommended Land Uses:**

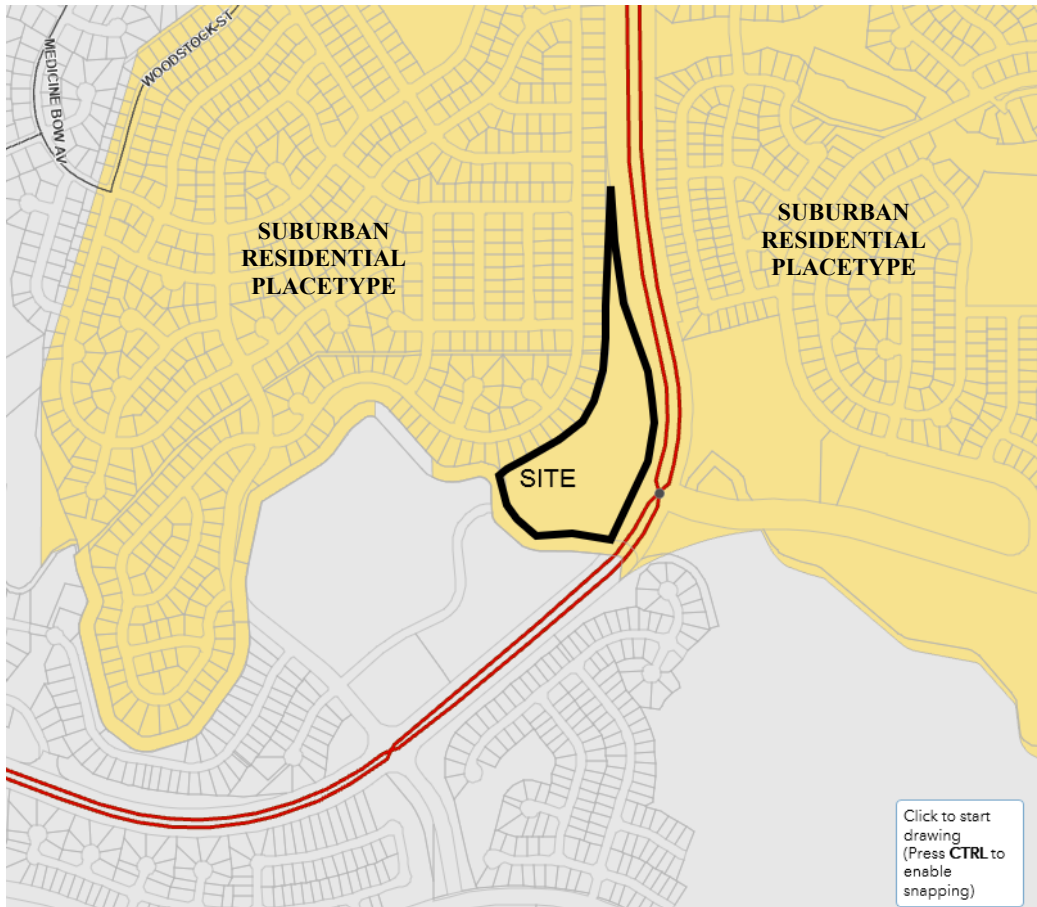
*Primary*

- Single-Family Detached Residential with lots sizes smaller than 2.5 acres per lot, up to 5 units per acre

*Supporting*

- Single-family Attached
- Multifamily Residential
- Parks/Open Space
- Commercial Retail
- Commercial Service
- Institutional

Figure G.1: Placetype Map



**Analysis:**

The property is located within the Suburban Residential placetype. The Suburban Residential placetype comprises the County’s traditional residential neighborhoods with supporting commercial uses at key intersections in addition to multi-family developments which may provide a transition from the supporting commercial land uses to the single-family developments. Relevant goals and objectives are as follows:

**Goal LU3** – *Encourage a range of development types to support a variety of land uses.*

**Objective LU3-1** – *Development should be consistent with the allowable land uses set forth in the placetypes first and second to their built form guidelines.*

**Objective HC1-4** – *In Suburban Residential areas, clustered development should be encouraged to increase density while also*

*preserving open space and such development should consist of a mix of single-family detached, single-family attached, and multifamily units.*

**Objective HC4-1** – *Denser housing development should occur in Suburban Residential, Urban Residential, Rural Center, and Regional Center placetypes.*

**Objective TM1-4** – *Encourage sidewalks and other multimodal facilities in all new development in placetypes, as appropriate, and upgrade existing infrastructure to these types of facilities when maintenance is needed.*

**Objective CFI3-5** – *Continue to improve coordination with fire districts, developers, and other groups to ensure that new development provides appropriate fire suppression water supplies and infrastructure.*

**Objective CFI3-9** – *Ensure wastewater treatment systems will be properly operated and maintained and that they will not exceed the maximum treatment capacity if future growth is planned.*

**Objective E2-2** – *All future water planning efforts should reference the Water Master Plan to ensure alignment with its key policies and recommendations.*

The proposed PUD development plan and preliminary plan proposes an urban density single-family detached residential development which is consistent with the recommended density and supporting land use within the Suburban Residential placetype. The overall density is approximately 3 dwelling units per acre. The PUD identifies sidewalks and open space areas to encourage active use of space. The overall PUD and sketch plan incorporate a range of densities and housing types which may be incorporated into future phases of development. Additionally, future phases of development may incorporate institutional and commercial uses within close proximity to the currently proposed high-density residential development.

**b. Area of Change Designation: Minimal Change Developed**

Although the area is not anticipated to have significant change, the Plan identifies the need for multi-family housing and rental opportunities for existing and future residents in unincorporated El Paso County.



**Figure G.2: Area of Change Map**

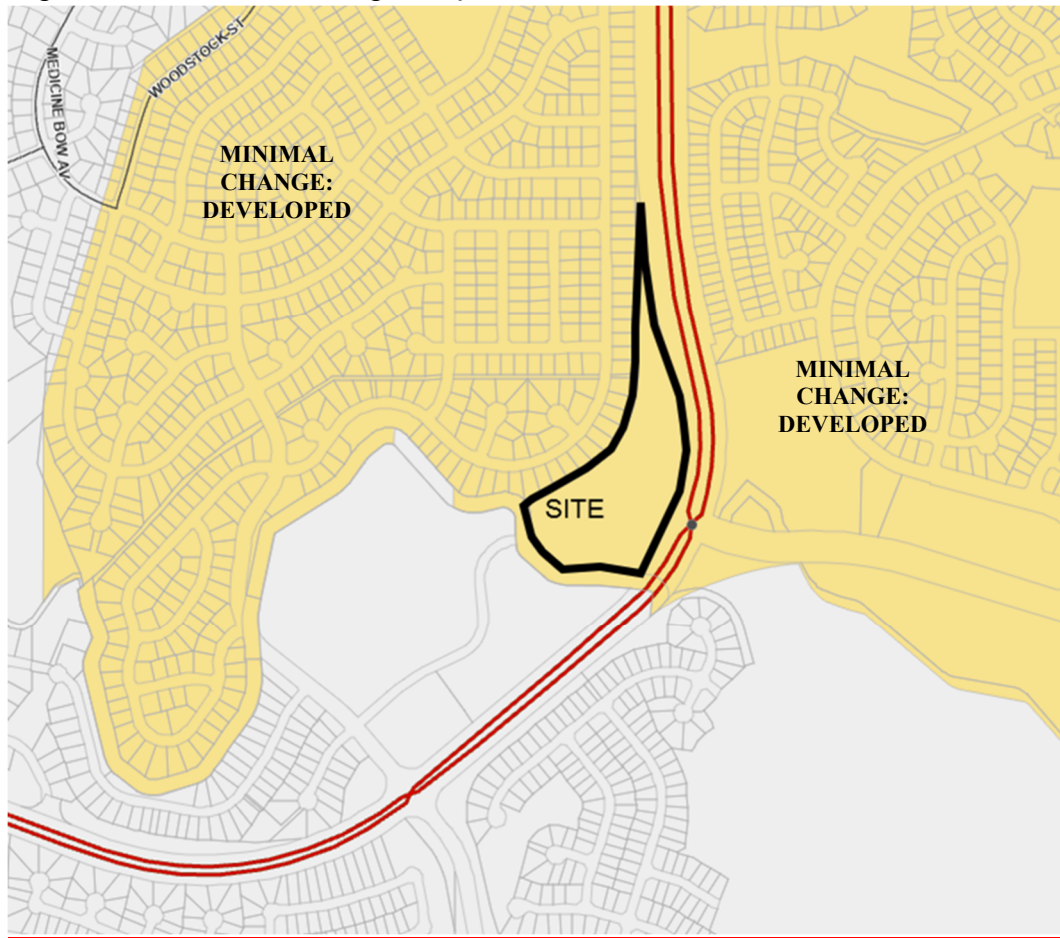
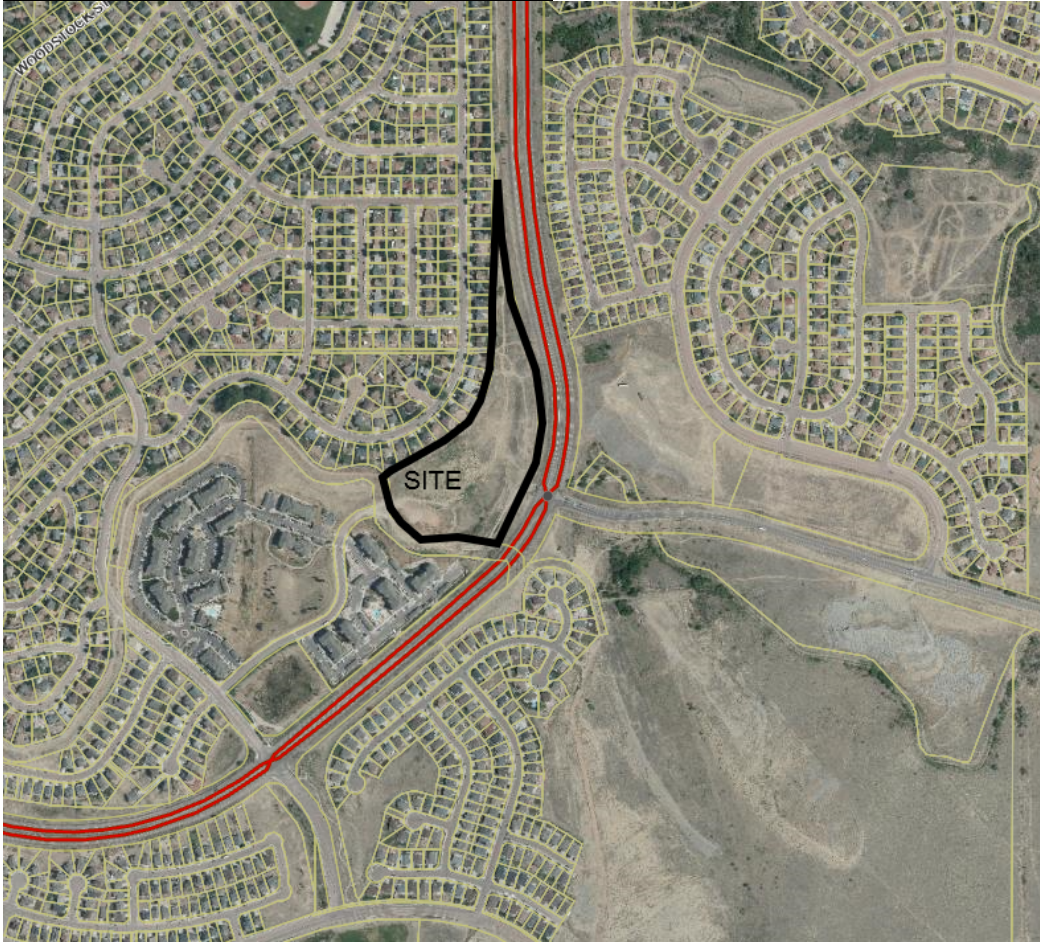


Figure G.3: Existing Development Map



**Analysis:**

The property is located in an area which is not expected to significantly change in character due to primarily being surrounded by developed land. A relevant language from Chapter 4, Housing and Communities is as follows:

***Need for Housing Variety***

“The County’s housing stock is largely made up of single-family homes and the majority of planned residential development in unincorporated County is still focused on single-family housing. Existing multifamily units provide rental housing options, but the County will need significantly more throughout the life of this Plan to capture projected growth within the region. While it can be expected that a majority of El Paso County’s future households will desire single-family homes, it is important that a mix of housing

types be developed to provide options that support market demand and ensure affordability.”

***Renter***

“For renters, the shortages are most apparent for lower-income households with annual incomes less than \$25,000 a year. Currently, there is a need for an additional 16,360 units to serve households in this income group. This indicates a lack of attainable, market-rate housing units for these households to rent in their price range. Thus, many County residents who rent their home may be experiencing a housing cost burden (spending 30 percent or more of annual income on housing). Both owner- and renter-occupied households are experiencing an affordability disparity to some extent in El Paso County.”

The level of change proposed with the PUD development plan and preliminary plan is consistent with the level of change identified in the Minimal Change Developed Area, as the character of the area is not expected to be transformed; but rather remaining vacant lands are likely to be developed consistent with adjacent land uses. This area is adjacent to a built-out area; the Master Plan identifies as a priority that land designated as Minimal Change Developed Area which will not likely significantly change in character. The Plan does identify the need for multi-family housing types, and rental opportunities for the expected growth in unincorporated El Paso County.

**c. Key Area Influences**

El Paso County represents a vast area composed of many distinct areas. These “Key Areas” have their own unique identities and are generally localized into smaller geographic areas with distinct characteristics that distinguish them from other areas of the County. The subject property is not adjacent to a Key Area; however, it may be influenced by the Potential Areas for Annexation Key Area.

**Potential Areas for Annexation**

A significant portion of the County’s expected population growth will be located in one of the eight incorporated municipalities. As the largest municipality in El Paso County, Colorado Springs is expected to grow in population over the next several decades. As a result of this growth, Colorado Springs, and other municipalities including Fountain and

Monument, will need to annex parts of unincorporated County to plan for and accommodate new development. This will either occur through new development within existing municipal limits or the annexation of subdivisions in unincorporated parts of the County.

This Key Area outlines the portions of the County that are anticipated to be annexed as development occurs. It is imperative that the County continue to coordinate with the individual cities and towns as they plan for growth. Collaboration with the individual communities will prevent the unnecessary duplication of efforts, overextension of resources, and spending of funds. The County should coordinate with each of the municipalities experiencing substantial growth the development of an intergovernmental agreement similar to that developed with Colorado Springs.

**Figure G.3: Key Area Map**





**Analysis:**

Potential Areas for Annexation

If properties within the Potential Area for Annexation one mile to the southeast of the subject property are annexed into the City of Fountain or City of Colorado Springs, it may significantly alter the rural character southeast of the project area which is rural in nature, and also not within a Key Area.

**d. Other Implications (Priority Development, Housing, etc.)**

The subject property is not located within a Priority Development Area.

**2. 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.*

***Policy 1.1.1** – Adequate water is a critical factor in facilitating future growth and it is incumbent upon the County to coordinate land use planning with water demand, efficiency and conservation.*

***Goal 1.2** – Integrate water and land use planning.*

***Policy 5.2.4** – Encourage the locating of new development where it can take advantage of existing or proposed water supply projects that would allow shared infrastructure costs.*

***Policy 6.0.1** – Continue to require documentation of the adequacy or sufficiency of water, as appropriate, for proposed development.*

The subject property is located within Region 7, Fountain Area, which is expected to have the largest growth demand in the County by 2060. Specifically, the Plan states:

“Areas projected to develop by 2040 are located south of Fountain (City) on the north and south sides of Link Road. Areas northwest of Fountain along the east and west sides of Marksheffel Road are also expected to grow by then, as well as the area south of Fountain on the west side of I-25.”

The proposed development is located west and adjacent to Powers Boulevard, which is a developing area as identified in the Water Master Plan (2018). Region 7 has a current centralized water supply of 15,376-acre feet per year and a current demand of 10,141-acre feet per year. The 2040 water supply is projected to be 25,241-acre feet per year and the projected demand is 15,846-acre feet. The 2060 water supply is projected to be 27,840-acre feet per year, whereas the demand is anticipated to be 26,959-acre feet per year; therefore, there is projected to be a surplus supply of water for central water providers in this region of the County.

Widefield Water and Sanitation District has furnished a commitment letter for 43.05-acre feet per year (AFY) for combined residential use (122 units) and office use, and 3-acre feet per year (AFY) for irrigation, totaling 46.05 acre feet per year (AFY). The applicant’s water resource report indicates the District has an ample supply of water to serve this development and future developments within the District. The report also identified that the District has a renewable water supply. This geographical area within the District’s service area has not experienced groundwater contamination like other locations within the service area. Please see the Water section below for a summary of the water findings and recommendations for the proposed development in regard to water quality, quantity, and dependability.

### **3. Other Master Plan Elements**

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

The Master Plan for Mineral Extraction (1996) does not identify aggregate deposits in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

Please see the attached Park Advisory Board recommendations which include an analysis regarding conformance with The El Paso County Parks Master Plan (2013). Those recommendations include the following:

“The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving The Cottages at Mesa PUD: (1) require fees in lieu of land dedication for regional park purposes in the total amount of \$56,120 and urban park fees in the total amount of \$35,380. A Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the forthcoming final plat(s).”

## **H. PHYSICAL SITE CHARACTERISTICS**

### **1. Hazards**

No hazards were identified during the review of the PUD development plan and preliminary plan.

### **2. Floodplain**

The property is not located within a defined floodplain as determined from review of the FEMA Flood Insurance Rate Map panel number 08041 C0956G, dated December 7, 2018.

### **3. Drainage and Erosion**

The subdivision is located within the Jimmy Camp Creek Drainage Basin (FOFO2000), which is studied and had the associated drainage fee of \$21,134.00 and bridge fee of \$989.00. The drainage basin also has an interim surety fee of \$7,285.00 per impervious acre.

The site generally drains to the southeast and some sections drain to the southwest. Stormwater runoff from the site will be collected via a storm sewer system and will be directed into an existing detention basin referred to as regional Pond D. Pond D will be retrofitted to meet required full spectrum detention drain times. The pond will provide the necessary permanent stormwater quality and flood control detention for the proposed development.

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 grading of the site.

#### **4. Transportation**

The site is located west of the intersection of State Highway 21 (Powers Boulevard) and Mesa Ridge Parkway. The primary access to the site will be via Landover Lane, which intersects Sneffels Street southwest of the intersection of Powers Boulevard and Mesa Ridge Parkway. Internal private driveways are proposed throughout the development to provide access to the units. No deviation requests were submitted with this application.

Colorado Department of Transportation (CDOT) access permit will be required to use Powers Boulevard for access to Sneffels Street. The applicant will need to comply with all CDOT access permit requirements. Roadway improvements will be required due to increase in traffic because of the development, but specific requirements will be detailed in the future updated access permit with CDOT and constructed with a subsequent application.

Additionally, the traffic analysis and recommended improvements are in conformance with the El Paso County 2016 Major Transportation Corridors Plan Update. The development will be subject to the El Paso County Road Impact Fee program (Resolution 19-471), as amended.

### **I. SERVICES**

#### **1. Water**

Water is provided by Widefield Water and Sanitation District. Widefield Water and Sanitation District has provided a commitment letter indicating an intent to provide water service to the subdivision.

Sufficiency:

Quality: Sufficient

Quantity: Sufficient

Dependability: Sufficient

Attorney's summary: The State Water 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 regard to water quantity and dependability. . El Paso County Public Health is recommending a finding of sufficiency with regard to water quality.



## **2. Sanitation**

Wastewater is provided by Lower Fountain Metropolitan Sewage Disposal District (LFMSDD). LFMSDD has provided a commitment letter indicating an intent to provide wastewater service to the subdivision.

## **3. Emergency Services**

The property is within the Security Fire Protection District. The District was sent a referral and has no outstanding comments.

## **4. Utilities**

City of Fountain Electric provides electrical service to the property. City of Fountain Electric was sent a referral and has no outstanding comments. No natural gas service is proposed at the site. All the appliances, heating and air condition systems, and the hot water systems are proposed to be electric.

## **5. Metropolitan Districts**

The subject property is not located within the boundaries of a metropolitan district.

## **6. Parks/Trails**

Fees in lieu of park land dedication will be due at the time of recording the final plat(s). The El Paso County Parks Master Plan does not depict any trails or parks near within the subject property. The applicant is providing 5.08 acres (approximately 50 percent of the subject property) as of designated open space tracts. The applicant has depicted amenities on the PUD Plan to include, an enclosed canine area, playground, and club house.

## **7. Schools**

Land dedication and fees in lieu of school land dedication are not required for a PUD development plan or preliminary plan application. Fees in lieu of school land dedication will be due at the time of recording the final plat. The property is located within the boundaries of Widefield School District No. 3. The District was sent a referral and has no objections to the development.

## **J. APPLICABLE RESOLUTIONS**

See attached

## **K. STATUS OF MAJOR ISSUES**

There are no major outstanding issues.

## **L. RECOMMENDED CONDITIONS AND NOTATIONS**

Should the Planning Commission 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 (2021), 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. 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, bridge, and traffic fee shall be paid to El Paso County Planning and Community Development at the time of final plat(s) recordation.

### **NOTATIONS**

1. Subsequent final plat filings may be approved administratively by the Planning and Community Development 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.

#### **M. PUBLIC COMMENT AND NOTICE**

The Planning and Community Development Department notified 63 adjoining property owners on April 20, 2022, and April 28, 2022, for the Planning Commission meeting. Responses will be provided at the hearing.

#### **M. ATTACHMENTS**

Vicinity Map

Letter of Intent

Development Plan / Preliminary Plan

State Engineers Letter

County Attorney's Letter to be provided prior to Planning Commission hearing

El Paso County Public Health Recommendation Letter

Park Advisory Board Letter

Widefield School District No. 3 Letter

Planning Commission Resolution

Planning Commission Meeting Minutes

# El Paso County Parcel Information

File Name: PUDSP-21-011

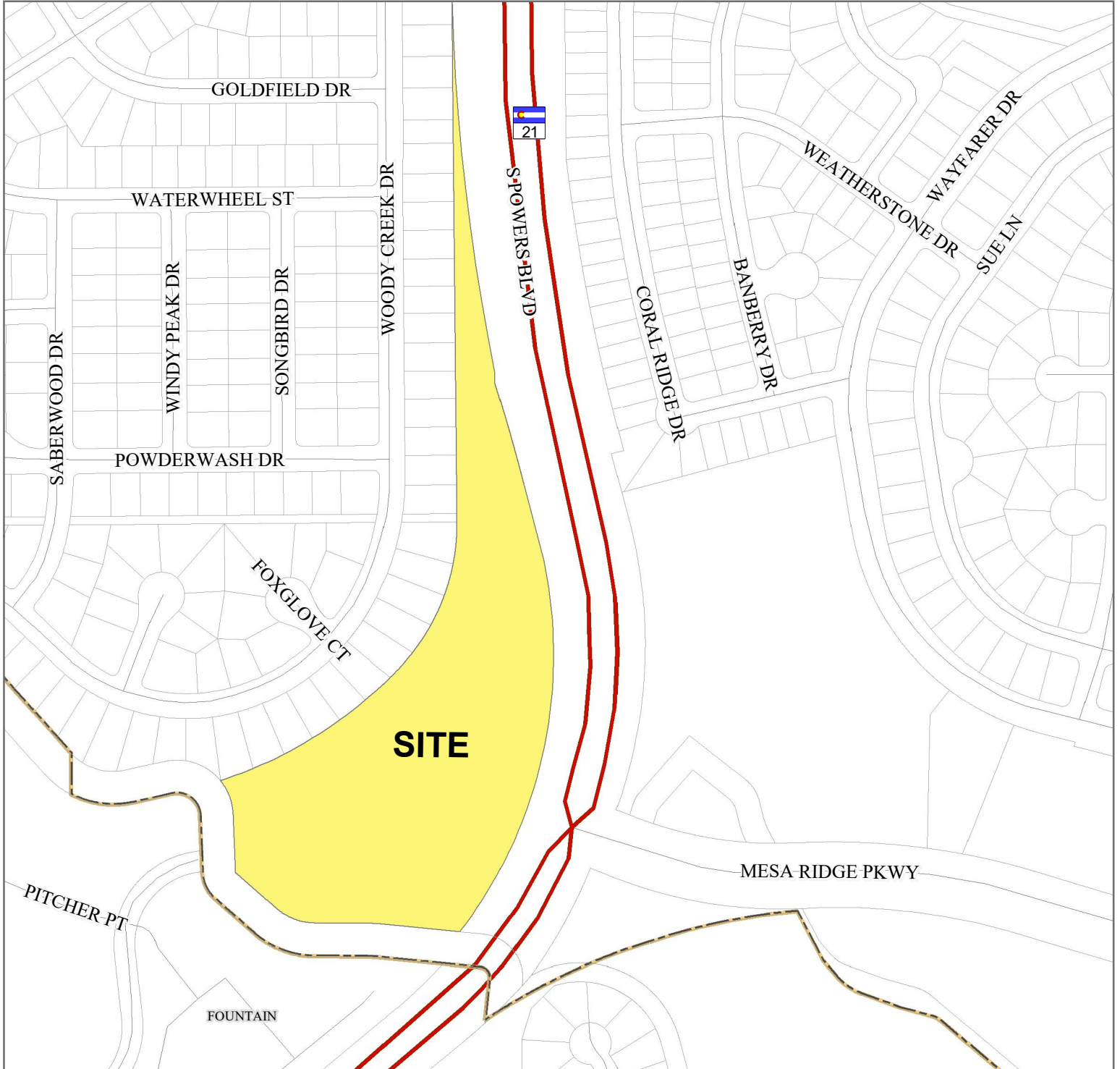
PARCEL	NAME
5529100006	CSJ NO 1 LLC

Zone Map No.: --

ADDRESS	CITY	STATE
111 S TEJON ST STE #222	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80903	2246

Date: April 18, 2022



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



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**COTTAGES**  
**at**  
**MESA RIDGE**

**Preliminary  
Plan/PUD**

**Letter of Intent**

**May 10, 2022**

Prepared by:

**Phil Stuepfert**  
**HR Green Development, LLC**



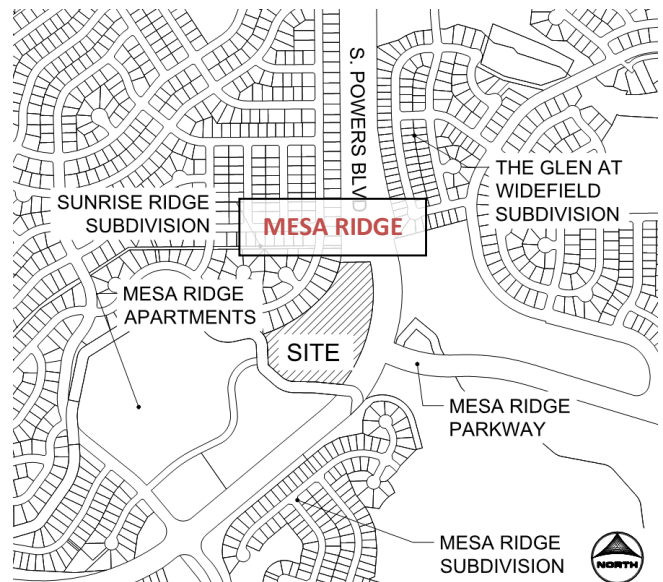
## Introduction

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

## Site Location and Access

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

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



## Existing Zoning and Adjacent Zoning

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

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



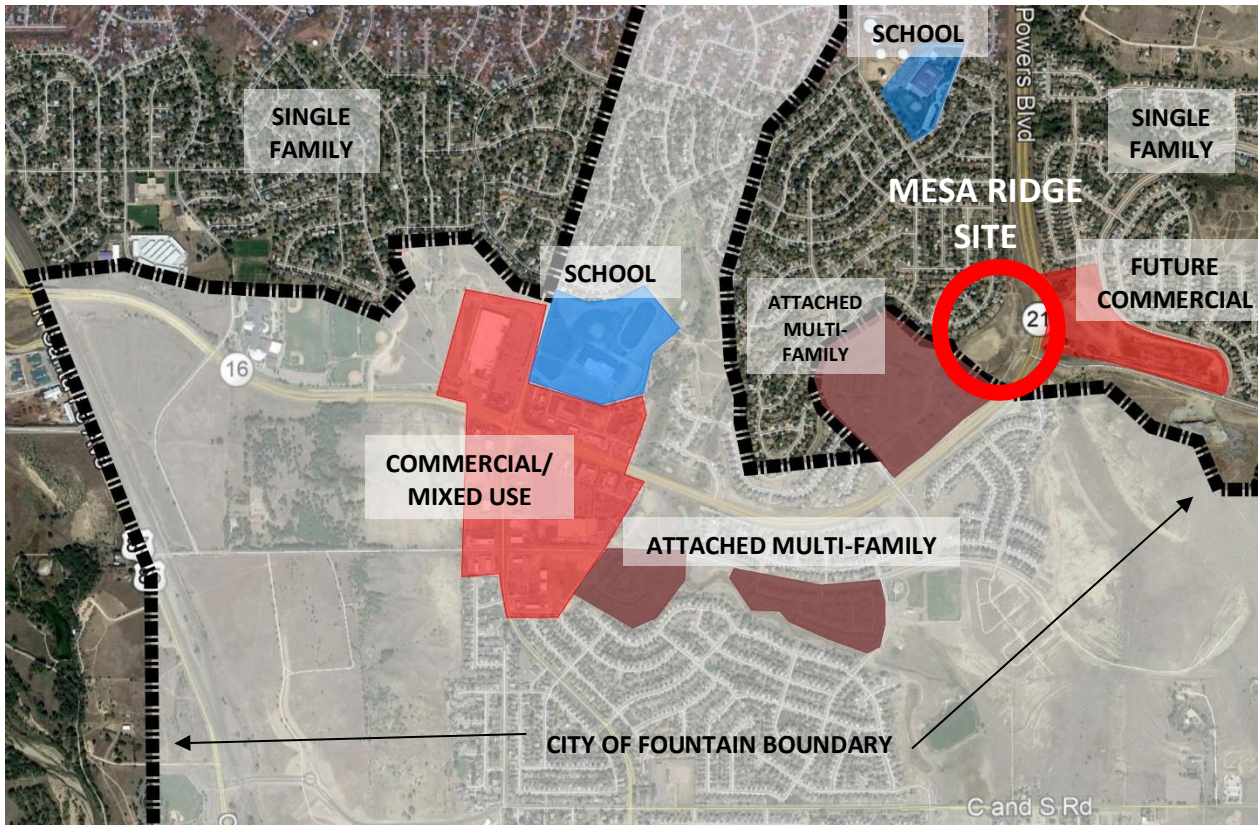
## Existing Features and Easements

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

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

## Surrounding Regional Land Uses

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



## Proposed Land Use and PUD Zoning

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

**Residential Land Use:**

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

**Amenity Center and Open Space:**

The site plan for the Cottages at Mesa Ridge incorporates significant open space and landscape. A clubhouse, landscaped open space, buffers, playground, dog park and trails have been provided for future residents. The clubhouse is located near the main entrance to the community and will serve the residents with a common area, dog wash, office, restrooms, package delivery, outside deck with fire pit and a playground. As demonstrated in the exhibit and table below, over half of the project, 50% of the total site area, will be in open space, landscape areas and amenities (shown in green).





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

**PUD proposed zoning:**

The applicant is pursuing PUD zoning due to the unique residential product and site constraints. Once approved the PUD will serve as the zoning for the project. El Paso County Code describes the purpose of a PUD zone is to have:

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

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

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

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

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

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

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

**This unique project provides diversity of product in this new development by providing a housing option for individuals who do not want to buy a house (or other type of purchased residence) and choose to rent a unit. This community also is commonly maintained so the individuals do not have to maintain the landscape**

surrounding their unit or within the entire community. Multiple floorplans and types of unit configurations are provided for the end-user. By use of the PUD zoning, that mechanism allows an improved design, character and quality of development that is efficient with use of land. The Cottages at Mesa Ridge property will be managed and maintained by an onsite management company ensuring long term success of a quality development.

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

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

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

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

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

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

- **Sunrise Elementary School and Janitell Jr High School**
- **Colorado Springs Airport**
- **Amazon Distribution Facility**
- 
- **The Markets at Mesa Ridge shopping center (Mesa Ridge Parkway and Fountain Mesa Road**
- **Cross Creek Park**

- **Bluestem Prairie Open Space**
- **Widefield Community Park**
- **John Ceresa Memorial Park**
- **Fountain Creek Regional Park**
- **Cheyenne Mountain State Park**

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

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

**The property is an infill site that is currently vacant yet is located within a significant developed area as described above. The site has been designed to provide efficient public infrastructure layouts internally and with connections to surrounding infrastructure that is existing. There are water mains that already exist on the property which can readily service the development. There is also an existing sanitary sewer main located in Landover Lane that is within 200' of the property. For streets, the project will only require the construction of an additional 200' of public roadway (Landover Lane) which will be owned and maintained by the City of Fountain.**

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

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

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

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

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

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

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

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

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

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

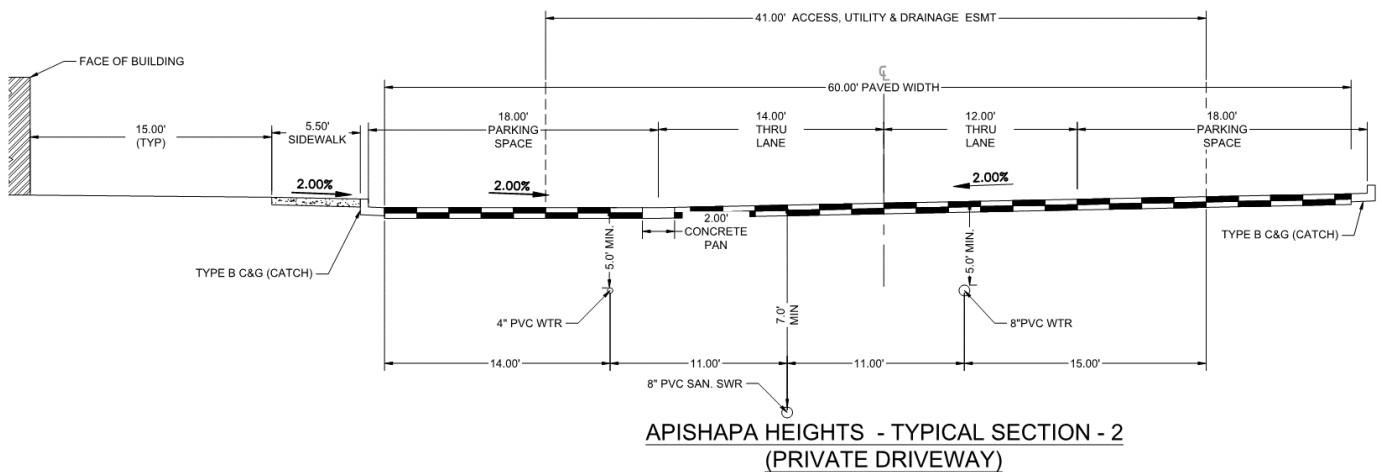
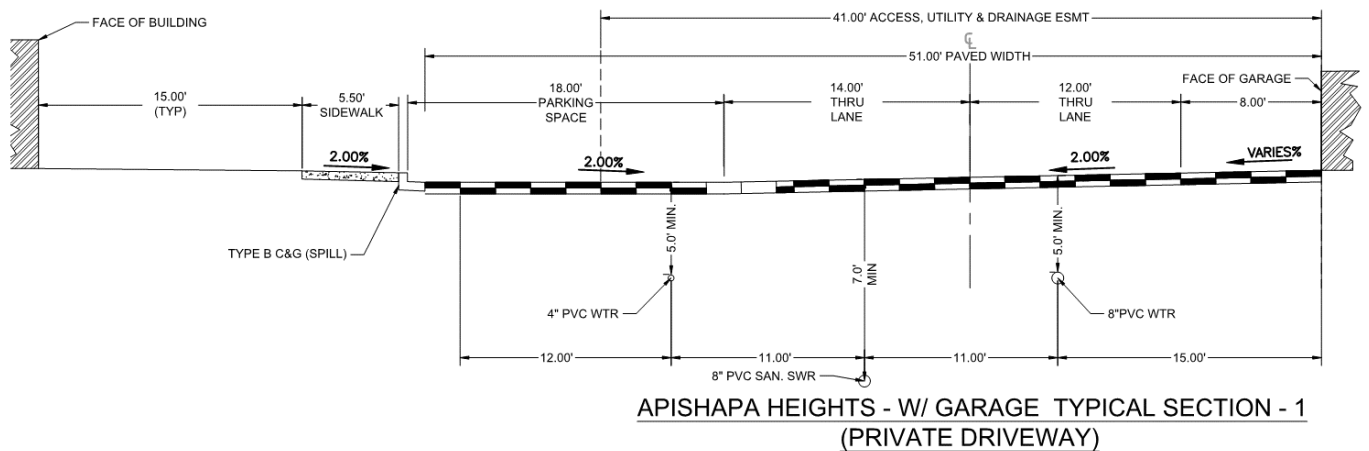
# PUD Private Driveway Standards

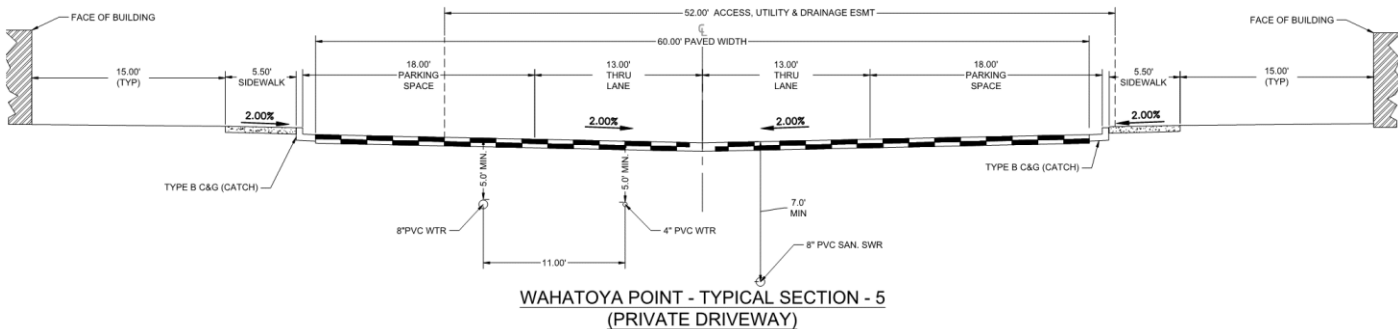
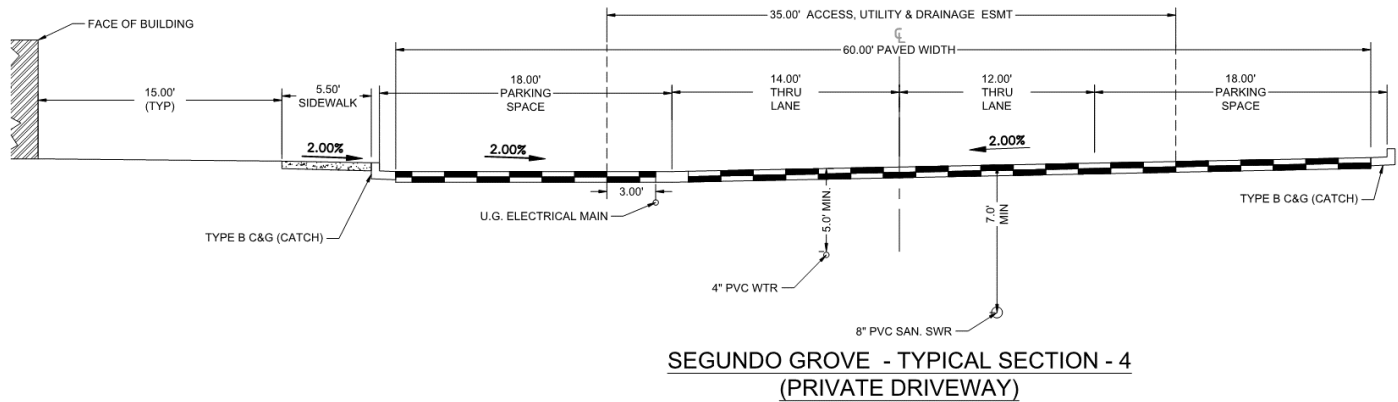
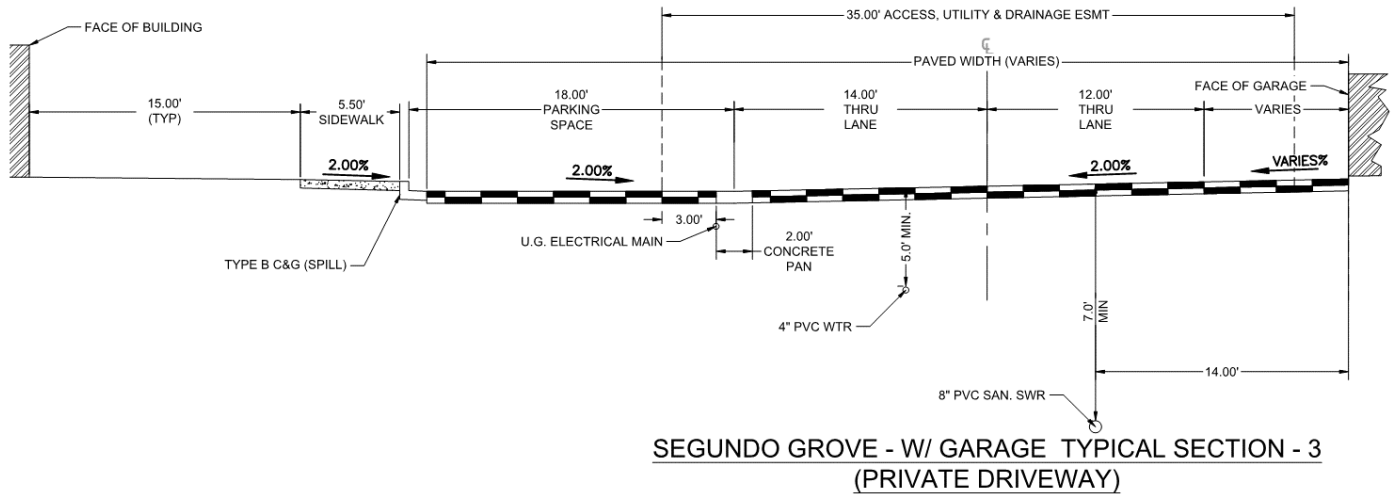
Due to the unique nature of the residential product and site, a private driveway access and utility easement is proposed. The private driveway is not platted in a separate tract, rather it is simply a combined access and utility easement. The reason for this is these are two-family attached units setup like a horizontal apartment complex so a similar situation. The proposed private driveway provides access to units for residents and guests, not for general public use, convenience, or access to adjacent properties or land uses. However, this access easement grants police and fire the appropriate emergency access for health, safety and welfare of future residents.

The private driveway aisle will be constructed within the access and utility easements and will be owned and maintained by the single Property Owner. The cross sections accommodate the required utility, stormwater, and pedestrian facilities. The widths of the easement vary depending on the location of the utilities and will ultimately be defined by the widths required by the utility providers. Parking does extend outside the easements.

Please note that the extension of Landover Lane is a Public Road within the jurisdiction of the City of Fountain. It will be built to match the existing cross section Landover Lane and it is our assumption that no County modifications need to be noted since this will be a City owned and maintained road.

## Typical Private Driveway Sections





**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-feet (5') side and seven-feet (7') rear lot lines. Residences are units for rent and therefore will not be platted on a lot thus the referenced sections do not directly apply to this development. The plan provides front easements along the private driveways that will be utilized by all utility service providers. This development is setup for one (1) lot with perimeter setbacks and minimum building separations. The actual residential unit will be constructed on reinforced slab (slab on grade) foundations with no basements or sub-floor/sub-grade storage or crawl spaces. Utility services will be connected to each unit from the front.

### Private Driveway Access and Utility Easement

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

### Proposed Residential Housing Product

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

### **Summary**

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

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

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

## **Traffic and Access**

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

## **Utilities**

### **Water**

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

### **Wastewater**

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

### **Storm Sewer**

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

### **Gas**

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

Summary of utility providers:

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

## **Drainage**

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

## **Potential Impacts**

The following narrative addresses potential impacts to the site or surrounding area or lack of impact.

### **Water Pollution**

As designed the intent is to avoid water pollution as the stormwater facilities should adequately address urban runoff into drainageways and ultimately water resources. These facilities will be designed to comply with local, state and federal guidelines. The development will utilize a Full Spectrum Detention basin which will provide the required water quality treatment.

### **Air Quality**

Air quality should not be impacted negatively. Many amenities in the area include schools, parks and shopping centers, therefore many of the resident's needs can be met with short drive distances. Walkways and a trail are provided to provide opportunities for pedestrian or bike travel.

### **Noise Pollution**

The residential uses located adjacent to Powers Boulevard and therefore a Noise Study was completed. See LSC's submitted report for more details. In summary a sound wall is not required based on the results of the study.

### **Water**

Given that the Widefield Water District already has a watermain extending through the property and



that this project is within their planned service area, there will be a minimal impact to the water system

### **Vegetation**

Please refer to the Natural Features and Wetland Report by Smith Environment and Engineering for detailed information. The majority of the site is vegetated by native prairie grass. There are no federally threatened or endangered plant species on the property.

### **Wetland Habitat and Waters of the U.S.**

No wetlands exist on the property.

### **Wildfire**

The wildfire risk and expected wildfire intensity in the Study Area are moderate. The surface fuels consist of grasses and few shrubs. The Study Area has access for emergency vehicles and the adjacent roadways provide significant fuel breaks. Please refer to the Natural Features Report by Smith Environment and Engineering for detailed information.

### **Wildlife**

Please refer to the Wildlife Report by SMITH Environment and Engineering for detailed information. Below are the conclusions and recommendations from this report:

1. Twelve species listed by the USFWS and/or the State of Colorado as threatened or endangered have the potential to occur in El Paso County. SMITH believes that none of these species are likely to occur in the Study Area, and development of the Study Area will not jeopardize the continued existence of these species.
2. The Study Area provides habitat for ground- and tree-nesting birds. If disturbance activities will begin during the nesting season, surveys should be conducted no more than one week in advance.
3. SMITH observed only one Swainson's Hawk soaring above the Study Area, and no eagles were observed. Additionally, no large nests suitable for raptors or eagles were identified. However, there is suitable raptor nesting habitat within 0.5 miles of the Study Area. If construction will occur during the nesting season, surveys should be conducted prior to the initiation of disturbance activities.
4. The Study Area is located in the Overall Range of five mammal species mapped by CPW, and the Winter Range for mule deer. However, the Study Area provides poor habitat for these species and will not result in negative impacts to these individuals or to overall populations.
5. There are no prairie dogs within the Study Area nor are there adjacent populations that could migrate into the Study Area.

### **Floodplains:**

Based on FEMA Firm map 08041C0956G dated December 8, 2018, the site is Zone X, which are areas determined to be outside the 0.2% annual chance flood.

### **Soil Hazards and Geologic Information:**

The Soils and Geology Report prepared by Entech identifies geologic conditions that occur on the property. The site was found to be suitable for development with appropriate mitigation and avoidance.



**Pre-existing watercourses or bodies of water:**

There are no pre-existing watercourses or bodies of water located on the site. An existing drainage ditch parallels the site’s eastern boundary along S. Powers Blvd.

**Identification and location of sites of historical or archeological interest sites or of natural or scenic importance:**

There are no known sites of historical or archeological interest on the Mesa Ridge site. There are no known sites of natural or scenic importance on the property.

**Social Impacts**

The proposed Preliminary Plan/PUD for Mesa Ridge provides the opportunity for a unique and much needed housing for this area and region in the County. This will provide housing for varying demands and lifestyle options, which will ensure that the proposed housing is attainable by a variety of purchasers, including first-time buyers, families, and empty-nesters. The amenity center, open space, landscape and trail will create an active community that will be beneficial to the health and wellbeing of future residents. The proposed Amenity Center will be the central focal point of the neighborhood and will provide a venue for recreational activities, social events, and entertainment. This will help to provide a strong and connected community, which will have a positive social impact on this part of the County.

**Cottages at Mesa Ridge Preliminary Plan/PUD - Project Justification**

This Cottages at Mesa Ridge Preliminary Plan/PUD application includes the following requests:

- Combination of the preliminary plan map with the PUD for concurrent BOCC approval to develop 122 two-family attached residential units along with the associated tracts or easements for public improvements and utilities, private driveway, and pedestrian facilities (sidewalks/trail), drainage, landscaping and open space uses;
- Approval of the PUD Modifications as described and outlined in this document.
- 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 as described in this document

County Code PUD Plan Review Criteria Chapter 4.2.6.D is provide below for the Cottages at Mesa Ridge project. This proposed project meets these criteria as follows.

Note: Narrative italic and quotes below is directly from the County’s Code and narrative in bold is the applicant’s comments addressing each item.

**PUD Plan Review Criteria Chapter 4.2.6.D**

*1. THE PROPOSED PUD DISTRICT ZONING ADVANCES THE STATED PURPOSES SET FORTH IN THIS SECTION;*

**The proposed residential meets the intent of the PUD zoning and advances the stated purposes set forth in this section as described below.**

*2. THE APPLICATION IS IN GENERAL CONFORMITY WITH THE MASTER PLAN;*

**The development is consistent with the intent of the Master Plan as described below in this**

narrative. The underlined portions are elements of the Master Plan that this project meets or exceeds. Narrative in italic is directly from the Master Plan document and bold text is the applicant comments.

#### Land Use & Development

*Core Principle: Manage growth to ensure a variety of compatible land uses that preserve all character areas of the County.*

*Goal 1.1 - Ensure compatibility with established character and infrastructure capacity.*

*Goal 1.2 - Coordinate context-sensitive annexation and growth strategies with municipalities.*

*Goal 1.3 - Encourage a range of development types to support a variety of land uses.*

*Goal 1.4 - Continue to encourage policies that ensure “development pays for itself”.*

**This project is compatible with the established character of this more urbanized part of the County. As described previously, this duplex type product is a good transition from the single family west of the property and commercial and multi-family apartments in the immediate area. This project supports the concept of “Encouraging a range of development types to support a variety of land uses”. This project is a unique type development that is different from most for rent communities in the County.**

#### 2021 Master Plan Element: Housing & Communities

*Core Principle: Preserve and develop neighborhoods with a mix of housing types.*

*Goal 2.1 - Promote development of a mix of housing types in identified areas.*

*Goal 2.2 - Preserve the character of rural and environmentally sensitive areas.*

*Goal 2.3 - Locate attainable housing that provides convenient access to goods, services, and employment.*

*Goal 2.4 - Support aging-in-place housing options to meet residents’ needs through all stages of life.*

*Objective HC3-1: Emphasize redevelopment of smaller enclaves to denser urban residential uses such as multifamily and single-family attached dwelling units where compatible and appropriate in the context of the existing neighborhood, which may also require parcel consolidation if existing businesses leave.*

**This project meets several of the goals and statements provided in the Master Plan as it relates to Housing & Communities. First, this project and product meets a need for attainable housing that also provides convenient access to goods, services, and employment in the area. Additionally, this unique housing product offers an option for younger and older residents through all stages of life. And specifically with Objective HC3-1 (Implementation chapter of the Master Plan) this project satisfies and meets the objective by developing a smaller enclave type parcel with more dense urban residential use, in this case single family detached residential. The proposed residential use (duplex style buildings) are compatible and appropriate with the context of the existing neighborhood and surrounding uses as described earlier in this narrative.**

*“Single-family attached and multifamily units should be located directly adjacent to commercial focal points to accommodate density in the County.”*

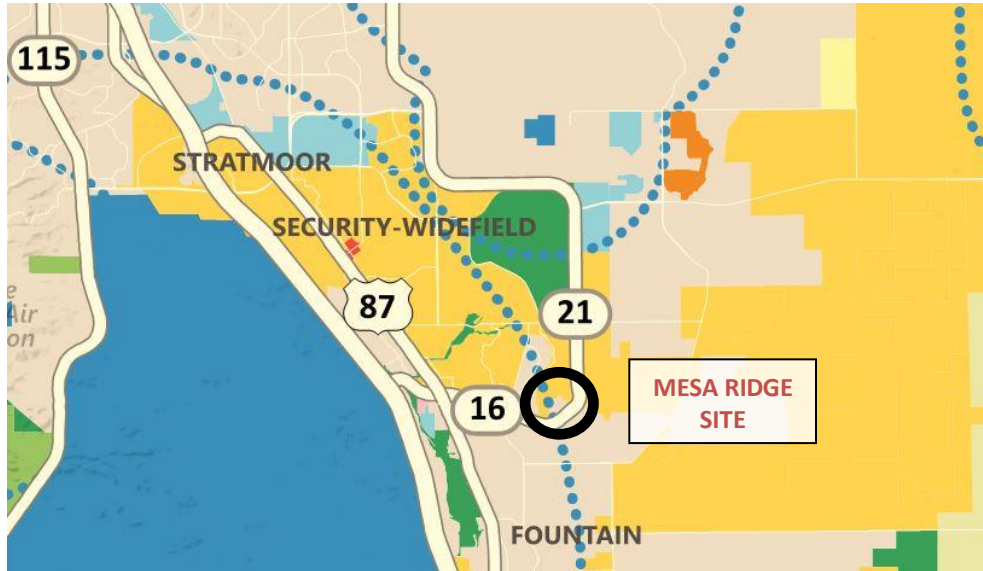
*Priority: Permit projects that include a mix of housing types and increase market-driven affordability, including promoting missing middle housing options (duplexes, triplexes,*

*multiplexes, courtyard apartments, and townhouses) on infill parcels within single-family neighborhoods to increase density and maintain neighborhood character.*

**This project meets the intent of the Master Plan with these elements as these single family attached units (duplex style buildings) are located in a mixed use region of the County, adjacent to planned commercial to the east and existing commercial/mixed use west and southwest of the site. Specifically to one of the priorities with the Housing & Communities section of the Master Plan this product proposes duplex type units on a suburban infill site to increase density in an area that already has infrastructure and utilities.**

2021 El Paso County Master Plan - Suburban Residential Placetype

Per the new County Master Plan, Cottages at Mesa Ridge specifically falls within the Suburban Residential Placetype (orange color on the exhibit below).



The Master Plan describes Suburban Residential as:

*“Predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area....This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern.”*

**The Master Plan further states there are Primary and Supporting Uses in the Suburban Residential placetype as follows:**

Supporting

- *Single-family Attached and Multifamily Residential*
- *Parks/Open Space*
- *Commercial Retail and Commercial Service*
- *Institutional*

**This proposed Cottages at Mesa Ridge project can be categorized as Single Family Attached (duplex style buildings) and Multi-family therefore fitting within this placetype and meeting the supporting uses within this category. Since Cottages at Mesa Ridge is a small property it**

cannot fulfill the primary uses however the proposed product falls within the supporting use. Therefore, the project meets the general intent of the Suburban Residential placetype.

### **2021 El Paso County Master Plan - Housing Mix**

**Regarding housing mixes the County Master Plan states:**

*“Housing variety provides multiple options to support residents regardless of income, house-hold size, and age. Providing an equitable mix of housing can ensure the viability of El Paso County as a home for all.”*

**This statement aligns well with the Cottages at Mesa Ridge as this project provides a residential use (for rent) that is unique for this area with rents that are more attainable. This project also provides a mix or variety of residential units that are not prevalent in the County.**

### **2021 El Paso County Master Plan - Affordability**

**Regarding Affordability, the Master plan states:**

*“Like many growing communities across the United States, housing affordability is an issue in El Paso County. With significant estimated growth over the next three decades, the County will undoubtedly have to continue addressing this issue. Since this Master Plan addresses unincorporated areas, the recommendations regarding affordability do as well.”*

**The County Master plan further describes the need for attainable and more housing which typically translates to smaller homes instead of large estate lots. The Master Plan also points out the need for rent based housing and other trends that support a type of development like the Cottages at Mesa Ridge as follows:**

*El Paso County has been experiencing a gradual shift towards renter households over the last two decades with this trend expected to continue throughout the life of this Plan. Single-family homes will continue to be in demand among owner-occupied households, however, it is anticipated that condominiums and townhomes will be in greater demand, especially in more urban areas such as Colorado Springs, Fountain, and unincorporated areas near these cities. Multifamily dwellings will likely constitute a greater percentage of the total housing stock moving forward, with the share of housing units growing by five percent between 2019 and 2050 (approximately 23,000 new units) to 41 percent of all housing units. Single-family housing, both attached and detached, would still be significant options for renters, particularly in rural areas where multifamily dwellings are less viable. The County has been experiencing a gradual shift towards renter occupied households over the last two decades with this trend expected to continue.*

*2050: For rent units are projected to make up 41% of the housing units*

*2020: For rent units make up 37% of the housing units*

*2010: For rent units make up 33% of the housing units*

*For renters, the shortages are most apparent for lower-income households with annual incomes less than \$25,000 a year. Currently, there is a need for an additional 16,360 units to serve households in this income group. This indicates a lack of attainable, market-rate housing units for these households to rent in their price range. Thus, many County residents who rent their home may be experiencing a housing cost burden (spending 30 percent or more of annual income on housing). Both owner- and renter-occupied households are experiencing an affordability disparity to some extent in El Paso County.*

Given these statements by the County Master Plan, Cottages at Mesa Ridge aligns well with these goals by proposing smaller homes, for rent, that are in a more attainable price range as opposed to large estates lots that promote urban sprawl and un-affordable homes to many El Paso County residents.

3. *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;*

**Per El Paso County Code the purpose is to preserve and improve the public health, safety, and general welfare of the residents and businesses of El Paso County. This well-planned community will provide an additional and unique housing option in a location that is appropriate for higher density residential development. The proposed PUD standards and Preliminary Plan will not be detrimental to the health, safety or welfare. The documents will be reviewed and approved by County staff so a thorough review of the proposed PUD standards will be completed.**

4. *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 Cottages at Mesa Ridge product (residential for rent) is compatible with both the existing and surrounding land uses. South of this project is multi-family (apartments for rent) so this proposed residential land use (duplex style buildings for rent) is a good transition use to the single family detached homes west of the subject site. East of this site, across Powers is a large parcel zoned for commercial, this type of residential product is a good transition between the single family detached and future commercial.**

5. *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;*

**Cottages at Mesa Ridge provides consideration for potentially detrimental use to use relationships. As mentioned, to the south/southwest are multi-family (apartments) units and to the east there is planned commercial and Powers Boulevard. West of this site is single family detached and while this product (duplex units) is a good transition of land use, a 20' building setback and landscape buffer is provided. In addition, to help with the transition of use between single family detached and single family attached (duplex) these units will sit at a lower elevation than the existing homes.**

6. *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;*

**The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development that is proposed for**

**Cottages at Mesa Ridge. The proposed residential has been designed to be compatible with the residential in the region as described previously. Lastly, the amenity center, open space, landscape, sidewalk and trail are designed to meet the needs of the residents.**

- 7. AREAS WITH UNIQUE OR SIGNIFICANT HISTORICAL, CULTURAL, RECREATIONAL, AESTHETIC OR NATURAL FEATURES ARE PRESERVED AND INCORPORATED INTO THE DESIGN OF THE PROJECT;*  
**There are no significant natural physical features on the site.**
- 8. 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, landscape areas, social spaces, dog park, sidewalks and trails have been well integrated into the plan to serve as amenities for residents and provide walking and biking opportunities.**
- 9. 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 Cottages at Mesa Ridge will require improvements to roads, utilities and other public facilities such as water and sanitation as shown on the engineering plans.**
- 10. 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 open space, landscape areas, walkways and trail provide interconnected open space internally and to the east and south sides of the sites within the existing easement areas.**
- 11. 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 site does not contain any mineral rights.**
- 12. 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*  
**Specific PUD standards are provided for this project and product that are warranted due to the unique product.**
- 13. THE OWNER HAS AUTHORIZED THE APPLICATION.*  
**Authorization has been provided.**



**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.*

**Based on the Commitment Letter from the water service provider (WWSD) and the water resources report included in the submittal there is an adequate water supply to service the proposed 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 12 DU/AC compared to 4-6 DU/AC densities achieved with more conventional urban density PUD's. The proposed use of residential (for rent) fits well within the mix of uses in the area and is an appropriate land use transition from the single family detached (west side) to the multi-family, commercial and Powers Boulevard corridor. Water conservations measures will be implements since the landscaping will all be maintained by a single owner which can consistently control a single irrigation system and limit it to the minimums required.**

- *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 WWSD. 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 this application. Water resources are available to meet County 300 yr. rules to serve the planned 122 dwelling units.**
- *Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.*

**This development is located in an area which can be considered infill based on the fully developed condition of the adjacent properties. As such it can make easy use of the utility infrastructure already in place. The property can be serviced by both the Widefield Water & Sanitation District and the Fountain Sanitation District (for sewer).**

## **PUD Preliminary Plan Review Criteria Chapter 4.2.6.E**

Note: Narrative italic below is directly from the County's Code and narrative in bold is the applicant's comments addressing each item.

1. THE PROPOSED SUBDIVISION IS IN GENERAL CONFORMANCE WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE MASTER PLAN;  
**The development is consistent with the intent of the Master Plan as described previously in this narrative.**
2. THE SUBDIVISION IS CONSISTENT WITH THE PURPOSES OF THIS CODE;  
**This project is consistent with the purposes of the County Code. The stated purpose of the Code is to preserve and improve the public health, safety, and general welfare of the citizens and businesses of El Paso County. Cottages at Mesa Ridge aligns with many aspects of the current code and where it deviates this submittal provides PUD standards that are not detrimental to the public health, safety and welfare of the citizens.**
3. THE SUBDIVISION IS IN CONFORMANCE WITH THE SUBDIVISION DESIGN STANDARDS AND ANY APPROVED SKETCH PLAN;  
**Cottages at Mesa Ridge aligns with many aspects of the current code and where it deviates this submittal provides PUD standards that are not detrimental to the public health, safety and welfare of the citizens.**
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;  
**Based on communications with the Widefield Water District this project is within the District's boundaries and they have sufficient water supply to provide service to this subdivision.**
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.  
**Due to the inability of the Widefield Water & Sewer District to provide cost effective sewer service to this property, they have agreed to allow this property to pursue annexation into the Fountain Sanitation District (FSD). THE FSD has provided a will serve letter indicating that they currently have sufficient conveyance and treatment capacity to accommodate the proposed development.**
6. 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)];  
**The geologic conditions encountered at this site are relatively common in the area and mitigation can be accomplished by implementing common engineering and construction practices. None of these conditions are anticipated to preclude the proposed development.**
7. 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;  
**Drainage improvements are addressed in the Drainage Report and specific submittal documents for Cottages at Mesa Ridge. Detention and water quality are provided off site**



- and will meet the DCM criteria.**
8. 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 proposed location and design of the public improvements provide adequate services and mitigate any effects.**
9. 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 access to the site is provided via Landover Lane (City of Fountain public right of way) providing legal access to the site.**
10. 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;  
**There are minimal natural physical features on the site.**
  - 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;  
**Cottages at Mesa Ridge has incorporated site planning techniques that foster the implantation of the County's code and plans.**
  - 3) INCORPORATING PHYSICAL DESIGN FEATURES IN THE SUBDIVISION TO PROVIDE A TRANSITION BETWEEN THE SUBDIVISION AND ADJACENT LAND USES;  
**A buffer is provided on the west property line adjacent to the single family detached to provide a transition between uses. Additionally, buffer plantings are provided along the Powers Boulevard corridor.**
  - 4) INCORPORATING IDENTIFIED ENVIRONMENTALLY SENSITIVE AREAS, INCLUDING BUT NOT LIMITED TO, WETLANDS AND WILDLIFE CORRIDORS, INTO THE DESIGN; AND  
**No wetlands exist on the property.**
  - 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;  
**Cottages at Mesa Ridge will not significantly impact the levels of service of County services and facilities. Per the Traffic Report prepared by LSC Transportation Consultants the study demonstrates that the proposed access point will function within acceptable traffic engineering parameters with minimal improvement to the existing roadways. The reports relating to water supply, wastewater treatment, and drainage demonstrate that there are appropriate designs and plans in place to provide levels of service for future residents.**
11. NECESSARY SERVICES, INCLUDING POLICE AND FIRE PROTECTION, RECREATION, UTILITIES, OPEN SPACE AND TRANSPORTATION SYSTEMS, ARE OR WILL BE AVAILABLE TO SERVE THE PROPOSED SUBDIVISION;  
**Necessary police, fire, recreation, utilities, open space and transportation systems are available and will be available to serve the Cottages at Mesa Ridge project.**

12. THE SUBDIVISION PROVIDES EVIDENCE TO SHOW THAT THE PROPOSED METHODS FOR FIRE PROTECTION COMPLY WITH CHAPTER 6 OF THIS CODE; AND  
**The Cottages at Mesa Ridge project provides evidence demonstrating fire protection complies with Chapter 6 of this Code.**
13. THE PROPOSED SUBDIVISION MEETS OTHER APPLICABLE SECTIONS OF CHAPTER 6 AND 8 OF THIS CODE.  
**The proposed subdivision meets the applicable sections of the Code, except where applicable PUD standards are provided.**











# THE COTTAGES AT MESA RIDGE PUD/ PRELIMINARY PLAN

**A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, THE SOUTHEAST QUARTER OF SECTION 20, THE SOUTHWEST QUARTER OF SECTION 21, & THE NORTHWEST QUARTER OF SECTION 28 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO**

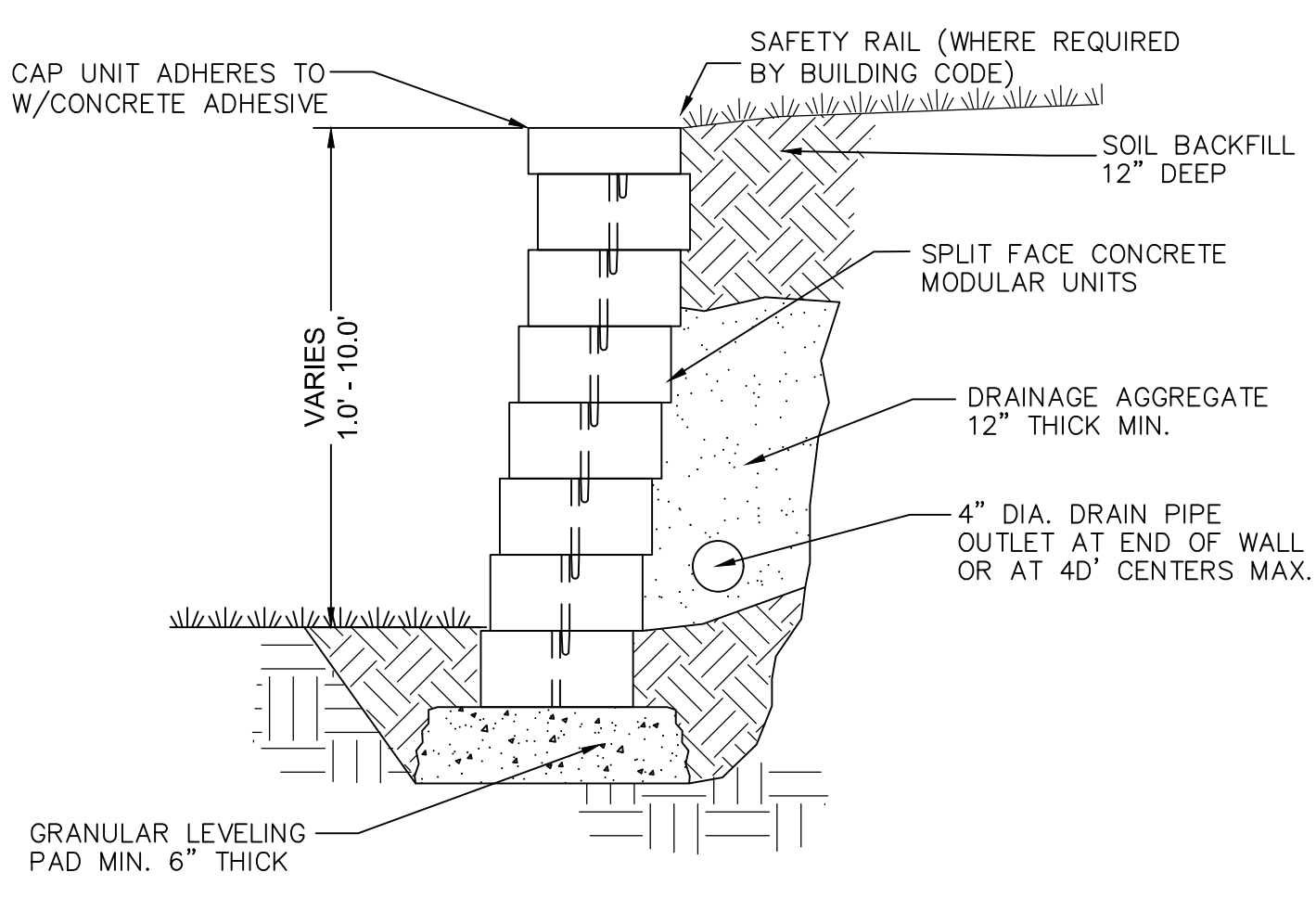
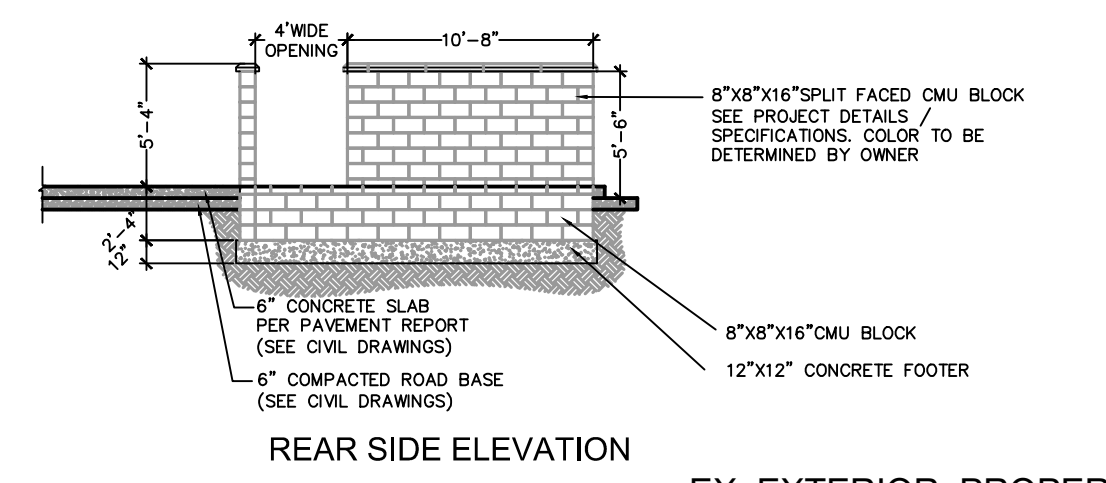
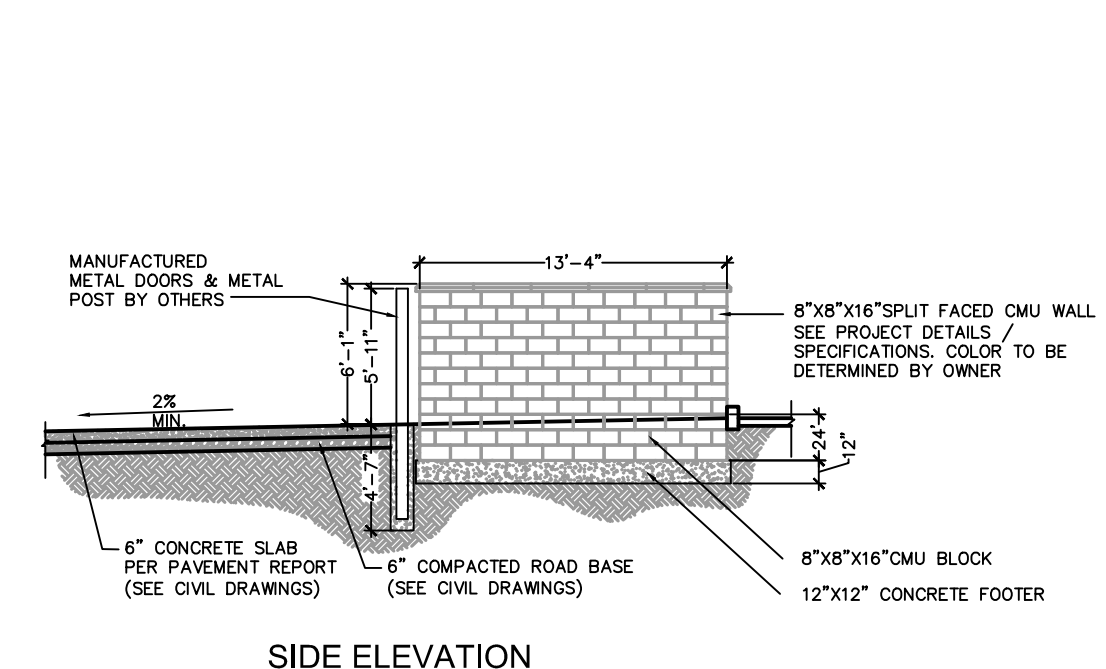
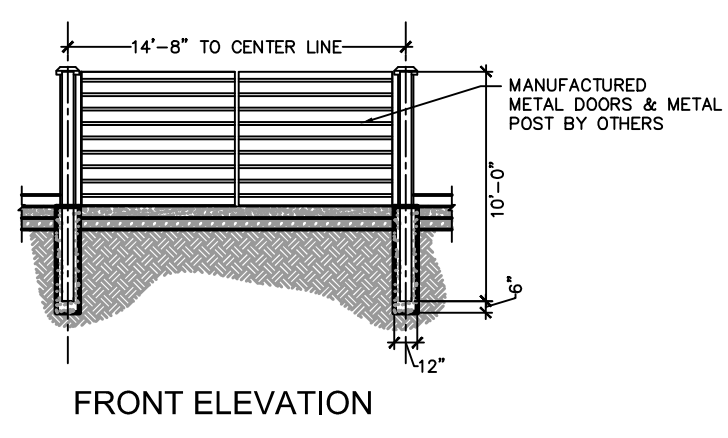
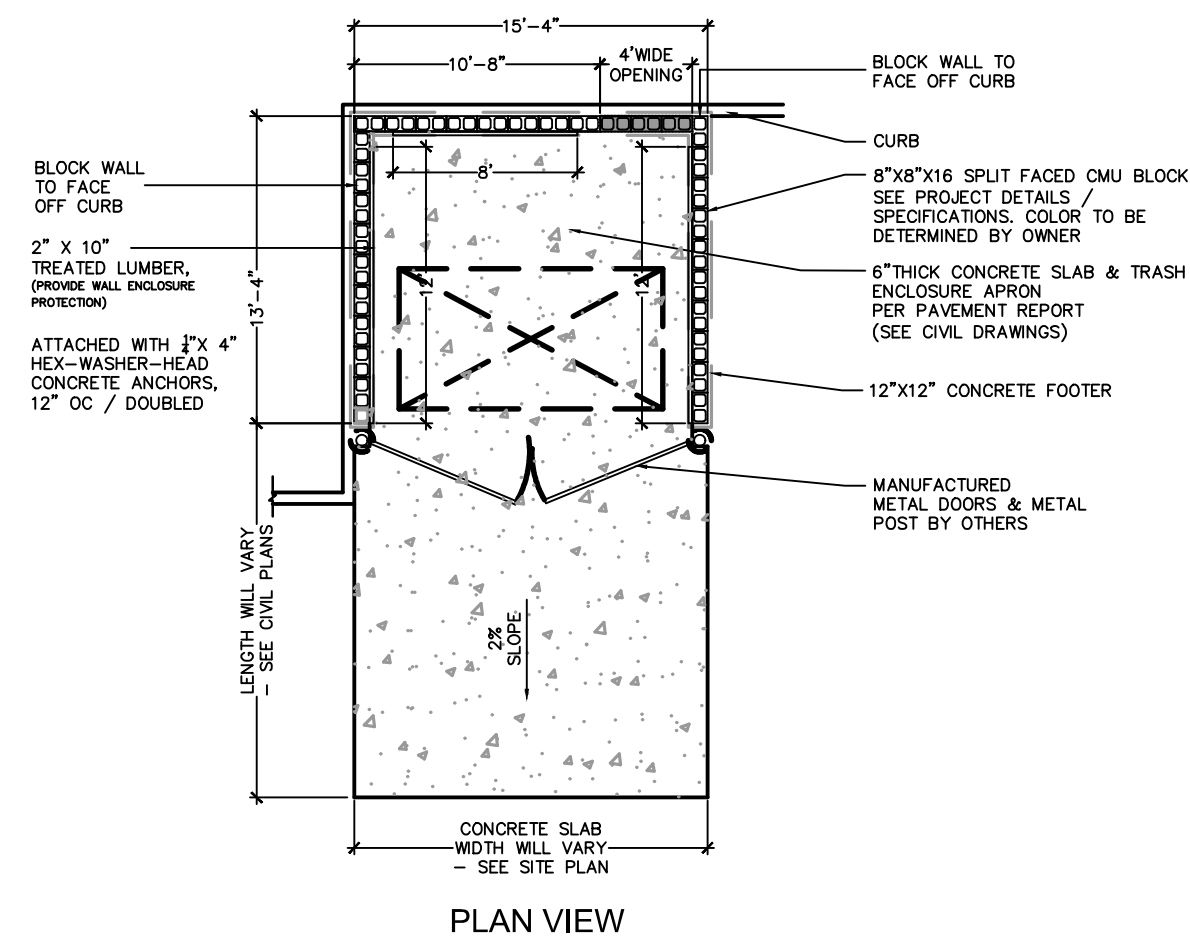
**GENERAL NOTES:**

- EASEMENTS: THE PRELIMINARY EASEMENTS REQUIRED FOR PRIVATE UTILITIES ARE DEFINED IN VARIOUS LOCATION ON THE PRELIMINARY UTILITY PLAN. THE REQUIRED EASEMENT WIDTHS AND FINAL LOCATIONS WILL BE COORDINATED WITH THE UTILITY PROVIDERS AND WILL BE ESTABLISHED ON THE FINAL PLAN. BLANKET EASEMENTS ARE NOT PROPOSED.
- FLOODPLAIN STATEMENT: THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 08041C09566, EFFECTIVE DATE DECEMBER 7, 2018, INDICATES THIS PARCEL OF LAND TO BE LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- SOIL AND GEOLOGIC HAZARD NOTE: A GEOLOGICAL HAZARD REPORT ENTITLED "SOIL, GEOLOGY, AND GEOLOGICAL HAZARD THE COTTAGES AT MESA RIDGE PARCEL NO 5529100006" WAS PREPARED BY ENTECH ENGINEERING, INC. (LATEST REVISION DATE 12/22/21) WHICH IS AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PSD FILE NO: PUDSP-2111). THE REPORT DID NOT IDENTIFY GEOLOGIC HAZARDS THAT PRECLUDE DEVELOPMENT OF THE SITE FOR ITS INTENDED USE. THE CONDITIONS IDENTIFIED AT THE SITE THAT MAY POSE HAZARDS OR CONSTRAINTS TO DEVELOPMENT INCLUDE:
  - ARTIFICIAL FILL
  - COLLAPSIBLE SOILS
  - EXPANSIVE SOILS
  - GROUNDWATER AND FLOODPLAIN AREAS
  - SHALLOW BEDROCK
  - POTENTIALLY SEASONAL SHALLOW GROUNDWATER
  - MITIGATION METHOD: SLAB-ON GRADE FOUNDATIONS

THE CONDITIONS LISTED ABOVE CAN TYPICALLY BE MITIGATED BY ENGINEERING DESIGN AND CONSTRUCTION METHODS COMMONLY DEPLOYED IN THE AREA.

**NATURAL FEATURES, HAZARD & CONSTRAINTS PLAN NOTES:**

- GEOLOGICAL HAZARDS IDENTIFIED ABOVE
  - NO FLOODPLAIN
  - THE TOPOGRAPHY IN THE STUDY AREA HAS BEEN ALTERED OVER TIME BY LAND USE, MOST NOTABLY BY CONSTRUCTION OF THE DITCH, ROADWAY, AND HOUSING DEVELOPMENTS. IN RECENT YEARS, STAGING AND STOCKPILING ASSOCIATED WITH CONSTRUCTION ACTIVITIES HAVE RESULTED IN SIGNIFICANT CHANGES.
  - THE ONLY HYDROLOGIC FEATURE MAPPED IN THE STUDY AREA IS THE FOUNTAIN DITCH, WHICH IS A CONCRETE-LINED IRRIGATION STRUCTURE UNLIKELY TO HAVE JURISDICTIONAL STATUS UNDER THE CLEAN WATER ACT. DRAINAGE FEATURES FORMED BY SURFACE FLOWS AND A SMALL AREA SUPPORTING SOME HYDROPHYTIC PLANT SPECIES WERE OBSERVED, BUT NONE MET THE CRITERIA TO BE MAPPED AS WETLANDS OR WATER BODIES.
  - SOILS WITHIN THE STUDY AREA ARE MAPPED AS NELSON-TASSEL FINE SANDY LOAMS, 3 TO 18 PERCENT SLOPES AND STONEHAM SANDY LOAM, 3 TO 8 PERCENT SLOPES (NRCS 2018). LAND USE IN THE STUDY AREA HAS LIKELY ALTERED MANY OF THE CHARACTERISTICS OF THE TOPSOIL.
  - THE VEGETATION WITHIN THE STUDY AREA REPRESENTS AN ALTERED STATE FROM THE REFERENCE CONDITION FOR THE LOCAL AREA. WHILE SOME NATIVE GRASSES AND FORBS OCCUR, MUCH OF THE STUDY AREA IS DOMINATED BY NATURALIZED GRASSES AND WEEDY FORBS.
  - THE WILDFIRE RISK AND EXPECTED WILDFIRE INTENSITY IN THE STUDY AREA ARE MODERATE. THE SURFACE FUELS CONSIST OF GRASSES AND FEW SHRUBS. THE STUDY AREA HAS ACCESS FOR EMERGENCY VEHICLES AND THE ADJACENT ROADWAYS PROVIDE SIGNIFICANT FUEL BREAKS.
- PRIVATE DRIVES: THE PRIVATE DRIVES AS SHOWN ON THIS PLAN WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE.
  - ACCESS: THERE SHALL BE NO DIRECT ACCESS TO POWERS BOULEVARD. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
  - MAILBOXES: MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
  - REPORTS ON FILE: THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL 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, WILDFIRE HAZARD REPORT, NATURAL FEATURES REPORT.
  - ENVIRONMENTAL: 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 ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G. PREBLE'S MEADOW JUMPING MOUSE).
  - STORM WATER DRAINAGE: THE PROPERTY OWNER IS 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 PROPERTY OWNER UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
  - NO LARGE NESTS SUITABLE FOR RAPTORS OR EAGLES WERE IDENTIFIED. HOWEVER, THERE IS SUITABLE RAPTOR NESTING HABITAT WITHIN 0.5 MILES OF THE PROJECT AREA. IF CONSTRUCTION WILL OCCUR DURING THE NESTING SEASON, SURVEYS MUST BE CONDUCTED PRIOR TO THE INITIATION OF DISTURBANCE ACTIVITIES.
  - THIS PUD DEVELOPMENT IS A TWO-DWELLING ATTACHED HOME DEVELOPMENT THAT ENCOMPASSES UNITS THAT ARE TO BE RENTED AND HELD IN OWNERSHIP BY THE DEVELOPER. INDIVIDUAL UNIT/PAD SITES ARE NOT FOR SALE.
  - THE SUBDIVIDER/DEVELOPER HAS FAMILIARIZED ITSELF WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS SO THAT ALL SITE ELEMENTS MEET THE APPLICABLE ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THE PLAT AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER/HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PRIVATE SIDEWALKS.
  - THE SUBDIVIDER(S) AGGRESS 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. 19-474), 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.
  - THE STANDARD ZONING REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE INCLUDING OFF-STREET PARKING, LANDSCAPING, SITE DEVELOPMENT, ACCESSORY AND TEMPORARY USES, BY SPECIAL REVIEW AND VARIANCE PROCESSES SHALL APPLY TO THIS PUD, EXCEPT AS MODIFIED BY THE PUD.

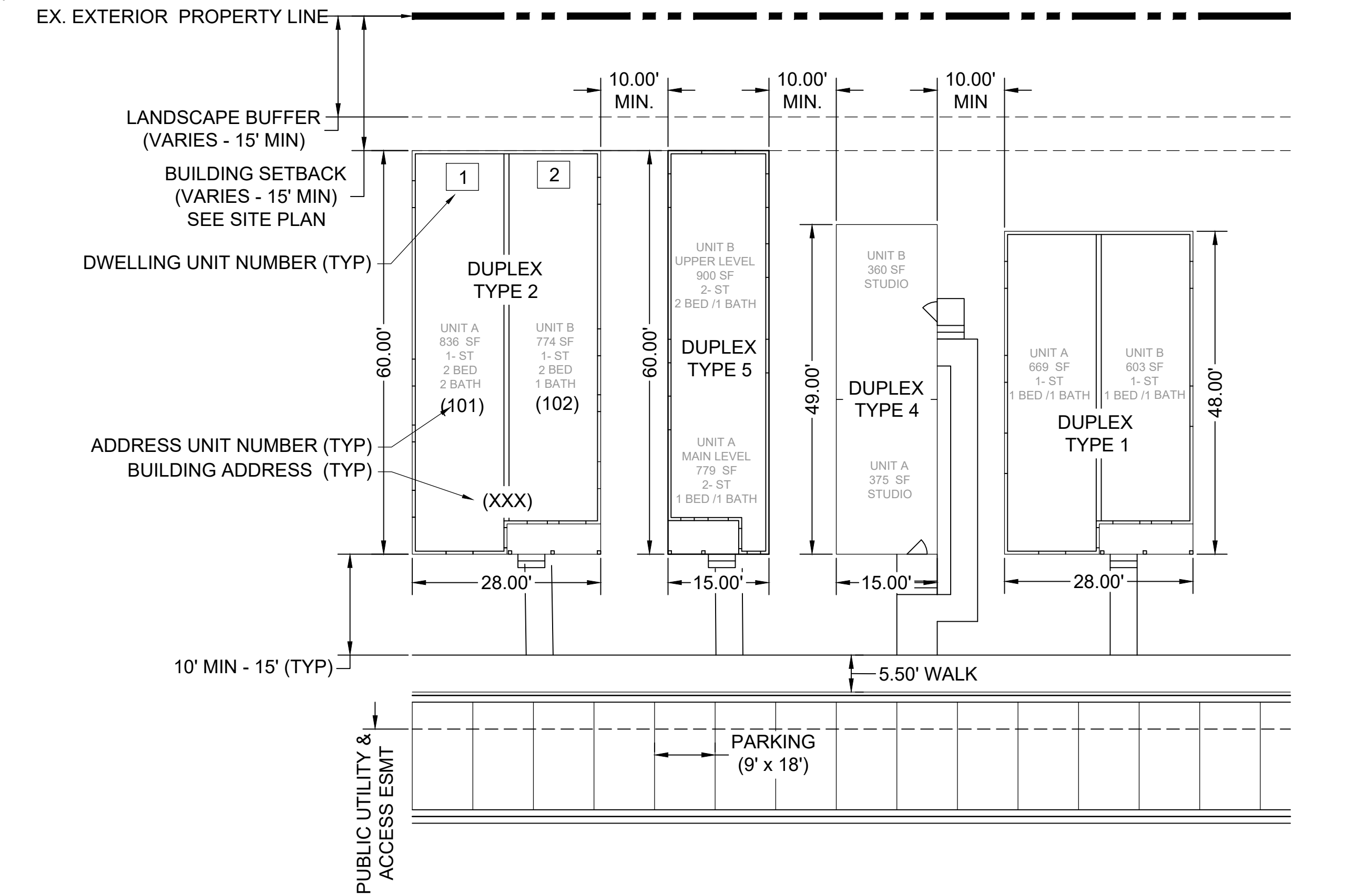
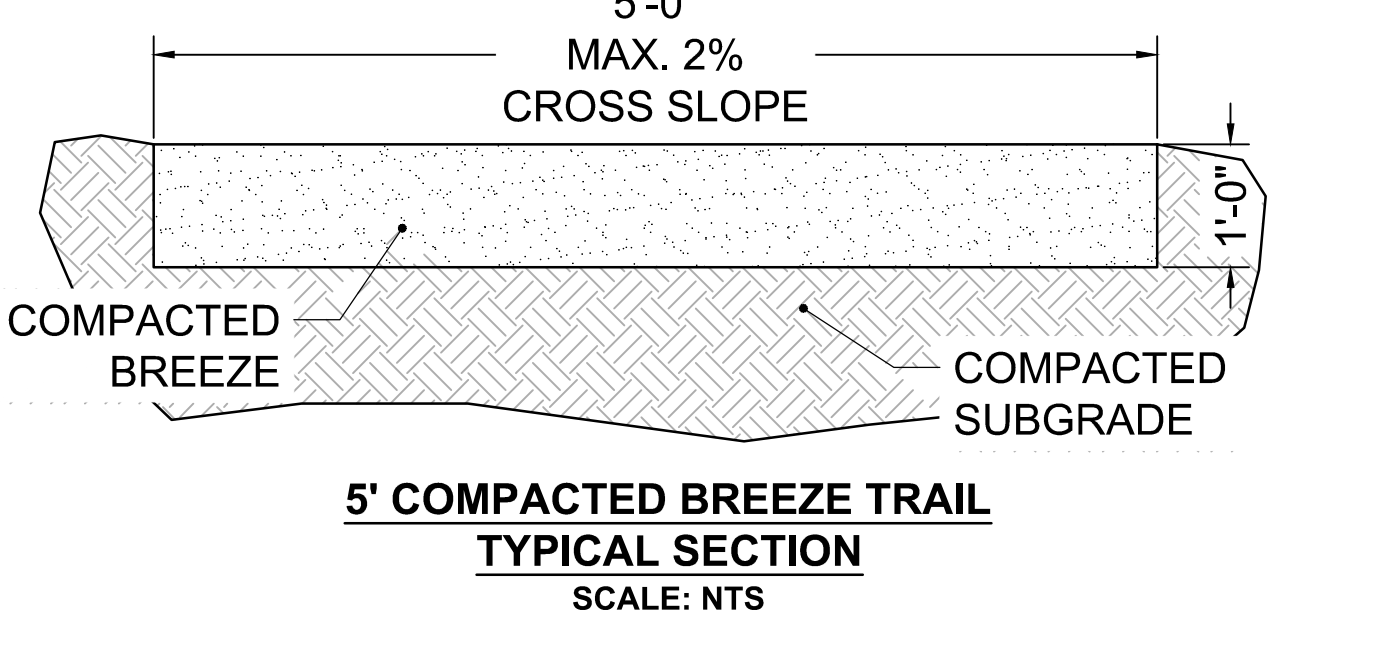
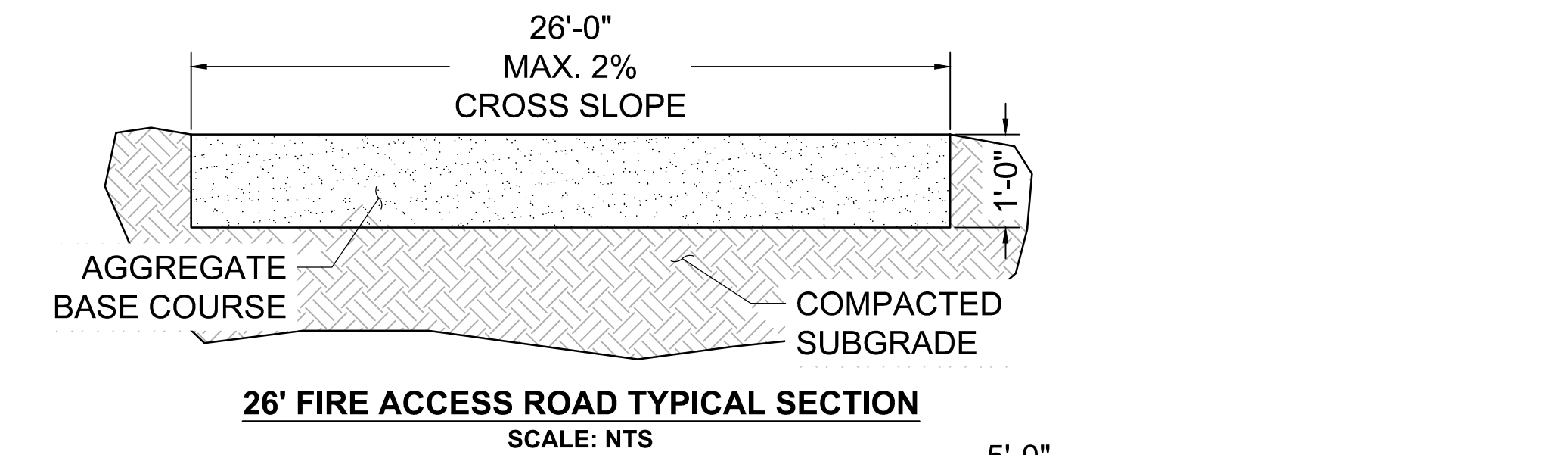
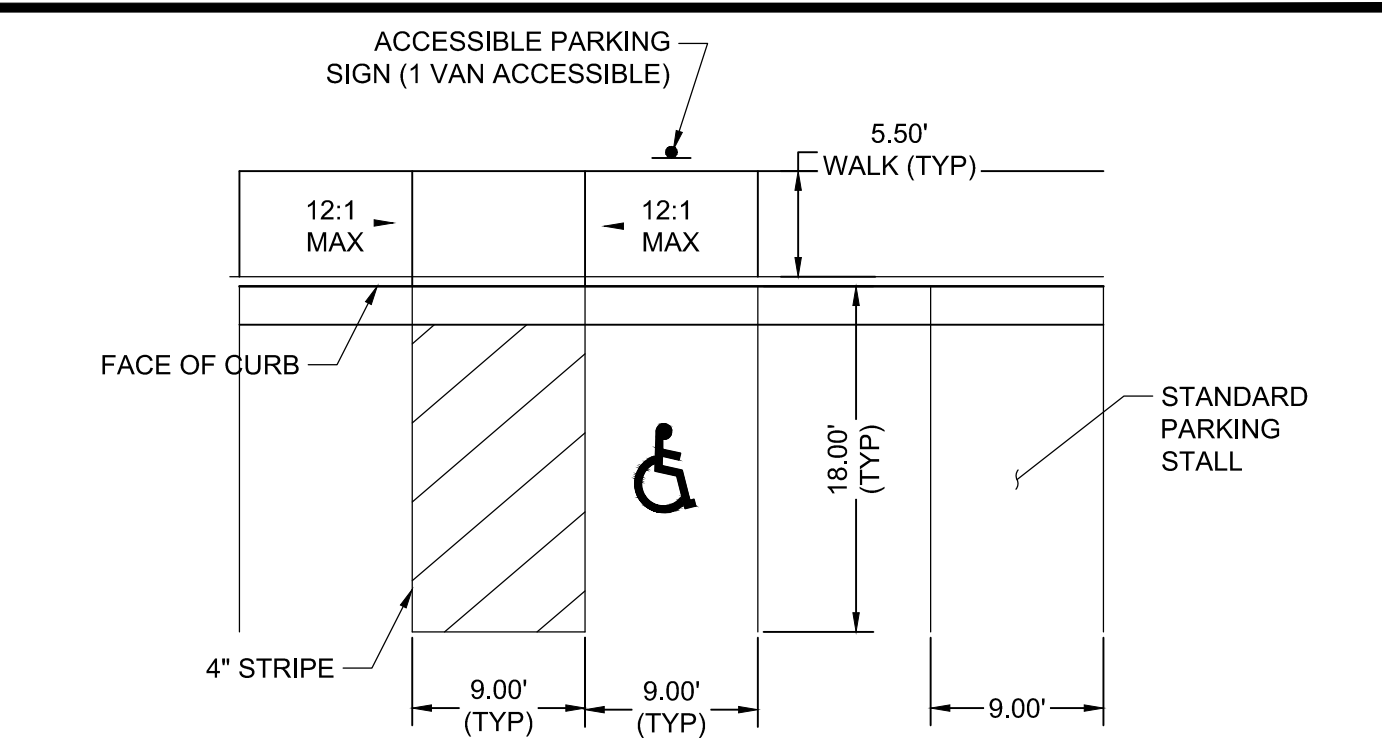


- NOTES:**
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  - RETAINING WALLS TO BE KEYSTONE HALF CENTURY WALL OR EQUAL, TAN IN COLOR.
  - WALLS THAT RETAIN MORE THAN 4 VERTICAL FEET SHALL REQUIRE A BUILDING PERMIT FROM THE PPRBD. ADDITIONAL WALL DETAILS TO BE PROVIDED WITH SITE DEVELOPMENT PLAN.

**TYPICAL DETAIL - RETAINING WALL**  
SCALE: NTS

Site Parking					
	# buildings	Proposed Dwelling Units	% of Total Units	*Required Parking Ratio per D.U. or	Parking Spaces Required
STUDIO	7	14	11%	1.1	15
1-BEDROOM	12	24	20%	1.5	36
2-BEDROOM	20	40	33%	1.7	68
2-Story (1 bedroom) first floor	22	22	18%	1.5	33
2-Story (2 bedroom) second floor	22	22	18%	1.7	37
<b>Total Dwelling Units</b>	<b>61</b>	<b>122</b>			
Guest (1 space / 3 D.U.)					41
Office/Clubhouse (1,145 s.f.)				1/150 s.f.	8
Regular stalls					238
ADA Stalls					8
Garages	5				32
<b>Total Parking Required</b>					<b>238</b>

\*per LDC Table 6-2



- TYPICAL UNIT LAYOUT**  
SCALE: 1"=15'
- GENERAL NOTES:**
- SEE SITE PLAN FOR UNIT NUMBERS AND ADDRESSES.
  - EACH UNIT TO BE CONSTRUCTED ON PERMANENT FOUNDATION.
  - THERE IS NO DUPLEX UNIT TYPE 3, IT IS EXCLUDED FROM THIS DEVELOPMENT.
- PSD FILE NO: PUDSP-2111

HUHN, KEN, 5/9/2022 12:51 PM

DRAWN BY: NQJ      JOB DATE: 3/2/2022      BAR IS ONE INCH ON OFFICIAL DRAWINGS.  
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 CAD DATE: 5/9/2022  
 CAD FILE: J:\2020\200541\CAD\DWG\CIPUD\_Prelim\_Plan\Cover

NO.	DATE	BY	REVISION DESCRIPTION

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**THE COTTAGES AT MESA RIDGE**  
 GOODWIN KNIGHT  
 EL PASO COUNTY, COLORADO

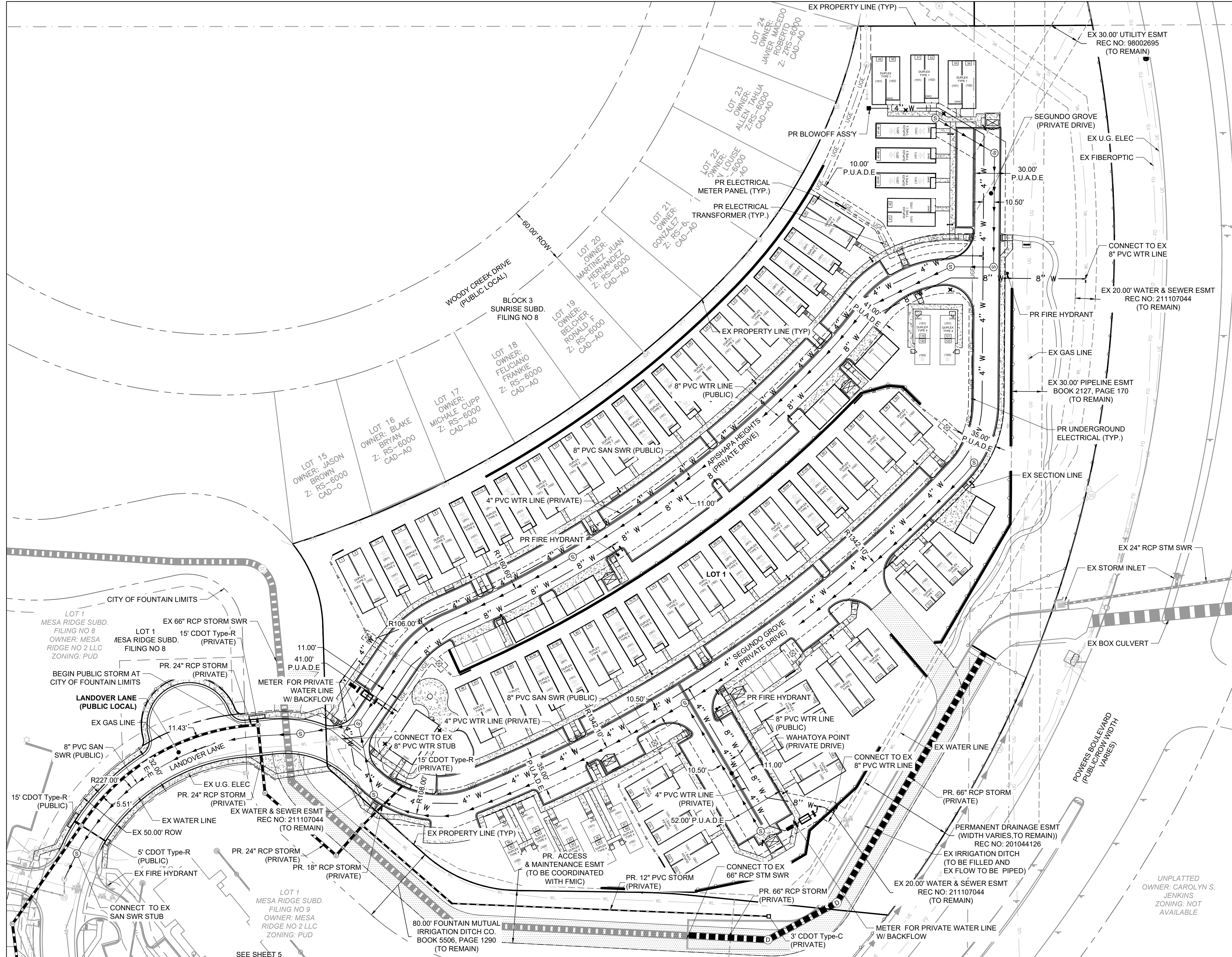
PUD/ PRELIMINARY PLAN  
 GENERAL NOTES & DETAILS

SHEET  
**GN**  
**3**



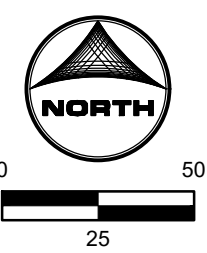
# THE COTTAGES AT MESA RIDGE PUD/ PRELIMINARY PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, THE SOUTHEAST QUARTER OF SECTION 20, THE SOUTHWEST QUARTER OF SECTION 21, & THE NORTHWEST QUARTER OF SECTION 28 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO



## LEGEND

	EXISTING	PROPOSED
SECTION LINE	---	---
PROPERTY LINE	---	---
EASEMENT LINE	---	---
RIGHT OF WAY	---	---
CENTERLINE	---	---
CHAIN LINK FENCE	---	---
WOODEN FENCE	---	---
SPLIT RAIL FENCE	---	---
GUARDRAIL	---	---
CABLE TV	---	---
U.G. ELECTRIC	---	---
OVERHEAD ELECTRIC	---	---
FIBER OPTIC	---	---
GAS MAIN	---	---
SANITARY SEWER	---	---
STORM DRAIN	---	---
TELEPHONE	---	---
8" WATER LINE	---	---
4" WATER LINE	---	---
EX WATER MAIN	---	---
SWALE	---	---
TRAIL	---	---
CURB & GUTTER	---	---
CONCRETE	---	---
INDEX CONTOUR	---	---
INTER. CONTOUR	---	---
100-YR FLOODPLAIN	---	---



PSD FILE NO: PUDSP-2111

DRAWN BY: NQJ JOB DATE: 5/9/2022  
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THE COTTAGES AT MESA RIDGE  
 GOODWIN KNIGHT  
 EL PASO COUNTY, COLORADO

PUD DEVELOPMENT PLAN  
 PRELIMINARY UTILITY PLAN

SHEET  
 UT  
 4



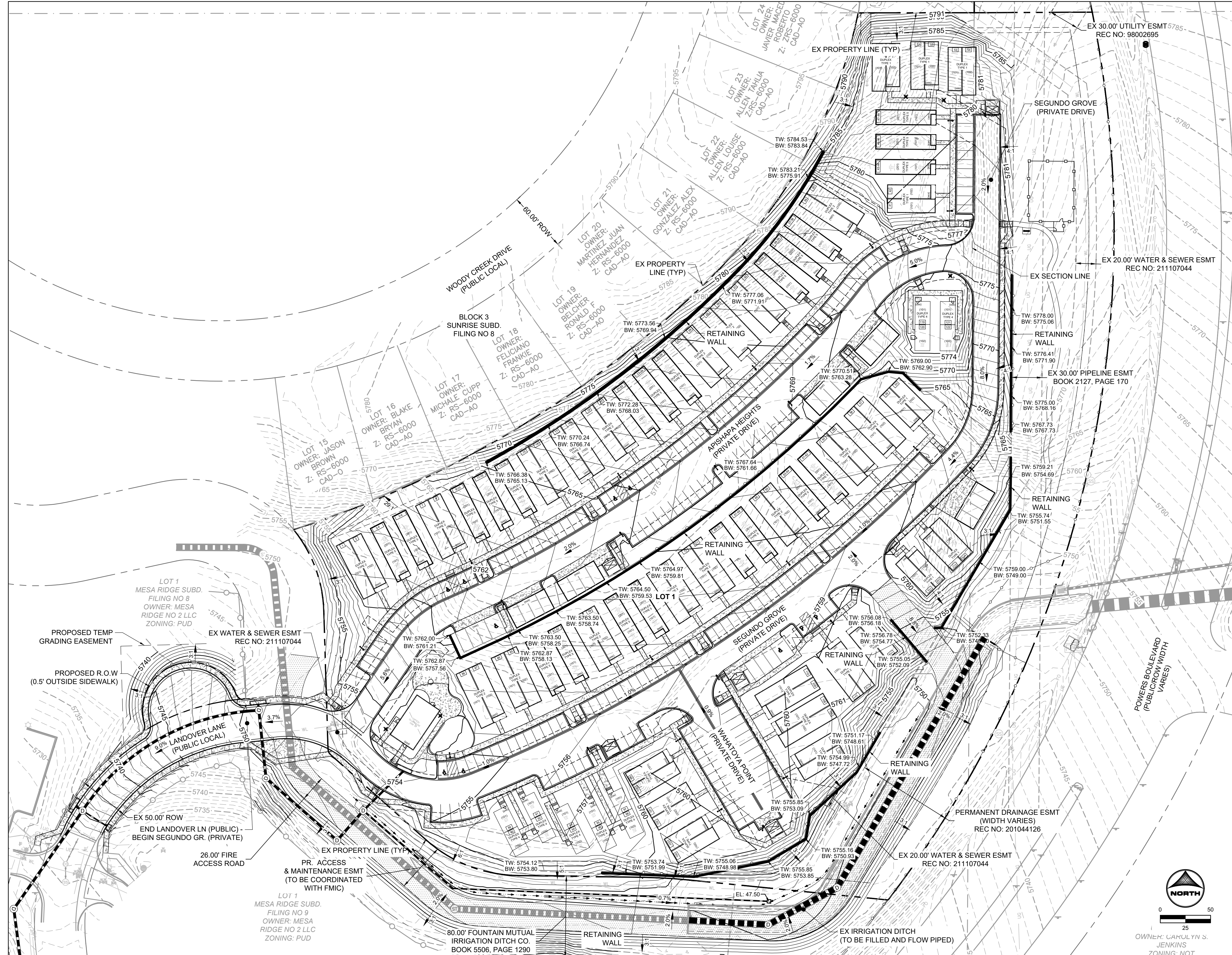




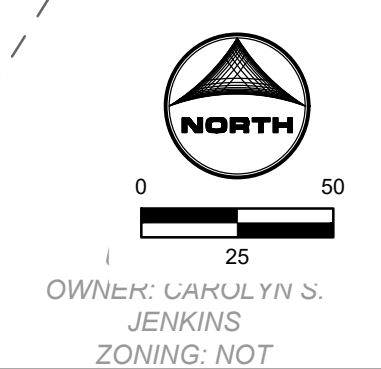
# THE COTTAGES AT MESA RIDGE PUD/ PRELIMINARY PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, THE SOUTHEAST QUARTER  
OF SECTION 20, THE SOUTHWEST QUARTER OF SECTION 21, & THE NORTHWEST  
QUARTER OF SECTION 28 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO

HUHN, KEN, 5/9/2022 12:46 PM



	EXISTING	PROPOSED
SECTION LINE		
PROPERTY LINE		
EASEMENT LINE		
RIGHT OF WAY		
CENTERLINE		
CHAIN LINK FENCE		
WOODEN FENCE		
SPLIT RAIL FENCE		
GUARDRAIL		
CABLE TV		
U.G. ELECTRIC		
OVERHEAD ELECTRIC		
FIBER OPTIC		
GAS MAIN		
SANITARY SEWER		
STORM DRAIN		
TELEPHONE		
8" WATER LINE		
4" WATER LINE		
EX WATER MAIN		
SWALE		
TRAIL		
CURB & GUTTER		
CONCRETE		
INDEX CONTOUR		
INTER. CONTOUR		
100-YR FLOODPLAIN		



PSD FILE NO: PUDSP-2111

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**THE COTTAGES AT MESA RIDGE**  
GOODWIN KNIGHT  
EL PASO COUNTY, COLORADO

PUD/ PRELIMINARY PLAN  
PRELIMINARY GRADING PLAN

SHEET  
**GR**  
6







# THE COTTAGES AT MESA RIDGE PUD/ PRELIMINARY PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, THE SOUTHEAST QUARTER OF SECTION 20, THE SOUTHWEST QUARTER OF SECTION 21, & THE NORTHWEST QUARTER OF SECTION 28 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO

## DUPLEX TYPE 4 ELEVATIONS

### CRAFTSMAN ELEVATION

**FRONT ELEVATION**  
SCALE: 1/4"=10'

**RIGHT ELEVATION**  
SCALE: 1/4"=10'

**LEFT ELEVATION**  
SCALE: 1/4"=10'

**REAR ELEVATION**  
SCALE: 1/4"=10'

Labels: FRONT DOOR UNIT 101, FRONT DOOR UNIT 102, VERTICAL BOARD & BAIT SIDING, ASPHALT SHINGLES, HORIZONTAL SIDING.

Dimensions: 49'-0", 13'-8", 15'-0"

Scale: 1/4"=10'

**KEY STRUCTURES**  
ADDRESS: 399 LOCATED ST. PUEBLO METROPOLITAN AIRPORT INDUSTRIAL COMPLEX PUEBLO, COLORADO  
FACTORY INFORMATION: DIF 3544  
CONTACT INFORMATION: (781) 388-5190 (781) 388-4485  
MODEL: STUDIO DUPLEX  
MODEL: DUPLEX TYPE 4  
APPROVAL: [Stamp]  
AUTHOR: [Stamp]  
DRAWN: KS DESIGN  
DATE: 3/2/22  
REVISION: [Stamp]  
SHEET NAME: E1.2  
SHEET CONTENTS: EXTERIOR ELEVATIONS  
SERIES: 04 OF 20  
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### FARMHOUSE ELEVATION

**FRONT ELEVATION**  
SCALE: 1/4"=10'

**RIGHT ELEVATION**  
SCALE: 1/4"=10'

**LEFT ELEVATION**  
SCALE: 1/4"=10'

**REAR ELEVATION**  
SCALE: 1/4"=10'

Labels: FRONT DOOR UNIT 101, FRONT DOOR UNIT 102, VERTICAL BOARD & BAIT SIDING, ASPHALT SHINGLES, HORIZONTAL SIDING.

Dimensions: 49'-0", 13'-8", 15'-0"

Scale: 1/4"=10'

**KEY STRUCTURES**  
ADDRESS: 399 LOCATED ST. PUEBLO METROPOLITAN AIRPORT INDUSTRIAL COMPLEX PUEBLO, COLORADO  
FACTORY INFORMATION: DIF 3544  
CONTACT INFORMATION: (781) 388-5190 (781) 388-4485  
MODEL: STUDIO DUPLEX  
MODEL: DUPLEX TYPE 4  
APPROVAL: [Stamp]  
AUTHOR: [Stamp]  
DRAWN: KS DESIGN  
DATE: 3/2/22  
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SHEET CONTENTS: EXTERIOR ELEVATIONS  
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### MODERN ELEVATION

**FRONT ELEVATION**  
SCALE: 1/4"=10'

**RIGHT ELEVATION**  
SCALE: 1/4"=10'

**LEFT ELEVATION**  
SCALE: 1/4"=10'

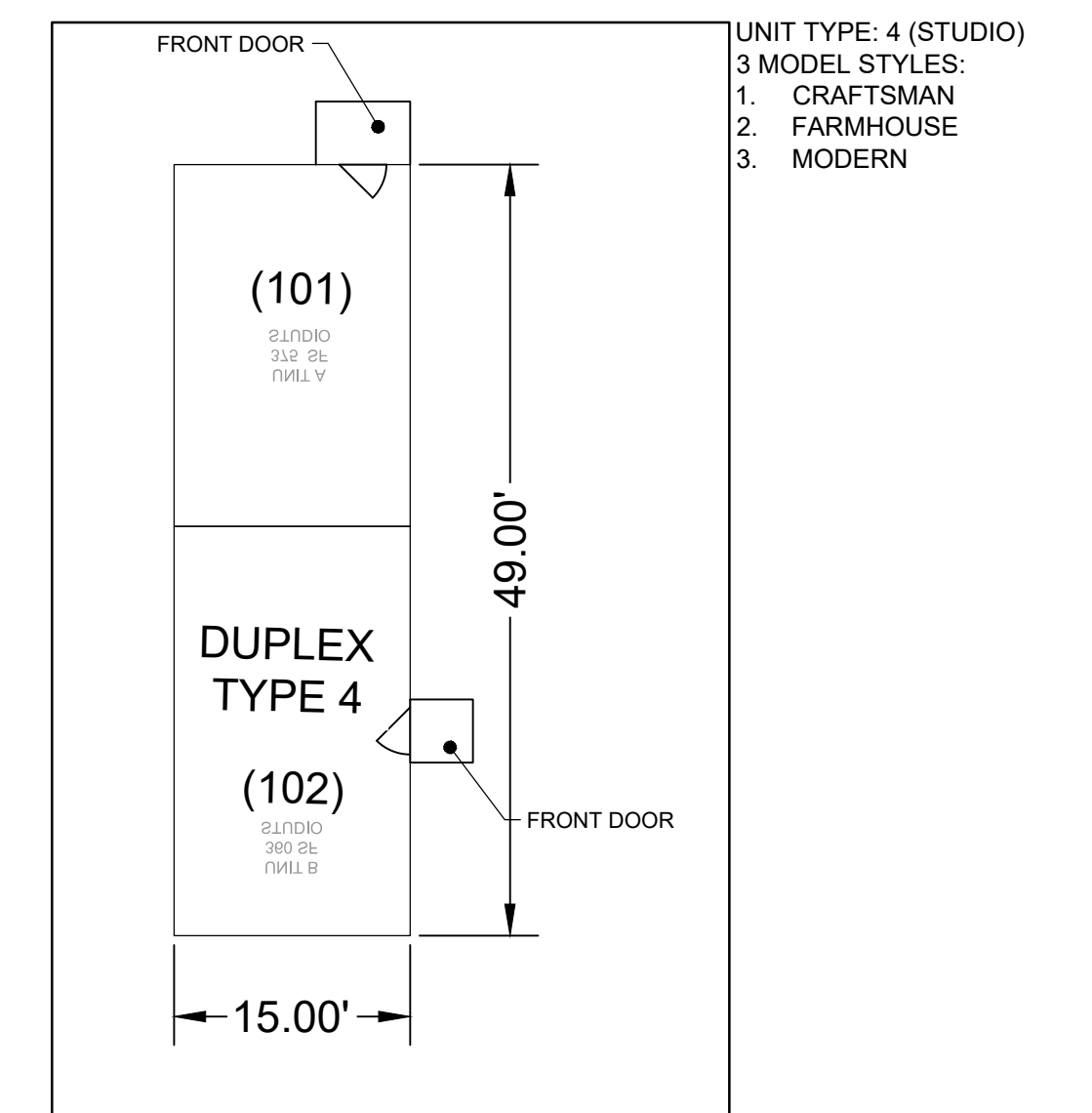
**REAR ELEVATION**  
SCALE: 1/4"=10'

Labels: FRONT DOOR UNIT 101, FRONT DOOR UNIT 102, PANEL SIDING, HORIZONTAL SIDING.

Dimensions: 49'-0", 13'-8", 15'-0"

Scale: 1/4"=10'

**KEY STRUCTURES**  
ADDRESS: 399 LOCATED ST. PUEBLO METROPOLITAN AIRPORT INDUSTRIAL COMPLEX PUEBLO, COLORADO  
FACTORY INFORMATION: DIF 3544  
CONTACT INFORMATION: (781) 388-5190 (781) 388-4485  
MODEL: STUDIO DUPLEX  
MODEL: DUPLEX TYPE 4  
APPROVAL: [Stamp]  
AUTHOR: [Stamp]  
DRAWN: KS DESIGN  
DATE: 3/2/22  
REVISION: [Stamp]  
SHEET NAME: E1.1  
SHEET CONTENTS: EXTERIOR ELEVATIONS  
SERIES: 03 OF 20  
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CAD FILE: J:\2020\200541\CAD\Drawings\Development Plan\Elevations		

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THE COTTAGES AT MESA RIDGE  
GOODWIN KNIGHT  
EL PASO COUNTY, COLORADO



SITE DEVELOPMENT PLAN  
ELEVATIONS - DUPLEX TYPE 4

SHEET  
EL  
8



# THE COTTAGES AT MESA RIDGE PUD/ PRELIMINARY PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, THE SOUTHEAST QUARTER  
OF SECTION 20, THE SOUTHWEST QUARTER OF SECTION 21, & THE NORTHWEST  
QUARTER OF SECTION 28 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO

## DUPLEX TYPE 1 ELEVATIONS

### FARMHOUSE ELEVATION

**FRONT ELEVATION**  
SCALE: 1/4"=10"

**RIGHT ELEVATION**  
SCALE: 1/4"=10"

**LEFT ELEVATION**  
SCALE: 1/4"=10"

**REAR ELEVATION**  
SCALE: 1/4"=10"

Labels: FRONT DOOR UNIT 101, FRONT DOOR UNIT 102, ASPHALT SHINGLES, VERTICAL BOARD & BATT SIDING, HORIZONTAL SIDING.

**KEY**  
COMPANY: 375 LOCKWOOD ST. PUEBLO, COLORADO 81001  
ADDRESS: 375 LOCKWOOD ST. PUEBLO, COLORADO 81001  
FACTORY INFORMATION: 878-733-3700  
CONTACT INFORMATION: 878-733-3700

MODEL: 1BR DUPLEX  
MODEL: DUPLEX TYPE 1

AUTHOR: [blank]  
DRAWN: [blank]  
DATE: 3/02/2022  
REVISION: [blank]

SHEET NAME: E1.2

SHEET COMMENTS: EXTERIOR ELEVATIONS

SERIES: 04 OF 20

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### MODERN ELEVATION

**FRONT ELEVATION**  
SCALE: 1/4"=10"

**RIGHT ELEVATION**  
SCALE: 1/4"=10"

**LEFT ELEVATION**  
SCALE: 1/4"=10"

**REAR ELEVATION**  
SCALE: 1/4"=10"

Labels: FRONT DOOR UNIT 101, FRONT DOOR UNIT 102, ASPHALT SHINGLES, VERTICAL BOARD & BATT SIDING, HORIZONTAL SIDING, PANEL SIDING.

**KEY**  
COMPANY: 375 LOCKWOOD ST. PUEBLO, COLORADO 81001  
ADDRESS: 375 LOCKWOOD ST. PUEBLO, COLORADO 81001  
FACTORY INFORMATION: 878-733-3700  
CONTACT INFORMATION: 878-733-3700

MODEL: 1BR DUPLEX  
MODEL: DUPLEX TYPE 1

AUTHOR: [blank]  
DRAWN: [blank]  
DATE: 3/02/2022  
REVISION: [blank]

SHEET NAME: E1.3

SHEET COMMENTS: EXTERIOR ELEVATIONS

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### CRAFTSMAN ELEVATION

**FRONT ELEVATION**  
SCALE: 1/4"=10"

**RIGHT ELEVATION**  
SCALE: 1/4"=10"

**LEFT ELEVATION**  
SCALE: 1/4"=10"

**REAR ELEVATION**  
SCALE: 1/4"=10"

Labels: FRONT DOOR UNIT 101, FRONT DOOR UNIT 102, ASPHALT SHINGLES, VERTICAL BOARD & BATT SIDING, HORIZONTAL SIDING.

**KEY**  
COMPANY: 375 LOCKWOOD ST. PUEBLO, COLORADO 81001  
ADDRESS: 375 LOCKWOOD ST. PUEBLO, COLORADO 81001  
FACTORY INFORMATION: 878-733-3700  
CONTACT INFORMATION: 878-733-3700

MODEL: 1BR DUPLEX  
MODEL: DUPLEX TYPE 1

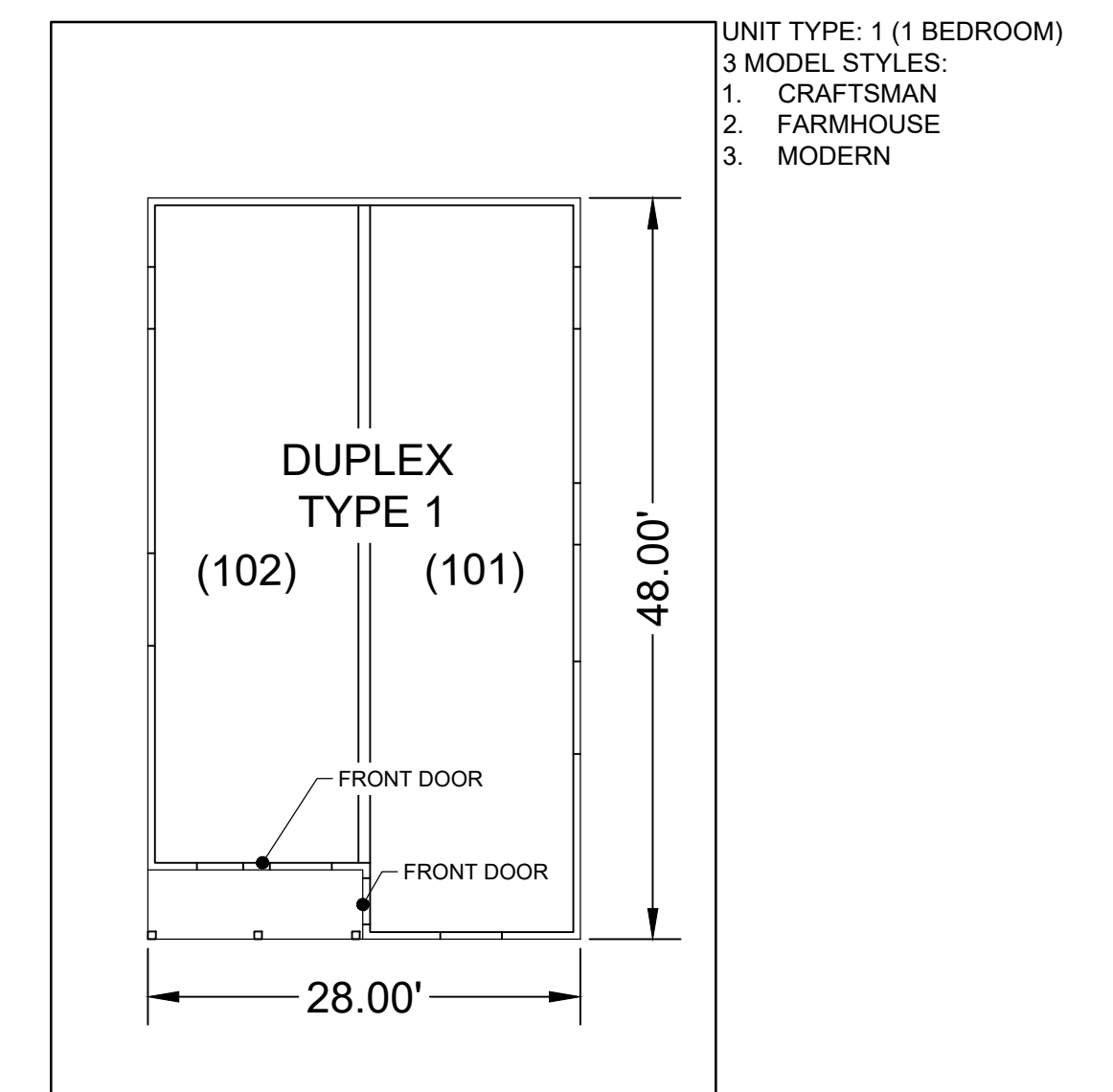
AUTHOR: [blank]  
DRAWN: [blank]  
DATE: 3/02/2022  
REVISION: [blank]

SHEET NAME: E1.1

SHEET COMMENTS: EXTERIOR ELEVATIONS

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EL PASO COUNTY, COLORADO



SITE DEVELOPMENT PLAN  
ELEVATIONS - DUPLEX TYPE 1

SHEET  
EL  
9



# THE COTTAGES AT MESA RIDGE PUD/ PRELIMINARY PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, THE SOUTHEAST QUARTER OF SECTION 20, THE SOUTHWEST QUARTER OF SECTION 21, & THE NORTHWEST QUARTER OF SECTION 28 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO

## DUPLEX TYPE 2 ELEVATIONS

### CRAFTSMAN ELEVATION

FRONT ELEVATION SCALE: 1/4"=10'

RIGHT ELEVATION SCALE: 1/4"=10'

LEFT ELEVATION SCALE: 1/4"=10'

REAR ELEVATION SCALE: 1/4"=10'

COMPANY: KEY STRUCTURES

ADDRESS: 310 LOCKWOOD ST., PUBLIC INDUSTRIAL AIRPORT INDUSTRIAL COMPLEX, PUBLIC, COLORADO

FACTORY INFORMATION: 814 3544 CONTACT INFORMATION: (970) 723-3700

MODEL: 2BR DUPLEX

MODEL: DUPLEX TYPE 2

APPROVAL:

DESIGNER: ELS DESIGN

DATE: 5-21-21

REVISION: 380502021

SHEET NAME: E1.1

SHEET COMMENTS: EXTERIOR ELEVATIONS

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### FARMHOUSE ELEVATION

FRONT ELEVATION SCALE: 1/4"=10'

RIGHT ELEVATION SCALE: 1/4"=10'

LEFT ELEVATION SCALE: 1/4"=10'

REAR ELEVATION SCALE: 1/4"=10'

COMPANY: KEY STRUCTURES

ADDRESS: 310 LOCKWOOD ST., PUBLIC INDUSTRIAL AIRPORT INDUSTRIAL COMPLEX, PUBLIC, COLORADO

FACTORY INFORMATION: 814 3544 CONTACT INFORMATION: (970) 723-3700

MODEL: 2BR DUPLEX

MODEL: DUPLEX TYPE 2

APPROVAL:

DESIGNER: ELS DESIGN

DATE: 5-21-21

REVISION: 380502021

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SHEET COMMENTS: EXTERIOR ELEVATIONS

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### MODERN ELEVATION

FRONT ELEVATION SCALE: 1/4"=10'

RIGHT ELEVATION SCALE: 1/4"=10'

LEFT ELEVATION SCALE: 1/4"=10'

REAR ELEVATION SCALE: 1/4"=10'

COMPANY: KEY STRUCTURES

ADDRESS: 310 LOCKWOOD ST., PUBLIC INDUSTRIAL AIRPORT INDUSTRIAL COMPLEX, PUBLIC, COLORADO

FACTORY INFORMATION: 814 3544 CONTACT INFORMATION: (970) 723-3700

MODEL: 2BR DUPLEX

MODEL: DUPLEX TYPE 2

APPROVAL:

DESIGNER: ELS DESIGN

DATE: 5-21-21

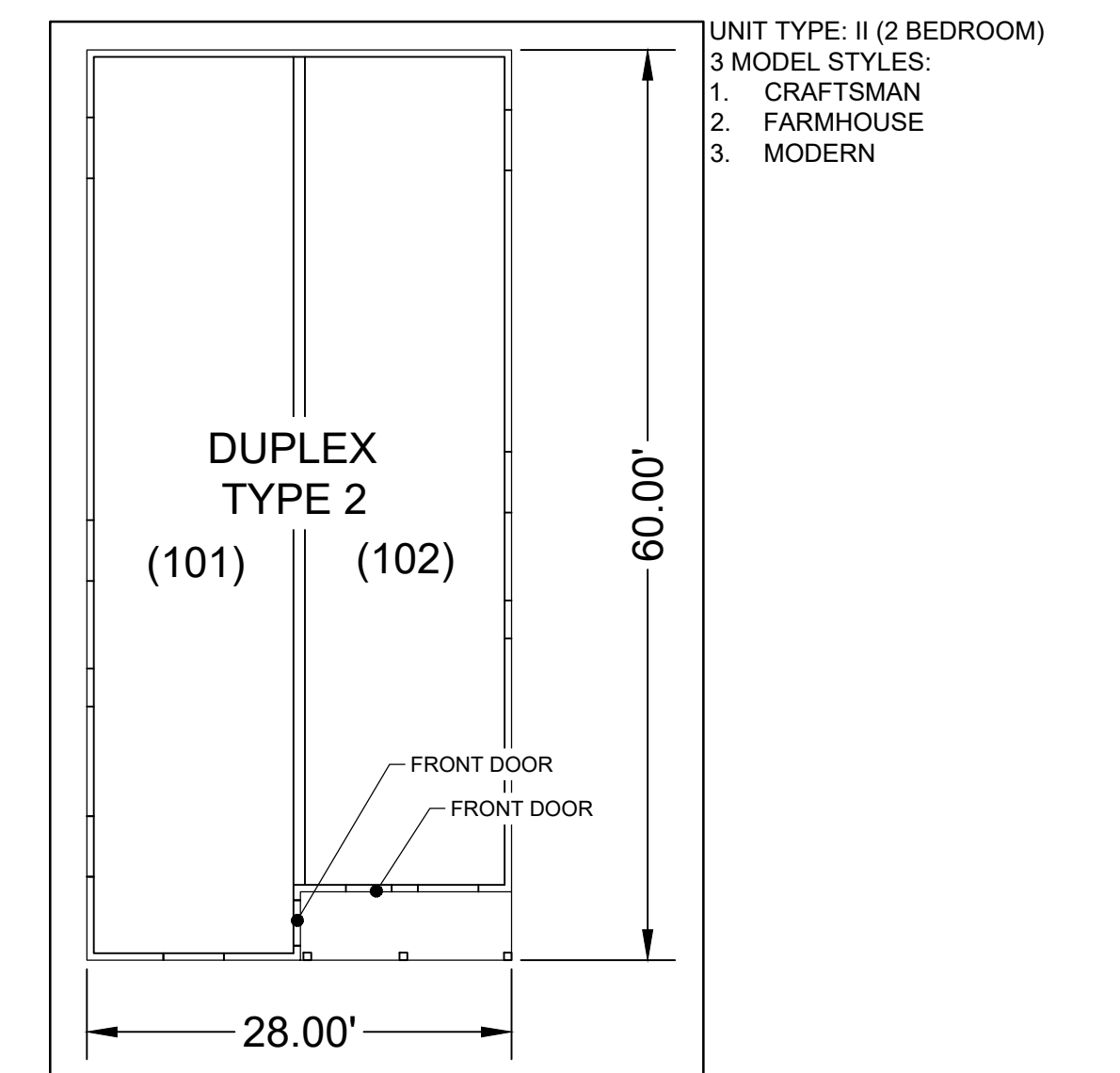
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SHEET NAME: E1.3

SHEET COMMENTS: EXTERIOR ELEVATIONS

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CAD FILE: J:\2020\200541\CAD\Drawings\Development Plan\Elevations

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COLORADO SPRINGS CO 80919  
PHONE: 719.300.4140 TOLL FREE: 800.728.7805  
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GOODWIN KNIGHT  
EL PASO COUNTY, COLORADO



SITE DEVELOPMENT PLAN  
ELEVATIONS - DUPLEX TYPE 2

SHEET  
EL  
10



# THE COTTAGES AT MESA RIDGE PUD/ PRELIMINARY PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, THE SOUTHEAST QUARTER  
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QUARTER OF SECTION 28 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO

## DUPLEX TYPE 5 ELEVATIONS

### CRAFTSMAN ELEVATION

**FRONT ELEVATION**  
SCALE: 1/4"=10"

**RIGHT ELEVATION**  
SCALE: 1/4"=10"

**LEFT ELEVATION**  
SCALE: 1/4"=10"

**REAR ELEVATION**  
SCALE: 1/4"=10"

60'-0" (width)  
24'-5" (height)

15'-0" (width)

KEY STRUCTURES

ADDRESS: 315 LOCKHEAD ST. PUEBLO METROPOLITAN AIRPORT INDUSTRIAL COMPLEX PUEBLO, COLORADO

FACTORY INFORMATION: EIP 3544

EXTRACT INFORMATION: 076 733 3708

MODEL: 2-STORY DUPLEX

MODEL: DUPLEX TYPE 5

APPROVAL:

AUTHOR: KS DESIGN

DATE: 2/20/22

REVISION: 2/27/2022

SHEET NAME: E1.1

SHEET CONTENTS: EXTERIOR ELEVATIONS

SERIES: 04 OF 28

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### FARMHOUSE ELEVATION

**FRONT ELEVATION**  
SCALE: 1/4"=10"

**RIGHT ELEVATION**  
SCALE: 1/4"=10"

**LEFT ELEVATION**  
SCALE: 1/4"=10"

**REAR ELEVATION**  
SCALE: 1/4"=10"

60'-0" (width)  
24'-5" (height)

15'-0" (width)

KEY STRUCTURES

ADDRESS: 315 LOCKHEAD ST. PUEBLO METROPOLITAN AIRPORT INDUSTRIAL COMPLEX PUEBLO, COLORADO

FACTORY INFORMATION: EIP 3544

EXTRACT INFORMATION: 076 733 3708

MODEL: 2-STORY DUPLEX

MODEL: DUPLEX TYPE 5

APPROVAL:

AUTHOR: KS DESIGN

DATE: 2/20/22

REVISION: 2/27/2022

SHEET NAME: E1.2

SHEET CONTENTS: EXTERIOR ELEVATIONS

SERIES: 05 OF 28

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### MODERN ELEVATION

**FRONT ELEVATION**  
SCALE: 1/4"=10"

**RIGHT ELEVATION**  
SCALE: 1/4"=10"

**LEFT ELEVATION**  
SCALE: 1/4"=10"

**REAR ELEVATION**  
SCALE: 1/4"=10"

60'-0" (width)  
24'-5" (height)

15'-0" (width)

KEY STRUCTURES

ADDRESS: 315 LOCKHEAD ST. PUEBLO METROPOLITAN AIRPORT INDUSTRIAL COMPLEX PUEBLO, COLORADO

FACTORY INFORMATION: EIP 3544

EXTRACT INFORMATION: 076 733 3708

MODEL: 2-STORY DUPLEX

MODEL: DUPLEX TYPE 5

APPROVAL:

AUTHOR: KS DESIGN

DATE: 2/20/22

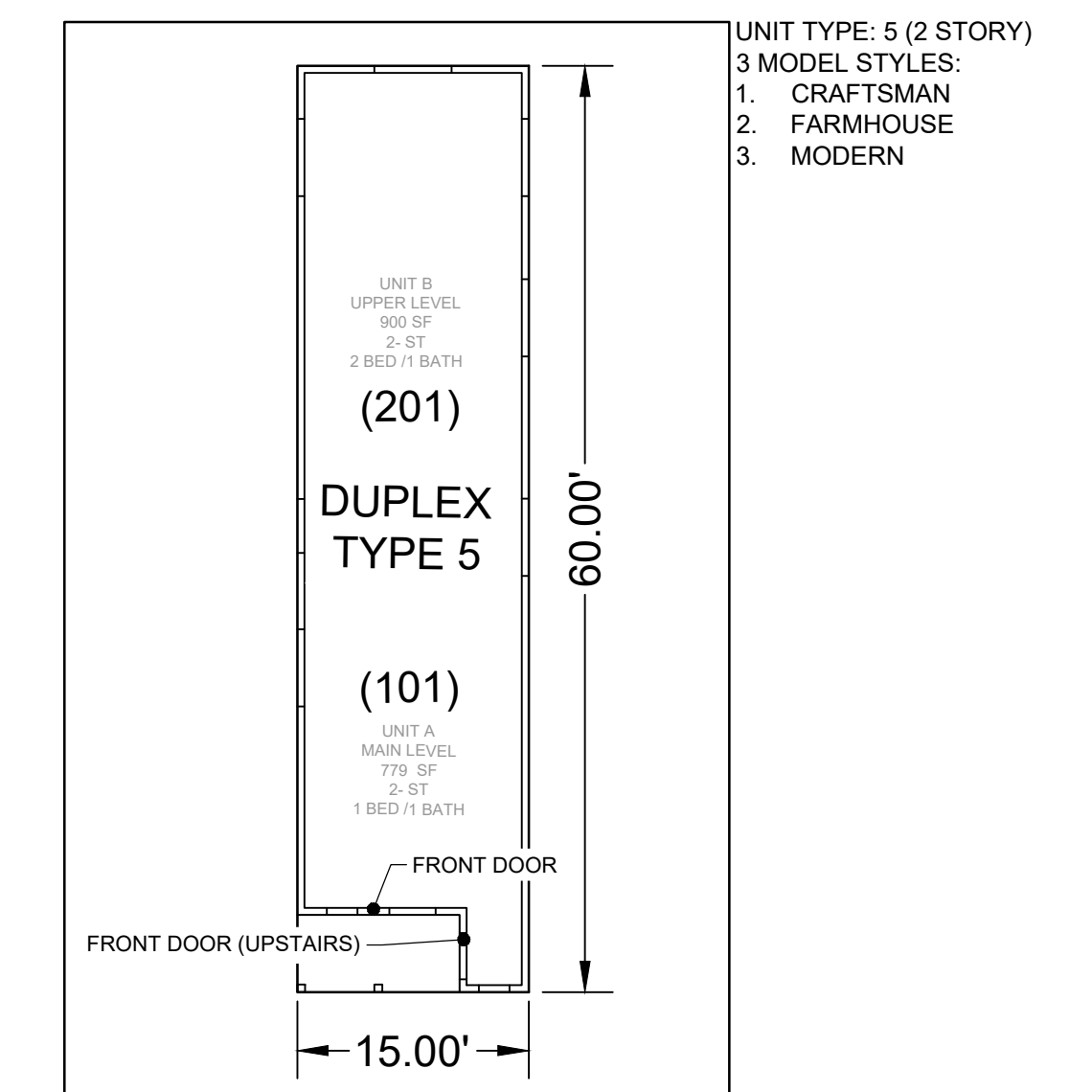
REVISION: 2/27/2022

SHEET NAME: E1.3

SHEET CONTENTS: EXTERIOR ELEVATIONS

SERIES: 06 OF 28

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PSD FILE NO: PUDSP-2111

DRAWN BY: YOU JOB DATE: 3/2/2022  
APPROVED: KEN JOB NUMBER: 200541  
CAD DATE: 3/2/2022  
CAD FILE: J:\2020\200541\CAD\Drawings\Development Plan\Elevations

BAR IS ONE INCH ON OFFICIAL DRAWINGS.  
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION

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7222 COMMERCE CENTER DR SUITE 220  
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THE COTTAGES AT MESA RIDGE  
GOODWIN KNIGHT  
EL PASO COUNTY, COLORADO



SITE DEVELOPMENT PLAN  
ELEVATIONS - DUPLEX TYPE 5

SHEET  
EL  
11



# THE COTTAGES AT MESA RIDGE PUD/ PRELIMINARY PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, THE SOUTHEAST QUARTER  
OF SECTION 20, THE SOUTHWEST QUARTER OF SECTION 21, & THE NORTHWEST  
QUARTER OF SECTION 28 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO

## GARAGE ELEVATIONS

**4 REAR ELEVATION - STANDARD**  
46'-6"

**3 LEFT SIDE ELEVATION - STANDARD**

**2 RIGHT SIDE ELEVATION - STANDARD**

**1 FRONT ELEVATION - STANDARD**

**Goodwin Knight 4-Bay Detached Garage**

ARCHITECTURAL ROOF CONSTRUCTION: ROOF BRINKLES  
FASCIA BOARD: 1/2" X 4" COYER 11  
PAINTED STEEL: 20 GA. GALVALUM 18  
BOARDS AND BATT: BOARD: 1/2" X 4" COYER 11  
ROOF: 1/2" X 4" COYER 11  
TRIM: 1/2" X 4" COYER 11  
HORIZONTAL LAP: BOARD: 1/2" X 4" COYER 11  
TRIM: 1/2" X 4" COYER 11

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TRIM: 1/2" X 4" COYER 11

DRAWN BY: CW  
CHECKED BY: CW  
ISSUE DATE: 01/12/2020  
REVISIONS:

STANDARD GARAGE ELEVATIONS  
**A3.10**

**4 REAR ELEVATION - HC**  
42'-1/8"

**3 LEFT SIDE ELEVATION - HC**

**2 RIGHT SIDE ELEVATION - HC**

**1 FRONT ELEVATION - HC**

**Goodwin Knight 4-Bay Detached Garage**

ARCHITECTURAL ROOF CONSTRUCTION: ROOF BRINKLES  
FASCIA BOARD: 1/2" X 4" COYER 11  
PAINTED STEEL: 20 GA. GALVALUM 18  
BOARDS AND BATT: BOARD: 1/2" X 4" COYER 11  
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DRAWN BY: CW  
CHECKED BY: CW  
ISSUE DATE: 01/12/2020  
REVISIONS:

HANDICAP GARAGE ELEVATIONS  
**A3.11**

DRAWN BY: YOU	JOB DATE: 3/2/2022	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: KEN	JOB NUMBER: 200541	0 1"
CAD DATE: 3/2/2022		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
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HR GREEN - COLORADO SPRINGS  
7222 COMMERCE CENTER DR SUITE 220  
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THE COTTAGES AT MESA RIDGE  
GOODWIN KNIGHT  
EL PASO COUNTY, COLORADO

PSD FILE NO: PUDSP-2111

SITE DEVELOPMENT PLAN  
ELEVATIONS - GARAGE

SHEET  
EL  
12



# THE COTTAGES AT MESA RIDGE PUD/ PRELIMINARY PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, THE SOUTHEAST QUARTER OF SECTION 20, THE SOUTHWEST QUARTER OF SECTION 21,  
& THE NORTHWEST QUARTER OF SECTION 28 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

## GENERAL LANDSCAPE PLAN NOTES:

\*A FINAL LANDSCAPE PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER. ALL INTERNAL LANDSCAPE AND OPEN SPACE SHALL BE OWNED AND MAINTAINED BY OWNER AFTER INSTALLATION.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- REMOVE ALL RUBBISH, EQUIPMENT, AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
- STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
- STREET TREES, STREETScape IMPROVEMENTS, AND VEGETATION WITHIN THE COUNTY ROW SHALL BE OWNED BY THE COUNTY AND MAINTAINED BY THE CURRENT PROPERTY OWNER.

### IRRIGATION:

- ALL SHRUBS AND TREES SHALL BE DRIP IRRIGATED. ALL TREES LOCATED WITHIN SEEDING AREAS SHALL BE WATERED BY A DRIP VALVE.
- ALL NATIVE LOW GROW SEEDING SHALL BE TEMPORARILY IRRIGATED UNTIL ESTABLISHMENT.

### SHRUB/TREE PLANTING NOTES:

- OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
- ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES AND PERENNIALS AS SPECIFIED. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE FREE, AND BE TYPICAL OF THE SPECIES.
- PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.
- PLANTS ARE TO BE SELECTED AND SIZED AS SHOWN ON THE PLANT SCHEDULE.
- PLANTS BED RECEIVING 3" DEPTH MIN. ROCK WOOD ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND ROCK MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.
- PERVIOUS WEED BARRIER FABRIC SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
- USE TRIANGULAR SPACING IN ALL GROUNDCOVER AND PERENNIAL BEDS.
- THE CONTRACTOR SHALL PROVIDE WATER, WATERING DEVICES, AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.

### SODDING & SEEDING:

- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- ALL PROPOSED TURF AND PLANTING AREAS ARE TO BE ROTO-TILLED TO A DEPTH OF 8". FINE GRADE, AND REMOVE ALL CONSTRUCTION DEBRIS AND ROCKS OVER 1" IN DIAMETER FROM THE SITE.
- AFTER TILLING APPLY SOIL AMENDMENTS & FERTILIZERS TO ALL TURF AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
- FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
- ALL AREAS TO BE SEEDING SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO FORM A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1" DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
- ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEE VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
- SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE, IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULED DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE.
- ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER. SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED FOR REVEGETATION, AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE DISTURBED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. WHERE FEASIBLE, RANGELAND DRILL SEEDING COMBINED WITH A COVER OF CRIMPED HAY MULCH OR HYDRO-MULCH IS THE REQUIRED METHOD.
  - SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL WITH A SMALL SEED/LEGUME BOX AND AN AGITATOR BOX FOR FLUFFY OR BULKY SEED. SEED ROWS SHALL BE SPACED 7-10 INCHES APART, AND PLANTED TO 0.5 TO 0.75 INCHES DEEP. THE DRILL SHALL HAVE DOUBLE-DISK FURROW OPENERS WITH DEPTH BANDS AND PACKER WHEELS. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
  - SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND, MECHANICAL SPREADER, OR HYDRO-SEEDING EQUIPMENT. BROADCAST SEEDING SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES. SLOPES GREATER THAN 3:1 SHALL HAVE EROSION CONTROL BLANKET AFTER SEEDING. REFER TO ENGINEERING SHEETS FOR EROSION CONTROL APPLICATIONS.

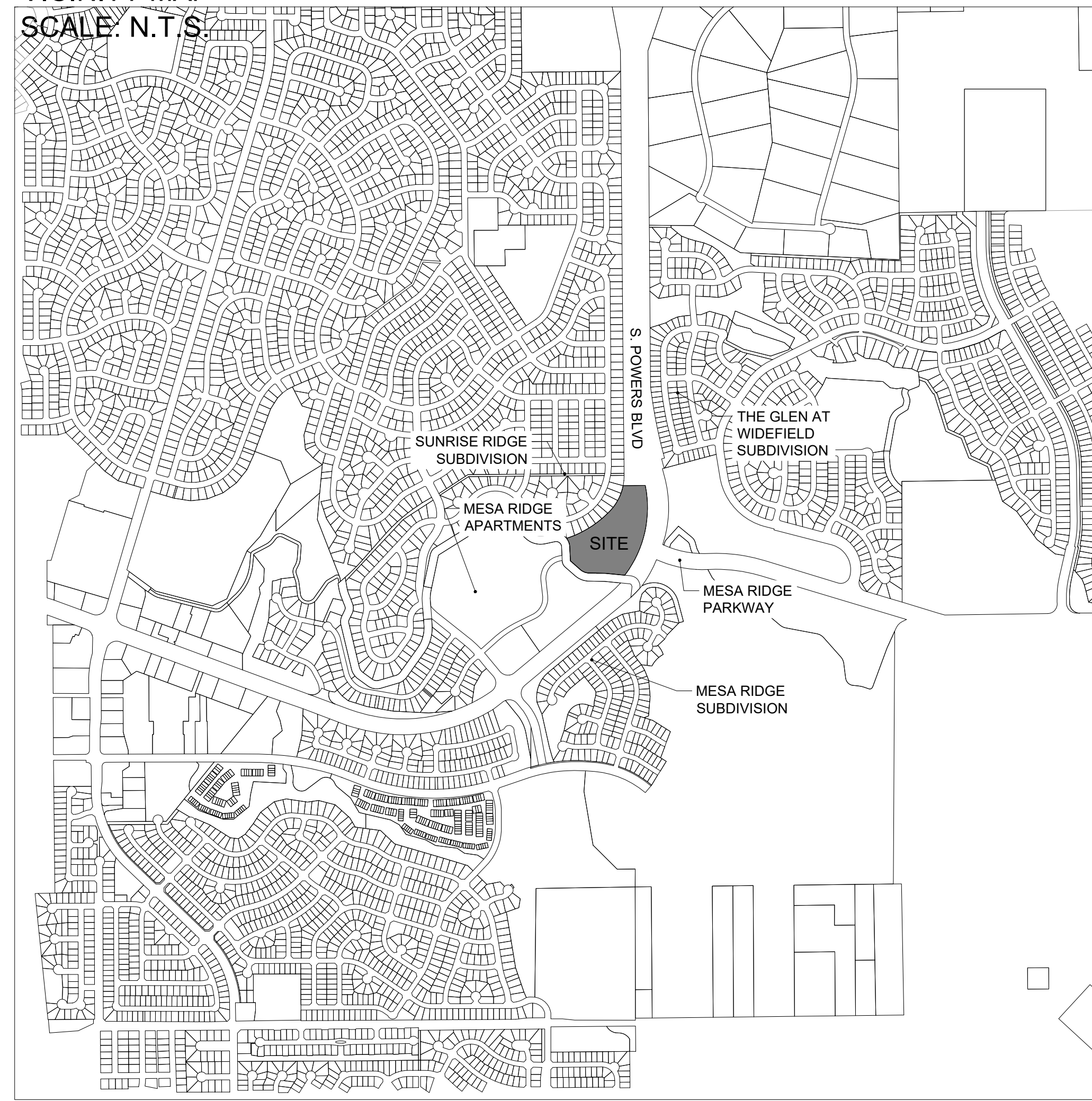
- FOR AREAS LARGER THAN 0.1 ACRE-HYDRO-SEEDING SHALL BE USED. THE SEED SHALL NOT BE TANK MIXED WITH THE HYDRO-MULCH AND BROADCAST.
  - BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.

- MULCHING: WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEE GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED AT 2,000 POUNDS/ACRE ON SLOPES LESS THAN 3:1. ON STEEPER SLOPES, A MULCHING RATE OF 2,500 POUNDS/ACRE SHALL BE USED.
- NATIVE HAY OR STRAW SHALL BE CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES. AN ORGANIC TACKIFIER SHALL BE USED TO HOLD THE HAY OR STRAW IN PLACE IF THE CRIMPING RESULTS ARE INSUFFICIENT. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
- FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER. MULCH SEEDING AREAS WITH WOOD CELLULOSE FIBER MULCH WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
- SUPPLEMENTAL IRRIGATION SHALL NORMALLY NOT BE NECESSARY OR REQUIRED IF THE SEEDING IS ACCOMPLISHED DURING THE PREFERRED PLANTING PERIODS. HOWEVER, IF A WATER HOOP-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE A RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/WEEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDING AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.

- APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PROCEDURES GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDING AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEEDING IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDBED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEEDING DURING THE SAME SEASON.

## VICINITY MAP

SCALE: N.T.S.



### SITE DATA

EXISTING ZONING: RS-6000 CAD-0  
 PROPOSED ZONING: PUD  
 VACANT  
 EXISTING USE: 2-FAMILY DWELLINGS, CLUBHOUSE, OPEN SPACE & RECREATIONAL AMENITIES  
 PROPOSED USE: 35' MAXIMUM  
 BUILDING HEIGHT: 10.21 ACRES  
 TOTAL DEVELOPMENT AREA: 11.94 DU/ACRE (GROSS & NET, NO R.O.W)  
 PROPOSED DENSITY: 10%  
 OPEN SPACE REQUIRED: 51% 5.23 ACRES (EXCLUDES FIRE ACCESS RD. & IRR. DITCH)

SITE AREA: 445,103.7 SQ. FT. (10.22 AC)

### LANDSCAPE SETBACKS

SEE COUNTY CODE SECTION 6.2.2.B & 6.2.2.G(1)

STREET NAME OR ZONE BOUNDARY	STREET CLASSIFICATION	WIDTH (IN FT.) REQ./PROV.	LINEAR FOOTAGE	TREE/FEET REQUIRED	NO. OF TREES REQ./PROV.	SHRUB SUBSTITUTIONS REQUIRED/PROVIDED	SETBACK PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQUIRED/PROVIDED
S. POWERS BLVD.	PRINCIPLE ARTERIAL	25' / 25'	933'	1 / 20'	47 / 47	N/A	PB	75% / 75%
NORTH WEST BOUNDARY	ZONE DISTRICT BNDY	15' / 15'	795'	1 / 30'	27 / 54	N/A	NWB	75% / 75%

### LANDSCAPE BUFFERS & SCREENS

SEE CODE SECTION 6.2.2.D(2)

STREET NAME OR PROPERTY LINE	WIDTH (IN FT.) REQ./PROV.	LINEAR FOOTAGE	BUFFER TREES (1/25')	EVERGREEN TREES REQ. (33%) /PROV.	LENGTH OF 6' OPAQUE STRUCTURE REQ./PROV.	BUFFER TREE ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ. / PROV.
NORTH BOUNDARY	15' / 15'	233'	10 / 10	3 / 8	233' / 0'	NB	75% / 75%
WEST BOUNDARY	15' / 15'	232'	10 / 10	3 / 3	232' / 0'	WB	75% / 75%
SOUTH WEST BOUNDARY	15' / 15'	596'	24 / 25	8 / 17	596' / 596'	SWB	75% / 75%

### INTERNAL LANDSCAPE

SEE CODE SECTION 6.2.2.E

NET SITE AREA (SF)	PERCENT MINIMUM INTERNAL AREA (%)	INTERNAL AREA (SF) REQUIRED/PROVIDED	INTERNAL TREES (1/500 SF) REQUIRED/PROVIDED	SHRUB SUBSTITUTIONS REQUIRED/PROVIDED	PERCENT GROUND PLANE VEG. REQ./PROV.
445,104 (10.22 AC)	15%	66,765 SF / 244,207 SF	134 / 208	N/A	75% (244,207 SF / 192,195 SF) /78%

## SHEET INDEX:

- SHEET L.01: COVER SHEET
- SHEET L.02: LANDSCAPE PLAN
- SHEET L.03: LANDSCAPE PLAN
- SHEET L.04: LANDSCAPE PLAN
- SHEET L.05: LANDSCAPE PLAN
- SHEET L.06: LANDSCAPE PLAN
- SHEET L.07: LANDSCAPE PLAN
- SHEET L.08: DETAILS
- SHEET L.09: DETAILS

### CLIENT

GOODWIN KNIGHT  
 8605 EXPLORER DR.  
 COLORADO SPRINGS, CO 80920  
 719.598.5192

### LANDSCAPE ARCHITECT

HR GREEN INC.  
 5619 DTC PARKWAY #1150  
 GREENWOOD VILLAGE, CO 80111  
 720.602.4999

### ENGINEER

HR GREEN INC.  
 7222 COMMERCE CENTER DR.  
 SUITE #220  
 COLORADO SPRINGS, CO 80919  
 720.602.4965

### SEEDING SPECIFICATIONS

PAWNEE BUTTES SEED INC.

#### NATIVE SEEDING

PBSI LOW GROW NATIVE SEED MIX  
 25% ARIZONA FESCUE  
 25% SANDBERG BLUEGRASS  
 25% ROCKY MOUNTAIN FESCUE  
 25% BIG BLUEGRASS (SHERMAN)

SEEDING RATE: 5LBS/1,000 SQ. FT.

## GROUNDCOVER LEGEND/QUANTITIES

SYMBOL	DESCRIPTION	QUANTITY	UNITS
	TURF SOD	28,030	SQUARE FEET
	1-1/2" DENVER GRANITE (3" DEPTH - SEE PROJECT MANUAL)	22,896	SQUARE FEET
	2-4" ARKANSAS TAN RIVER ROCK (4" DEPTH - SEE PROJECT MANUAL)	53,083	SQUARE FEET
	NATIVE SEEDING	135,022	SQUARE FEET
	GRANITE DECORATIVE BOULDERS (2'-3" IN WIDTH)	104	QUANTITY

## GROUND COVER NOTES

- ALL PLANTINGS IN SHRUB BEDS SHALL RECEIVE WOOD MULCH RINGS AROUND INDIVIDUAL PLANTS - SEE PLANTING DETAILS.
- ALL ROCK MULCH AREAS TO RECEIVE WEED BARRIER FABRIC - SEE PLANTING NOTES.
- ALL COBBLE AREAS TO RECEIVE WEED BARRIER FABRIC - SEE PLANTING NOTES.



Know what's below.  
Call before you dig.

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THE COTTAGES AT MESA RIDGE  
 GOODWIN KNIGHT  
 EL PASO COUNTY, COLORADO



PUD LANDSCAPE PLAN  
 COVER SHEET

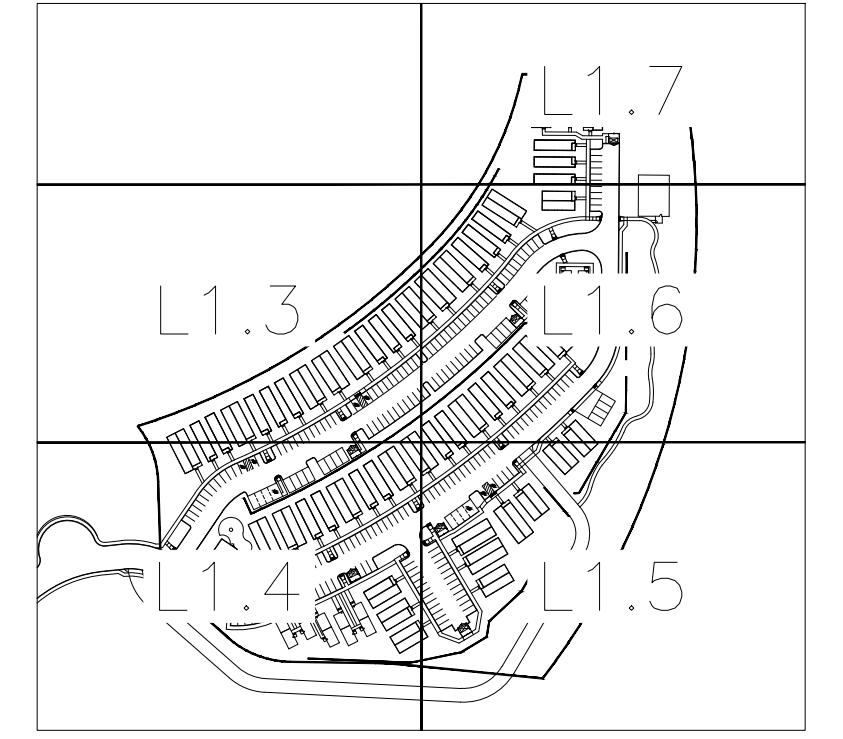
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# THE COTTAGES AT MESA RIDGE PUD/ PRELIMINARY PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, THE SOUTHWEST QUARTER OF SECTION 21,  
& THE NORTHWEST QUARTER OF SECTION 28 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

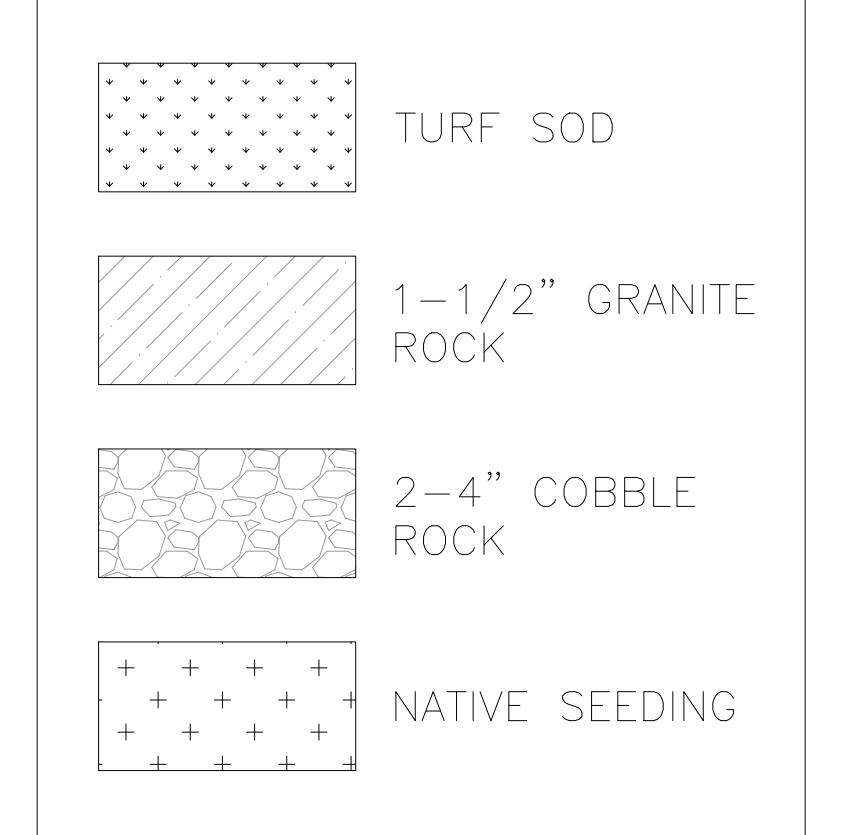
KEY MAP



## PLANT SCHEDULE

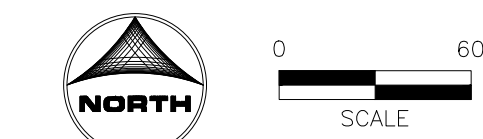
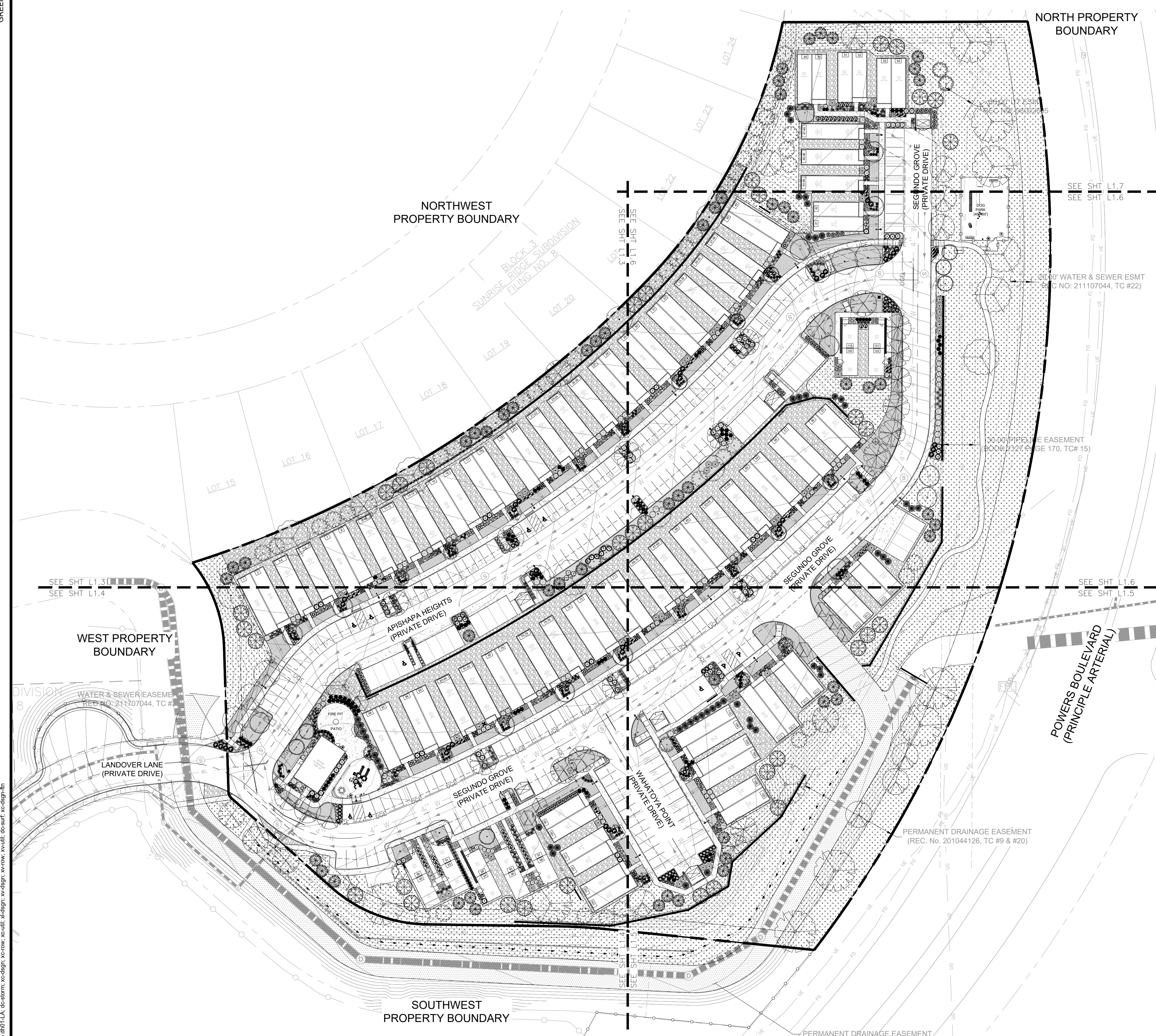
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
AM	13		Acer grandidentatum / Bigtooth Maple	2.5' Cal.	
CA	12		Catalpa speciosa / Northern Catalpa	2.5' Cal.	
CO	10		Celtis occidentalis / Common Hackberry	2.5' Cal.	
GI	15		Gleditsia bicartha inermis 'Skyline' / Skyline Honey Locust	2.5' Cal.	
GD	7		Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	2.5' Cal.	
KP	14		Koeleria paniculata / Golden Rain Tree	2.5' Cal.	
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
JM	50		Juniperus scopulorum 'Moonglow' / Moonglow Juniper	6' Ht.	
PD	34		Picea glauca 'Densata' / Black Hills White Spruce	6' Ht.	
PP	55		Picea pungens 'Bakeri' / Baker Colorado Spruce	6' Ht.	
PB	48		Picea pungens 'Blue Totem' / Blue Totem Colorado Spruce	6' Ht.	
PJ	39		Picea pungens 'Baby Blue Eyes' / Baby Blue Eyes Colorado Blue Spruce	6' Ht.	
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
AD	14		Acer glabrum diffusum / Rocky Mountain Maple	2' Cal.	
AG	14		Amelechier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	2' Cal.	
MS	17		Malus x 'Spring Snow' / Spring Snow Crabapple	2' Cal.	
PC	11		Prunus cerasifera 'Newport' / Newport Flowering Plum	2' Cal.	
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
BD	28		Buddleja davidii / Butterfly Bush	#5	60" o.c.
CD	51		Caryopteris x clandonensis 'Dark Knight' / Dark Knight Bluebeard	#5	36" o.c.
CI	52		Cornus sericea 'Isanti' / Isanti Red Twig Dogwood	#5	72" o.c.
CS	33		Cytisus purgans 'Spanish Gold' / Spanish Gold Broom	#5	60" o.c.
DB	37		Daphne x burkwoodii 'Carol Mackie' / Carol Mackie Daphne	#5	36" o.c.
ES	59		Ericameria speciosa 'Dwarf Blue' / Dwarf Blue Rabbitbrush	#5	24" o.c.
EE	58		Eucrymus fortunei 'Emerald 'n' Gold' / Emerald 'n' Gold Wintercreeper	#5	36" o.c.
HE	29		Hydrangea macrophylla 'Bailmer' TM / Endless Summer Hydrangea	#5	48" o.c.
MC	29		Mahonia aquifolium 'Compacta' / Compact Oregon Grape	#5	36" o.c.
PO	32		Physocarpus opulifolius 'Center Glow' / Center Glow Ninebark	#5	72" o.c.
FL	43		Physocarpus opulifolius 'Little Devil' / Little Devil Dwarf Ninebark	#5	36" o.c.
RG	46		Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	#5	60" o.c.
SF	51		Spiraea japonica 'Froebelii' / Froebelii Japanese Spiraea	#5	36" o.c.
SM	44		Syringa patula 'Miss Kim' / Miss Kim Korean Lilac	#5	60" o.c.
VM	43		Viburnum acerifolium / Mapleleaf viburnum	#5	48" o.c.
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
JB	38		Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	#5	60" o.c.
JH	31		Juniperus horizontalis 'Hughes' / Hughes Creeping Juniper	#5	48" o.c.
PS	42		Pinus mugo 'Stowmound' / Stowmound Mugo Pine	#5	48" o.c.
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
BB	61		Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	#5	36" o.c.
HS	92		Hellebrachion sempervirens 'Sapphire' / Sapphire Blue Oat Grass	#5	30" o.c.
MG	88		Miscanthus sinensis 'Gracillimus' / Maiden Grass	#5	48" o.c.
PV	85		Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	#5	36" o.c.
PH	96		Pennisetum alopecuroides 'Hamelii' / Hamelii Fountain Grass	#5	30" o.c.
SS	101		Schizachyrium scoparium 'Standing Ovation' / Standing Ovation Little Bluestem	#5	18" o.c.
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
AL	44		Achillea millefolium 'Moonshine' / Moonshine Yarrow	#1	24" o.c.
AB	47		Ajuga reptans 'Bronze Beauty' / Bronze Beauty Carpet Bugle	#1	30" o.c.
AV	85		Astilbe chinensis 'Vision In White' / Vision In White Chinese Astilbe	#1	18" o.c.
DS	44		Diantra spectabilis / Bleeding Heart	#1	30" o.c.
HD	120		Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	#1	24" o.c.
LB	97		Leucanthemum x superbum 'Becky' / Becky Sheela Daisy	#1	24" o.c.
NW	88		Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	#1	24" o.c.
PE	34		Pentstemon eatonii / Firecracker Pentstemon	#1	30" o.c.
RH	80		Rudbeckia hirta / Black-eyed Susan	#1	24" o.c.
SX	53		Salvia x sylvestris 'May Night' / May Night Sage	#1	24" o.c.

## GROUND COVER LEGEND



## GROUND COVER NOTES

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THE COTTAGES AT MESA RIDGE  
 GOODWIN KNIGHT  
 EL PASO COUNTY, COLORADO

PUD LANDSCAPE PLAN  
 LANDSCAPE PLAN  
 SHEET L.02 14

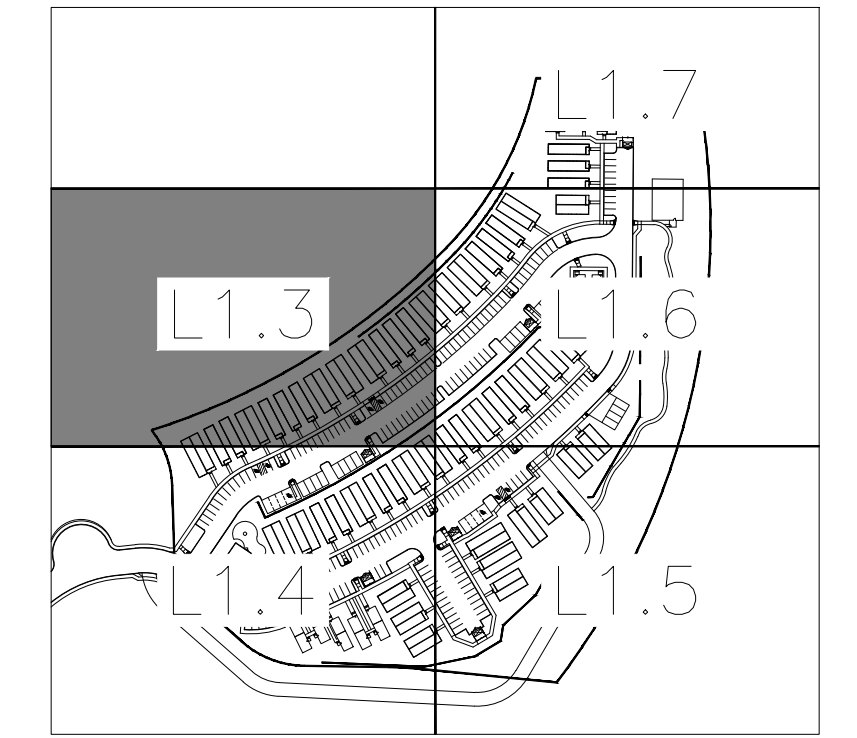


# THE COTTAGES AT MESA RIDGE PUD/ PRELIMINARY PLAN

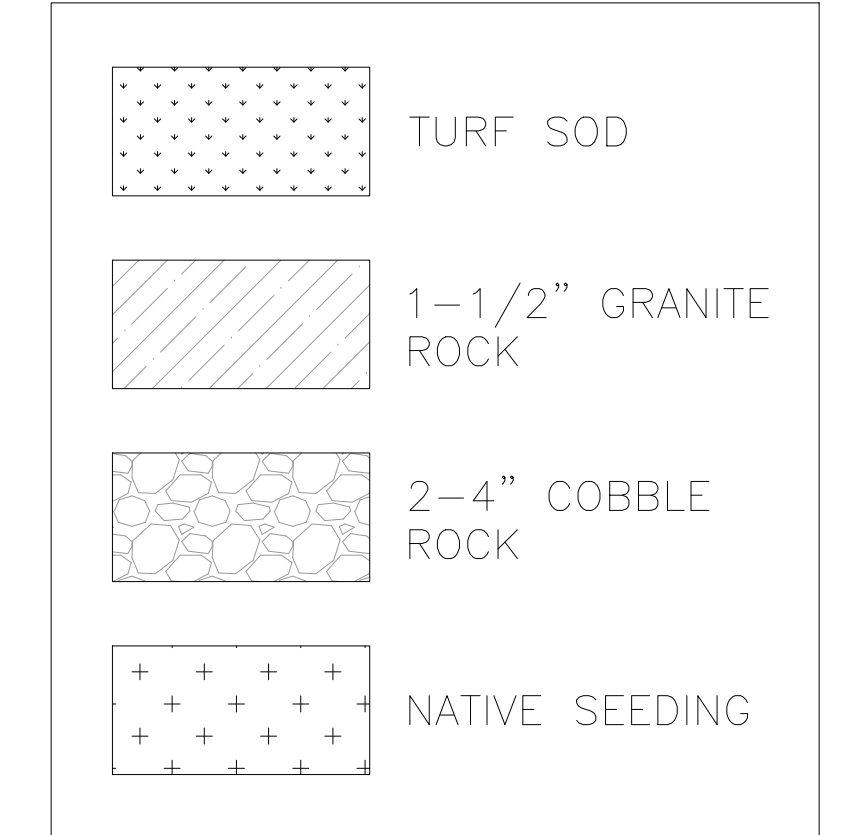
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## NORTHWEST PROPERTY BOUNDARY

KEY MAP



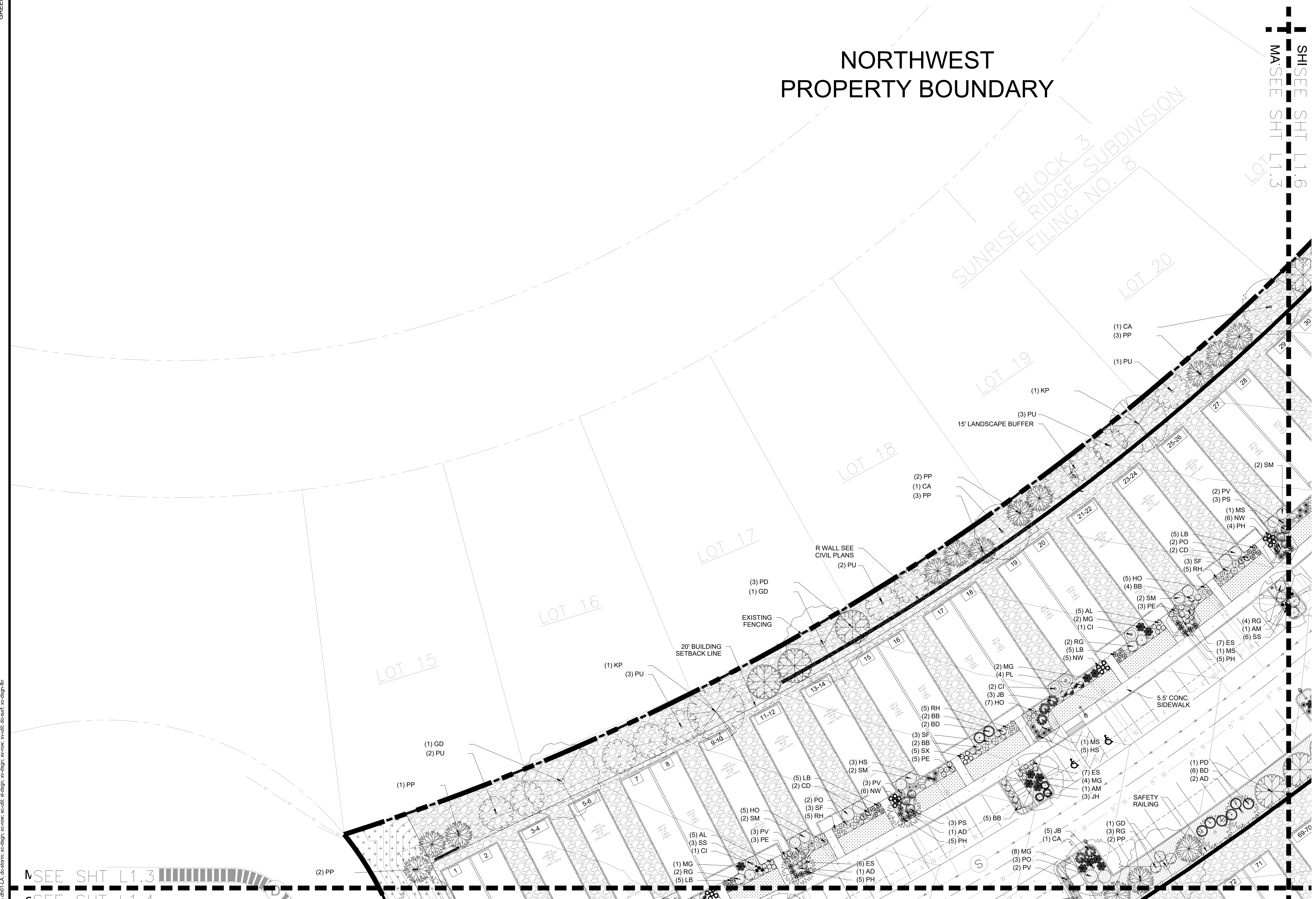
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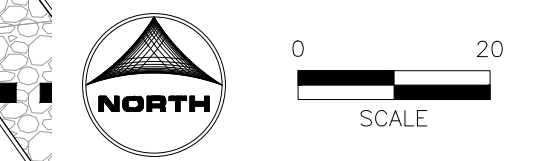
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SSEE SHT L1.4



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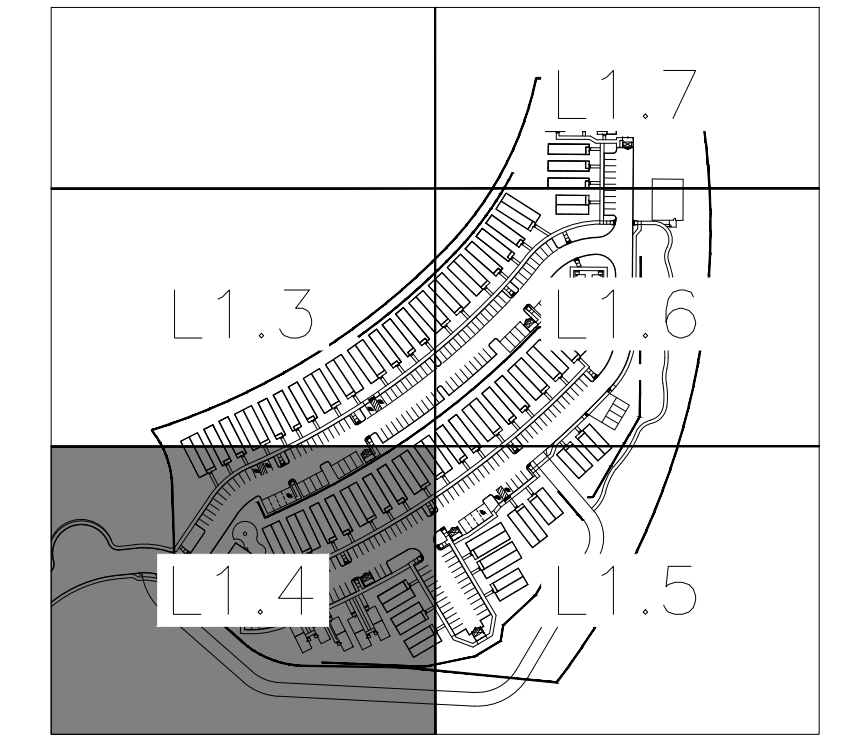
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 PUD LANDSCAPE PLAN  
 LANDSCAPE PLAN  
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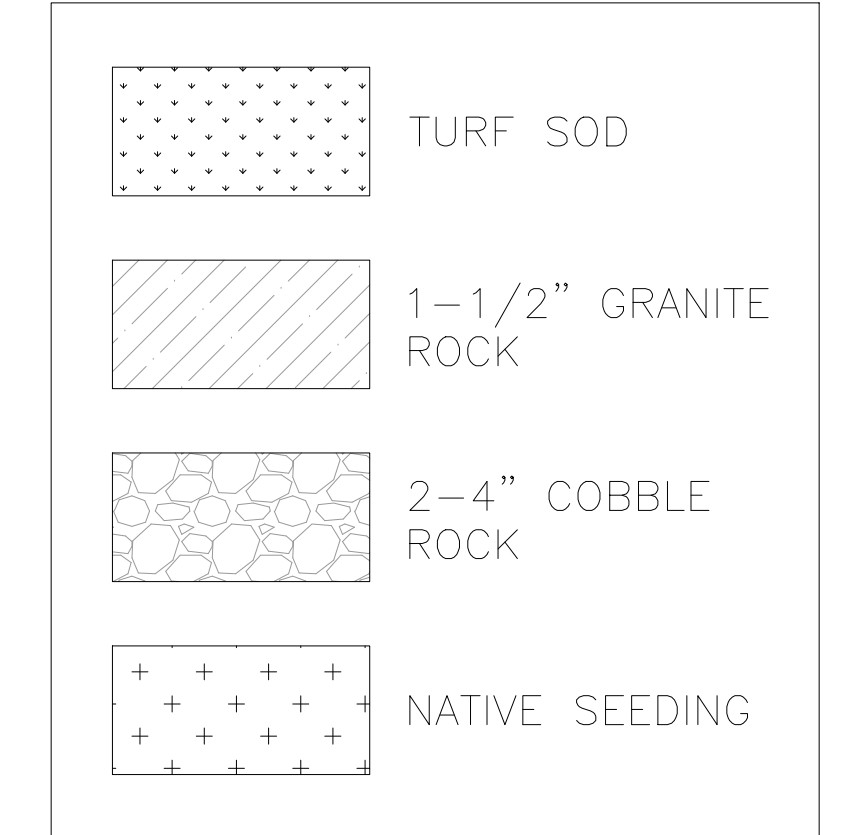
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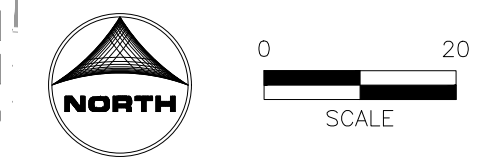
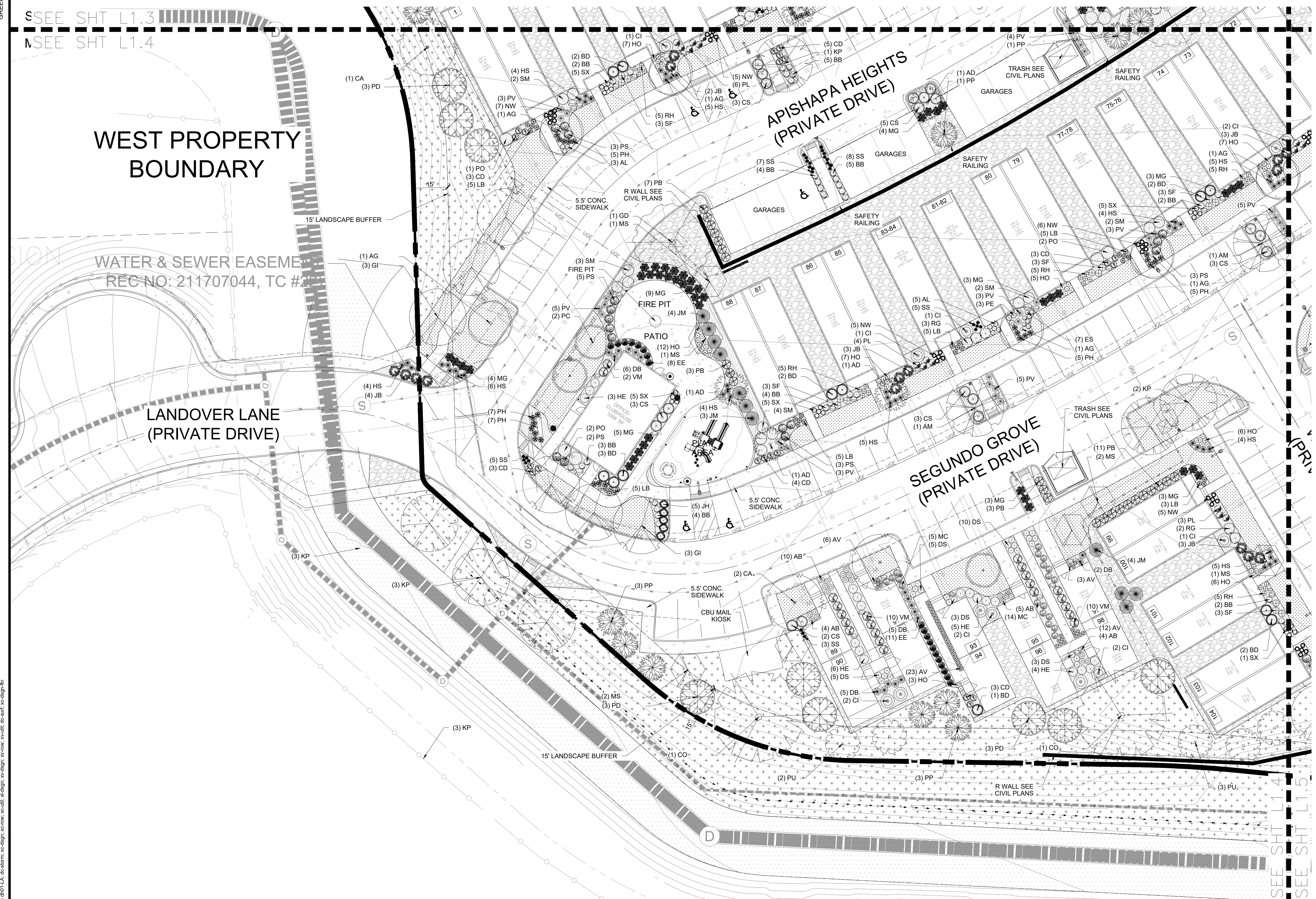


GROUNDCOVER LEGEND



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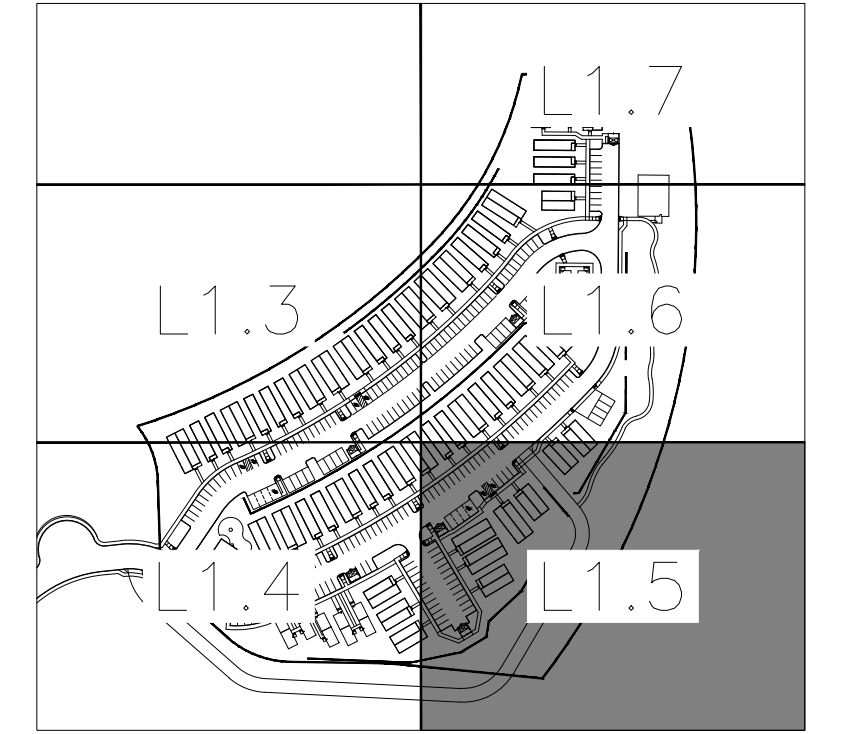
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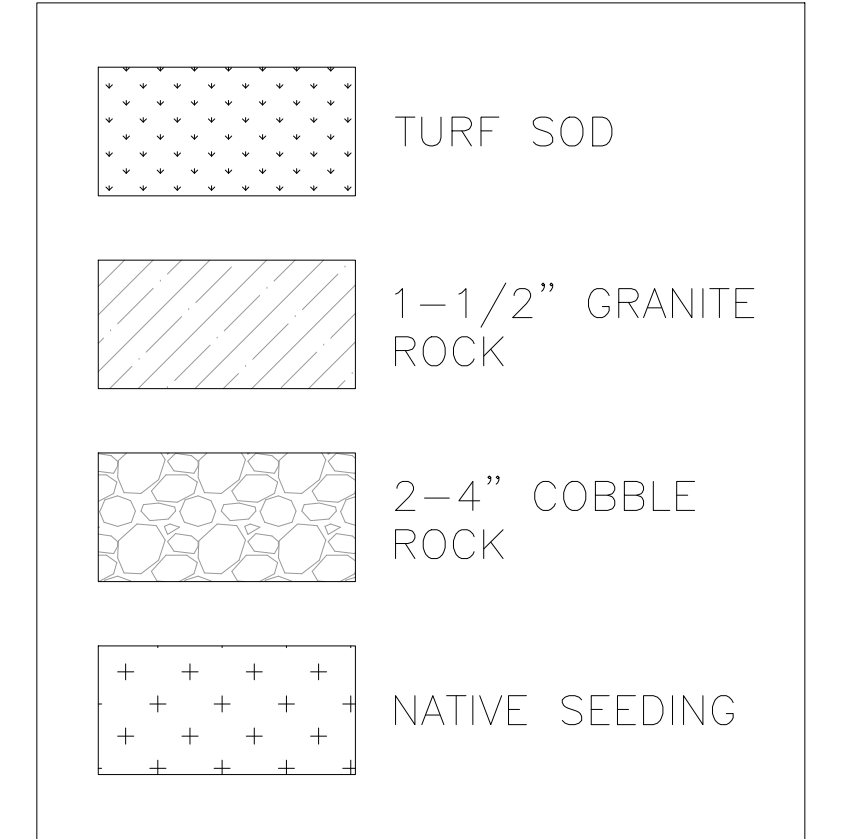
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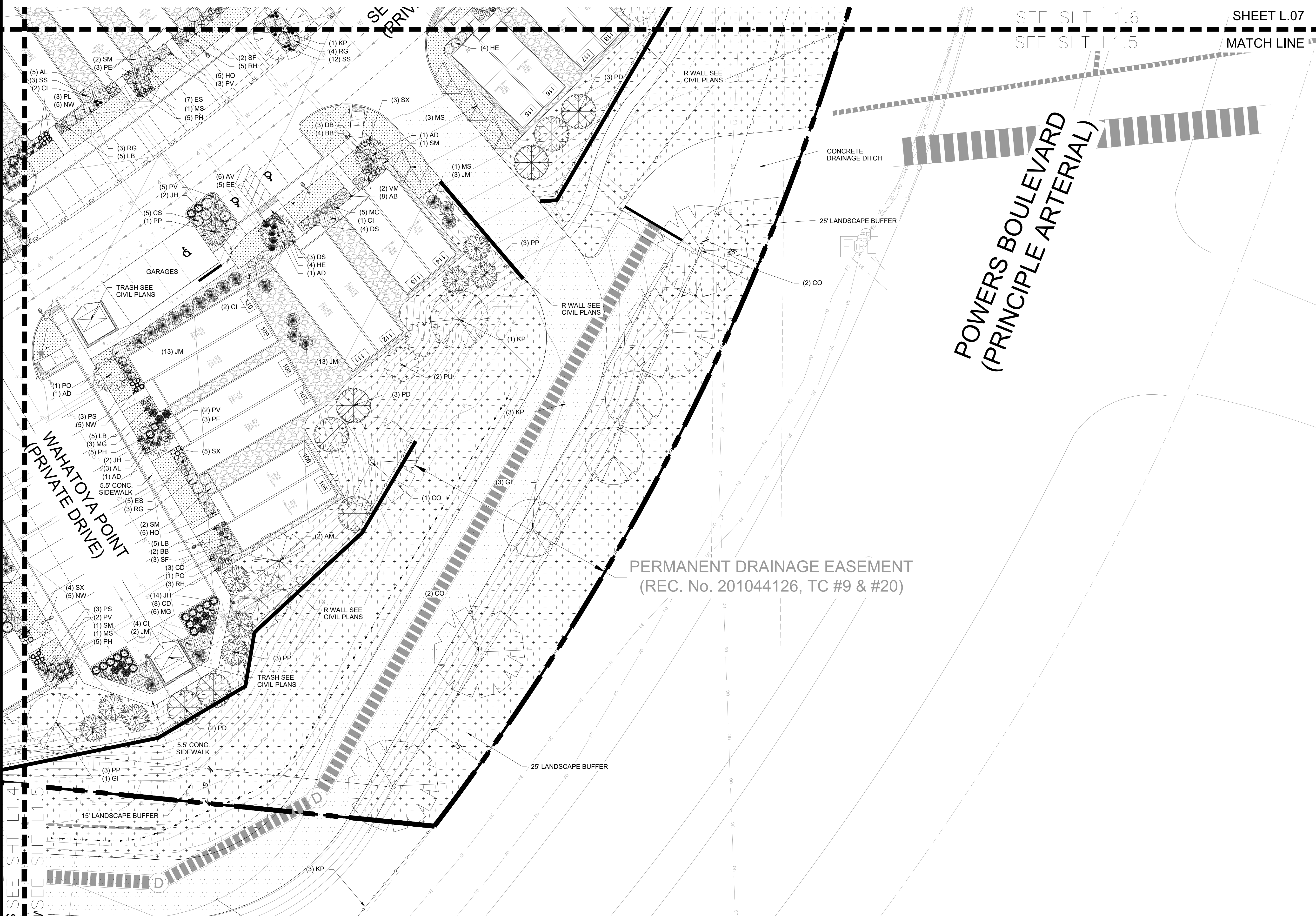
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SHEET L.07  
MATCH LINE

GROUND COVER LEGEND



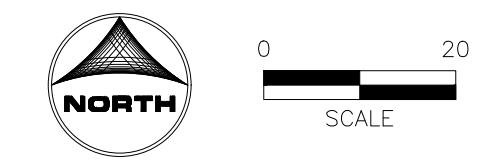
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PERMANENT DRAINAGE EASEMENT  
(REC. No. 201044126, TC #9 & #20)

POWERS BOULEVARD  
(PRINCIPLE ARTERIAL)



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PUD LANDSCAPE PLAN  
LANDSCAPE PLAN

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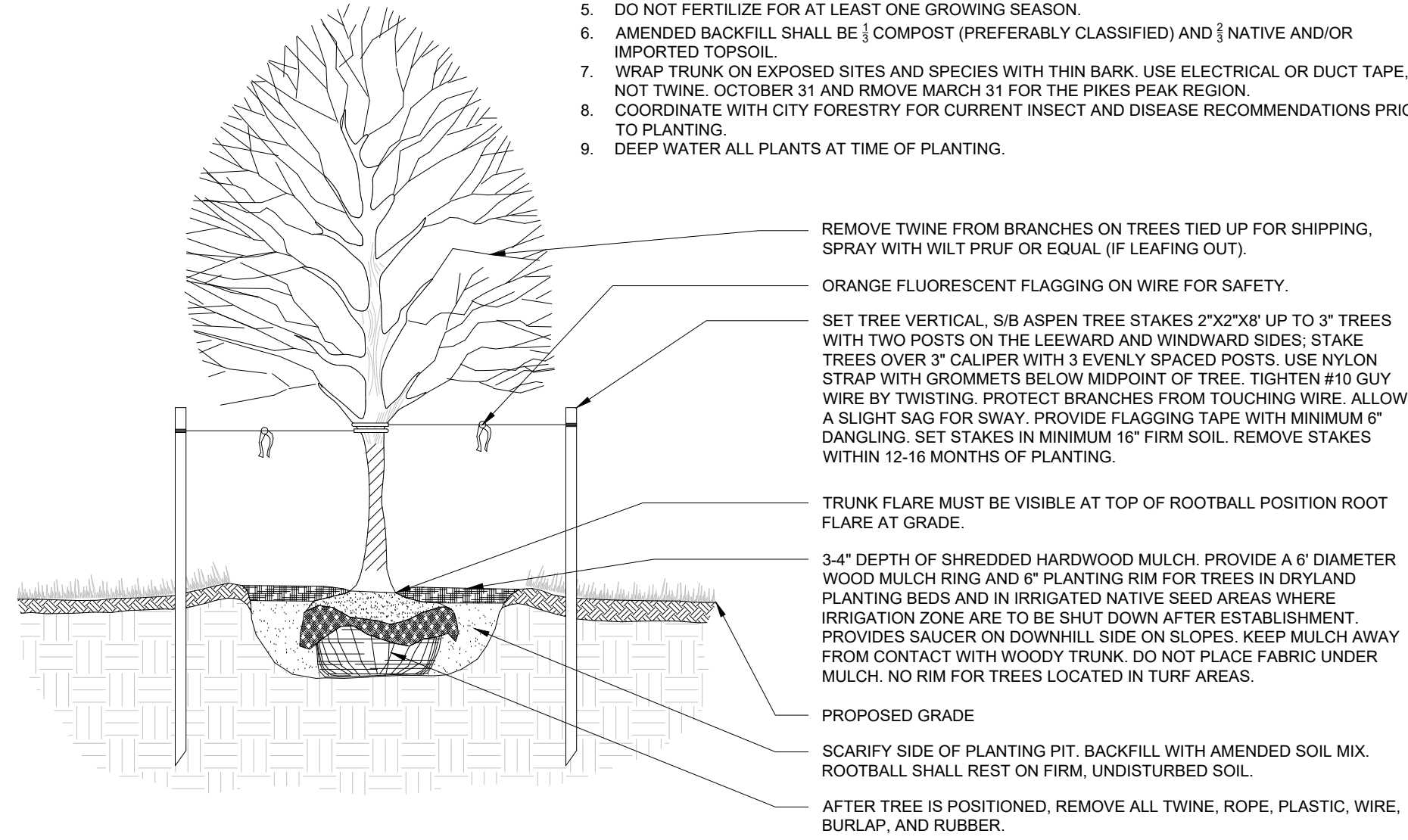
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GREEN, JUSTIN, 5/11/2022, 5:13 PM

**NOTES:**

1. MARK THE NORTH SIDE OF TREE IN NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
2. AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
3. STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
6. AMENDED BACKFILL SHALL BE 1/2 COMPOST (PREFERABLY CLASSIFIED) AND 1/2 NATIVE AND/OR IMPORTED TOPSOIL.
7. WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE. OCTOBER 31 AND REMOVE MARCH 31 FOR THE PIKES PEAK REGION.
8. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
9. DEEP WATER ALL PLANTS AT TIME OF PLANTING.

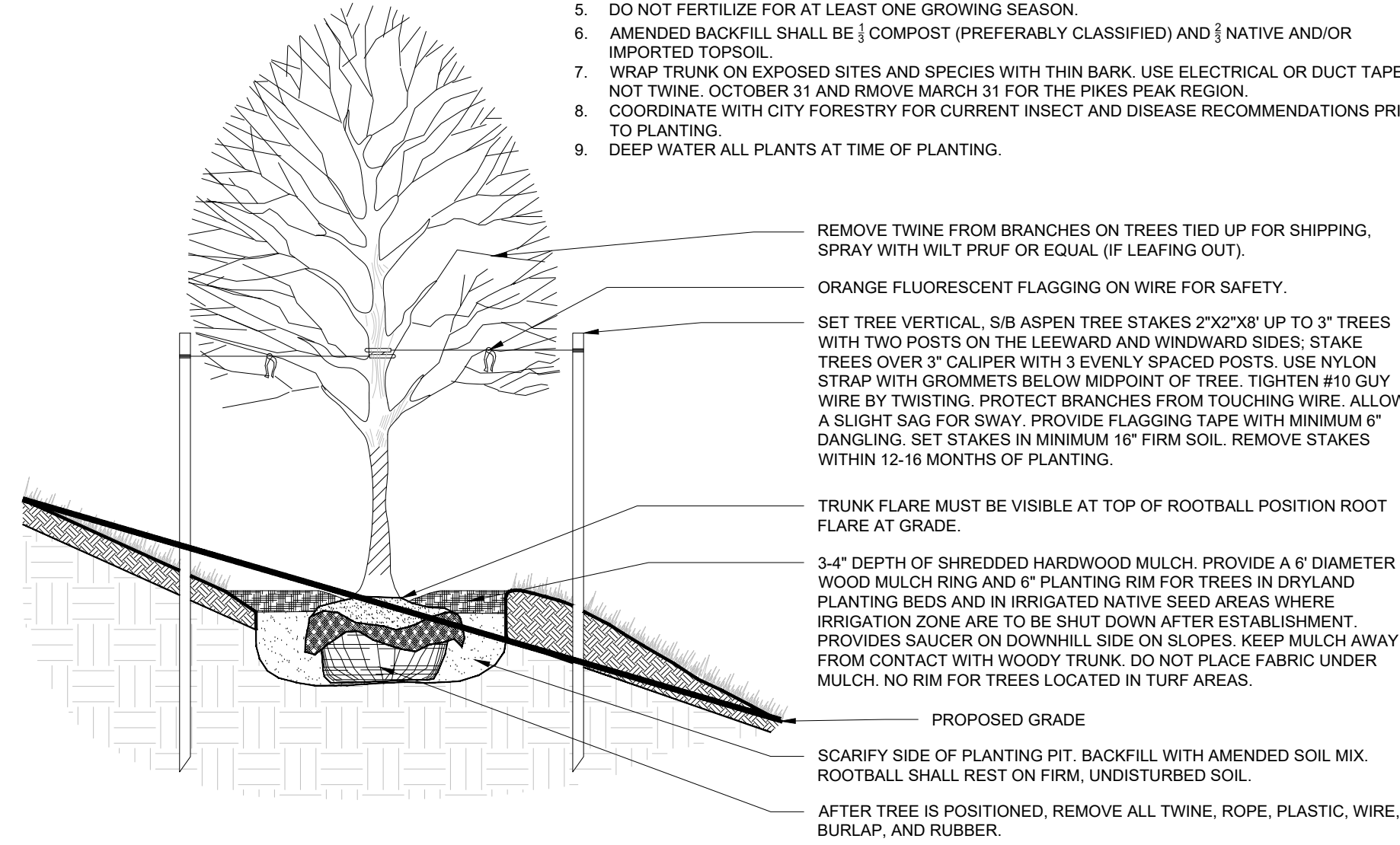


1 TYP. DECIDUOUS TREE PLANTING DETAIL

SCALE: NTS

**NOTES:**

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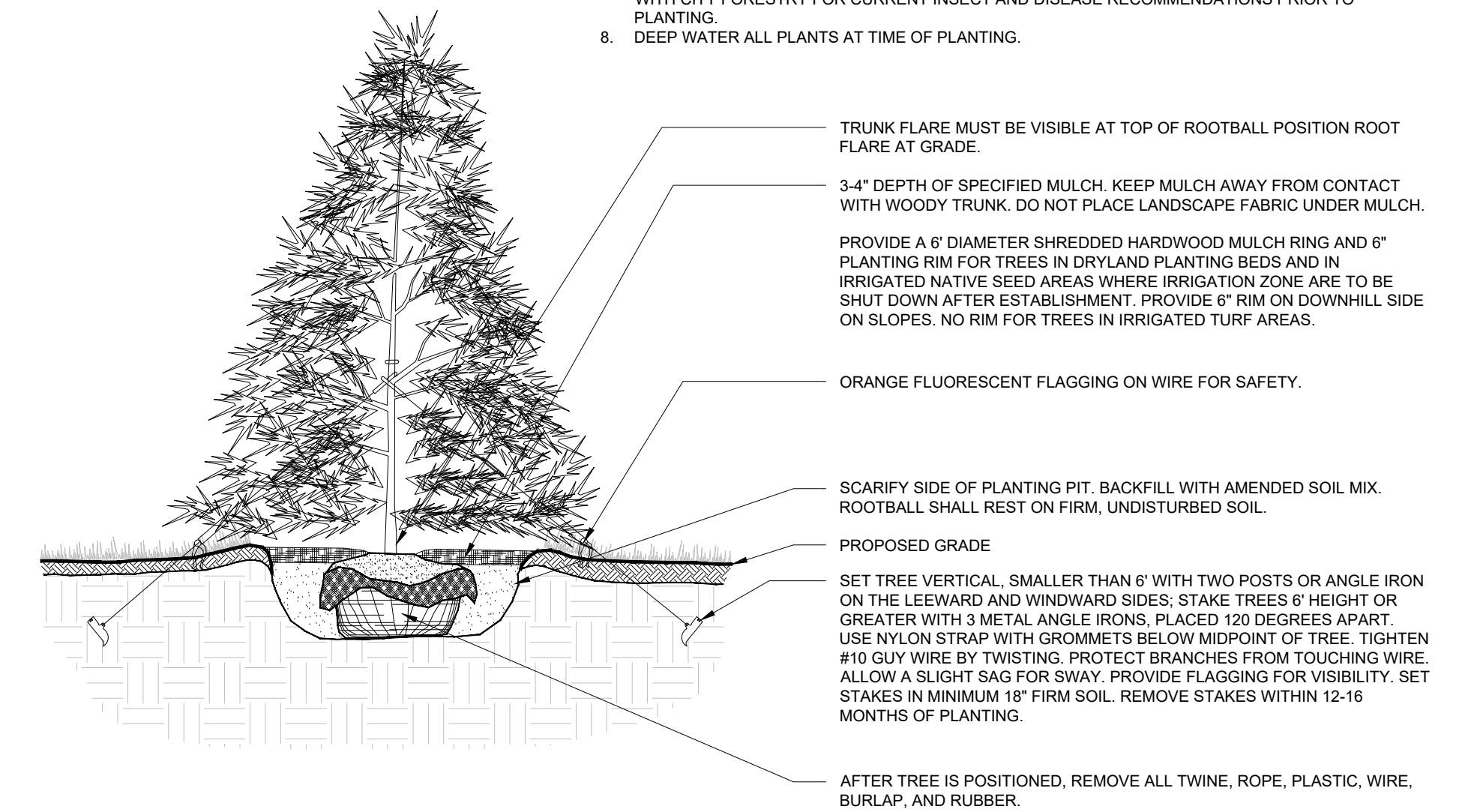


2 TYP. DECIDUOUS TREE PLANTING DETAIL (SLOPE CONDITION)

SCALE: NTS

**NOTES:**

1. DO NOT REMOVE OR CUT LEADER.
2. PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
3. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. AMENDED BACKFILL SHALL BE 1/2 COMPOST (PREFERABLY CLASSIFIED) AND 1/2 NATIVE AND/OR IMPORTED TOPSOIL.
6. MARK THE NORTH SIDE OF TREE IN NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
7. PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
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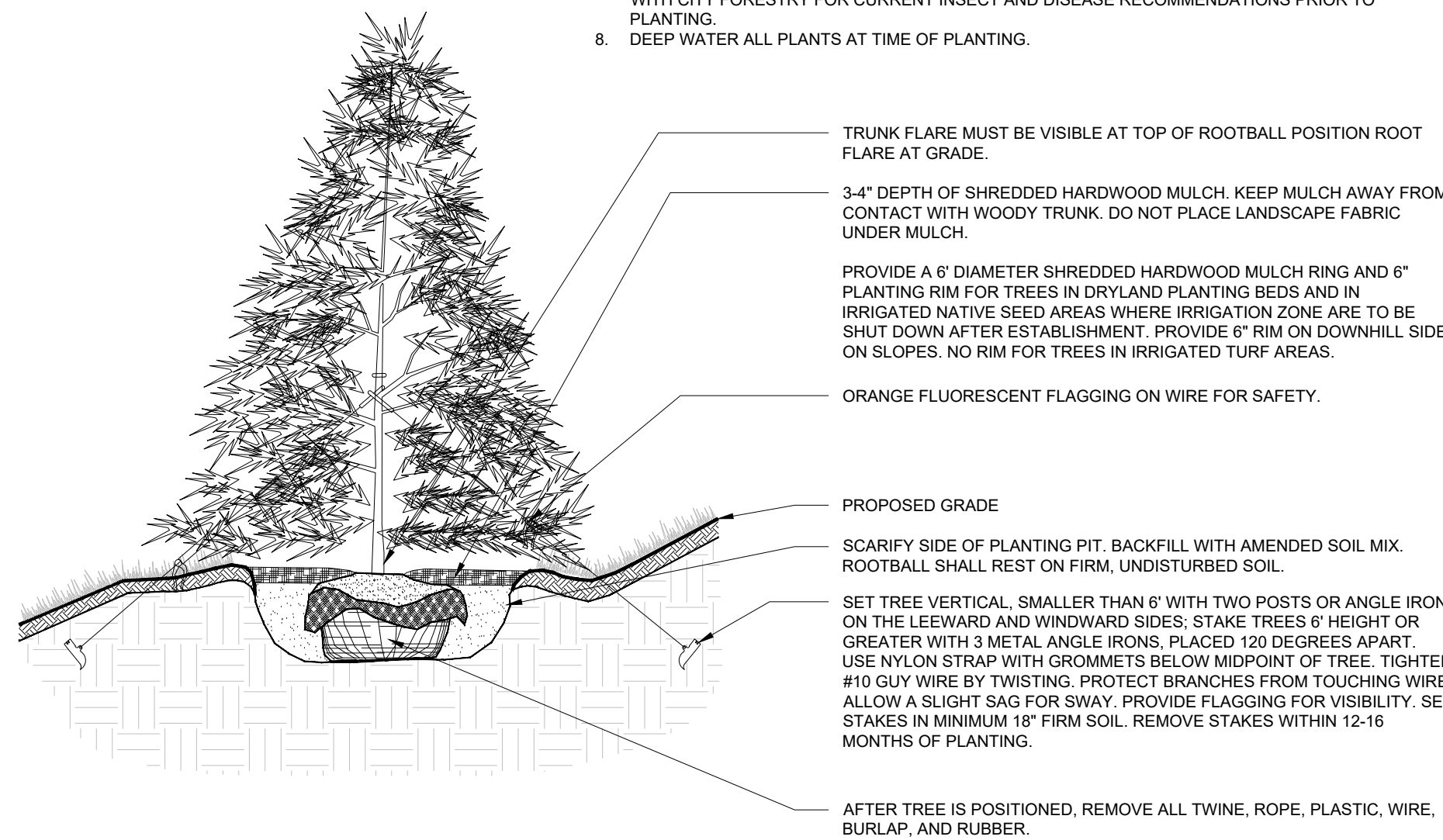


3 TYP. EVERGREEN TREE PLANTING DETAIL

SCALE: NTS

**NOTES:**

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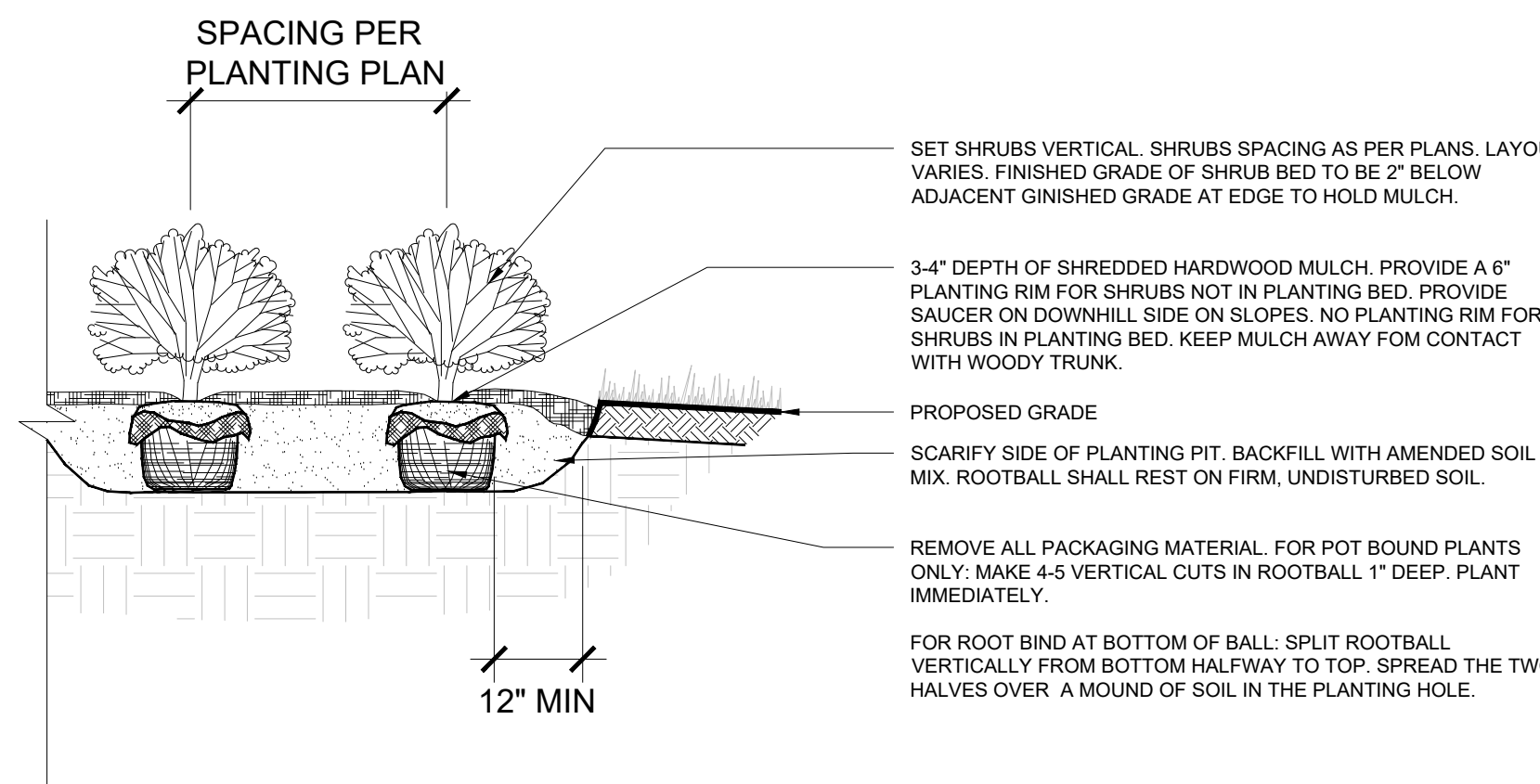


4 TYP. EVERGREEN TREE PLANTING DETAIL (SLOPE CONDITION)

SCALE: NTS

**NOTES:**

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3. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
4. AMENDED BACKFILL SHALL BE 1/2 COMPOST (PREFERABLY CLASSIFIED) AND 1/2 NATIVE AND/OR IMPORTED TOPSOIL.
5. ALL SHRUBS IN ROCK AREAS TO RECEIVE SHREDDED MULCH RINGS.
6. DEEP WATER ALL PLANTS AT TIME OF PLANTING.

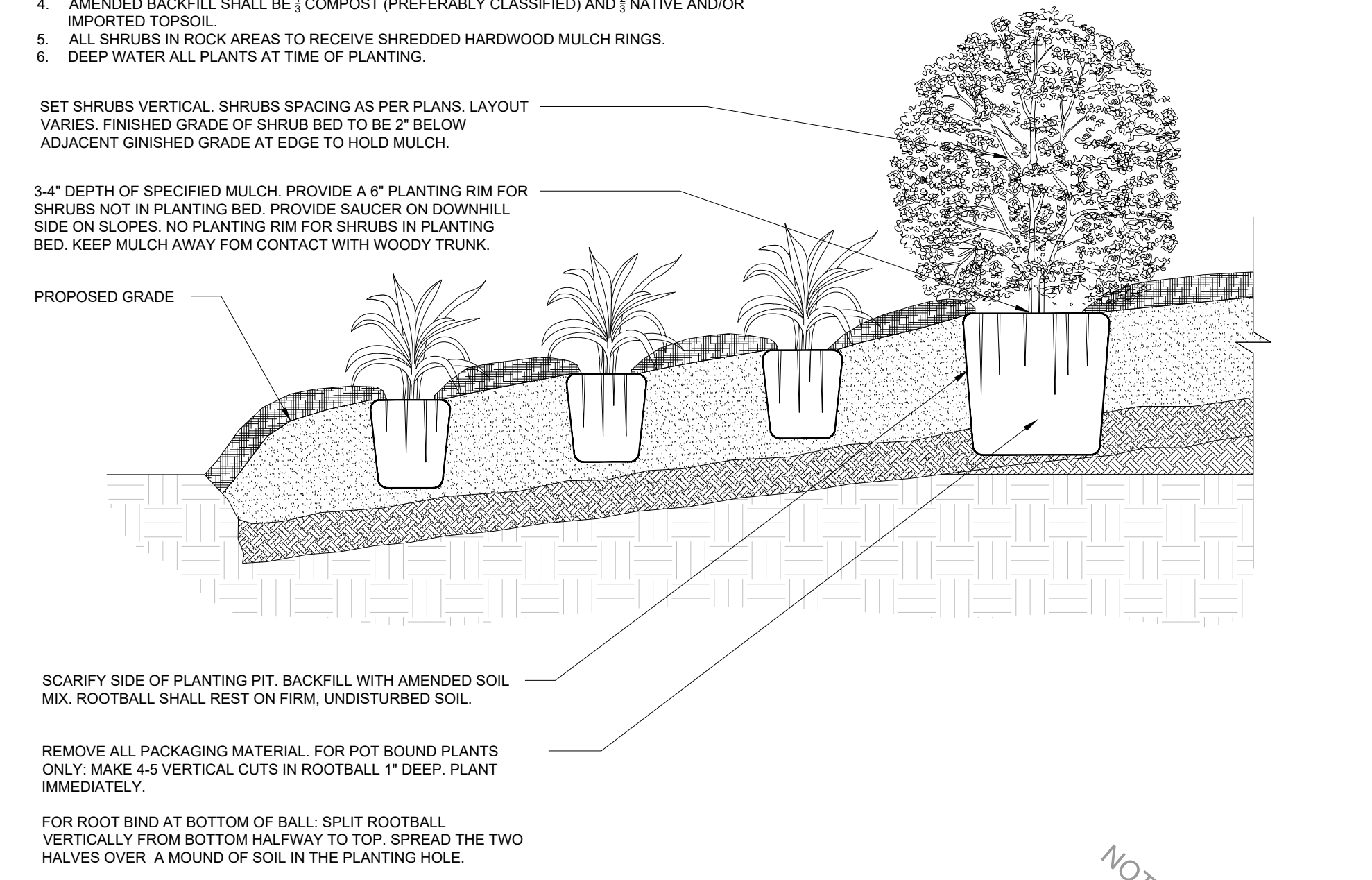


5 TYP. SHRUB PLANTING DETAIL

SCALE: NTS

**NOTES:**

1. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
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3. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
4. AMENDED BACKFILL SHALL BE 1/2 COMPOST (PREFERABLY CLASSIFIED) AND 1/2 NATIVE AND/OR IMPORTED TOPSOIL.
5. ALL SHRUBS IN ROCK AREAS TO RECEIVE SHREDDED HARDWOOD MULCH RINGS.
6. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



6 TYP. SHRUB PLANTING DETAIL (SLOPE CONDITION)

SCALE: NTS

DRAWN BY: JAG JOB DATE: 3/2/2022  
 APPROVED: JFR JOB NUMBER: 200541  
 CAD DATE: 5/11/2022  
 CAD FILE: J:\2020\200541\CAD\DWG\CIFinal Landscape Plan\Landscape-Plan

BAR IS ONE INCH ON OFFICIAL DRAWINGS.  
 0 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - COLORADO SPRINGS  
 7222 COMMERCE CENTER DR SUITE 220  
 COLORADO SPRINGS CO 80919  
 PHONE: 719.300.4140 TOLL FREE: 800.728.7805  
 FAX: 844.273.1057 | HRGreen.com

THE COTTAGES AT MESA RIDGE  
 GOODWIN KNIGHT  
 EL PASO COUNTY, COLORADO



PUD LANDSCAPE PLAN  
 DETAILS

SHEET  
 L.08  
 20

NOT FOR CONSTRUCTION







October 26, 2021

Kari Parsons  
El Paso County Development Services Department  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910-3127

RE: Cottages at Mesa Ridge - Preliminary Plan  
NE1/4, Sec. 29, Twp. 15S, Rng. 65W, 6<sup>th</sup> P.M.  
Water Division 2, Water Districts 10  
CDWR Assigned Subdivision No. 28917

To Whom It May Concern:

We have received the above-referenced proposal to permit 122 manufactured homes on one lot, which would be owned by a single entity, for long-term lease. The lot is approximately 10.2 acres in size. According to the submittal, the proposed supply of water is to be served by the Widefield Water and Sanitation District ("Widefield"). The Lower Fountain Metropolitan Sewage Disposal District will provide wastewater disposal.

### Water Supply Demand

The Water Supply Information Summary, Form No. GWS-76, provided with the submittal estimates a demand of 43.05 acre-feet for all residential uses in the subdivision. Other information in the referral indicates this also includes water for one office/community building. This demand utilizes the standard estimate of 0.35 AF/SFE. There shall also be one acre of landscape irrigation, which will require an additional 3.0 acre-feet/year for a total of 46.05 acre-feet/year.

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 of lawn and garden irrigation.

### Source of Water Supply

The source of water for the proposed development is to be served by the Widefield Water and Sanitation District. A letter of commitment dated August 31, 2021 from Widefield was provided with the materials and indicated that 46.05 acre-feet are committed to the proposed subdivision. A similar letter also notes Lower Fountain Districts commitment to provide wastewater disposal.

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



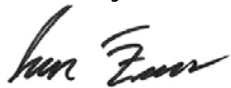
### Additional Comments

Should the development include construction and/or modification of any storm water structure(s), the Applicant should be aware that, unless the storm water structure(s) 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*, available online at: [https://dnrweblink.state.co.us/dwr/0/edoc/3576581/DWR\\_3576581.pdf?searchid=978a5a31-ddf9-4e09-b58c-a96f372c943d](https://dnrweblink.state.co.us/dwr/0/edoc/3576581/DWR_3576581.pdf?searchid=978a5a31-ddf9-4e09-b58c-a96f372c943d), to ensure that the notice, construction and operation of the proposed structure meets statutory and administrative 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,



Ivan Franco, P.E.  
Water Resources Engineer

cc: Bill Tyner, Division 2 Engineer  
Doug Hollister, District 10 Water Commissioner



**OFFICE OF THE COUNTY ATTORNEY**  
CIVIL DIVISION

**Diana K. May, County Attorney**

Assistant County Attorneys

Lori L. Seago  
Steven A. Klaffky  
Mary Ritchie  
Bryan E. Schmid  
Nathan J. Whitney  
Christopher M. Strider  
Terry A. Sample  
Dorey L. Spotts  
Steven Martyn

April 13, 2022

PUDSP-21-11 Cottages at Mesa Ridge  
Combined PUD/Preliminary Plan

Reviewed by: Lori L. Seago, Senior Assistant County Attorney  
April Willie, Paralegal

**WATER SUPPLY REVIEW AND RECOMMENDATIONS**

Project Description

1. This is a proposal by HR Green Development, LLC (“Applicant”) for a one-lot subdivision for the construction of 122 attached manufactured dwellings, 1 sales/amenity center, and open space on approximately 10.2 acres (the “property”). The property is zoned PUD (Planned Unit Development).

Estimated Water Demand

2. Pursuant to the *Water Supply Information Summary* (“WSIS”), the subdivision demand is 42.70 acre-feet/year for in-house use (0.35 acre-feet/year/dwelling unit), 0.35 acre-feet/year for a Leasing Office/Clubhouse and 3.0 acre-feet/year for irrigation. Based on the total annual demand of 46.05 acre-feet for the development, Applicant must be able to provide a supply of 13,815 acre-feet of water (46.05 acre-feet per year x 300 years) to meet the County’s 300-year water supply requirement.

Proposed Water Supply

3. The Applicant has provided for the source of water to derive from the Widefield Water and Sanitation District (“District”). Under Section 8.4.7.C.1. of the El Paso County Land Development Code (“Code”), “[w]ater provided from renewable ground water sources is considered to be annually renewable and, therefore, is considered to have a minimum life of three hundred (300) years.” As detailed in the District’s June 30, 2021 Annual Update and as incorporated in the *Water Resource Report for Cottages at Mesa Ridge* dated March 2, 2022

("Report"), the District's water supply is based on surface water supplies, renewable groundwater, and a mix of various sources. The system does not rely on any non-renewable water sources. Based on the foregoing, since the proposed water supply is an annually renewable source, it falls within the provisions of Section 8.4.7.C.1., and thus the proposed supply is considered to have a minimum life of 300 years. The *Report* indicates the District's "current Developed Physical Supply is 5271 annual acre-feet. The three-year running average actual use is 2755 acre-feet which is roughly 52 % of the existing available physical supply."

4. The District's Engineer provided a letter of commitment for the Cottages at Mesa Ridge development dated August 31, 2021, in which the District committed to providing water service to the 122 residential lots plus irrigation with an annual water requirement of 46.05 acre-feet/year.

#### State Engineer's Office Opinion

5. In a letter dated October 26, 2021, the State Engineer reviewed the proposal to subdivide the 10.2 +/- acre parcel into 122 manufactured dwellings, sales/amenity center, plus irrigated green space. The State Engineer stated that the "proposed development is to be served by Widefield Water and Sanitation District. A letter of commitment dated August 31, 2021 from Widefield was provided with the materials and indicated that 46.05 acre-feet are committed to the proposed subdivision.... According to the records of this office, Widefield has sufficient water resources to supply this development as described above." Finally, "[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."

#### Recommended Findings

6. Quantity and Dependability. Applicant's water demand for the Cottages at Mesa Ridge development is 46.05 acre-feet per year to be supplied by the Widefield Water and Sanitation District.

**Based on the water demand of 46.05 acre-feet/year for the development and the District's availability of renewable water sources, the County Attorney's Office recommends a finding of sufficient water quantity and dependability for the Cottages at Mesa Ridge development.**

7. Quality. The water quality requirements of Section 8.4.7.B.10 of the Code must be satisfied. Section 8.4.7.B.10.g. of the Code allows for the presumption of acceptable water quality for projects such as this where water is supplied by an existing Community Water Supply operating in conformance with Colorado Primary Drinking Water Regulations unless there is evidence to the contrary.

8. Basis. The County Attorney's Office reviewed the following documents in preparing this review: the *Water Supply Information Summary* provided March 3, 2022, the *Water*

*Resource Report* dated March 2, 2022, the *Widefield Water and Sanitation District* letter dated August 31, 2021, and the *State Engineer Office's Opinion* dated October 26, 2021. The recommendations herein are based on the information contained in such documents and on compliance with the requirements set forth below. ***Should the information relied upon be found to be incorrect, or should the below requirements not be met, the County Attorney's Office reserves the right to amend or withdraw its recommendations.***

***REQUIREMENTS:***

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

cc. Kari Parsons, Senior Planner





Prevent • Promote • Protect

Environmental Health Division  
1675 W. Garden of the Gods Road  
Suite 2044  
Colorado Springs, CO 80907  
(719) 578-3199 *phone*  
(719) 578-3188 *fax*  
[www.elpasocountyhealth.org](http://www.elpasocountyhealth.org)

### **Cottages at Mesa Ridge, PUDSP-21-11**

Please accept the following comments from El Paso County Public Health regarding the project referenced above:

- The proposed 12.93-acre, 1-lot residential development with 122 manufactured duplex-style buildings will be provided water services by Widefield Water and Sanitation District. There is a finding for sufficiency in terms of water quality by El Paso County Public Health for water obtained from this Colorado Department of Public Health and Environment, Water Quality Control Division, regulated central water supply. The Colorado Department of Public Health and Environment assigned PWSID# is CO0121900.
- Per the HRGreen, Wastewater Disposal Report dated 18August202, and the Lower Fountain Metropolitan Sewage Disposal District, Commitment to Provide Wastewater Management Services Letter dated 24August2021, wastewater will be treated by Fountain Sanitation District. There is sufficient wastewater treatment capacity for the proposed project per the referenced letters above.
- Radon resistant construction building techniques/practices are encouraged to be used in this area. The EPA has determined that Colorado, and the El Paso County area, have potentially higher radon levels than other areas of the country.
- Earthmoving activity more than one acre, but less than twenty-five acres, will require a local Construction Activity Permit from El Paso County Public Health. Go to <http://www.elpasocountyhealth.org/service/air-quality> for information.
- El Paso County Public Health encourages planned walkability of residential communities. Please consider appropriate connections to commercial areas using sidewalks, and bike trails. Walkability features help reduce obesity and associated heart diseases.

Mike McCarthy  
El Paso County Public Health  
719-575-8602  
[mikemccarthy@elpasoco.com](mailto:mikemccarthy@elpasoco.com)  
06Dec2021

## El Paso County Park Advisory Board

### Agenda Item Summary Form

**Agenda Item Title:** The Cottages at Mesa Ridge PUD

**Agenda Date:** October 13, 2021

**Agenda Item Number:**

**Presenter:** Ross Williams, Park Planner

**Information:** **Endorsement:** X

#### Background Information:

This is a request for endorsement by HR Green Development, LLC, on behalf of Goodwin Knight for The Cottages at Mesa Ridge PUD, consisting of 122 manufactured residential dwelling units on one 10.22-acre lot. The site is located approximately one mile south of Fontaine Boulevard on Mesa Ridge Parkway.

The 2013 Parks Master Plan shows no project impacts to El Paso County proposed or existing parks, trails, or open space. Widefield Community Park and Fountain Creek Regional Park are located approximately 1.75 miles northwest and southwest of the site, respectively. Cross Creek Regional Park, owned and managed by Fountain Mutual Metropolitan District, is located 0.50 mile south of the project site. The proposed South Powers Boulevard and South Marksheffel Road Bicycle Routes are located immediately east and adjacent the site, while the proposed Fontaine Boulevard Bicycle Route is located approximately one mile north. Dedicated public right-of-ways already exist along the proposed bicycle routes, so no easement requests are necessary at those locations. However, the applicant is advised that multi-modal transportation options will be developed within the rights-of-way in the future.

The Cottages at Mesa Ridge PUD is designed as a lower-income community consisting of premanufactured single-family and multi-family (duplexes) homes set on permanent foundations that allow for home ownership or rental opportunities. The site, at 10.22 acres in size, contains 5.33 acres of open space, or 52% of the total project acreage, designated for open space, trails, clubhouse, pocket park with playground, dog park and dog wash station, landscaped property buffers, or stormwater detention purposes. As shown in applicant's Landscape Plans, the trail system, when combined with a proposed fire access road, allows residents to access the dog park, open spaces, and pocket park with minimized use of the planned sidewalk system.

As no park land or trail easement dedications are recommended for this application, El Paso County Parks staff recommends regional and urban park fees in lieu of land dedication. A Park Lands Agreement would be considered due to the inclusion of the aforementioned recreational amenities.

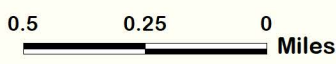
**Recommended Motion: (PUD)**

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving The Cottages at Mesa PUD: (1) require fees in lieu of land dedication for regional park purposes in the total amount of \$56,120 and urban park fees in the total amount of \$35,380. A Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the forthcoming final plat(s).



# The Cottages at Mesa Ridge PUD Review

-  Parks By Other
-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Secondary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Colorado Springs Trail, Proposed
-  The Cottages at Mesa Ridge
-  Major Roads
-  State Highways
-  US Highways
-  Streets & Roads
-  Parcels

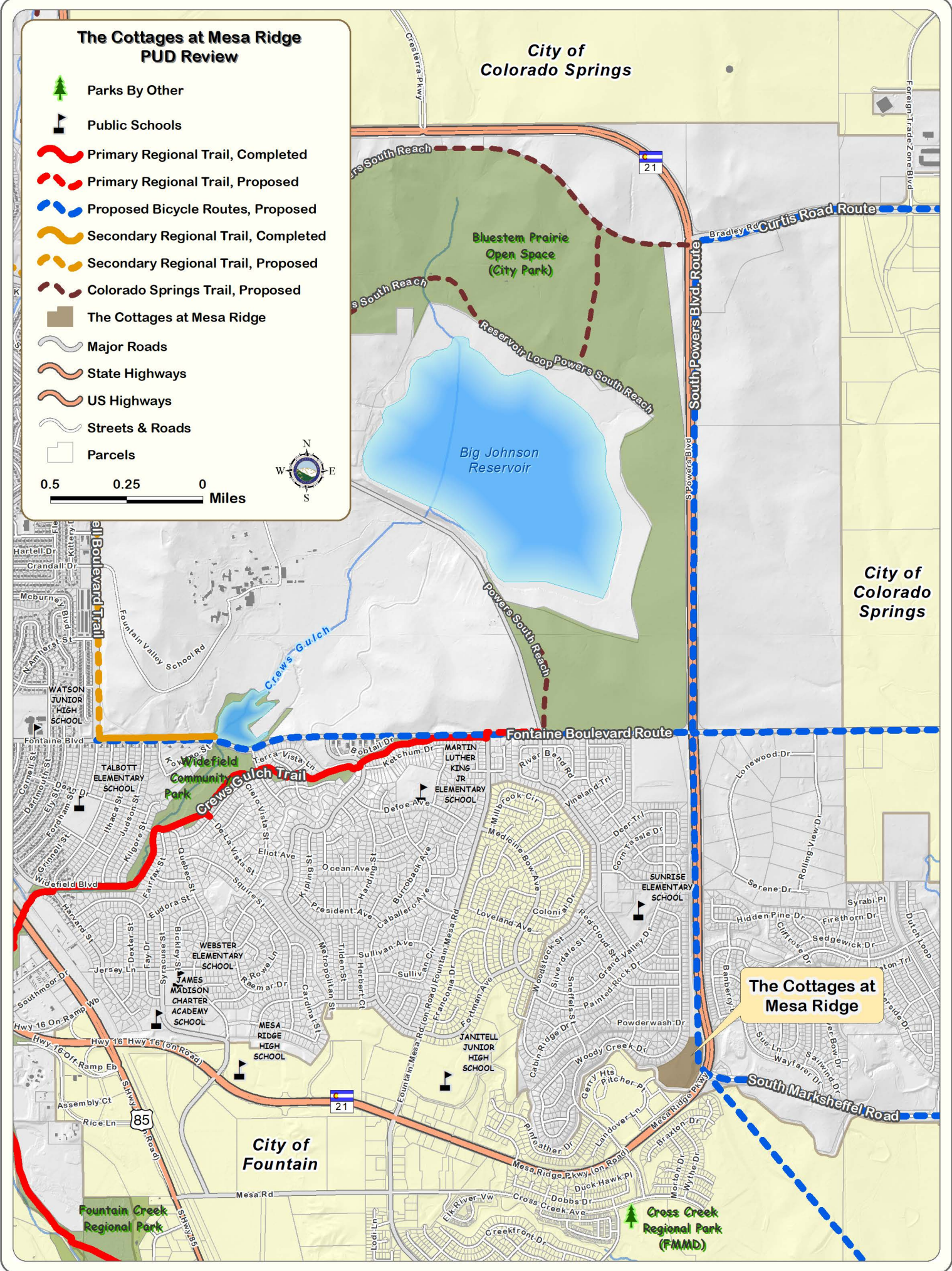


City of Colorado Springs

City of Colorado Springs

City of Fountain

The Cottages at Mesa Ridge



**Development  
Application  
Permit  
Review**



**COMMUNITY SERVICES DEPARTMENT**

Park Operations - Community Outreach - Environmental Services  
Veterans Services - Recreation / Cultural Services

**October 13, 2021**

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

<b>Name:</b>	The Cottages at Mesa Ridge PUD	<b>Application Type:</b>	PUD
<b>PCD Reference #:</b>	PUD-21-002	<b>Total Acreage:</b>	10.22
		<b>Total # of Dwelling Units:</b>	122
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	29.84
Goodwin Knight	HR Green Development, LLC	<b>Regional Park Area:</b>	4
Dave Morrison	Phil Stuepfert	<b>Urban Park Area:</b>	4
8605 Explorer Drive, Suite 250	7222 Commerce Center Drive, Suite 220	<b>Existing Zoning Code:</b>	RS-6000
Colorado Springs, CO 80920	Colorado Springs, CO 80919	<b>Proposed Zoning Code:</b>	PUD

**REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS**

<p>Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.</p>	<p>The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.</p>
<b>LAND REQUIREMENTS</b>	Urban Density ( $\geq 1$ Dwelling Unit Per 2.5 Acres): <b>YES</b>
<p><b>Regional Park Area: 4</b></p> <p>0.0194 Acres x 122 Dwelling Units = 2.367</p> <p><b>Total Regional Park Acres: 2.367</b></p>	<p><b>Urban Park Area: 4</b></p> <p>Neighborhood: 0.00375 Acres x 122 Dwelling Units = 0.46</p> <p>Community: 0.00625 Acres x 122 Dwelling Units = 0.76</p> <p><b>Total Urban Park Acres: 1.22</b></p>
<b>FEE REQUIREMENTS</b>	
<p><b>Regional Park Area: 4</b></p> <p>\$460 / Dwelling Unit x 122 Dwelling Units = \$56,120</p> <p><b>Total Regional Park Fees: \$56,120</b></p>	<p><b>Urban Park Area: 4</b></p> <p>Neighborhood: \$114 / Dwelling Unit x 122 Dwelling Units = \$13,908</p> <p>Community: \$176 / Dwelling Unit x 122 Dwelling Units = \$21,472</p> <p><b>Total Urban Park Fees: \$35,380</b></p>

**ADDITIONAL RECOMMENDATIONS**

**Staff Recommendation:** The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving The Cottages at Mesa PUD: (1) require fees in lieu of land dedication for regional park purposes in the total amount of \$56,120 and urban park fees in the total amount of \$35,380. A Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the forthcoming final plat(s).

Park Advisory Board Recommendation: **PAB Endorsed 10/13/2021**





**Support Services**  
645 Widefield Drive  
Colorado Springs, CO 80911  
PH: 719-391-3530 FAX: 719-391-3534

February 7, 2022  
Kari Parsons  
El Paso County Development Services  
Colorado Springs, CO 80910

Dear Kari:

In reference to your correspondence dated 1/20/22, file number PUDSP2111, parcel number 55291000026, a request by HR Green for the Cottages at Mesa Ridge on 12.93 acres, described as "A PUD for 122 manufactured homes (mix of one story and two story -2 units stacked), on one lot to be owned by a single entity for long term lease; includes a clubhouse, internal drives, and common areas aka: horizontal MF apartment complex. PUD to be approved as a prelim plan also and water sufficiency requested -anticipated administrative plat. Pre-site Dev Grading and installation utilities not requested with Prelim Plan". Widefield School District #3 has no objections to this project. Due to the size and location of the Cottages at Mesa Ridge, Widefield School District #3 chooses to accept fees in lieu of land due to the district for the Cottages at Mesa Ridge development. If you have further questions please feel free to contact me at [gishd@wsd3.org](mailto:gishd@wsd3.org) 719-391-3531.

Sincerely,

A handwritten signature in purple ink that reads "David Gish".

David Gish  
Chief Operations Officer  
Widefield School District #3



PRELIMINARY PLAN (RECOMMEND APPROVAL)

Commissioner Brittain-Jack moved that the following Resolution be adopted:

**BEFORE THE PLANNING COMMISSION  
OF THE COUNTY OF EL PASO  
STATE OF COLORADO  
RESOLUTION NO. PUDSP-21-011  
COTTAGES AT MESA RIDGE PRELIMINARY PLAN**

WHEREAS, CSJ No. 1, LLC, did file an application with the El Paso County Planning and Community Development Department for the approval of the Cottages at Mesa Ridge Preliminary Plan for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by this Commission on May 5, 2022; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the master plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission Members during the hearing, this Commission finds as follows:

1. The application was properly submitted for consideration by the Planning Commission.
2. Proper posting, publication and public notice were provided as required by law for the hearing before the Planning Commission.
3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters and issues were submitted and that all interested persons and the general public were heard at that hearing.
4. All exhibits were received into evidence.
5. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.
6. The subdivision is consistent with the purposes of the Land Development Code.

7. The subdivision is in conformance with the subdivision design standards and any approved sketch plan.
8. Sufficiency: A conditional sufficient water supply has been acquired in terms of quantity, and dependability and water sufficient for water quality 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 the Land Development Code.
9. 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 the Land Development Code.
10. 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.W. §30-28-133(6)(c)].
11. Adequate drainage improvements complying with State law [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of the Land Development Code and the Engineering Criteria Manual are provided by the design.
12. 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 the Land Development Code and the Engineering Criteria Manual.
13. 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 encouraging 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 therefor, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities.
14. Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision.
15. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development Code.

16. The proposed subdivision meets other applicable sections of Chapters 6 and 8 of the Land Development Code.
17. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations.
18. That the proposed subdivision of land conforms to the El Paso County Zoning Resolutions.
19. That for the above-stated and other reasons, the proposed subdivision is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends approval of the application for a preliminary plan of Cottages at Mesa Ridge.

AND BE IT FURTHER RESOLVED that the Planning Commission recommends the following conditions and notation(s) be placed upon this approval:

#### **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. 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, bridge, and traffic fee shall be paid to El Paso County Planning and Community Development at the time of final plat(s) recordation.



**NOTATIONS**

1. Subsequent final plat filings may be approved administratively by the Planning and Community Development 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.

BE IT FURTHER RESOLVED that the Resolution and recommendations be forwarded to the El Paso County Board of County Commissioners.

Commissioner Merriam seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows:

Commissioner Risley	aye
Commissioner Bailey	aye
Commissioner Fuller	nay
Commissioner Lucia-Treese	nay
Commissioner Brittain Jack	aye
Commissioner Trowbridge	nay
Commissioner Carlson	aye
Commissioner Merriam	aye

Commissioner Schuettpelz

nay

The Resolution was adopted by a vote of 5 to 4 by the El Paso County Planning Commission, State of Colorado.

DATED: May 5, 2022

 (VICE CHAIR)  
Brian Risley, Chair

## EXHIBIT A

### LEGAL DESCRIPTION

#### PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 27, SECTION 28 AND SECTION 33, ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 10376 2006" AT THE NORTHEAST CORNER AND BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AT THE SOUTHEAST CORNER, SAID LINE BEING ASSUMED TO BEAR S01°30'51"W.

COMMENCING AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, S89°29'10"W A DISTANCE OF 1,191.33 FEET, TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTH LINE, THE FOLLOWING SIX (6) COURSES:

1. S19°42'21"W A DISTANCE OF 184.86 FEET;
2. S32°15'45"W A DISTANCE OF 71.66 FEET;
3. S41°47'19"W A DISTANCE OF 88.37 FEET;
4. S14°57'52"W A DISTANCE OF 155.36 FEET;
5. S03°04'57"E A DISTANCE OF 208.19 FEET;
6. S05°19'07"E A DISTANCE OF 22.87 FEET;

THENCE ON 15.00 FEET SOUTHERLY OF AND PARALLEL TO THE NORTHERLY LINE OF THE 160' ACCESS AND UTILITY EASEMENT RECORDED UNDER RECEPTION NO. 214100441 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, THE FOLLOWING THREE (3) COURSES:

1. S50°26'12"E A DISTANCE OF 725.53 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,935.00 FEET, A CENTRAL ANGLE OF 26°05'19" AND AN ARC LENGTH OF 881.07 FEET, TO A POINT OF TANGENT;

3. S76°31'31"E A DISTANCE OF 347.57 FEET, TO A POINT ON THE EASTERLY LINE OF THE 80' ACCESS AND UTILITY EASEMENT RECORDED UNDER RECEPTION NO 214100441 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ON THE EASTERLY AND SOUTHERLY LINES OF SAID EASEMENT, THE FOLLOWING THREE (3) COURSES:

1. S13°28'29"W A DISTANCE OF 1,333.84 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,540.00 FEET, A CENTRAL ANGLE OF 62°50'51" AND AN ARC LENGTH OF 1,689.22 FEET, TO A POINT OF;
3. S76°19'20"W A DISTANCE OF 2,208.31 FEET;

THENCE DEPARTING SAID SOUTHERLY EASEMENT LINE, N13°40'40"W A DISTANCE OF 80.00 FEET, TO A POINT ON THE SOUTHERLY LINE OF STERLING RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 218714151 AND A POINT ON THE NORTHERLY LINE OF SAID 80' ACCESS AND UTILITY EASEMENT;

THENCE ON THE NORTHERLY AND WESTERLY LINES OF SAID EASEMENT, THE FOLLOWING THREE (3) COURSES:

1. N76°19'20"E A DISTANCE OF 2,208.31 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,460.00 FEET, A CENTRAL ANGLE OF 62°50'51" AND AN ARC LENGTH OF 1,601.47 FEET, TO A POINT OF TANGENT;
3. N13°28'29"E A DISTANCE OF 1,203.84 FEET;

THENCE ON A LINE 15.00 FEET NORTHERLY OF AND PARALLEL TO THE SOUTHERLY LINE OF SAID 160' ACCESS AND UTILITY EASEMENT, THE FOLLOWING THREE (3) COURSES:

1. N76°31'31"W A DISTANCE OF 267.57 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,065.00 FEET, A CENTRAL ANGLE OF 26°05'19" AND AN ARC LENGTH OF 940.26 FEET, TO A POINT OF TANGENT;
3. N50°26'12"W A DISTANCE OF 1,355.04 FEET, TO THE SOUTHEASTERLY CORNER OF BRIARGATE PARKWAY AS SHOWN ON THE PLAT OF SAID STERLING RANCH FILING NO. 1;



THENCE ON THE EASTERLY AND NORTHERLY RIGHT-OF-WAY LINES OF SAID BRIARGATE PARKWAY, THE FOLLOWING TWO (2) COURSES:

1. N39°33'48"E A DISTANCE OF 130.00 FEET;
2. N50°26'12"W A DISTANCE OF 770.00 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWENTY (20) COURSES:

1. N39°33'48"E A DISTANCE OF 1161.81 FEET, TO A POINT OF NON-TANGENT CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N51°21'08"W, HAVING A RADIUS OF 870.00 FEET, A CENTRAL ANGLE OF 14°22'05" AND AN ARC LENGTH OF 218.17 FEET, TO A POINT OF NON-TANGENT CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N65°16'19"W, HAVING A RADIUS OF 814.82 FEET, A CENTRAL ANGLE OF 12°28'32" AND AN ARC LENGTH OF 177.42 FEET, TO A POINT OF NON-TANGENT;
4. S76°13'25"E A DISTANCE OF 185.19 FEET;
5. S76°20'29"E A DISTANCE OF 50.05 FEET;
6. S11°07'11"W A DISTANCE OF 3.91 FEET;
7. S20°05'15"E A DISTANCE OF 68.42 FEET;
8. S51°17'41"E A DISTANCE OF 52.77 FEET;
9. N38°42'19"E A DISTANCE OF 130.03 FEET;
10. S51°16'53"E A DISTANCE OF 128.03 FEET;
11. S51°17'40"E A DISTANCE OF 80.48 FEET;
12. S51°18'16"E A DISTANCE OF 124.15 FEET;
13. S63°15'15"E A DISTANCE OF 10.26 FEET;
14. N39°48'59"E A DISTANCE OF 110.92 FEET;
15. N48°27'49"E A DISTANCE OF 87.13 FEET;
16. N55°58'31"E A DISTANCE OF 87.13 FEET;

17. N63°35'09"E A DISTANCE OF 87.13 FEET;

18. N71°09'48"E A DISTANCE OF 87.13 FEET;

19. N78°01'26"E A DISTANCE OF 79.85 FEET;

20. N79°18'16"E A DISTANCE OF 441.05 FEET, TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON SAID WEST LINE, S00°53'15"E A DISTANCE OF 220.84 FEET, TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27;

THENCE ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, N87°34'53"E A DISTANCE OF 73.60 FEET;

THENCE DEPARTING SAID NORTH LINE, THE FOLLOWING TWENTY-ONE (21) COURSES:

1. S04°00'08"W A DISTANCE OF 38.86 FEET;

2. S23°30'33"W A DISTANCE OF 96.02 FEET;

3. S17°58'09"W A DISTANCE OF 105.84 FEET;

4. S07°20'33"W A DISTANCE OF 248.45 FEET;

5. S27°44'47"W A DISTANCE OF 82.16 FEET;

6. S51°16'10"W A DISTANCE OF 361.44 FEET;

7. S29°35'35"W A DISTANCE OF 198.68 FEET;

8. S56°06'51"W A DISTANCE OF 68.55 FEET;

9. S51°10'06"W A DISTANCE OF 86.23 FEET;

10. S82°29'37"W A DISTANCE OF 85.63 FEET;

11. N82°52'49"W A DISTANCE OF 82.74 FEET;

12. N63°10'02"W A DISTANCE OF 59.72 FEET, TO A POINT OF NON-TANGENT CURVE;

13. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S52°33'19"W, HAVING A RADIUS OF 43.53 FEET, A CENTRAL ANGLE OF 66°07'59" AND AN ARC LENGTH OF 50.25 FEET, TO A POINT OF REVERSE CURVE;
14. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 208.41 FEET, A CENTRAL ANGLE OF 21°27'48" AND AN ARC LENGTH OF 78.07 FEET, TO A POINT OF REVERSE CURVE;
15. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 85.46 FEET, A CENTRAL ANGLE OF 85°24'40" AND AN ARC LENGTH OF 127.39 FEET, TO A POINT OF TANGENT;
16. S12°28'27"W A DISTANCE OF 90.70 FEET;
17. S87°04'53"W A DISTANCE OF 91.55 FEET;
18. S01°04'54"W A DISTANCE OF 49.42 FEET;
19. S27°12'58"W A DISTANCE OF 75.48 FEET;
20. S12°38'34"W A DISTANCE OF 55.41 FEET;
21. S19°42'21"W A DISTANCE OF 0.70 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 3,385,206 SQUARE FEET OR 77.7136 ACRES.

EXHIBIT ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

PROPERTY DESCRIPTION STATEMENT

I, JARROD ADAMS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR  
COLORADO NO. 38252  
FOR AND ON BEHALF OF JR ENGINEERING, LLC



**Kevin Mastin, Interim Executive Director**  
**El Paso County Planning & Community Development**  
O: 719-520-6300  
KevinMastin@elpasoco.com  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

**Board of County Commissioners**  
Holly Williams, District 1  
Carrie Geitner, District 2  
Stan VanderWerf, District 3  
Longinos Gonzalez, Jr., District 4  
Cami Bremer, District 5

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Planning Commission Meeting  
Thursday, May 5, 2022  
El Paso County Planning and Community Development Department  
2880 International Circle – Second Floor Hearing Room  
Colorado Springs, Colorado

**REGULAR HEARING**  
**9:00 a.m.**

**PRESENT AND VOTING: BRIAN RISLEY, TOM BAILEY, BECKY FULLER, SARA BRITTAIN JACK, JAY CARLSON, BRANDY MERRIAM, BRYCE SCHUETTPELZ**

**PRESENT VIA ELECTRONIC MEANS AND VOTING: TIM TROWBRIDGE, JOAN LUCIA-TREESE**

**PRESENT AND NOT VOTING:**

**ABSENT: CHRISTOPHER WHITNEY, ERIC MORAES**

**STAFF PRESENT: KEVIN MASTIN, NINA RUIZ, KARI PARSONS, JEFF RICE, PETRA RANGEL, TARA YOUNGER, AND EL PASO COUNTY ATTORNEY LORI SEAGO**

Sunshine Law Statement was removed.

Ms. Ruiz introduced new Interim Director Mr. Mastin.

**OTHERS SPEAKING AT THE HEARING: PHIL STUEPFERT**

**Report Items**

- 1. A. Report Items -- Planning and Community Development Department – Mr. Mastin or Ms. Ruiz--** The following information was discussed:

- a) The next scheduled Planning Commission meeting is for **Thursday, May 19, 2022, at 9:00 a.m.**
- b) **Mr. Mastin** – Introduction – Director of Public Works – Interim – Replacing Mr. Dossey.

**Mr. Risley** – Welcomed Mr. Mastin.

**Ms. Lucia-Treese** – Thanked **Mr. Mastin** about Colorado Centre.

Annual Meeting for Election of Officers – **Ms. Jack** nominated **Mr. Risley** as Chair. **Ms. Lucia-Treese** seconded. **Mr. Risley** honored to continue to serve in that capacity. Vice-chair – **Ms. Jack** nominated **Mr. Bailey** as Vice-Chair. Appreciates his leadership. Lucia-Treese seconded. Mr. Bailey accepted.



**CONSENT ITEMS**

**2. A. Approval of the Minutes – April 7, 2022**

The minutes were unanimously approved as presented (9-0).

**B. SP-20-008**

**PARSONS**

**PRELIMINARY PLAN  
HOMESTEAD NORTH PHASE 1 PRELIMINARY PLAN**

A request by SR Land, LLC, for approval of the Homestead North Phase 1 Preliminary Plan to create 147 single-family residential lots. The 77.7-acre development area is zoned RR-5 (Residential Rural), and RS-6000 (Residential Rural) and is generally located at the northeast corner of the Vollmer Road and Briargate Parkway intersection and is within Sections 17, 28, and 33, Township 12 South, Range 65 West of the 6th P.M. (Parcel Nos. 52280-00-030 and 52330-00-017 ) (Commissioner District No. 2)

**PC ACTION: SCHUETTPLEZ MOVED/MERRIAM SECONDED FOR APPROVAL OF CONSENT ITEM NUMBER C FOR AN APPROVAL A PRELIMINARY PLAN FOR HOMESTEAD NORTH PHASE I PRELIMINARY PLAN, UTILIZING RESOLUTION PAGE NO. 3, CITING 22-015, WITH 10 CONDITIONS AND THREE (3) NOTATIONS, WITH A FIND OF SUFFICIENCY FOR WATER, QUALITY, QUANTITY, AND DEPENDABILITY AND THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION WAS APPROVED (9-0).**

**C. P-21-008**

**RUIZ**

**MAP AMENDMENT (REZONING)  
CITIZEN ON CONSTITUTION**

A request by Feathergrass Investments, LLC, for approval of a map amendment (rezoning) of 10.54 acres from CS (Commercial Service) to RM-30 (Residential, Multi-Dwelling) and is subject to the CAD-O (Commercial Airport District Overlay). The parcel is located at the southwestern corner of the Constitution Avenue and Marksheffel Road intersection, and are within Section 5, Township 14 South, Range 65 West of the 6th P.M. (Parcel No. 54050-00-051) (Commissioner District No. 2)

**Trowbridge: If we could see the zoning map for the adjacent property site. I wasn't able to find it in the package and want to discuss it.**

**Ruiz: Pulled up the zoning map. North RM-30. South M. Commercial across from the site. PUD surrounding the area.**

**Risley: Confused about the property kitty corner. Is it in the County.**

**Ruiz: Yes.**

**No other questions. Motion:**

**PC ACTION: CARLSON MOVED/LUCIA-TREESE SECONDED FOR APPROVAL OF CONSENT ITEM NUMBER D FOR AN APPROVAL A MAP AMENDMENT (REZONING) FOR CITIZEN ON CONSTITUTION, UTILIZING RESOLUTION PAGE NO. 2, CITING 22-016, WITH 2 CONDITIONS AND TWO (2) NOTATIONS, WITH A FIND OF SUFFICIENCY FOR WATER, QUALITY, QUANTITY, AND DEPENDABILITY AND THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION WAS APPROVED (9-0).**

**REGULAR ITEMS**

**A. PUDSP-21-011**

**PARSONS**

**PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN**

## COTTAGES AT MESA RIDGE

A request by CSJ No. 1, LLC, for approval of a map amendment (rezoning) from the RS-6000 (Residential Suburban) to the Cottages at Mesa Ridge PUD (Planned Unit Development) and approval of a preliminary plan for 122 two-family dwelling units (61 structures). The 10.22-acre property is located on the west side of Powers Boulevard, and west of the intersection of Powers Boulevard and Mesa Ridge Parkway, and is within Sections 28 and 29, Township 15 South, Range 65 West of the 6th P.M. (Tax Schedule No. 55291-00-006) (Commissioner District No. 4)

**Ms. Parson** – presentation

Applicant Representative: Presentation. HRGreen – Phil Stuepfert

Opposition:

**Mr. Carlson** -Talking about it being affordable housing. What are the rental rates?

**Mr. Morisson** – Market driven. 1000 2 bedroom. 2000 currently. Market driven.

**Mr. Carlson:** Elevation from North to South – Pretty good increase in elevation.

**Mr. Stuepfert** – You are exactly right. Fair amount of grade. (Went back to slide). Homes sit on top of ridge. It levels down to Powers. 8 to 10 feet per wall. We are meeting the slope. We designed it to step down.

**Mr. Carlson** - Run off into the storm sewers

**Mr. Stuepfert** - Yes. Runs into the storm system

**Ms. Fuller** – You're counting every space in between the houses as open space?

**Mr. Stuepfert** - Yes. We are counting all between

**Ms. Fuller** – You are redefining open space. You are misleading. I take offense to that. It is not open space. If you were to remove stuff between houses. It blatantly not true.

**Mr. Stuepfert** – If remove the open areas between structures, the calculation is 40%.

**Ms. Fuller** – Recommend you saying that.

**Ms. Seago** – Open space does not have to be open to the public; it may be private per the definition on the Code..

**Ms. Merriam** – The corridor from the north to the south, do you have any barriers to stop children and animals from going into the road.

**Mr. Stuepfert** - Fencing.

**Ms. Merriam** - It helps if you have a toddler.

**Mr. Trowbridge** – Challenges the applicant about affordable housing. A typical 1 bedroom is 1000. Highly skeptical about them being affordable. I understand economics is not a part of the approval criteria.

**Mr. Stuepfert** – We are trying to prepare for the attainable. Attainable. Rent is reasonable. The studio rents under \$1000. Sq Ft 300 – \$900 studio. Affordable and attainable. There are a number



of people looking for that type of housing. I do not want to disregard your comment. We have to be able to rent these apartments at market rates. We are typically under market rates.

**Ms. Fuller** – It is all in your presentation about it being affordable. What is being said does not match. Trying to Fool us. I don't like that.

**Mr. Risley** – No more questions from PC.

**Ms. Parsons** – I did have email communication with Fuller and Risley. Within the RS-6000 – attached single family is an allowed use as long as the attached homes are served by central water/waste water. Two family dwelling vs single family attached definitions discussed. This is why the applicant is proposing PUD zoning. (continues presentation)

**Mr. Schuetz** – There are multiple units that are less than 25'.

**Ms. Parsons** – This is the first two-family dwelling use that has been submitted to the County in years. There is no land use category for this type of home. It will be manufactured off-site. Applicant is proposing a PUD for this reason.

**Fuller** – It does not meet the manufactured home definition.

**Ms. Parsons** – Presentation – Gave more information on open space – multi-family; one lot vs. individual lots.

**Mr. Rice** - filling in for Daniele Torres, PCD Engineering – Presentation.

**Ms. Fuller** – If this was to stay RS-6000 what are the setback requirements

**Ms. Parsons** - 25' front, 5' side, 25' rear. No perimeter. No buffer between developments if the zoning is the same. The difference in zoning districts requires a 15' buffer. Applicant is proposing 20' buffer. There are no open space requirements in the RS-5000 or RS-6000

Public Comment

**Ms. McCormick** – Thank you for the opportunity to address this group regarding this development. I would like to extend to 5-6 minutes instead of the standard 3. I filled out the questionnaire. Environmental impact? Aesthetics? Realistic. I am a paper person. No props. I am referring to suitable for extending uses. Will it be in harmony with the character? With that in mind, consider the aesthetics. I appreciate the color. I live in a neutral neighborhood. The overall pallet is neutral. I appreciate that. I am a conservationist. Asphalt parking lots. Modular homes. Built in Pueblo. Two existing units separated by a wall. I believe it is a mobile park. What is the difference? Cement slab. Realistically it is a mobile home park. Environmental – I read that Colorado Springs has heat islands. How much asphalt is being developed in my area? I have 4 lane road called Powers. Lowes – asphalt. Safeway – asphalt. Multi-apartment – asphalt. A lot of heat islands. Consider all of those things. I ask you to consider them when you make your decision. One last concern. When I was younger, I was told to follow the money. Part of Challenger Homes. Challenger homes owns 46%. venture capitalist groups, hedge funds groups. They do not get into anything that is not going to make money. The developer will not have the final say. What are we going to be left with? Consider all of my concerns.

**Ms. Seago** – Remind Commissioner members – Aesthetics are not a part of your review criteria.

**Mr. Parsh** – I know a lot of things that go on. Fountain and Widefield are part of one another. We have to use Fountain PD. You have my letter there. (Photos) There is an alley that goes all the way

through Widefield. Phone lines, gas lines, behind houses. There is an access road right up against the fences. There is an access road that connects to utility lines. There is a big hole there. Look at how close it is to Powers. There is a water shed to farmers in Alamosa. That is what they are going to use for the fire access. When they built Powers they were supposed to put trees and walkways. In Widefield we do not have Police. There are all of these homes that have untagged vehicles. Widefield is a hazard. No one cares about us. Military community. If you look at the top of the vicinity map, that is where I live. The alley way is no longer going to be there. People have been living in the watershed. The water way waters the farms. Gas lines, water lines, sewage lines, man-hole covers, etc. Please take into consideration that. These cottages are going to be 4' apart. Fire trucks will not be able to get there. That dirt road, when these are built, they have to go all the way around to get to the skills. Now the kids will go down that alley way. I am concerned about gangs and drugs.

**Mr. Risley** – Closed the public hearings.

**Mr. Stuepfert Rebuttal** – There is a pipe system. It handles irrigation. Our stormwater is handled independently. The access easement is to the north side of the site was looked at. The utility companies would not allow access there. No change to the north side of the corridor.

**Ms. Fuller** – I take issue to what is there and around there. It is much smaller than the other communities in the area. There is a lot of green space there. I think it is really dense. Not a great justification to why it must be made to be super dense. Ms. McCormick brought up good points about the huge paved area.

**Mr. Carlson** – I am not a big proponent of the small density. I agree about affordable housing. I appreciate that you knew what the rental rates would be. Efficiency of land use. You are just going with market rate. Do not call them affordable if it is market rates.

**Mr. Bailey** – Master Plan incorporates language regarding different housing types. Push with one hand for change, but then say not to put it here. When the consultants drafted the masterplan, affordability and attainability were included. I see this as consistent with the of Master Plan given the limited parcel size. It matches the objective of the master plan. It gets us to the tension we have with people who have been here 30 years. Homeowners liked their open space. I understand the tension. The applicant designed something that will benefit the new homeowners.

**Ms. Merriam** – Time and attention – not a huge area of land. The fact that the developers are placing families there safely. If it is a managed subdivision, it could be valuable and increase their properties. The intention is what we are voting on.

**Mr. Schuettplez** – Manufactured homes 24' and these units are 15' wide. It may have a negative impact with how it is set up. Multi-family apartments are in Fountain. Is it really conforming? The other parcels would not be able to have manufactured homes in Fountain.

**Mr. Trowbridge** – I do not think it is in harmony. It is interesting idea. It isn't consistent with our standards. Disagree with Bailey. I do not think it is part of the Master Plan.

**Ms. Fuller** -Thank you to Ms. McCormick. Enjoyed her presentation,

**PC ACTION: BAILEY MOVED/CARLSON SECONDED FOR APPROVAL OF REGULAR ITEM NUMBER A FOR AN APPROVAL A PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN FOR COTTAGES AT MESA RIDGE, UTILIZING RESOLUTION PAGE NO. 3, CITING 22-017, WITH 6 CONDITIONS AND FIVE (5) NOTATIONS, WITH A FIND OF SUFFICIENCY FOR WATER, QUALITY, QUANTITY, AND**



**DEPENDABILITY AND THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION WAS APPROVED (5-4).**

## **5. PC Bylaw Amendments**

**Mr. Trowbridge** – Significant changes in the procedures – E and F. Voting and actions. Thanks to Ms. Seago and Mr. Moraes for reviewing this.

**Mr. Carlson** – Great adjustment. Appreciate time.

**Mr. Bailey** – Appreciate time. Should review more regularly.

**Mr. Trowbridge** – These will go to the BOCC for final approval.

**Mr. Risley** – Thank you Mr. Trowbridge.

NOTE: For information regarding the agenda item the Planning Commission is considering, call the Planning and Community Development Department for information (719-520-6300). Visit our Web site at [www.elpasoco.com](http://www.elpasoco.com) to view the agenda and other information about El Paso County. Results of the action taken by the Planning Commission will be published following the meeting. (The name to the right of the title indicates the Project Manager/ Planner processing the request.) If the meeting goes beyond noon, the Planning Commission may take a lunch break.

The name to the right of the title indicates the Planner processing the request.