

# **COTTAGES at MESA RIDGE**

## **Preliminary Plan/PUD**

### **Letter of Intent**

**September 9, 2021**

Prepared by:

**Phil Stuepfert  
HR Green Development, LLC**



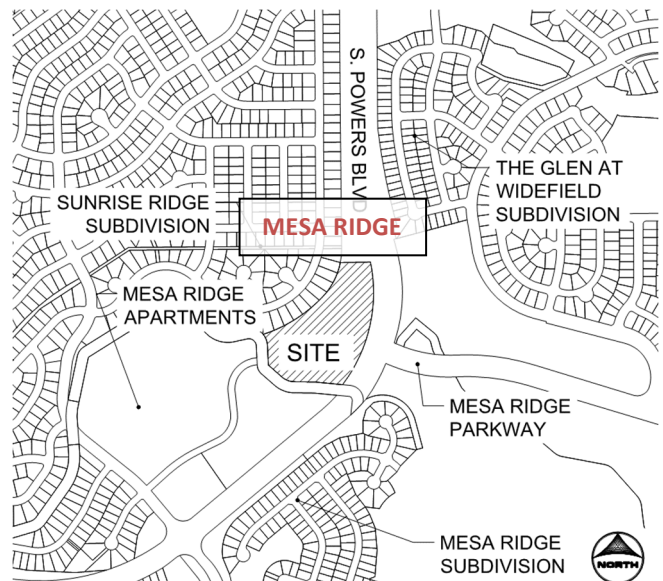
## Introduction

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 residential development (units for rent). The project contains 122 duplex-style buildings made up of modular manufactured homes that are constructed in a factory ensuring quality construction. The unique product is not placed on an individual lot and sold, rather the community is setup as one (1) lot in a horizontal apartment style setup. 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 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."



## 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

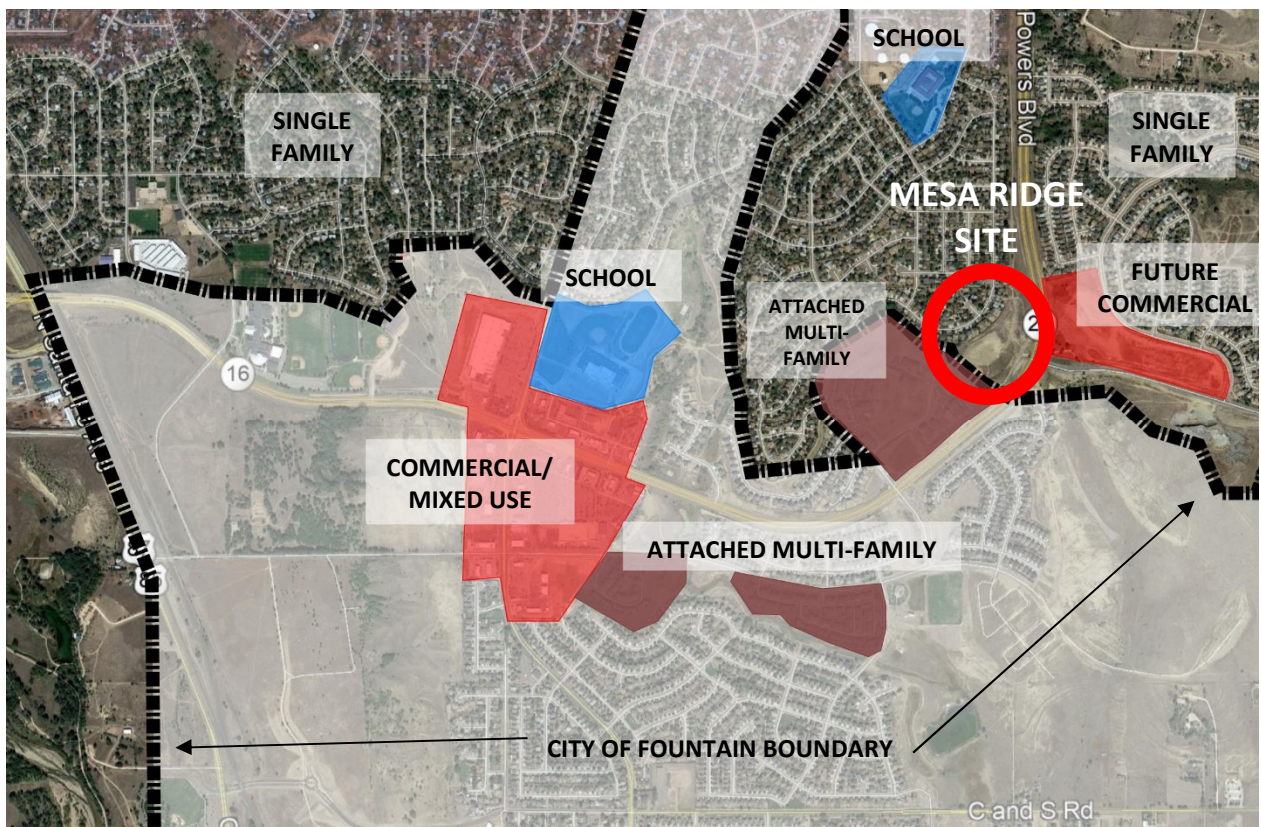
## Existing Features and Easements

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 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 residential (for rent), an amenity center (clubhouse), and open space as described further below in more detail.

### Residential Land Use:

The proposed land use is residential consisting of 122 duplex-style buildings that are modular manufactured homes constructed in a factory. Total unit count is 122 units at 11.94 units per acre. 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, 52% 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 AND GARAGES)	81,741	1.88	18%
2	PAVED SURFACE (SIDEWALKS, DRIVEWAYS, PARKING, TRASH PAD)	115,148	2.64	26%
3	PAVED IRRIGATION DITCH	5,577	0.13	1%
4	WALKING PATH (CRUSHED GRANITE)	2,964	0.07	1%
5	FIRE ACCESS ROAD	7,622	0.17	2%
	<b>OPEN SPACE:</b>			
6	OPEN SPACE OUTSIDE EASEMENTS	142,528	3.27	32%
7	OPEN SPACE WITHIN EASEMENTS	46,353	1.06	10%
8	OPEN SPACE PERIMETER BUFFER OUTSIDE EASEMENTS	28,338	0.65	6%
9	OPEN SPACE PERIMETER BUFFER WITHIN EASEMENTS	14,823	0.34	3%
	<b>SUBTOTAL ALL OPEN SPACE (6-9)</b>		<b>5.33</b>	<b>52%</b>
	<b>SUBTOTAL ALL IMPERVIOUS SURFACE(1+2+3)</b>		<b>4.65</b>	<b>45%</b>
	<b>TOTAL SITE AREA</b>	<b>445,104</b>	<b>10.22</b>	

### 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 (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 affordable and 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.**

- 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 affordable 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 made up of modular manufactured homes. The manufacturing 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. With the ever-increasing cost of land and infrastructure the Cottages at Mesa Ridge project will utilize the manufactured home technology. 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 an affordable 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 Modifications

The Cottages at Mesa Ridge is a unique project that requires some modifications from the County Code. The following modifications are listed in the following table with justification for the requests.

LDC/ECM SECTION	CATEGORY	STANDARD	PUD MODIFICATION	JUSTIFICATION	APPROVAL CRITERIA
ECM 2.3.8	ROADWAY TERMINATIONS	CUL-DE-SACS	PERMIT USE OF TWO ROADWAYS (ROAD B & C) TERMINATING WITHOUT A CUL-DE-SAC	THE SECURITY FIRE DEPARTMENT (2009 ADOPTED IFC CODE) 503.2.5 <i>Dead ends: Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. THE PROPOSED ROADWAY DEAD END DO NOT EXCEED 150'</i>	<ul style="list-style-type: none"> <li>•LIVEABLE ENVIRONMENT</li> <li>•MORE EFFICIENT PEDESTRIAN SYSTEM</li> <li>•ADDITIONAL OPEN SPACE</li> <li>•OPEN SPACE/AMENITY DESIGN</li> </ul>
ECM 2.3.2 (TABLE 2-7)	DESIGN STANDARDS FOR FUNCTIONAL CLASSIFICATION	200' MIN. CENTERLINE CURVE RADIUS	100' RADIUS	IS ALLOWED FOR LOCAL (LOW VOLUME)	<ul style="list-style-type: none"> <li>•LIVEABLE ENVIRONMENT</li> <li>•MORE EFFICIENT PEDESTRIAN SYSTEM</li> <li>•ADDITIONAL OPEN SPACE</li> <li>•OPEN SPACE/AMENITY DESIGN</li> </ul>
		30' PAVED WIDTH (EXCLUDING GUTTER PAN)	24' PAVED WIDTH	IS ALLOWED FOR LOCAL (LOW VOLUME)	<ul style="list-style-type: none"> <li>•LIVEABLE ENVIRONMENT</li> <li>•MORE EFFICIENT PEDESTRIAN SYSTEM</li> <li>•ADDITIONAL OPEN SPACE</li> <li>•OPEN SPACE/AMENITY DESIGN</li> </ul>
		50' R.O.W (W/ 5' P.I.E.)	(30' MIN-52'MAX) ACCESS & UTILITY EASEMENTS INSTEAD OF R.O.W.	PRIVATE ROADS WITHIN EASEMENTS IS BETTER SUITED FOR AN ISOLATED FOR RENT DEVELOPMENT WITH A SINGLE OWNER AND NO THRU TRAFIC, AND SUITABLE PROVISIONS HAVE BEEN MADE FOR PEDESTRIAN WALKWAYS & UTILITIES	<ul style="list-style-type: none"> <li>•LIVEABLE ENVIRONMENT</li> <li>•MORE EFFICIENT PEDESTRIAN SYSTEM</li> <li>•ADDITIONAL OPEN SPACE</li> <li>•OPEN SPACE/AMENITY DESIGN</li> </ul>
		5' ATTACHED SIDEWALK	5.5' SIDEWALK SEPARATED FROM DRIVE LANES BY PERPENDICULAR PARKING, ATTACHED TO BACK OF PARKING CURB	CONFIGURATION IS CONSISTANT WITH THE TYPICAL LAYOUT FOR AN APPARTMENT COMPLEX	<ul style="list-style-type: none"> <li>•LIVEABLE ENVIRONMENT</li> <li>•MORE EFFICIENT PEDESTRIAN SYSTEM</li> <li>•ADDITIONAL OPEN SPACE</li> <li>•OPEN SPACE/AMENITY DESIGN</li> </ul>
8.4.4.C	TRANSPORTATION SYSTEM CONSIDERATIONS AND STANDARDS	PUBLIC ROADS REQUIRED	PERMIT THE USE OF PRIVATE ROADS	THIS DEVELOPMENT MEETS THE PRIVATE ROAD ALLOWANCE CRITERIA (8.4.4.E.1): <i>Private roads shall normally be confined to closed loops and dead-end roads not likely to be needed for the convenience and safety of the general public.</i>	<ul style="list-style-type: none"> <li>•LIVEABLE ENVIRONMENT</li> <li>•MORE EFFICIENT PEDESTRIAN SYSTEM</li> <li>•ADDITIONAL OPEN SPACE</li> <li>•OPEN SPACE/AMENITY DESIGN</li> </ul>
8.4.4.D	TRANSPORTATION SYSTEM CONSIDERATIONS AND STANDARDS	DEAD END STANDARDS	PERMIT THE SITE TO HAVE ONLY ONE ACCESS POINT	THE ONLY WAY TO PROVIDE A SECOND ACCESS IS TO CONNECT TO POWERS BLVE. CDOT WILL NOT ALLOW ANY NEW ACCESS POINTS. THE SECURITY FIRE DEPARTMENT HAS ENDORSED THE PROPOSED SITE (WITH THE ADDED FIRE ACCESS ROAD AS SHOWN)	<ul style="list-style-type: none"> <li>•LIVEABLE ENVIRONMENT</li> <li>•MORE EFFICIENT PEDESTRIAN SYSTEM</li> <li>•ADDITIONAL OPEN SPACE</li> <li>•OPEN SPACE/AMENITY DESIGN</li> </ul>

### Modification of Private Road Standards:

Due to the unique nature of the residential product and site, a private road access and utility easement is proposed. The private road is not platted in a separate tract, rather it is simply a combined access and utility easement. The proposed private street network 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.

Per County Code (Section 8.4.4.E.3 Private Roads), it generally requires private roads to be constructed to an ECM standard cross section except as otherwise determined in the modification request. The request includes proposed private road sections where no standard private cross section exists in the ECM (Engineering Criteria Manual). The proposed cross sections have been included for review by the ECM and LDC administrators for their consideration and recommendation to the PC and BOCC.



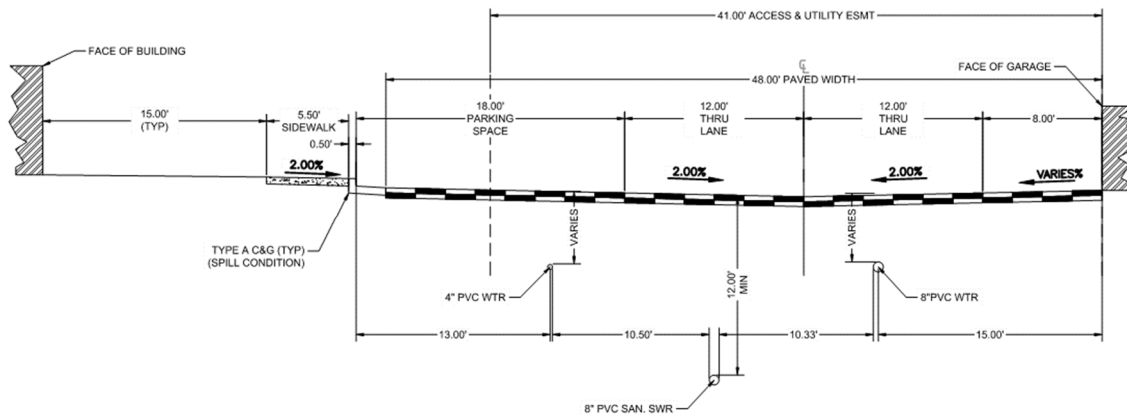
Private road waivers may only include design standards for the following:

1. Right-of-way width where suitable alternative provisions are made for pedestrian walkways and utilities;
2. Design speed where it is unlikely the road will be needed for use by the general public;
3. Standard section thickness minimums and pavement type where suitable and perpetual maintenance provisions are made;
4. Maximum and minimum block lengths; (not needed)
5. Maximum grade. (not needed)

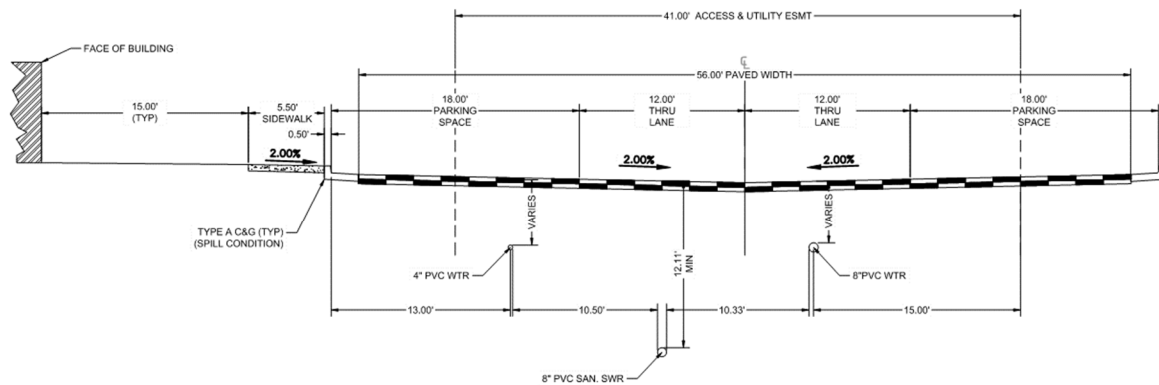
The private roads will be constructed within the access and utility easements and will be owned and maintained by the single Property Owner. The cross sections accommodate the required utility, stormwater, and pedestrian facilities. The widths of the easement vary depending on the location of the utilities and will ultimately be defined by the widths required by the utility providers. Parking does extend outside the easements. A deviation for a reduced pavement width for the modified cross sections will be submitted as needed to supplement the PUD roadway design modifications request. The deviation shall also include accommodations for a 100' centerline curve radius on a local roadway.

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.

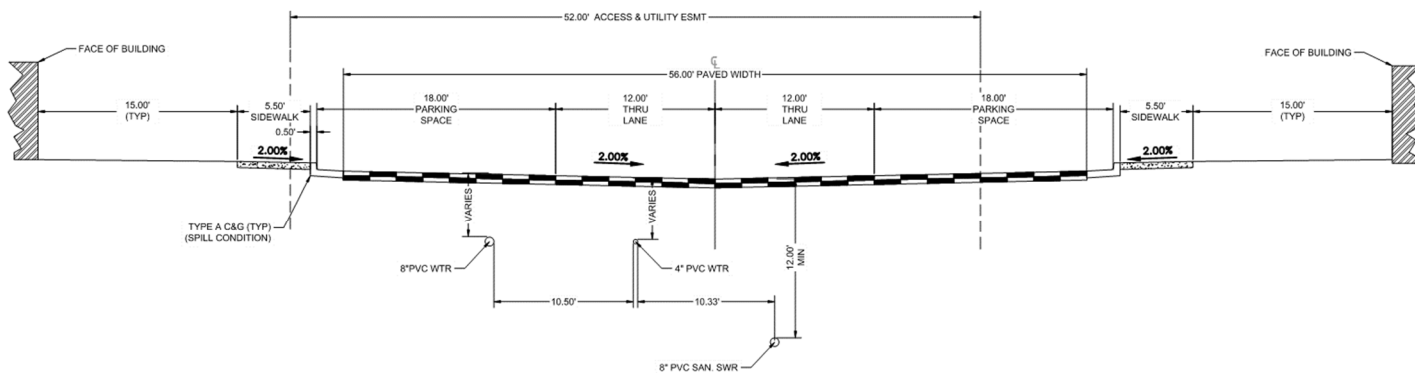
### Typical Roadway Sections



ROAD A- W/ GARAGE (PRIVATE LOCAL) TYPICAL SECTION - 1



**ROAD A (PRIVATE LOCAL) TYPICAL SECTION - 2**



**ROAD C (PRIVATE LOCAL) TYPICAL SECTION - 3**

## Modification of Utility Easement Standards

Sections 8.4.5.G.4.b.i and 8.4.6.C.2.d.i “Easement Location and Dimensions” requires utility easements be placed along lot and tract lines, specifically five-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 access roads 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.

## Modification Approval Criteria

### Road Access and Utility Easement

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

- Preservation of natural features;
- Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;

The modified street section on an access and utility easement allows 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 52% of open space due to the efficiency of the private access easement for the road and utilities. 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.

#### **PUD Modification Summary**

To accomplish desired density, the PUD permits perimeter setbacks and minimum building separations. With this efficient site plan layout, while 10% open space is required, this project proposes 52% 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 affordable and attainable 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 Black Hills Energy.

Summary of utility providers:

- Widefield Water and Sanitation District
- Fountain Sanitation District
- Black Hills Energy
- 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 duplex-style buildings made up of modular manufactured homes along with the associated tracts or easements for public improvements and utilities, private road, 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
- BOCC authorization of pre-development site grading, which includes authorization to install wet and dry utilities.

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.”*

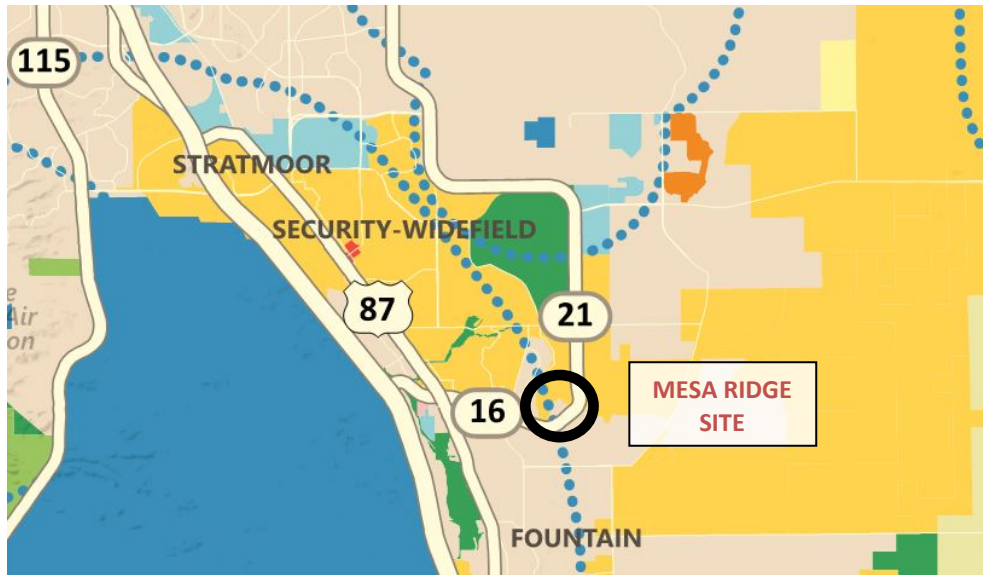
*Priority: Permit projects that include a mix of housing types and increase market-driven affordability, including promoting missing middle housing options (duplexes, triplexes, multiplexes, courtyard apartments, and townhouses) on infill parcels within single-family neighborhoods to increase density 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 affordable. 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 affordable homes 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 affordable price range as opposed to large estates lots that promote urban sprawl and un-affordable 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 then 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.**