

  
**EL PASO COUNTY**  
**COLORADO**

**COMMISSIONERS:**  
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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
 KEVIN MASTIN, INTERIM EXECUTIVE DIRECTOR

**TO: El Paso County Planning Commission**  
**Brian Risley, 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<br>111 South Tejon Street, Suite 222<br>Colorado Springs, CO 80903 | HR Green Inc.<br>Telstar Drive, Suite 300<br>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

2880 INTERNATIONAL CIRCLE, SUITE 110  
 PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127  
 FAX: (719) 520-6695

[WWW.ELPASOCO.COM](http://WWW.ELPASOCO.COM)

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. 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:

Recommendation:

Waiver Recommendation:

Vote:

Vote Rationale:

Summary of Hearing:

Legal Notice:

**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  
East: CS (Commercial Service)  
West: RS-6000 (Residential Suburban)

Multi-dwelling Apartments  
Vacant  
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, manufactured homes, 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 (AKA Manufactured Homes).

Manufactured Home is defined in the Code as:

“ A single-family dwelling which is partially or entirely manufactured in a factory, is not less than 24 feet in width and 36 feet in length, is installed on an engineered permanent foundation, has brick, wood or cosmetically

equivalent exterior siding and a pitched roof, and is certified pursuant to the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 USC 5401, et seq., as amended, and is built for the Colorado climate and snow loads according to the Department of Housing and Urban Development standards established under the provisions of 42 USC 5401, et seq. (See C.R.S. § 30-28-115). A manufactured home not placed on a permanent foundation is considered a post-1976 mobile home.”

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*

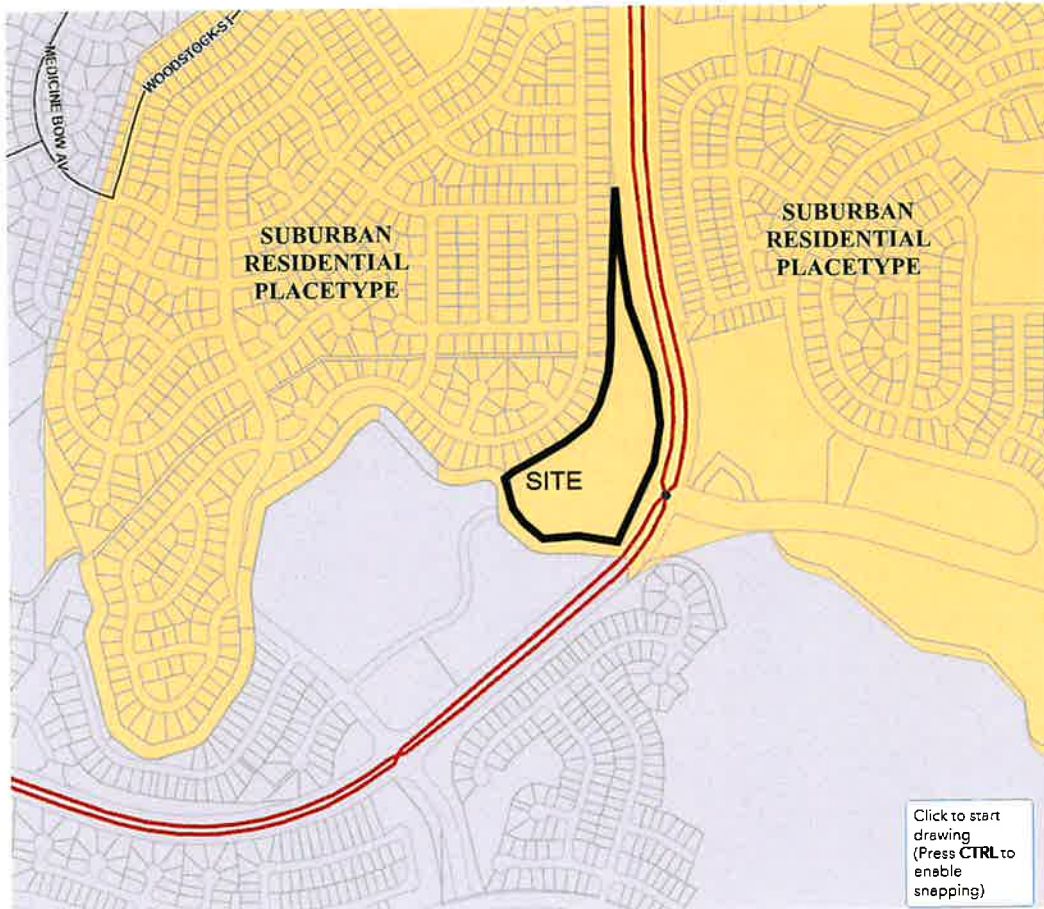
- Single-Family Detached Residential with lots sizes smaller than 2.5 acres per lot, up to 5 units per acre

###### *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

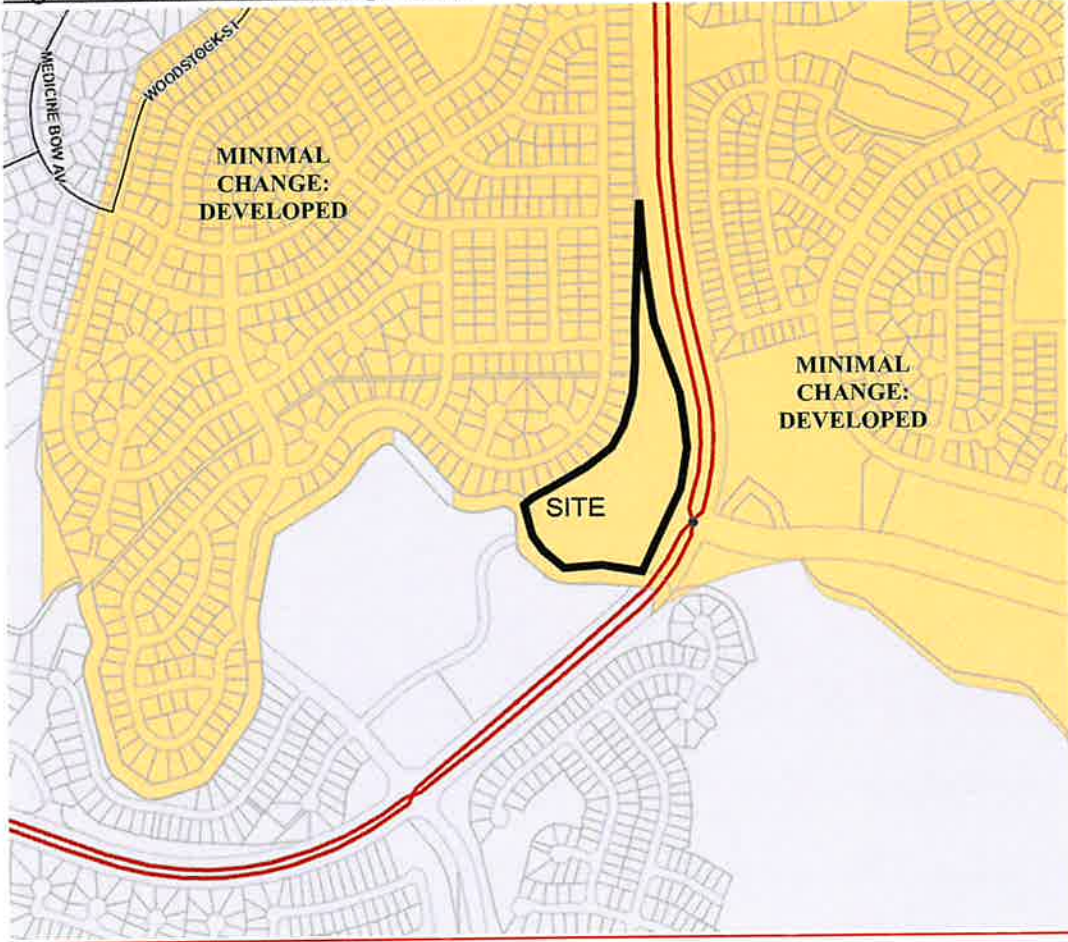




Figure G.3: Existing Development Map



**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.

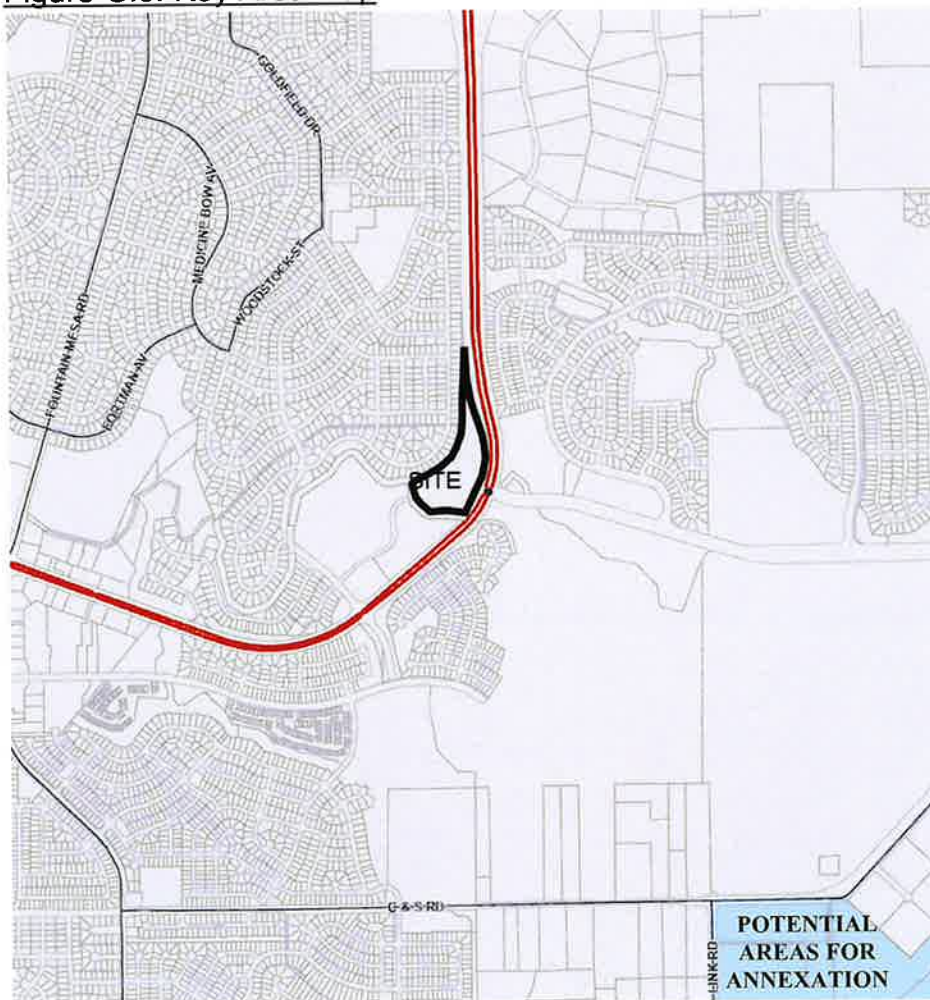
**Potential Areas for Annexation**

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**

Approval Page: 31

Disapproval Page: 32

## **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

# El Paso County Parcel Information

File Name:

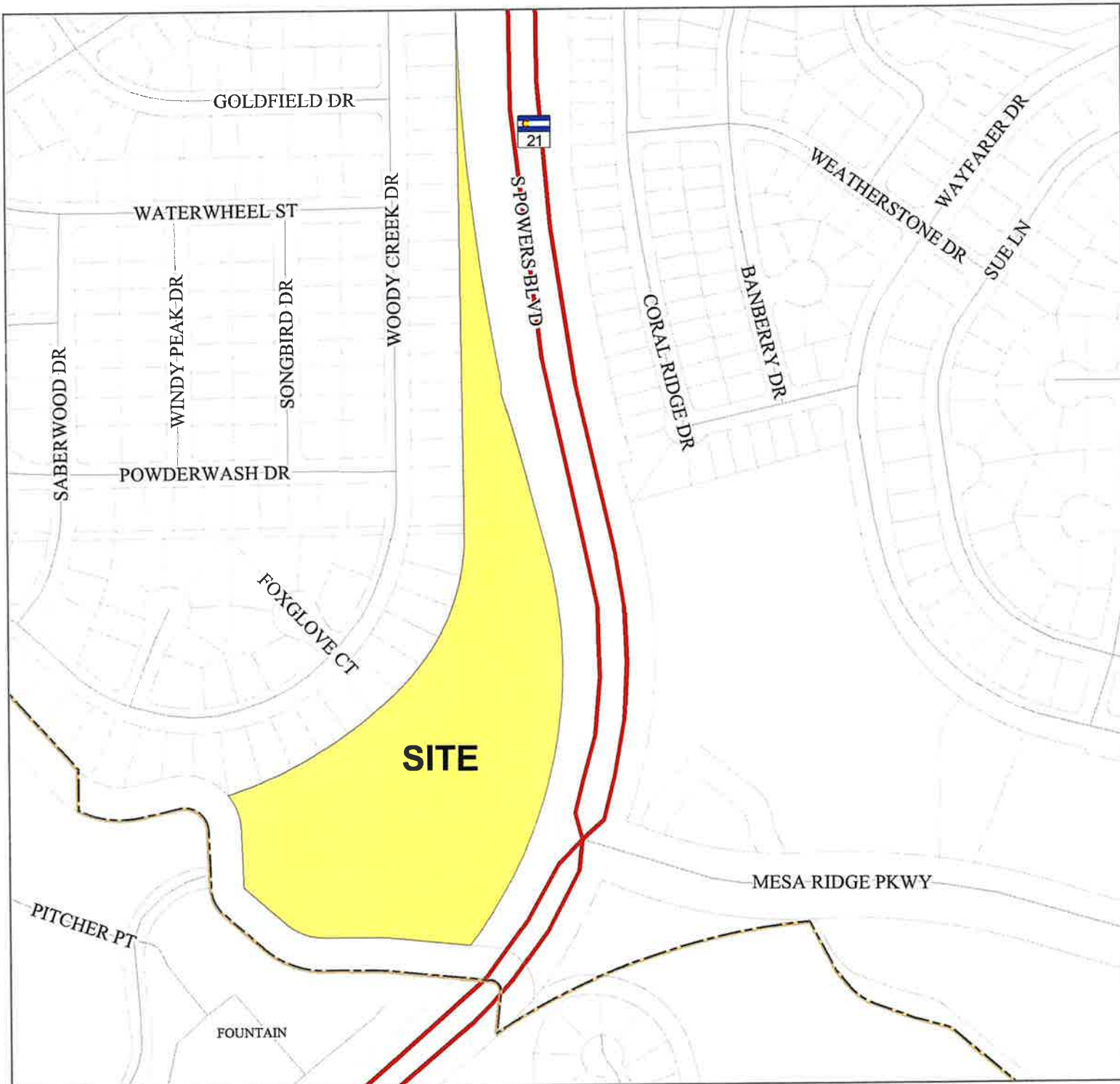
Zone Map No.:

| PARCEL     | NAME         |
|------------|--------------|
| 5529100006 | CSJ NO 1 LLC |

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

| ZIP   | ZIPLUS |
|-------|--------|
| 80903 | 2246   |

Date:



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**

**March 2, 2022**

Prepared by:

**Phil Stuepfert  
HR Green Development, LLC**

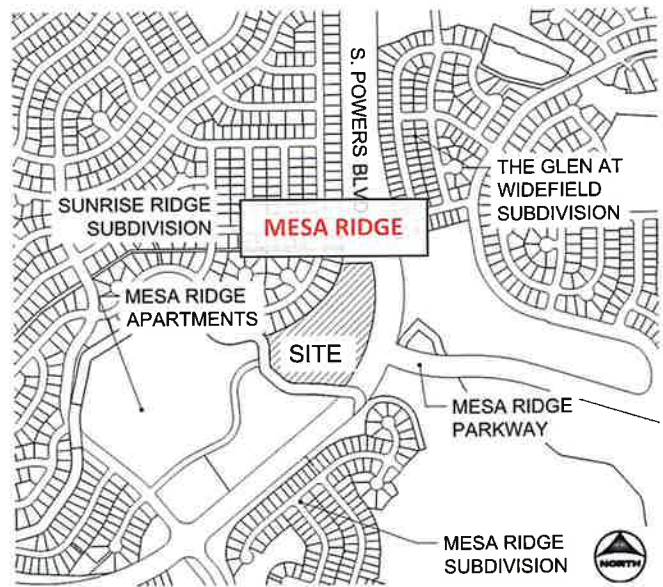


## Introduction

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 consisting 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 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   |



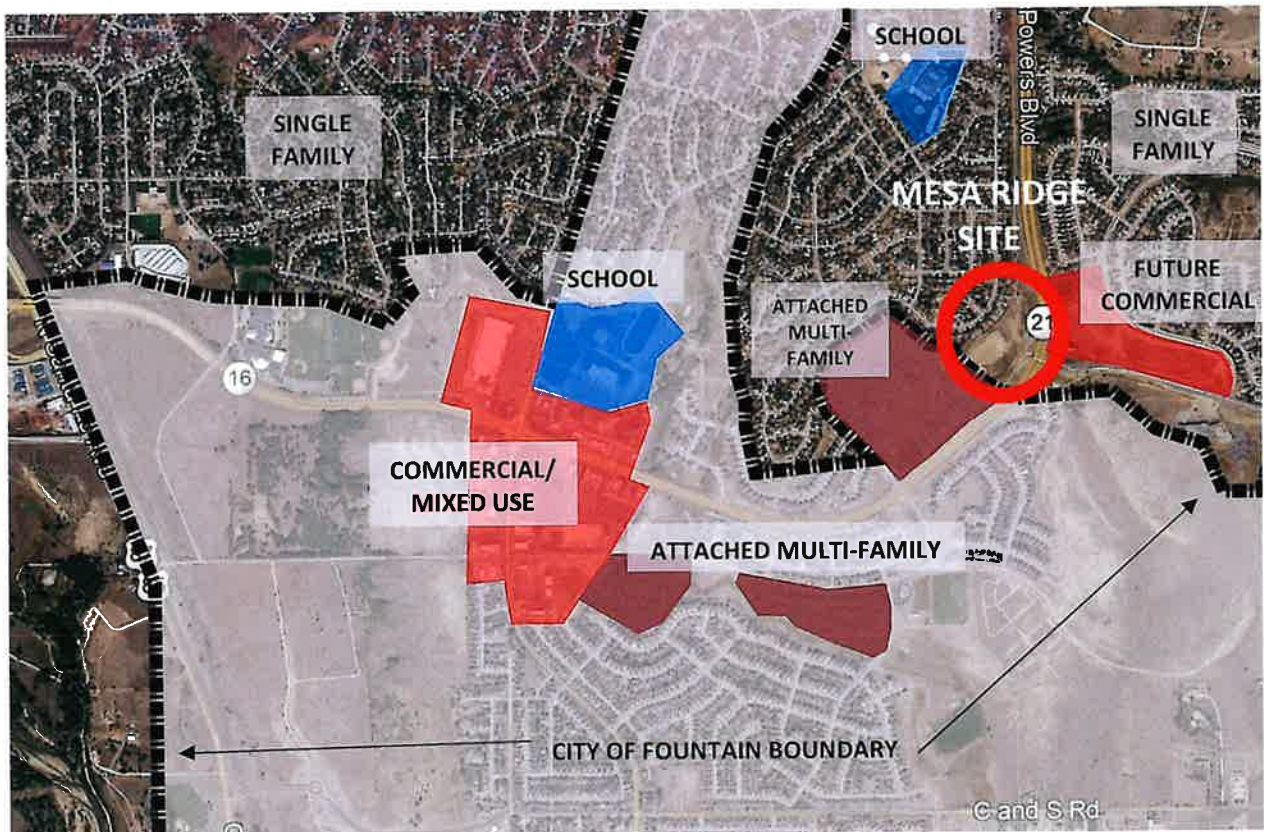
## Existing Features and Easements

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

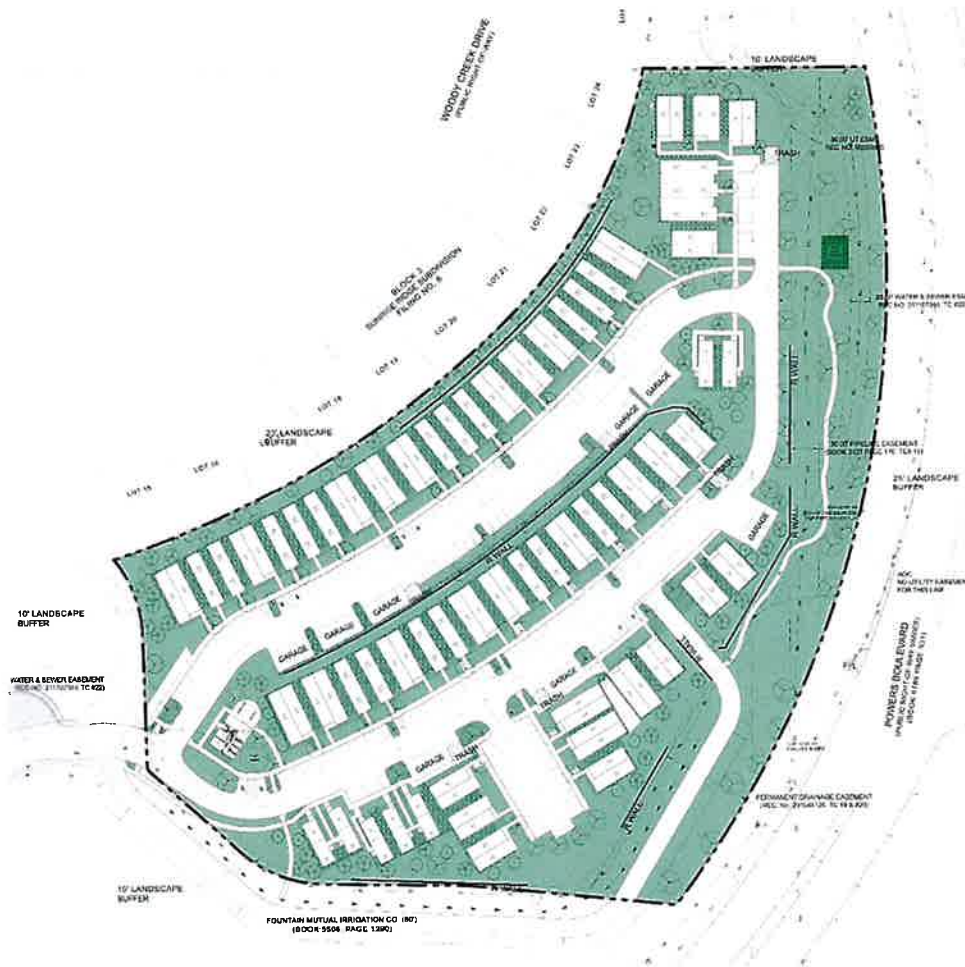
The Cottages at Mesa Ridge project is proposed as PUD zoning for 122 units on 10.21 acres with a density of 11.94 units per acre. The proposed land use is for two-family attached residential units (for rent), an amenity center (clubhouse), and open space as described further below in more detail.

### Residential Land Use:

The proposed land use is two-family attached residential consisting of 122 units that are modular manufactured homes constructed in a factory. 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).



# NEED TO UPDATE

|   | 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%         |
|   | <b>SUBTOTAL ALL OPEN SPACE (6-9)</b>                   |               | <b>5.08</b>  | <b>50%</b> |
|   |  |               |              |            |
|   | 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 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.**

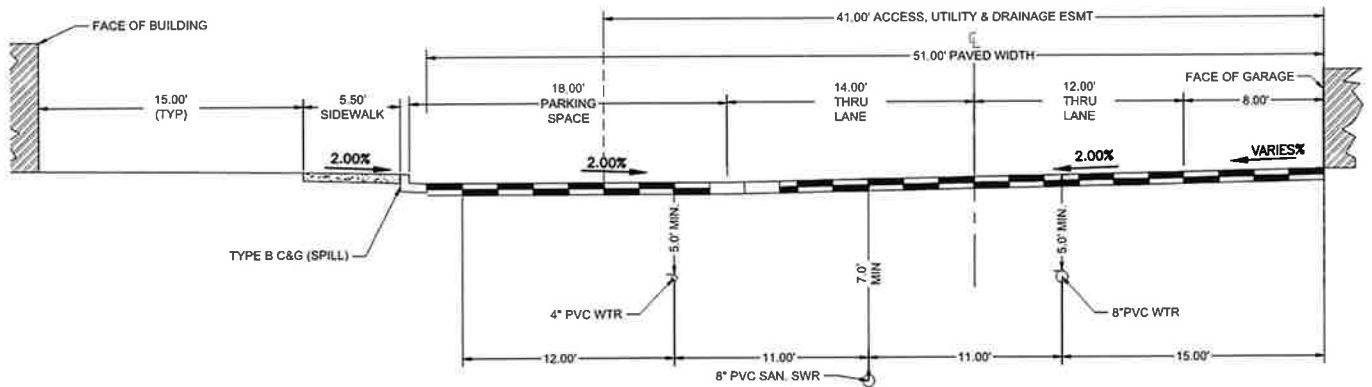
# PUD Private Driveway Standards

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.

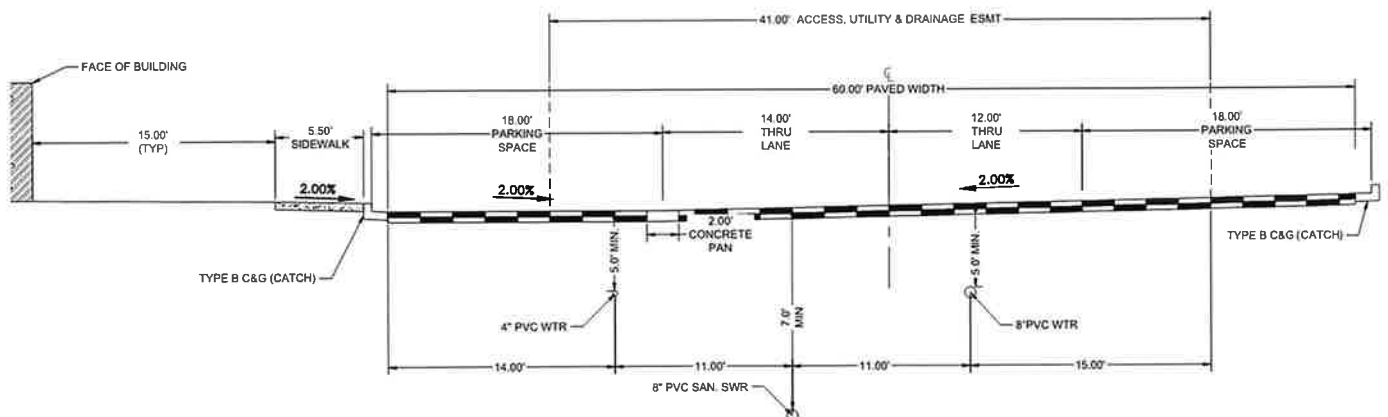
The private driveway aisle will be constructed within the access and utility easements and will be owned and maintained by the single Property Owner. The cross sections accommodate the required utility, stormwater, and pedestrian facilities. The widths of the easement vary depending on the location of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

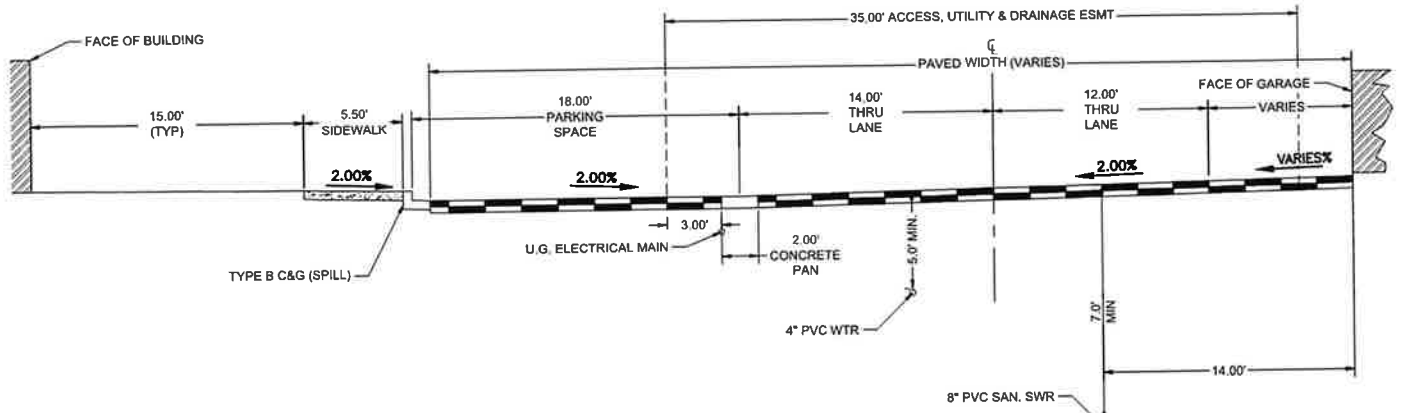
## Typical Private Driveway Sections



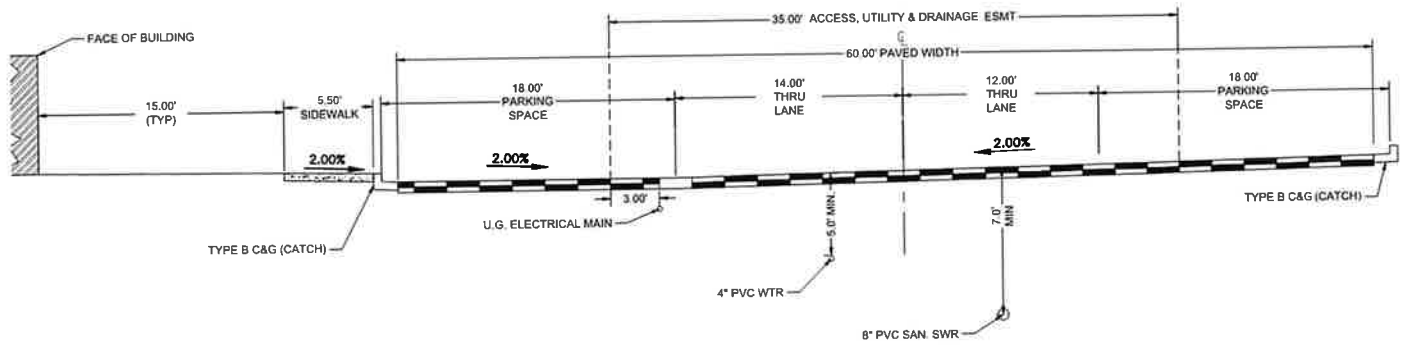
**APISHAPA HEIGHTS - W/ GARAGE TYPICAL SECTION - 1  
(PRIVATE DRIVEWAY)**



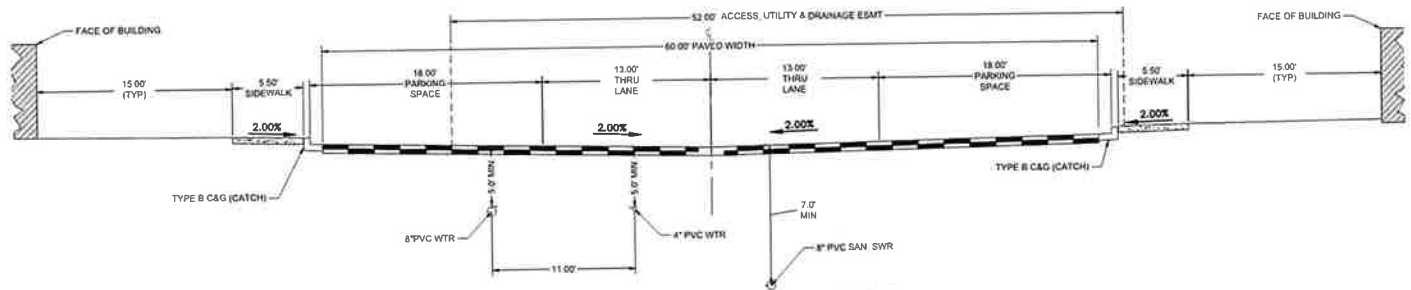
**APISHAPA HEIGHTS - TYPICAL SECTION - 2  
(PRIVATE DRIVEWAY)**



**SEGUNDO GROVE - W/ GARAGE TYPICAL SECTION - 3  
(PRIVATE DRIVEWAY)**



**SEGUNDO GROVE - TYPICAL SECTION - 4  
(PRIVATE DRIVEWAY)**



**WAHATOYA POINT - TYPICAL SECTION - 5  
(PRIVATE DRIVEWAY)**

**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 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 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."*

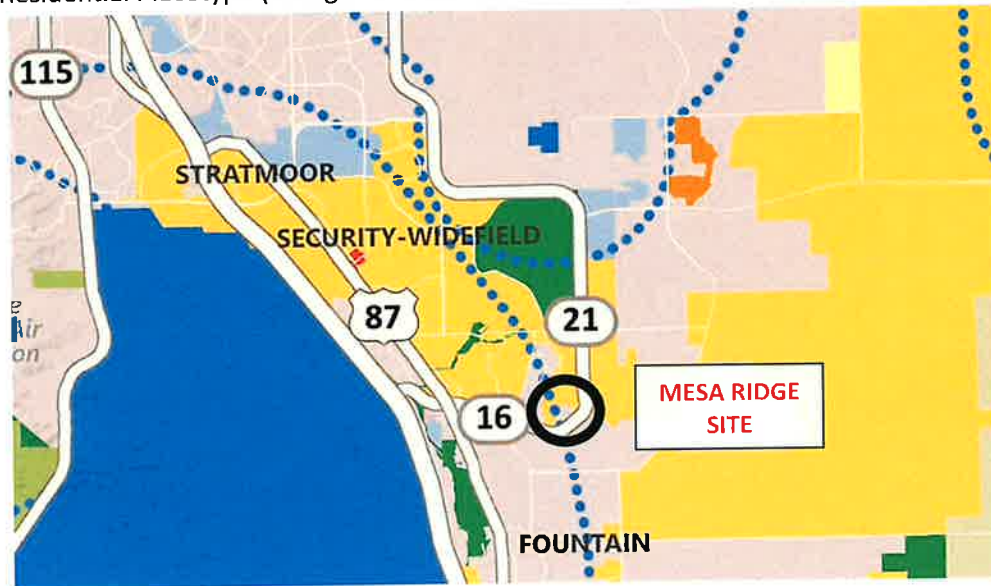
*Priority: Permit projects that include a mix of housing types and increase market-driven affordability, including promoting missing middle housing options (duplexes, triplexes,*

*multipleres, 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 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.**





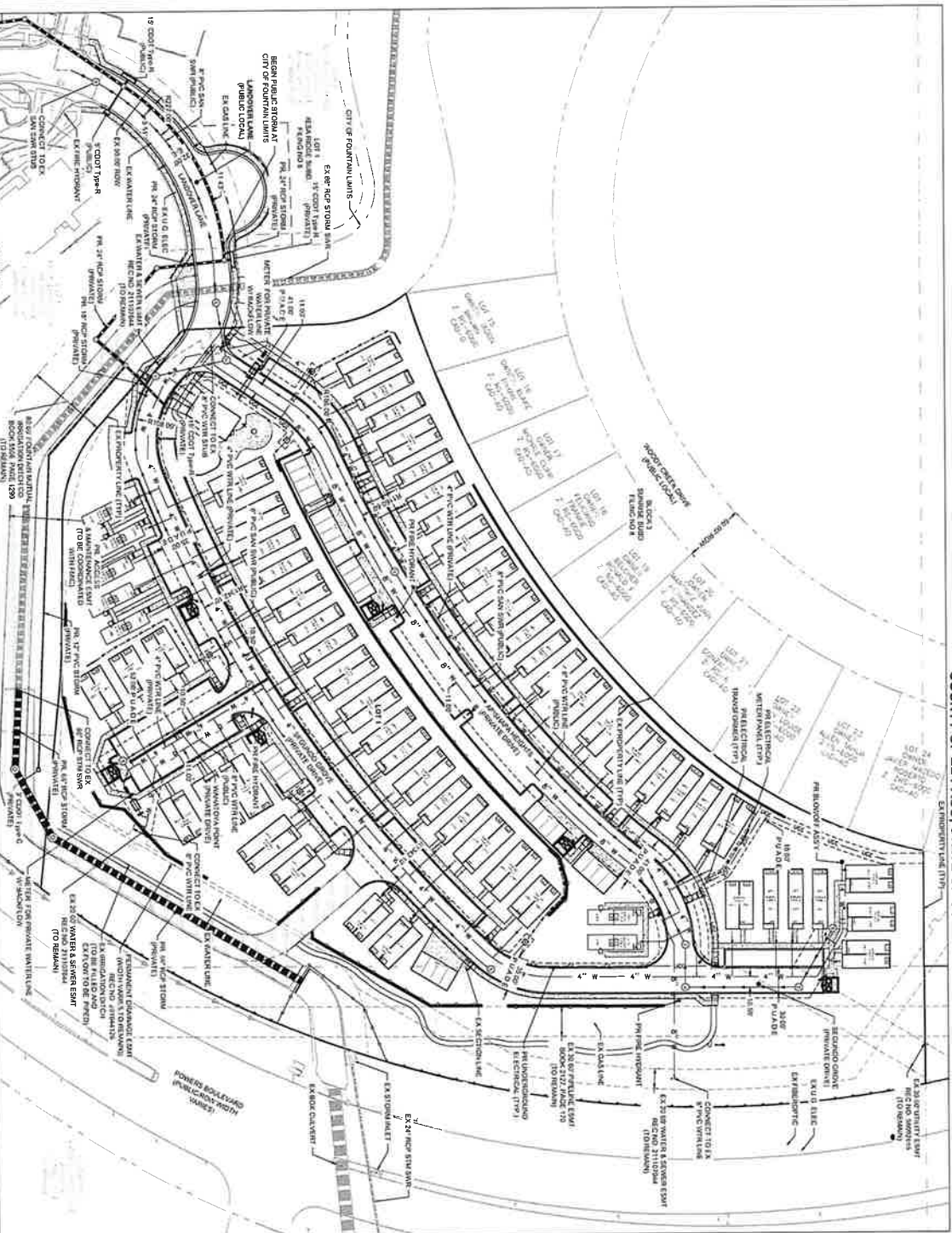






# THE COTTAGES AT MESA RIDGE PUD/ PRELIMINARY PLAN

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



### LEGEND

| EXISTING          | PROPOSED          |
|-------------------|-------------------|
| SECTION LINE      | SECTION LINE      |
| PROPERTY LINE     | PROPERTY LINE     |
| EXISTENT LINE     | EXISTENT LINE     |
| RIGHT OF WAY      | RIGHT OF WAY      |
| CHAIN LINK FENCE  | CHAIN LINK FENCE  |
| WOODEN FENCE      | WOODEN FENCE      |
| SPRINKLER FENCE   | SPRINKLER FENCE   |
| CABLE TV          | CABLE TV          |
| U/G ELECTRIC      | U/G ELECTRIC      |
| OVERHEAD ELECTRIC | OVERHEAD ELECTRIC |
| TELEPHONE         | TELEPHONE         |
| WATER LINE        | WATER LINE        |
| SEWER LINE        | SEWER LINE        |
| PHONE             | PHONE             |
| COAX & CABLE      | COAX & CABLE      |
| INDEX CONTROL     | INDEX CONTROL     |
| INDEX CONTROL     | INDEX CONTROL     |
| INDEX CONTROL     | INDEX CONTROL     |

DRAWN BY: JNL  
 APPROVED: JHR  
 DATE: 4/22/23  
 JOB NUMBER: 20054  
 PROJECT: THE COTTAGES AT MESA RIDGE  
 CLIENT: GOODWIN KNIGHT

| NO. | DATE | BY | REVISION DESCRIPTION |
|-----|------|----|----------------------|
|     |      |    |                      |

HIRSHEN  
 220 CHAMBERS STREET, SUITE 305  
 DENVER, CO 80202  
 PHONE: 303.733.1100 FAX: 303.733.1105  
 WWW.HIRSHEN.COM

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



PUD DEVELOPMENT PLAN  
 PRELIMINARY UTILITY PLAN

SHEET  
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PSD FILE NO. PUDSP-2111









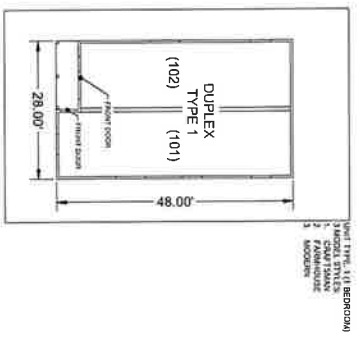
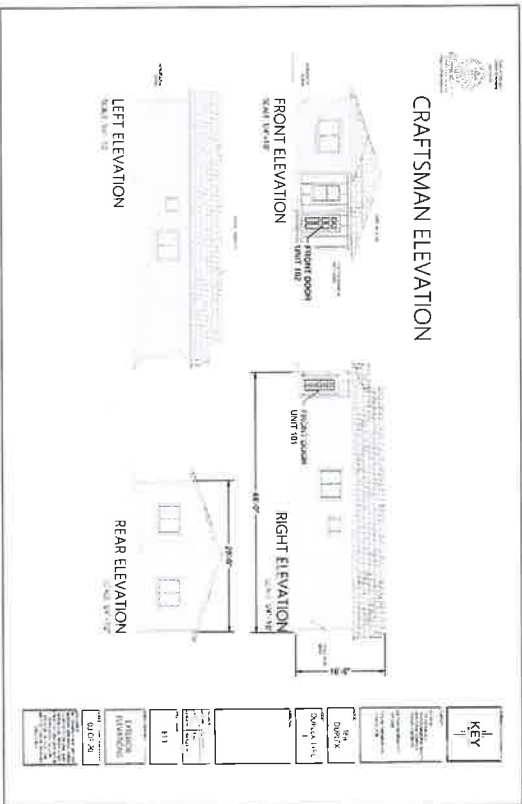
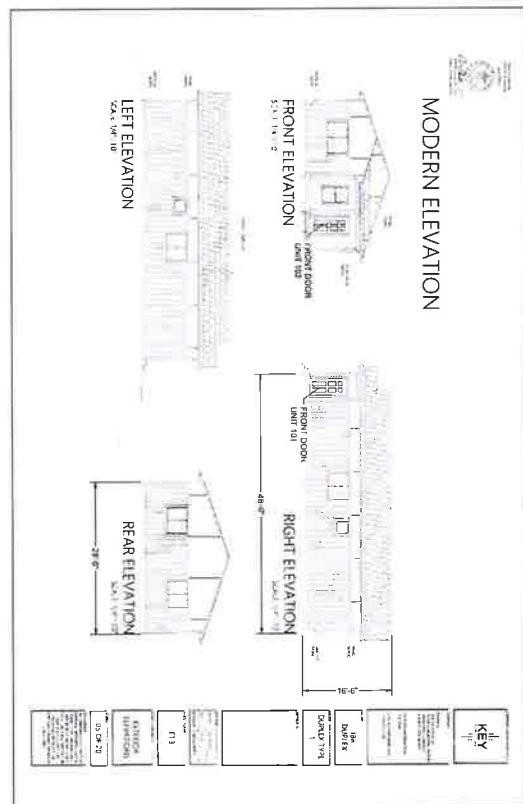
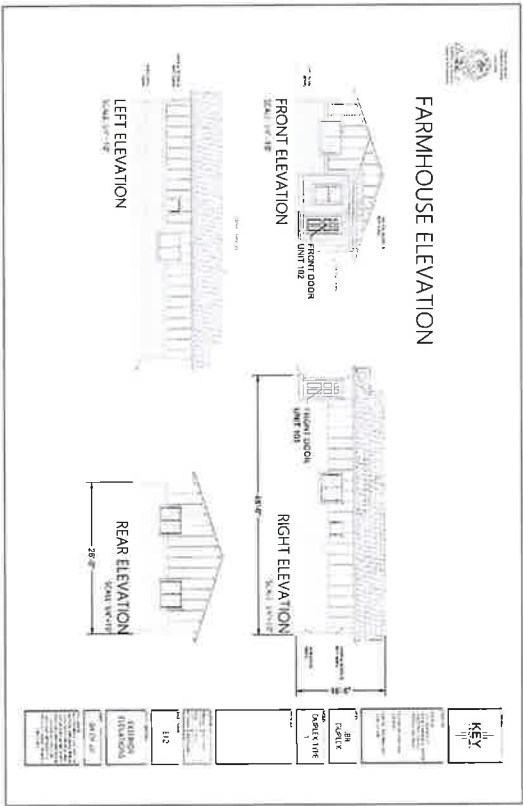






**THE COTTAGES AT MESA RIDGE  
PUD/ PRELIMINARY PLAN**  
A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, THE SOUTHEAST QUARTER  
OF SECTION 20, THE SOUTHWEST QUARTER OF SECTION 21, & THE NORTHWEST  
QUARTER OF SECTION 28 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF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

**DUPLEX TYPE 1 ELEVATIONS**



DESIGNED BY: JEN  
APPROVED: JEN  
JOB DATE: 2/24/22  
JOB NUMBER: 20251  
DATE: 2/24/22

NO. DATE BY  
REVISION DESCRIPTION

NO. DATE BY  
REVISION DESCRIPTION

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



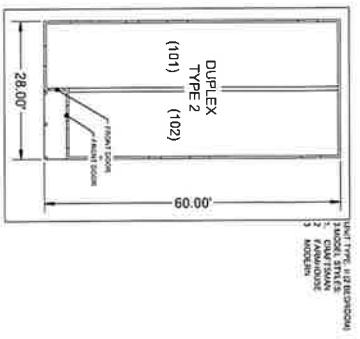
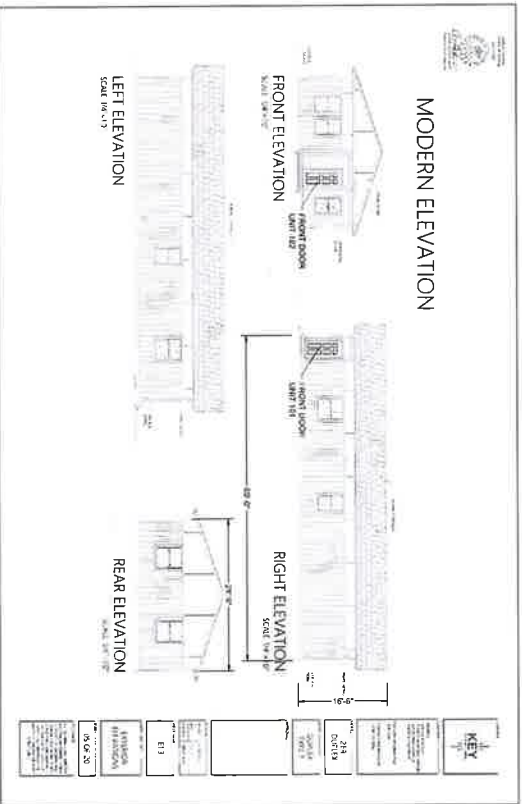
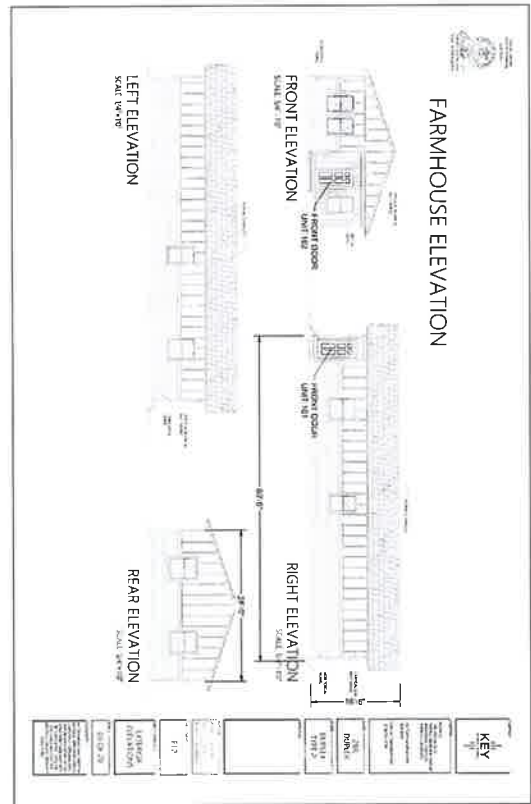
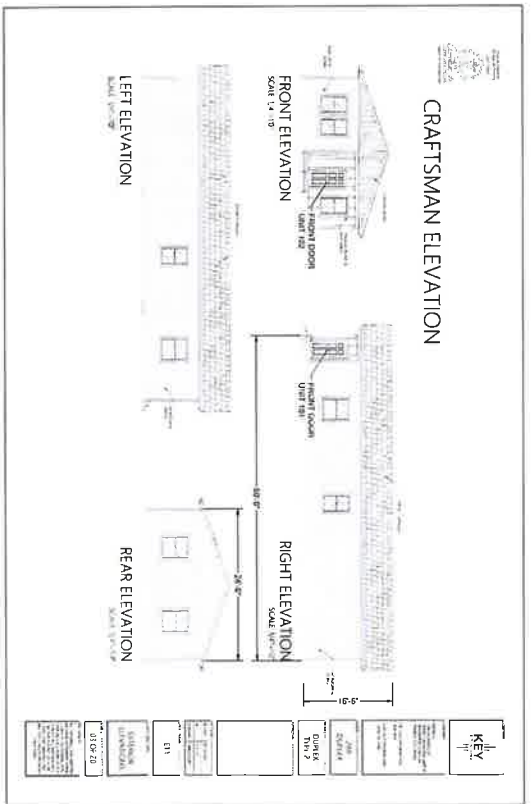
SITE DEVELOPMENT PLAN  
ELEVATIONS - DUPLEX TYPE 1

PSD FILE NO. PUDSP-2111

**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**



DRAWN BY: JDI  
 APPROVED: JSD  
 JOB DATE: 2/26/22  
 JOB NUMBER: 20204  
 20204  
 2/26/22

NO. DATE BY REVISION DESCRIPTION

HFRGreen  
 2020 CHANGING COURSE FOR THE FUTURE  
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THE COTTAGES AT MESA RIDGE  
 GOODWIN KNIGHT  
 EL PASO COUNTY, CO. ORADO

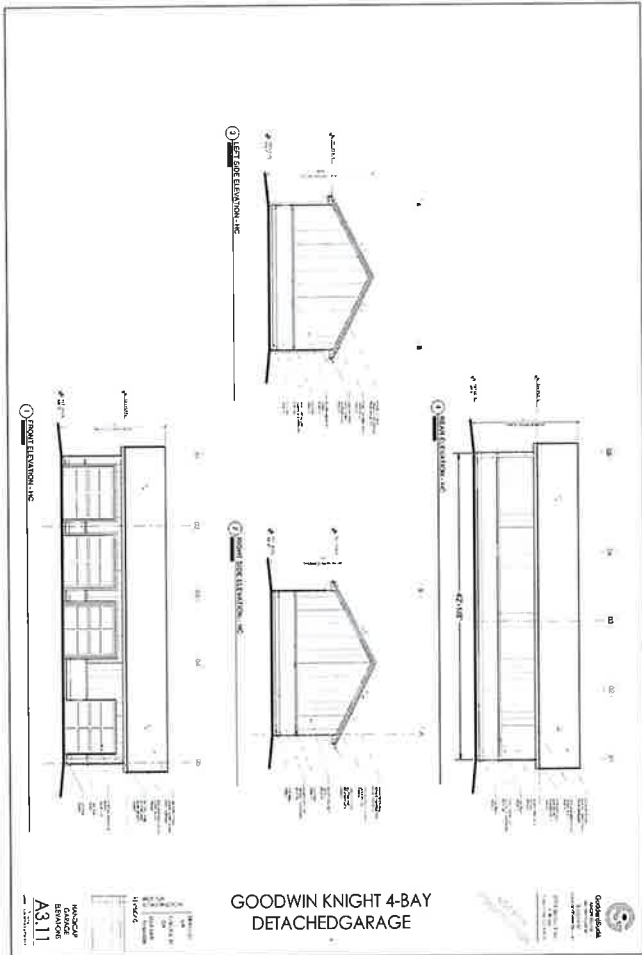
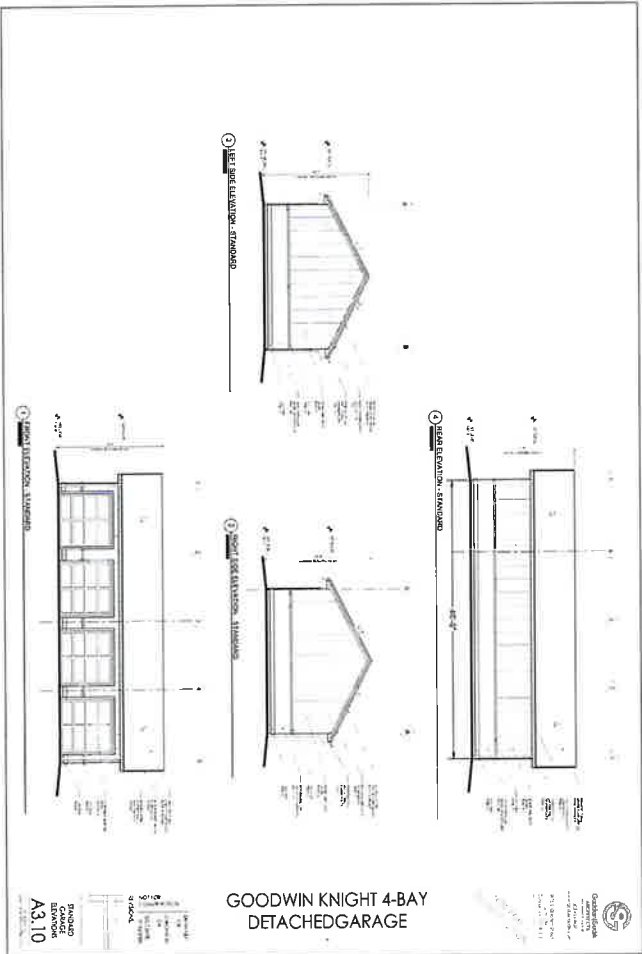
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 SITE DEVELOPMENT PLAN  
 ELEVATIONS - DUPLEX TYPE 2





**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**

**GARAGE ELEVATIONS**



DRAWN BY: YOU  
 APPROVED: JEN  
 DATE: 10/20/22

| NO. | DATE | BY | REVISION DESCRIPTION |
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|     |      |    |                      |

**HIGHREN**  
 220 COMMERCE CENTER SUITE 200  
 DENVER, CO 80202  
 303.733.1111

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



SITE DEVELOPMENT PLAN  
 ELEVATIONS - GARAGE

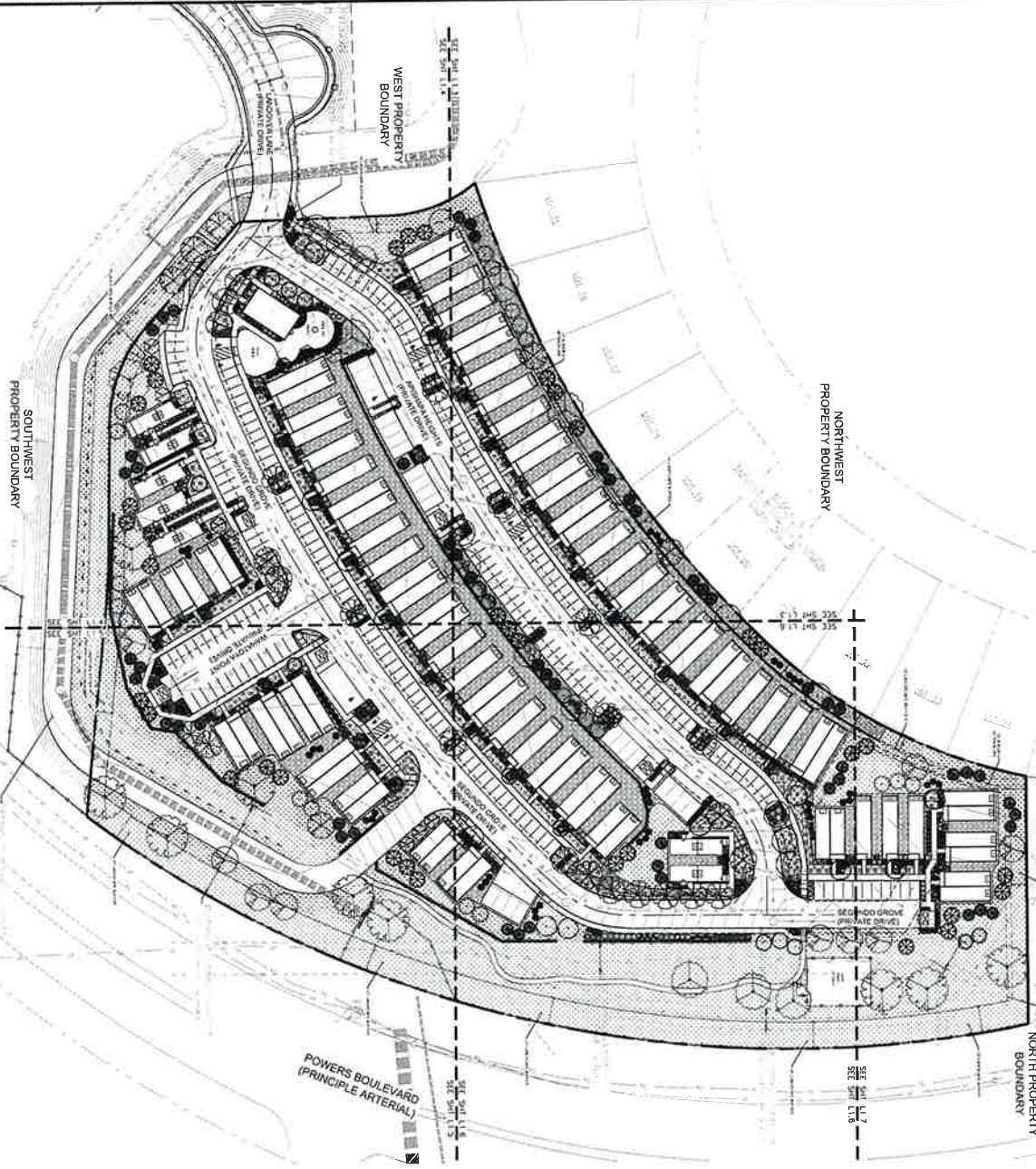
PSD FILE NO: PUDSP-2111





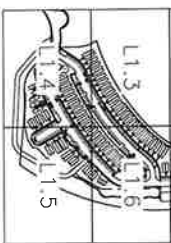
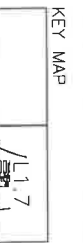
# THE COTTAGES AT MESA RIDGE PUD / PRELIMINARY PLAN

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



## PLANT SCHEDULE

| SYMBOL | DESCRIPTION         | QUANTITY |
|--------|---------------------|----------|
| 1      | 1-1/2" GRANITE ROCK | 100      |
| 2      | 2-4" COBBLE ROCK    | 100      |
| 3      | NATIVE SEEDING      | 100      |
| 4      | TURF 50D            | 100      |
| 5      | 1-1/2" GRANITE ROCK | 100      |
| 6      | 2-4" COBBLE ROCK    | 100      |
| 7      | NATIVE SEEDING      | 100      |
| 8      | TURF 50D            | 100      |
| 9      | 1-1/2" GRANITE ROCK | 100      |
| 10     | 2-4" COBBLE ROCK    | 100      |
| 11     | NATIVE SEEDING      | 100      |
| 12     | TURF 50D            | 100      |
| 13     | 1-1/2" GRANITE ROCK | 100      |
| 14     | 2-4" COBBLE ROCK    | 100      |
| 15     | NATIVE SEEDING      | 100      |
| 16     | TURF 50D            | 100      |
| 17     | 1-1/2" GRANITE ROCK | 100      |
| 18     | 2-4" COBBLE ROCK    | 100      |
| 19     | NATIVE SEEDING      | 100      |
| 20     | TURF 50D            | 100      |
| 21     | 1-1/2" GRANITE ROCK | 100      |
| 22     | 2-4" COBBLE ROCK    | 100      |
| 23     | NATIVE SEEDING      | 100      |
| 24     | TURF 50D            | 100      |
| 25     | 1-1/2" GRANITE ROCK | 100      |
| 26     | 2-4" COBBLE ROCK    | 100      |
| 27     | NATIVE SEEDING      | 100      |
| 28     | TURF 50D            | 100      |
| 29     | 1-1/2" GRANITE ROCK | 100      |
| 30     | 2-4" COBBLE ROCK    | 100      |
| 31     | NATIVE SEEDING      | 100      |
| 32     | TURF 50D            | 100      |
| 33     | 1-1/2" GRANITE ROCK | 100      |
| 34     | 2-4" COBBLE ROCK    | 100      |
| 35     | NATIVE SEEDING      | 100      |
| 36     | TURF 50D            | 100      |
| 37     | 1-1/2" GRANITE ROCK | 100      |
| 38     | 2-4" COBBLE ROCK    | 100      |
| 39     | NATIVE SEEDING      | 100      |
| 40     | TURF 50D            | 100      |
| 41     | 1-1/2" GRANITE ROCK | 100      |
| 42     | 2-4" COBBLE ROCK    | 100      |
| 43     | NATIVE SEEDING      | 100      |
| 44     | TURF 50D            | 100      |
| 45     | 1-1/2" GRANITE ROCK | 100      |
| 46     | 2-4" COBBLE ROCK    | 100      |
| 47     | NATIVE SEEDING      | 100      |
| 48     | TURF 50D            | 100      |
| 49     | 1-1/2" GRANITE ROCK | 100      |
| 50     | 2-4" COBBLE ROCK    | 100      |
| 51     | NATIVE SEEDING      | 100      |
| 52     | TURF 50D            | 100      |
| 53     | 1-1/2" GRANITE ROCK | 100      |
| 54     | 2-4" COBBLE ROCK    | 100      |
| 55     | NATIVE SEEDING      | 100      |
| 56     | TURF 50D            | 100      |
| 57     | 1-1/2" GRANITE ROCK | 100      |
| 58     | 2-4" COBBLE ROCK    | 100      |
| 59     | NATIVE SEEDING      | 100      |
| 60     | TURF 50D            | 100      |
| 61     | 1-1/2" GRANITE ROCK | 100      |
| 62     | 2-4" COBBLE ROCK    | 100      |
| 63     | NATIVE SEEDING      | 100      |
| 64     | TURF 50D            | 100      |
| 65     | 1-1/2" GRANITE ROCK | 100      |
| 66     | 2-4" COBBLE ROCK    | 100      |
| 67     | NATIVE SEEDING      | 100      |
| 68     | TURF 50D            | 100      |
| 69     | 1-1/2" GRANITE ROCK | 100      |
| 70     | 2-4" COBBLE ROCK    | 100      |
| 71     | NATIVE SEEDING      | 100      |
| 72     | TURF 50D            | 100      |
| 73     | 1-1/2" GRANITE ROCK | 100      |
| 74     | 2-4" COBBLE ROCK    | 100      |
| 75     | NATIVE SEEDING      | 100      |
| 76     | TURF 50D            | 100      |
| 77     | 1-1/2" GRANITE ROCK | 100      |
| 78     | 2-4" COBBLE ROCK    | 100      |
| 79     | NATIVE SEEDING      | 100      |
| 80     | TURF 50D            | 100      |
| 81     | 1-1/2" GRANITE ROCK | 100      |
| 82     | 2-4" COBBLE ROCK    | 100      |
| 83     | NATIVE SEEDING      | 100      |
| 84     | TURF 50D            | 100      |
| 85     | 1-1/2" GRANITE ROCK | 100      |
| 86     | 2-4" COBBLE ROCK    | 100      |
| 87     | NATIVE SEEDING      | 100      |
| 88     | TURF 50D            | 100      |
| 89     | 1-1/2" GRANITE ROCK | 100      |
| 90     | 2-4" COBBLE ROCK    | 100      |
| 91     | NATIVE SEEDING      | 100      |
| 92     | TURF 50D            | 100      |
| 93     | 1-1/2" GRANITE ROCK | 100      |
| 94     | 2-4" COBBLE ROCK    | 100      |
| 95     | NATIVE SEEDING      | 100      |
| 96     | TURF 50D            | 100      |
| 97     | 1-1/2" GRANITE ROCK | 100      |
| 98     | 2-4" COBBLE ROCK    | 100      |
| 99     | NATIVE SEEDING      | 100      |
| 100    | TURF 50D            | 100      |



**GROUND COVER NOTES**

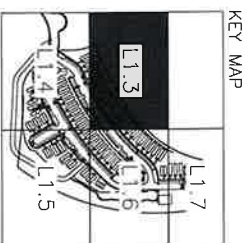
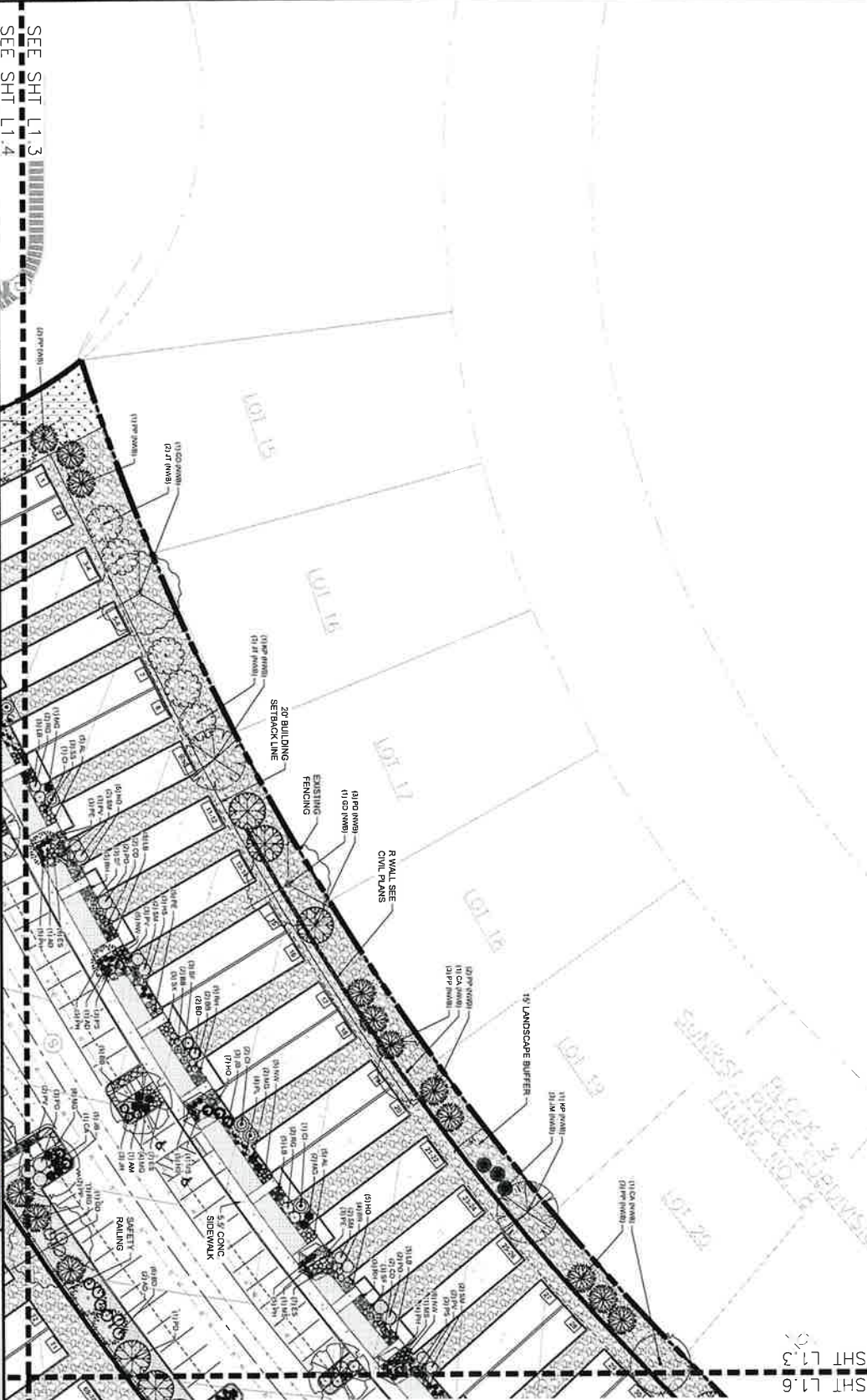
- ALL PLANTINGS IN SHADY AREAS RECEIVE 50% TURF 50D.
- ALL ROCK MULCH AREAS TO RECEIVE WILD PLANTS TO SITE FINISHING STAGE.
- ALL CORNER AREAS TO RECEIVE WILD BURNER PLANTS TO SITE FINISHING STAGE.

DRAWN BY: JAB    JOB DATE: 3/2/2022    DATE TIME: 11:38 AM  
 APPROVED: JER    JOB NUMBER: 200521    NO. DATE BY:    REVISION DESCRIPTION:  
 CAD DATE: 3/2/2022    HGTGreen    100 COLONIALS CENTER DR SUITE 210    FPO BOX 111333 EL PASO, TEXAS 79918-0333  
 THE COTTAGES AT MESA RIDGE    GOODWIN KNIGHT    EL PASO COUNTY, COLORADO    PUD LANDSCAPE PLAN    SHEET L.02 14

# 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

## NORTHWEST PROPERTY BOUNDARY



GROUND COVER LEGEND

|  |                     |
|--|---------------------|
|  | TURF SOD            |
|  | 1-1/2" GRANITE ROCK |
|  | 2-4" COBBLE ROCK    |
|  | NATIVE SEEDING      |

GROUND COVER NOTES  
1. ALL PLANTINGS IN SHARP BERTS SHALL RECEIVE MUDS YOU CAN RINSE AROUND ANNUALS.  
2. ALL ROCK MULCH AREAS TO RECEIVE WEED FABRIC - SEE PLANNING NOTES  
3. ALL COBBLE AREAS TO RECEIVE WEED BARRIER FABRIC - SEE PLANNING NOTES



SEE SHIT L1.3  
SEE SHIT L1.4

|          |         |            |                            |
|----------|---------|------------|----------------------------|
| DRAWN BY | JEB     | JOB DATE   | 3/26/22                    |
| APPROVED | JEB     | JOB NUMBER | 260041                     |
| DATE     | 3/26/22 | PROJECT    | THE COTTAGES AT MESA RIDGE |

| NO. | DATE BY | REVISION DESCRIPTION |
|-----|---------|----------------------|
|     |         |                      |

HRGreen  
1400 CHANDLER BLVD. SUITE 100  
DENVER, CO 80202  
TEL: 303.733.1100 FAX: 303.733.1101

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

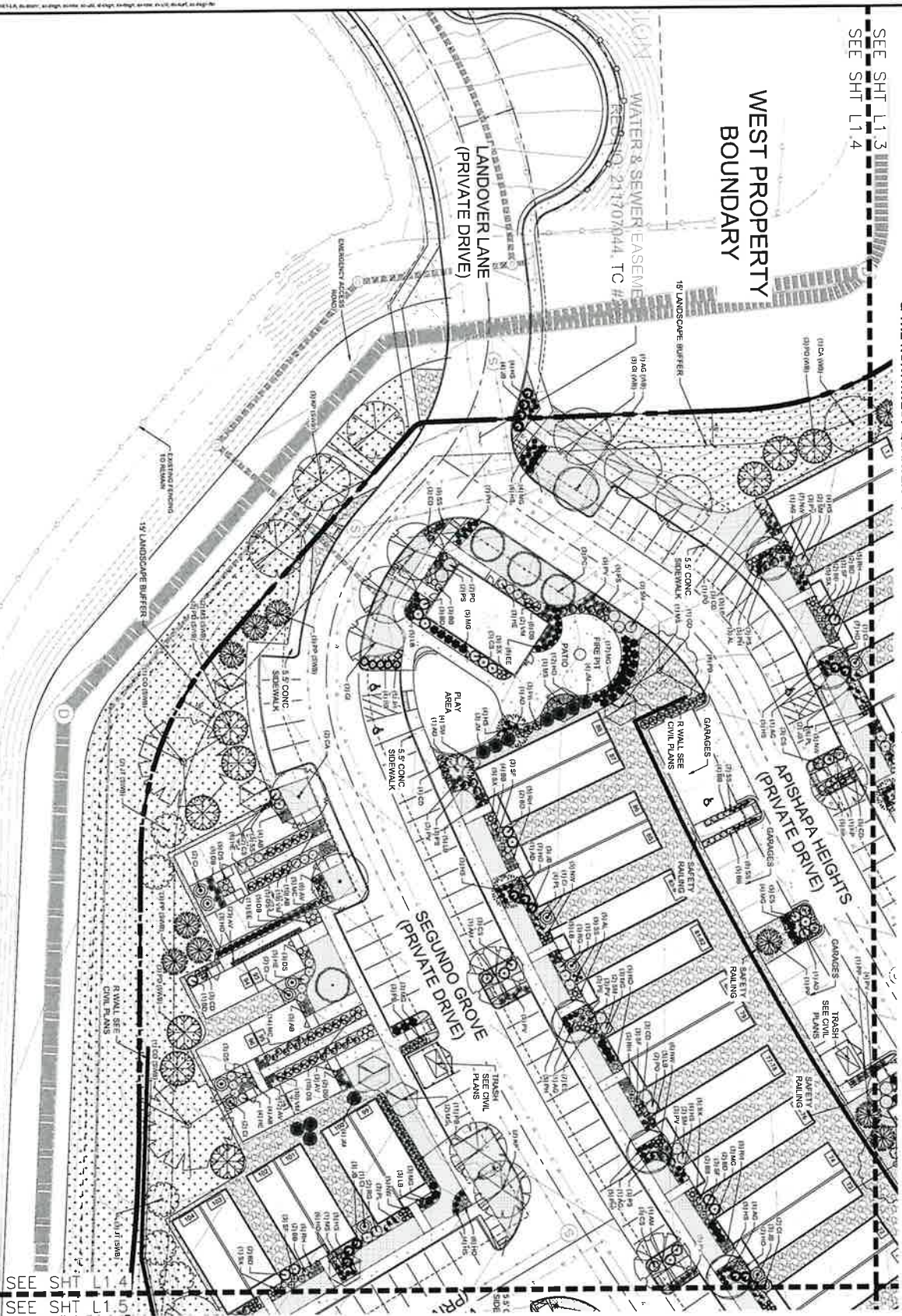
GOODWIN  
PUD LANDSCAPE PLAN

SHEET  
L.03  
15



**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



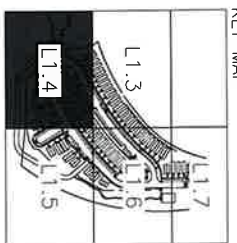
SEE SHI L1.3  
SEE SHI L1.4

**WEST PROPERTY  
BOUNDARY**

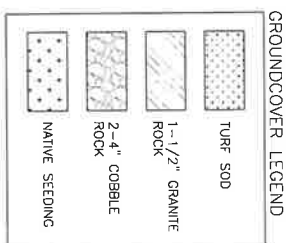
**LANDOVER LANE  
(PRIVATE DRIVE)**

**APISHAPA HEIGHTS  
(PRIVATE DRIVE)**

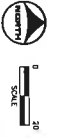
**SEGUNDO GROVE  
(PRIVATE DRIVE)**



KEY MAP



- GROUND COVER NOTES**
- ALL PLANTINGS IN SHADING BEGS SHALL RECEIVE 1" MULCH.
  - PLANTS - SEE PLANTING DETAILS.
  - PLANTINGS - SEE PLANTING DETAILS.
  - ALL COBBLE AREAS TO RECEIVE FIELD BURNER FABRIC - SEE PLANTING NOTES.



SEE SHI L1.4  
SEE SHI L1.5

DRAWN BY: JAB  
APPROVED: JER  
DATE: 2/20/22  
JOB NUMBER: 202051  
JOB DATE: 2/20/22

NO. DATE BY REVISION DESCRIPTION



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

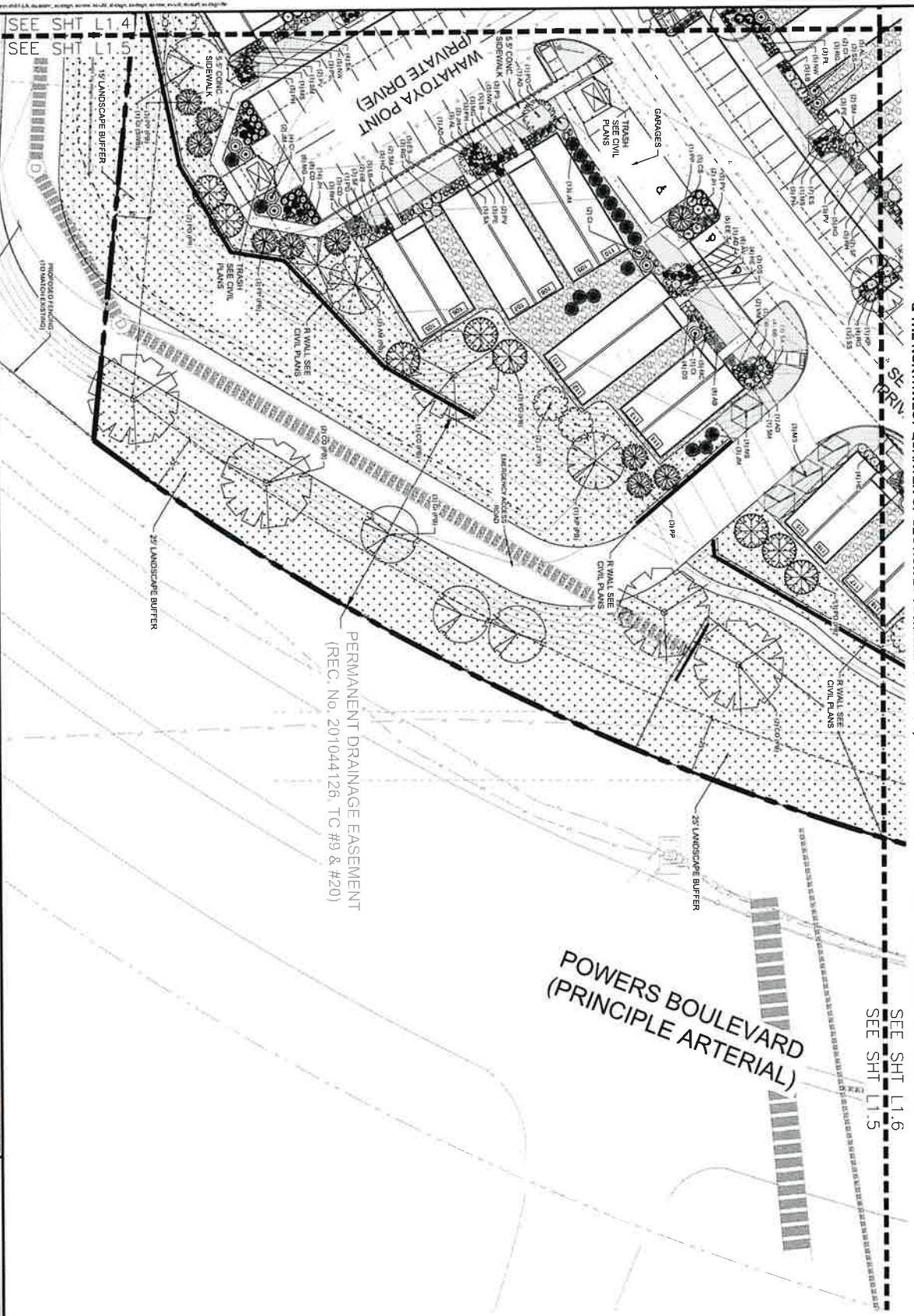


PUD LANDSCAPE PLAN  
LANDSCAPE PLAN



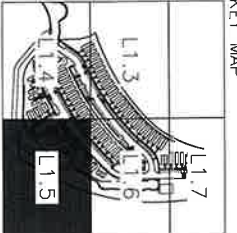
# THE COTTAGES AT MESA RIDGE PUD/ PRELIMINARY PLAN

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SEE SHIT L1.6  
SEE SHIT L1.5

### KEY MAP



### GROUND COVER LEGEND

|  |                     |
|--|---------------------|
|  | TURF SOD            |
|  | 1-1/2" GRANITE ROCK |
|  | 3-4" COBBLE ROCK    |
|  | NATIVE SEEDING      |

- GROUND COVER NOTES**
1. ALL PLANNING IN SHADING AREAS SHALL RECEIVE PROTECTIVE COVER PLANNING DETAILS.
  2. ALL ROCK MULCH AREAS TO RECEIVE WEED FABRIC - SEE PLANNING NOTES.
  3. ALL COBBLE AREAS TO RECEIVE WEED DRAINER FABRIC - SEE PLANNING NOTES.



DRAWN BY: JER  
APPROVED: JER  
DATE: 2/22/22  
JOB NUMBER: 202041  
JOB TITLE: ARCHITECT

NO DATE BY REVISION DESCRIPTION

EL PASO COUNTY  
729 COMMERCE CENTER BLVD STE 210  
EL PASO, TEXAS 79901  
PHONE: 915.762.1100 FAX: 915.762.1100  
WWW.ELPASOCOUNTY.CO.GOV

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



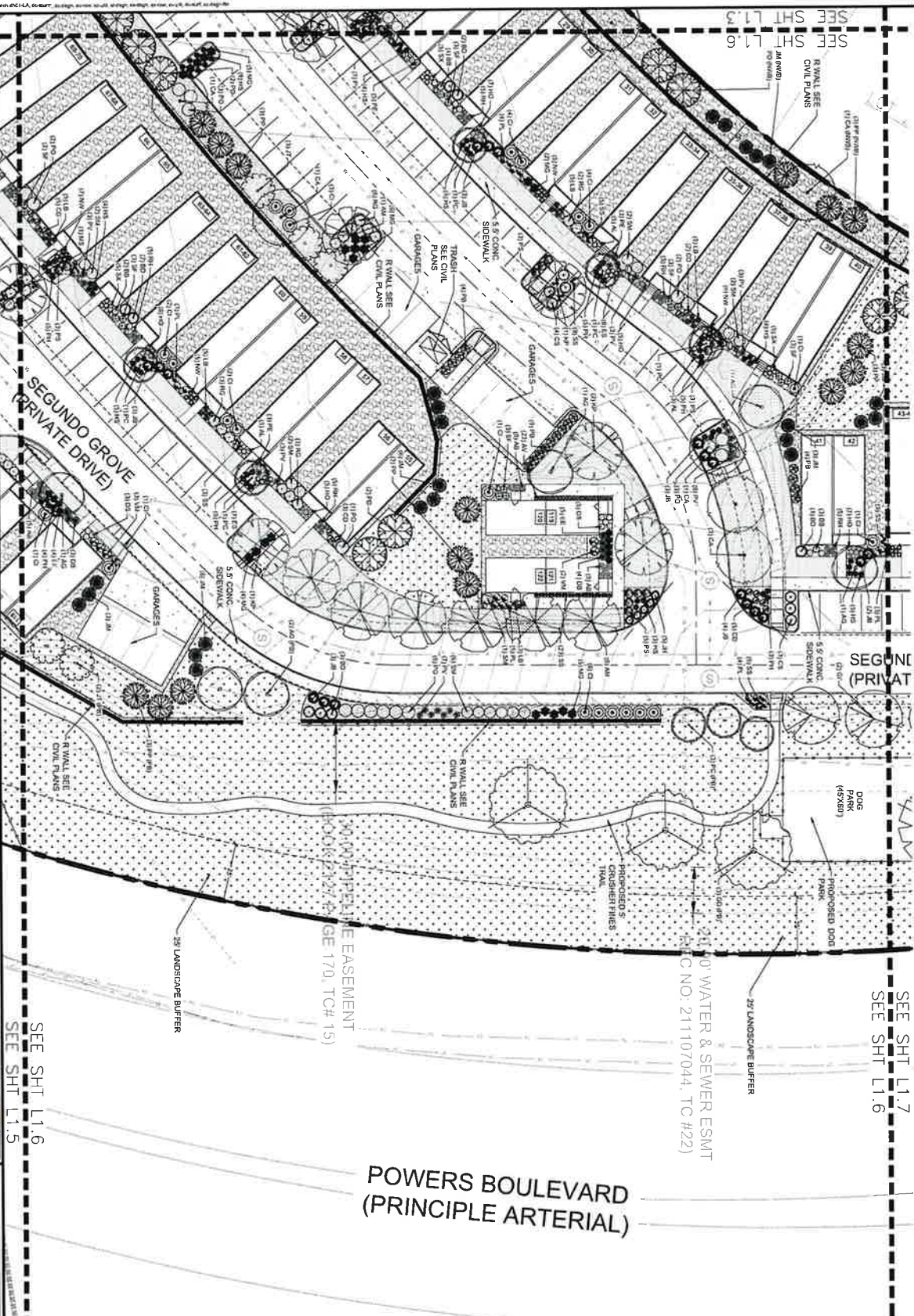
PUD LANDSCAPE PLAN  
LANDSCAPE PLAN

SHEET  
L.05  
17



# THE COTTAGES AT MESA RIDGE PUD/ PRELIMINARY PLAN

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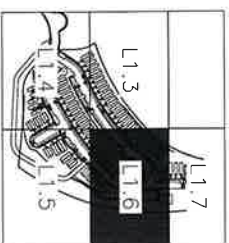


SEE SHIT L1.7  
SEE SHIT L1.6

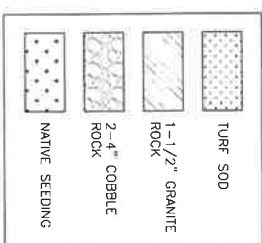
21'-0" WATER & SEWER ESMT  
R.I.C. NO.: 211107044, TC#22

29' LANDSCAPE EASEMENT  
R.I.C. NO.: 211107044, TC# 15

### KEY MAP



### GROUNDCOVER LEGEND



### GROUND COVER NOTES

1. ALL PLANTINGS IN SHRUB BEDS SHALL RECEIVE PROTECTIVE MULCH AND TRUNK GUARDING.
2. ALL ROCK MULCH AREAS TO RECEIVE WEED FABRIC - SEE PLANNING NOTES
3. ALL COBBLE AREAS TO RECEIVE WEED BARRIER FABRIC - SEE PLANNING NOTES

SEE SHIT L1.6  
SEE SHIT L1.5



DRAWN BY: JAR  
APPROVED: JAR  
JOB DATE: 202202  
JOB NUMBER: 200241  
DATE: 2/20/22

| NO. | DATE BY | REVISION DESCRIPTION |
|-----|---------|----------------------|
|     |         |                      |

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

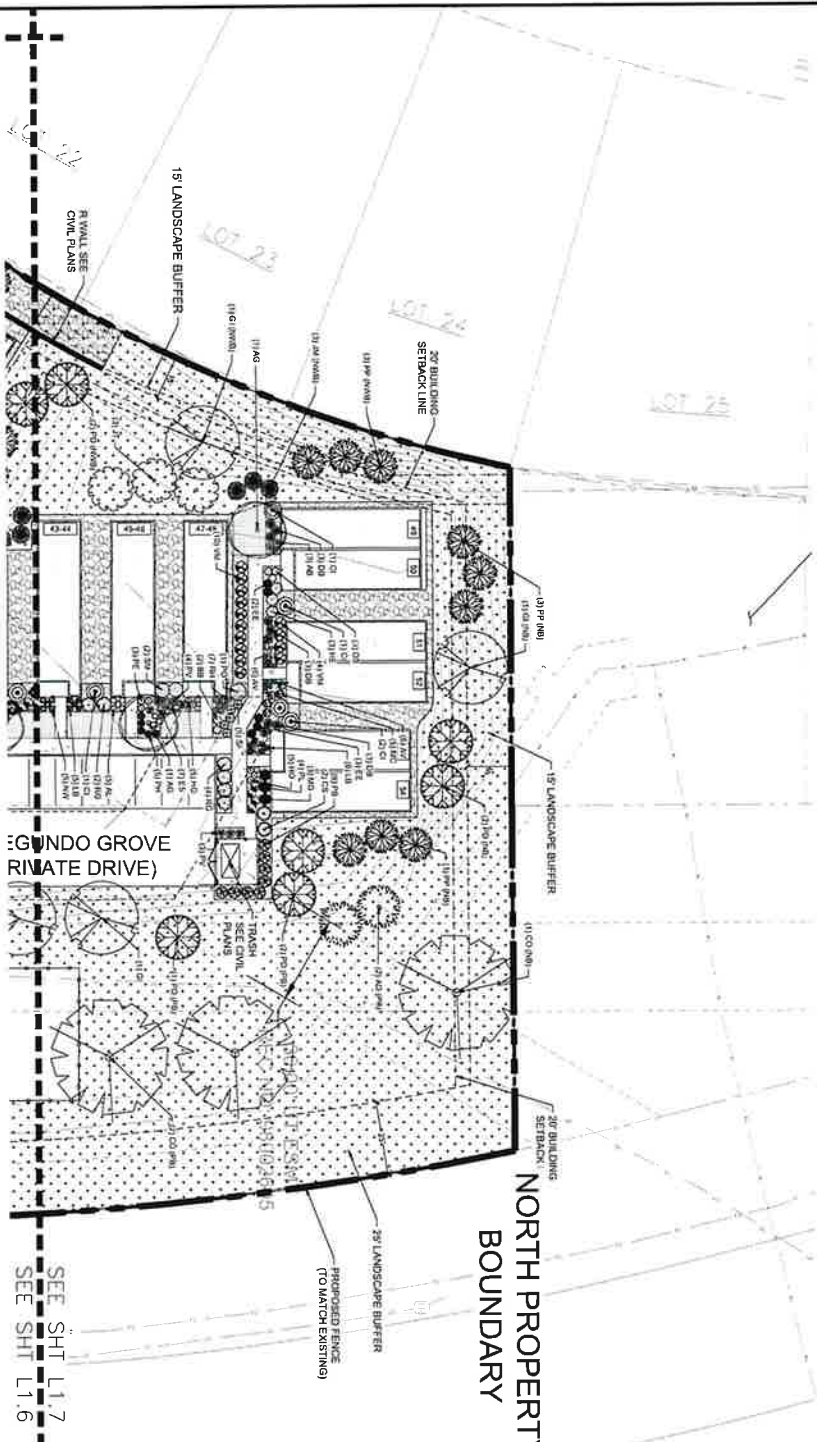
THE COTTAGES AT MESA RIDGE  
GOODWIN KNIGHT  
EL PASO COUNTY, COLORADO



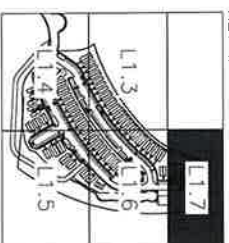
PUD LANDSCAPE PLAN  
LANDSCAPE PLAN

SHEET  
L.06  
18

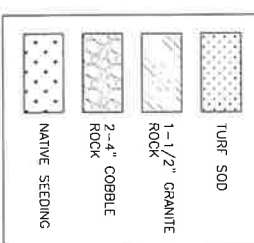
**THE COTTAGES AT MESA RIDGE  
PUD/ PRELIMINARY PLAN**  
A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, THE SOUTHEAST QUARTER OF SECTION 20, THE SOUTHWEST QUARTER OF SECTION 21,  
& THE NORTHWEST QUARTER OF SECTION 28 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO



**KEY MAP**



**GROUND COVER LEGEND**



- GROUND COVER NOTES**
1. ALL PLANTINGS IN SHARP BERTS SHALL RECEIVE WOOD MULCH FROM 2\"/>



|             |         |            |         |
|-------------|---------|------------|---------|
| DESIGNED BY | JAR     | JOB DATE   | 3/28/22 |
| APPROVED BY | JER     | JOB NUMBER | 20054   |
| DATE        | 3/28/22 |            |         |

| NO. | DATE | BY | REVISION DESCRIPTION |
|-----|------|----|----------------------|
|     |      |    |                      |

**H2G GREEN**  
LANDSCAPE ARCHITECTS  
222 COMMERCE CENTER DRIVE, SUITE 200  
DENVER, CO 80202  
TEL: 303.733.1100 FAX: 303.733.1100

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

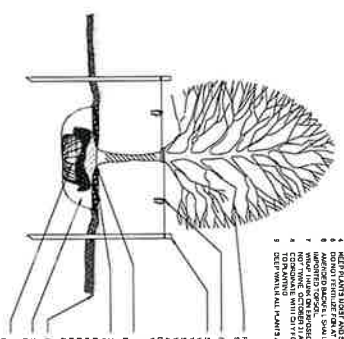


PUD LANDSCAPE PLAN  
LANDSCAPE PLAN

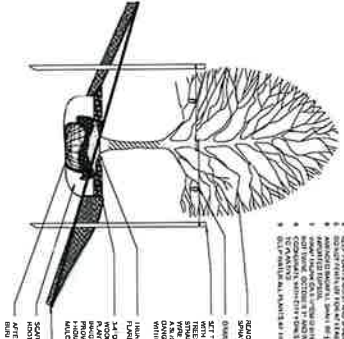


# THE COTTAGES AT MESA RIDGE PUD/ PRELIMINARY PLAN

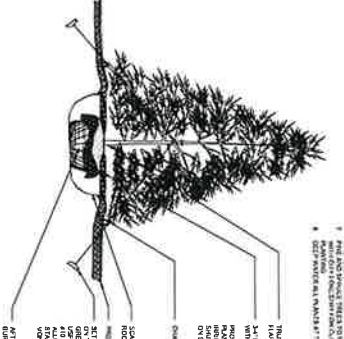
A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, THE SOUTHEAST QUARTER OF SECTION 20, THE SOUTHWEST QUARTER OF SECTION 21, & THE NORTHWEST QUARTER OF SECTION 28 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO



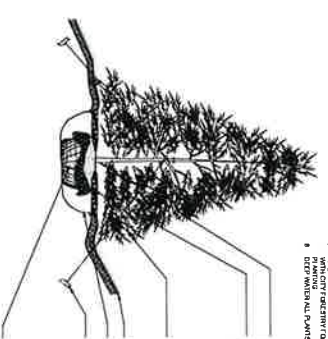
1 TYP. DECIDUOUS TREE PLANTING DETAIL (SLOPE CONDITION)  
SCALE: N15



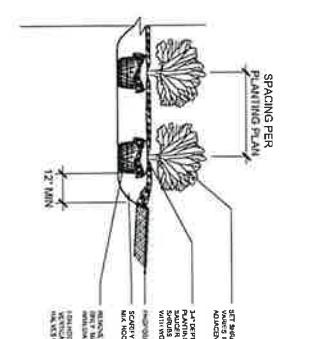
2 TYP. DECIDUOUS TREE PLANTING DETAIL (SLOPE CONDITION)  
SCALE: N15



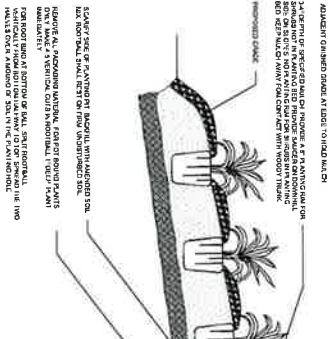
3 TYP. EVERGREEN TREE PLANTING DETAIL (SLOPE CONDITION)  
SCALE: N15



4 TYP. EVERGREEN TREE PLANTING DETAIL (SLOPE CONDITION)  
SCALE: N15



5 TYP. SHRUB PLANTING DETAIL (SLOPE CONDITION)  
SCALE: N15



6 TYP. SHRUB PLANTING DETAIL (SLOPE CONDITION)  
SCALE: N15

|             |          |                |                            |
|-------------|----------|----------------|----------------------------|
| DESIGNED BY | JRS      | JOB DATE       | 3/2/2022                   |
| APPROVED    | JRS      | JOB NUMBER     | 200841                     |
| DATE        | 3/2/2022 | PROJECT NUMBER | 200841                     |
| SCALE       | AS SHOWN | CLIENT         | THE COTTAGES AT MESA RIDGE |

|     |      |                      |
|-----|------|----------------------|
| NO. | DATE | REVISION DESCRIPTION |
|     |      |                      |
|     |      |                      |
|     |      |                      |

|         |                                |
|---------|--------------------------------|
| PROJECT | THE COTTAGES AT MESA RIDGE     |
| ADDRESS | 1722 COMBINE CIRCLE, SUITE 210 |
| CITY    | COLORADO SPRINGS, CO 80916     |
| PHONE   | 719.521.1111                   |
| FAX     | 719.521.1111                   |
| EMAIL   | INFO@HRGREEN.COM               |
| WEBSITE | WWW.HRGREEN.COM                |

|             |                                |
|-------------|--------------------------------|
| DESIGNED BY | HRGreen                        |
| PROJECT     | THE COTTAGES AT MESA RIDGE     |
| ADDRESS     | 1722 COMBINE CIRCLE, SUITE 210 |
| CITY        | COLORADO SPRINGS, CO 80916     |
| PHONE       | 719.521.1111                   |
| FAX         | 719.521.1111                   |
| EMAIL       | INFO@HRGREEN.COM               |
| WEBSITE     | WWW.HRGREEN.COM                |

|         |                                |
|---------|--------------------------------|
| PROJECT | THE COTTAGES AT MESA RIDGE     |
| ADDRESS | 1722 COMBINE CIRCLE, SUITE 210 |
| CITY    | COLORADO SPRINGS, CO 80916     |
| PHONE   | 719.521.1111                   |
| FAX     | 719.521.1111                   |
| EMAIL   | INFO@HRGREEN.COM               |
| WEBSITE | WWW.HRGREEN.COM                |

|         |                                |
|---------|--------------------------------|
| PROJECT | THE COTTAGES AT MESA RIDGE     |
| ADDRESS | 1722 COMBINE CIRCLE, SUITE 210 |
| CITY    | COLORADO SPRINGS, CO 80916     |
| PHONE   | 719.521.1111                   |
| FAX     | 719.521.1111                   |
| EMAIL   | INFO@HRGREEN.COM               |
| WEBSITE | WWW.HRGREEN.COM                |

|         |                                |
|---------|--------------------------------|
| PROJECT | THE COTTAGES AT MESA RIDGE     |
| ADDRESS | 1722 COMBINE CIRCLE, SUITE 210 |
| CITY    | COLORADO SPRINGS, CO 80916     |
| PHONE   | 719.521.1111                   |
| FAX     | 719.521.1111                   |
| EMAIL   | INFO@HRGREEN.COM               |
| WEBSITE | WWW.HRGREEN.COM                |





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



# EL PASO COUNTY

## 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
- 0.5 0.25 0 Miles

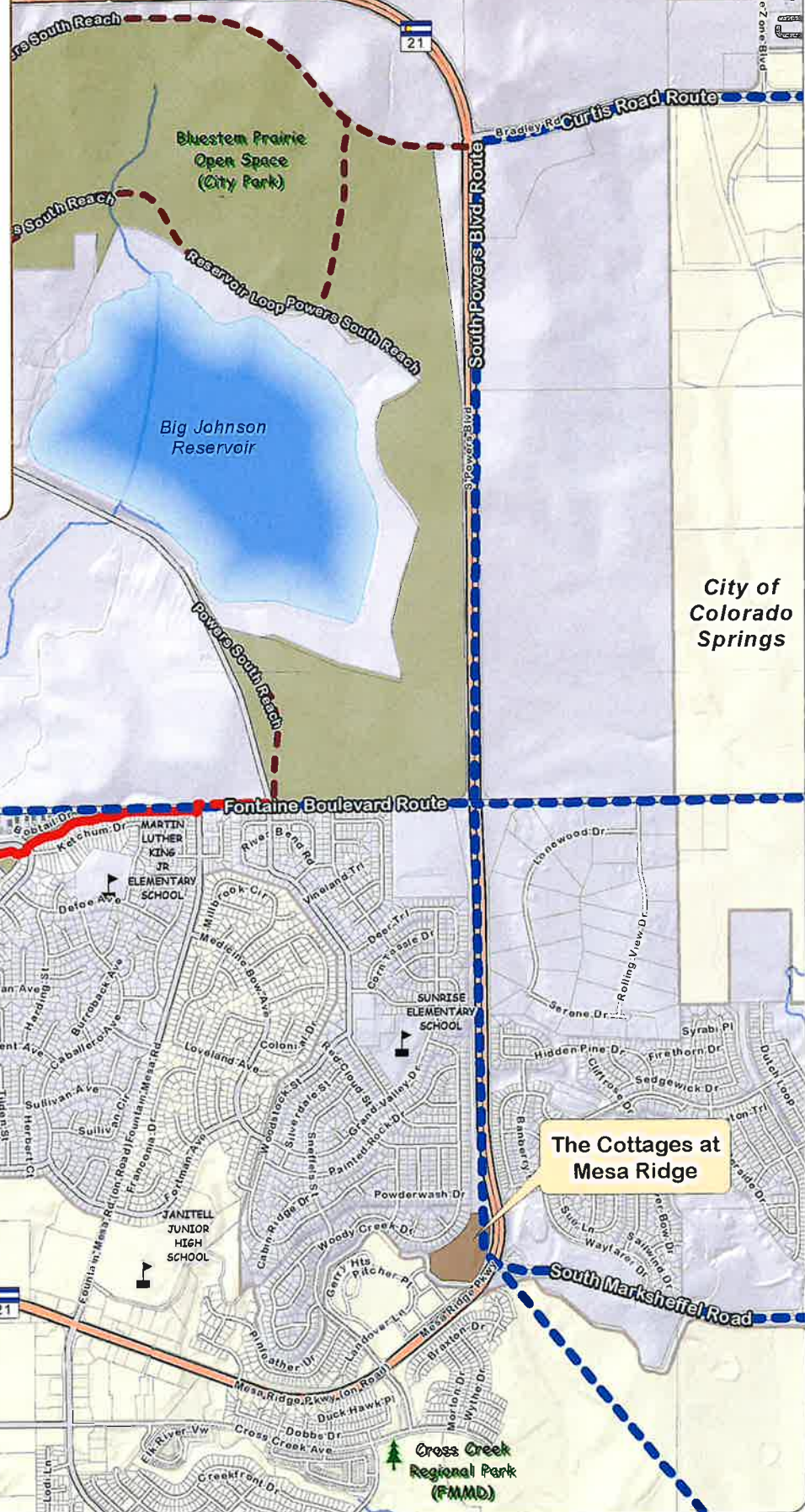


City of Colorado Springs

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**

|  |  |
|--|--|
| 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. | 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. |
| <b>LAND REQUIREMENTS</b>   | Urban Density ( $\geq 1$ Dwelling Unit Per 2.5 Acres): <b>YES</b>  |
| <b>Regional Park Area: 4</b><br><br>0.0194 Acres x 122 Dwelling Units = 2.367<br><b>Total Regional Park Acres: 2.367</b>   | <b>Urban Park Area: 4</b><br>Neighborhood: 0.00375 Acres x 122 Dwelling Units = 0.46<br>Community: 0.00625 Acres x 122 Dwelling Units = 0.76<br><b>Total Urban Park Acres: 1.22</b>  |
| <b>FEE REQUIREMENTS</b>  |  |
| <b>Regional Park Area: 4</b><br><br>\$460 / Dwelling Unit x 122 Dwelling Units = \$56,120<br><b>Total Regional Park Fees: \$56,120</b>   | <b>Urban Park Area: 4</b><br>Neighborhood: \$114 / Dwelling Unit x 122 Dwelling Units = \$13,908<br>Community: \$176 / Dwelling Unit x 122 Dwelling Units = \$21,472<br><b>Total Urban Park Fees: \$35,380</b>   |

**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,

David Gish

Chief Operations Officer

Widefield School District #3