

# Meadowbrook Crossing Letter of Intent

## Preliminary Plan and Final Plat



**VICINITY MAP**

Prepared By:  
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**Site Location, Size, Zoning:**

Thomas & Thomas, on behalf of Meadowbrook Crossing LLC, recently submitted a proposal seeking a zone change which was approved by the El Paso County Planning Commission on December 6, 2016. The rezone was from I-2 (Limited Industrial) and CR (Commercial Regional) to RS-5000, Residential Suburban District, to accommodate single-family residential units of a minimum 5,000 square foot sized lot. The site consists of a single parcel, which is 32.273 acres with an allowable gross density of 4-6 DU/ Acre for a potential of 186 dwelling units.

The 32.273 acres site is located along Meadowbrook Parkway north of Highway 24 and east of Peterson Road in eastern Colorado Springs. The entire site is currently vacant with the East Fork of Sand Creek running in a southwesterly direction in the northwestern corner of the site. The creek and drainage way will be improved as required as of the preliminary plan process and through a LOMR/ CLOMR submittal.

The Preliminary Plan and Final Plat shows the detailed design of the single-family detached residential community and describes the lot sizes, transportation systems, public rights-of-way, and easements necessary for development. The site plan includes

114 new single family lots located on 32.273 acres resulting for a density of 3.53 DU/Acre.

**Request & Justification:**

The purpose of this application is to request approval of the Preliminary Plan and Final Plat for the Meadowbrook Crossing project. The site is currently not part of any small area master plan; however, it is in general conformance with the El Paso County Master Plan by introducing a use consistent with existing land uses. The development is bordered to the east by three lots zoned M as part of the Cimarron Southeast development; the Cimarron Hills neighborhood and Claremont Business Park to the North zoned MHP and CS; and Meadowbrook Parkway to the East and South with intermediate parcels largely zoned CR and a few small parcels zoned RR-5 and I-2. The existing industrial uses and growing commercial developments create a mixed-use environment offering housing, shopping and working in close proximity. The site is split by the Sand Creek East Fork flowing through the site from the northeast corner to the west side of the property.

The existing ground to the south of the creek generally slopes between 1-3% to the southwest. The existing ground to the north of the creek generally slopes between 2-6% in a southerly direction to the creek. A LOMR has been submitted to FEMA for approval of the floodplain modification. In the proposed condition, the creek will be channelized to route it through the property and contain the 100 year flow. The adjusted floodplain will allow for filling in of low areas along the south side of the site, removing the floodplain restrictions to create developable lots.

The proposed community is designed to function for both automobile and pedestrian circulation as well as provide connectivity to natural resources and open space around the East Fork of Sand Creek that moves through the site. The proposed streets within the site will have grades around 1% and drain to the southwest corner of the site. The Preliminary Plan proposes 231,708 SF of open space or 16.5% of the total acreage. This open space and water quality area will form a natural buffer to adjacent land uses to the North, West, and a small area at the East access point. Along the zone boundary to the northeast, a dedicated buffer is not being provided that would simply create an unusable tract of land. Instead, the residential lots along this boundary have an increased depth of approximately 15' that will effectively function as a buffer. As part of this buffer between the residential and commercial uses, landscape will be required to be provided by the homeowners enforceable at time of occupancy. In addition, along the street frontage of Meadowbrook Parkway a 10' landscape setback with an additional 5' no build area has been provided along this non-residential collector roadways. This total 15' buffer with landscaping meets the approval criteria of the rezone. The site layout for the development provides lots size minimums measuring 50' x 100' (5,000sq ft), with some lots larger in size. Corner lots were designed with additional lot width to accommodate the increased corner lot setback requirements. Lots located along curved street sections and knuckles typically have adjusted widths to

Landscape plan provided for future lot owners to follow within covenants? if not with plat?

See comments on page 5 below related to landscape

Are these lots 115' deep then?

accommodate for the curves. There are no industrial or commercial sites proposed with this project.

The preliminary plan submittal package includes a preliminary utility plan in order to provide an overview of the utility layout, but is not intended for construction or detailed review. As part of the final plat submittal package detailed utility construction drawings have been included for review and approval.

The proposed single family residential use will not overburden the capacities of existing or planned roads, utilities or other public features, drainage and grading, police protection, emergency services, and water/ wastewater services as these services have been planned for in advance with previous area studies with the intended uses as allowed under the I-2 and CR zoning. A sufficient water supply has been acquired and can provide the water necessary for the proposed 114 new units through the Cherokee Metro District. In addition, a wastewater system has been established and can adequately serve the proposed units. A storm sewer system will convey the flows from the inlets to a proposed water quality area before draining into Sand Creek.

There are no areas of significant historical, cultural or recreational features found on site; however the preservation of the East Fork of Sand Creek is being taken into consideration with the lot lines set back some distance away from these drainage features. The East Fork of Sand Creek traverses the site in southwesterly direction in the northwest corner of the site providing a regional drainage corridor. All required grading and drainage will be designed to meet local and state requirements with future detailed submittals.

The geotechnical investigation prepared by CTL Thompson on December 9, 2016, identified no geologic hazards that would preclude development of the site for construction of residential structures. It is noted that the possible presence of some potentially hydro-compactive soils at the site, an area of shallow groundwater, potential for erosion, and the regional issue of seismicity as conditions that may affect the proposed development. It is noted that these conditions can be mitigated with engineering design and construction methods commonly employed in the area. Groundwater was encountered in 5 of the 8 exploratory borings, at multiple depths, across the site and will vary with seasonal precipitation and landscaping irrigation. Conventional methods can be used to accomplish site grading for rapid conveyance of surface runoff to storm sewer systems, utility installation, and foundation spread footings. The study suggests future investigation of individual lot soils and foundation investigations for foundation design, sub-grade investigation for on-site pavements, and construction observation/ material testing during site development.

**Total Number of Residential Units, Density, and Lot Sizes:** 114 Single Family Detached Residential Units with a Gross Density of 3.53 DU/ Acre. The minimum lot size shall be 5,000 SF as required under the RS-5000 zoning.

**Types of Proposed Recreational Facilities:**

The Meadowbrook Crossing project illustrates a future dog park area in the 1.7 acre 'Tract F' located in the far northwest corner. This dog park could be accessed via a pedestrian-only bridge connecting residents to the dog park across Sand Creek. Due to the anticipated large expense of the pedestrian bridge, the construction of the dog park area could take several years pending funding and is not a guaranteed amenity. However, the 'Tract F' parcel will remain as open space to be used for recreational purposes prior to the establishment of the dog park and in the event the dog park cannot be built as planned.

**Total Number of Industrial or Commercial Sites:**

There are no proposed commercial or industrial sites proposed as a part of the plan.

**Traffic and Proposed Access Locations:**

Access to Meadowbrook Parkway occurs at the intersection of US24 and US 94. The two access points into the development, as required by El Paso County, will be constructed along Meadowbrook Parkway due to site configuration and natural constraints. Meadowbrook Parkway currently makes a 90 degree right turn at the first entrance to the neighborhood with an access point extending into the neighborhood as Newt Drive. A second access point will be located to the Northeast along Meadowbrook Parkway at Preble Drive. Internal streets will provide for a looped circulation pattern through the development. There is no cut-through traffic or additional access beyond the two access points provided.

There is a request for a deviation to adjust the centerline tangent length between the two broken back curves at the western portion of the property from the required 200' minimum (ECM Section 2.3.3.F.3) to the proposed 146' as illustrated on the drawings. This area of the site contains several constraints that cannot be mitigated. These constraints include the location and width of Meadowbrook Parkway; the location of the Sand Creek and its improvements; and the location of the 30' Sanitary Sewer Easement running parallel with the creek. All of these constraints combined narrow and limit the amount of developable area in this portion of the site. As a result the 200' minimum tangent length is not achievable given the available width. The lot sizes are as small as they can be in order to remain buildable and affective. In addition, the lack of available width prevents the ability to completely line the street with units as shown on the drawings. This shortened roadway tangent will not be a high traffic area nor will it become a through way as only a handful of homes are served by this loop road. This deviation would not be detrimental to the health, safety, or welfare of the residents.

In addition to the two access points along Meadowbrook Parkway, the project will dedicate 40' to El Paso County along the southern boundary to be used for the ROW and the future extension of Meadowbrook Parkway to the west. Meadowbrook Crossing is



requesting to be annexed into the El Paso County's 10mil Public Improvement District in order to lower the road impact fee obligations at this time.

**Phasing Plan:**

The Meadowbrook Crossing Preliminary Plan and Final Plat will be developed in one phase due to the economies of scale with respects to construction of access points, utility service, drainage, landscape and all other improvements.

Enforced by the HOA? who? Are you providing a landscape plan for the future owners to adhere to as they will not know the Code requirements?

**Areas of Required Landscaping:**

The proposed development does not require any landscaping except for the buffer plantings as required by the rezoning approval criteria. As mentioned above, along the zone boundary to the northeast a dedicated buffer is not being provided. This would simply create an unusable tract of land sandwiched between two uses. Instead, the residential lots along this boundary have an increased depth of approximately 15' that will effectively function as a buffer. As part of this buffer between the residential and commercial uses, landscape will be required to be provided by the homeowners enforceable at time of occupancy.

What? If this in the row its not a buffer.

Along Meadowbrook Parkway (Non-Residential Collector, 80' ROW), the development provides a 10' landscape setback with an additional 5' no build area. This total of a 15' buffer will help the approval criteria of the rezone. As part of the buffer, a 6' concrete and landscape plantings are being provided. Landscape plantings are being provided at 1 Tree for every 20' linear feet of frontage.

by the developer

In addition to the buffers, the preliminary plan is providing 231,708 SF of internal open space which includes area to the North and South of Preble Drive at the neighborhood entrance, one small internal tract on Boreal Drive. The remaining open space is contiguous starting in the SW corner around the water quality feature and moving up to and along the creek to the North.

All open space and streetscape plantings will be owned and maintained by the Meadowbrook Crossing Metropolitan District. Individual lot landscaping will be the lot owner's responsibility.

including buffer from non-residential

**Approximate Acres and Percent of Land Set Aside for Open Space:**

There are 11.4 acres (498,305 sq ft) acres of total open space proposed. This includes 6.12 acres (266,597 sq ft) of the existing East Fork of Sand Creek and 5.32 acres (231,708 sq ft) of community open space. There is no open space required with this use; however, several areas have been set aside for drainage facilities as part of the Sand Creek improvements and preservation as well as to provide buffering to the adjacent uses.

**Water and Wastewater Services:**

Water and Wastewater municipal services will be supplied by the Cherokee Metropolitan District. Any required utility easements to be provided on adjacent properties will be acquired as necessary to allow for the proper utility installments. Approval and granting of any required utility easements have been completed as necessary.

**Master Plan for Mineral Extraction:**

The *1996 Master Plan for Mineral Extraction* updates and supersedes the *1975 El Paso County Master Plan for Mineral Extraction of Commercial Mineral Deposits* as amended in 1978 and 1982. This updated plan has two primary purposes, the first is to facilitate continued compliance with the mineral resource protection mandates outlined in the "Preservation of Commercial Mineral Deposits Act" of 1973 and the second is to provide guidance to the EL Paso County Planning Commission and Board of County Commissioners in evaluating land use proposals involving new or expanded mining and mineral resource processing operations. Per the El Paso County Master Plan for Mineral Extraction Aggregate Resource Maps, this site is identified as 'Valley Fill' containing sand and gravel with silt and clay deposited by water in one or a series of stream valleys. Therefore, the proposed project does not contain any mineral deposits of commercial value and does not permit the use of any area containing a commercial mineral deposit which would unreasonably interfere with the present or future extraction of such deposits.

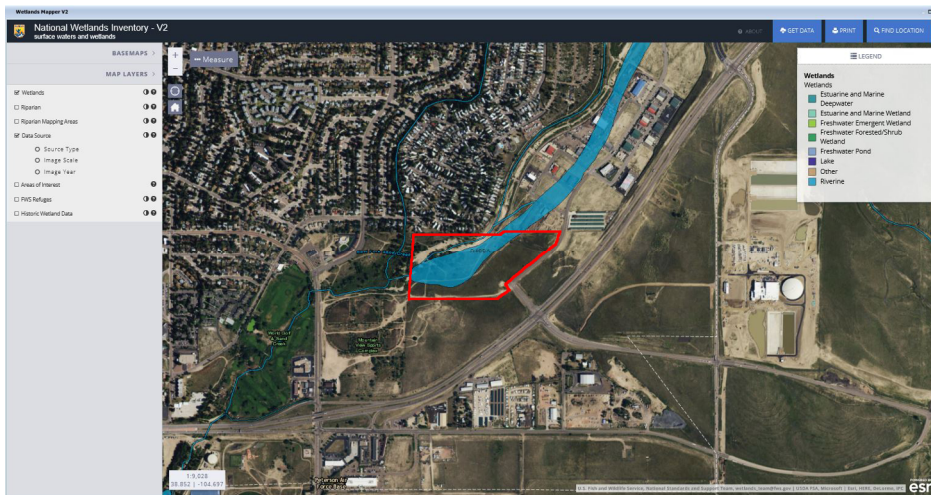
**Proposed Services:**

- |                       |                                      |
|-----------------------|--------------------------------------|
| 1. Water:             | Cherokee Metropolitan District       |
| 2. Wastewater:        | Cherokee Metropolitan District       |
| 3. Gas:               | Colorado Springs Utilities           |
| 4. Electric:          | Colorado Springs Utilities           |
| 5. Phone:             | CenturyLink                          |
| 6. Fire:              | Cimarron Hills Fire Department       |
| 7. Police Protection: | El Paso County Sheriff's Department  |
| 8. School:            | Colorado Springs School District #11 |

**Impacts associated with the Preliminary Plan and Final Plat:**

Floodplain: Portions of this site are located within a designated FEMA floodplain along the Northern boundary as determined by the flood insurance map, community map number '08041C0752F' effective date March 17, 1997. A LOMR has been submitted for the area that is currently impacting lots located along the southern banks of the creek. The LOMR process will study and ultimately revise the mapped floodplain through this site. There is an existing LOMR to the Northeast of the site, Case No. 06-08-B137p effective date of revision December 13, 2006. See attached LOMR for this project.

Wetlands:



A search of the US Fish and Wildlife Service National Wetlands Inventory mapper website (<https://www.fws.gov/wetlands/>) didn't indicate any jurisdictional wetlands although the site does contain the presence of a riverine system **R4SBA**.

**Air Pollution:** By adhering to current air quality regulations, any air pollution emanating from the development will be negligible. Currently, the site has some vegetation which results in a medium amount of dust during windy days; however, the proposed development will provide irrigated turf areas and landscaping materials to assist in alleviating the dust. Construction practices will adhere to El Paso County health department, as well as state department codes and regulations.

**Water Pollution:** By adhering to current wastewater and stormwater regulations, any water pollution emanating from the development will be negligible. An erosion and sedimentation plan will be in place prior to construction.

**Noise Pollution:** Vehicular movement is expected to be the only major source of noise pollution emanating from the site after construction is complete. The proposed development is surrounded by similar land uses, and the effects of noise generated from the site will have little or no impact on other surrounding areas.

Vegetation, Wildlife Habitats, and Migration Routes:

Visual Assessment:

Vegetation, Wildlife Habitats and Migration Routes:

Proposed landscaping will include almost all low-water use plant material, and where possible, the plant material will be native to the Colorado Springs region.

While the area's most distinctive wildlife is probably the prairie dog, the Colorado Division of Wildlife note the following as also present in the area.

- Fox species



- Coyote
- Rabbits
- Raptors
- Songbirds
- Numerous Small Mammals
- And Many Others

Due to adjoining developments, it is not anticipated that this application will have significant impacts on wildlife in the area. However, the existing East Fork of Sand Creek may create an environment that will enhance and create a natural wildlife habitat corridor. No rare species were found to be present on the site as determined by Colorado Parks & Wildlife as well as the U.S. Fish and Wildlife Service. The USFWS reviewed the proposed development for impact on the Preble's Meadow Jumping Mouse and determined the proposed project is not likely to impact the Preble's and thus has been cleared. Refer to the U.S. Fish and Wildlife Service block clearance letter for the City of Colorado Springs included as part of the submittal package.

Visual Assessment: Currently, detached single-family detached houses are approved for use on this site with a density of 4-6 DU/ Acre. The proposed single family density as illustrated on the plans is quite a bit less at 3.53 DU/ Acre and will therefore visually reduce the density. This plan will continue the residential use pattern and expand it in the Southern direction. This residential use will introduce trees, landscaping, and fencing typically seen with residential development.

# Markup Summary

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Are these lots 115' deep then?

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that meets all of the needs of its residents  
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Landscape plan provided for future lot owners to  
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by the developer