

**WOODMEN HILLS - WASTEWATER STORAGE FACILITY
LETTER OF INTENT
SITE DEVELOPMENT PLAN**

June 6, 2025



PREPARED FOR:
Woodmen Hills Metropolitan District
8046 Eastonville Road
Peyton, CO 80831

PREPARED BY:
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Please add:

PCD File PPR2520

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Site Location, Size, Zoning:

Matrix Design Group, on behalf of the Woodmen Hills Metropolitan District, is submitting a Site Development Plan for a proposed 52FT x 92FT storage building to support the existing wastewater treatment center. The purpose of the storage building is to add additional space for existing equipment and vehicles needed for operational purposes of the wastewater treatment facility.

The parcel is currently platted as Tract K Meridian Ranch Fil No 1 and included within the Meridian Ranch PUD Phase 1, EDARP Fil. No. PUD01005. The parcel is zoned PUD. No change of zone is proposed with this application. The proposed storage building is in compliance with permitted principal use of "Utility Improvements and detention structures" as described by the Meridian Ranch PUD Phase 1.

Surrounding land uses are detached single family residential to the west. Antler Creek Golf Course surrounds the site to the north, east and south. These areas are zoned PUD and part of the Meridian Ranch PUD Phase 1. Land uses west of the site are detached single family residential and part of the Meridian Ranch PUD Phase 1. South of the site is zoned PUD and part of the Woodmen Hills Filing 11. Allowed uses within these filings are single family dwellings, open space/ golf course/ trails, schools, recreation centers, utility improvements and detention structures, adult care & childcare home uses are subject to review based upon R-1 district standards, and group homes are subject to review based upon R-1 standards.

Primary access to the site is provided by an existing Right-In/Right-Out located on Meridian Ranch Boulevard. A secondary existing Right-Out-only access is provided along Stapleton Drive. No changes or improvements to access points are proposed with this application. No TIS is

Please state whether this storage building will generate new trips to the property and if so, how many additional trips will be generated. If it will not generate new trips please state that.

Driveway Access permit has already been submitted and approved. Please revise.

required with this application because there are no additional proposed minor or major roadway intersections, any potential increases in the number of vehicle trips will not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends, there are no changes in the type of traffic generated, level of service on the adjacent public roadways, accesses and intersections will be maintained, there is no change of land use with access to a State Highway, and there is no known history of safety or accident problems in the immediate vicinity. A driveway access permit and road impact fees will be provided at time of building permit. A new driveway access permit application has been included in this application.

The proposed structure will be used for existing vehicle and equipment storage. Water and wastewater will not be serviced to the proposed structure. Electricity will be serviced to the proposed storage building with minimal increase in demand anticipated. Gas will not be served to the proposed storage building.

The site is located in zone x, area of minimal flood hazard as determined by FEMA floodplain panel number 08041C0551G effective 12/17/2018.

Request & Justification:

The purpose of this application is to request for Site Development Plan approval for a 4,784 sq. Ft. proposed storage building. The proposed storage building will be used for storage of existing equipment and vehicles supporting the Woodmen Hills Wastewater Facility. The proposed storage building and driveway will be constructed within the Wastewater Plant Easement Book 5367 page 361. The proposed use within the easement is permitted by the District.

This is a duplicate paragraph, please remove.

No impacts to traffic or additional traffic generation are anticipated. No TIS is required with this application because there are no additional proposed minor or major roadway intersections, any increases in the number of vehicle trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends, there are no changes in the type of traffic generated, level of service on the adjacent public roadways, accesses and intersections will be maintained, there is no change of land use with access to a State Highway, and there is no known history of safety or accident problems in the immediate vicinity. A driveway access permit and road impact fees will be provided at time of building permit.

The proposed use will not generate any additional pedestrian or bicycle traffic. Pedestrian access to the site is provided by existing sidewalks along Meridian Ranch Boulevard to the existing Right-In/Right-Out and gravel drive. Shared pedestrian and bicycle access space is provided along the side of the gravel drive which leads to the front of the existing wastewater treatment facility building.

There are no impacts to water or wastewater anticipated with this facility. Construction of the storage building will support on-going wastewater operations and demands. Use of the building and driveway will be for employees only. Restrooms and facilities are currently provided less than 500 feet away from the interior to the existing Wastewater facility treatment building.

Under the 2021 IBC, the proposed storage building is classified as S-1 occupancy use and does not require an automatic sprinkler system. The proposed square footage is less than 12,000 Sq. Ft., the building is a single story, total sq. footage of the building is 4,784 Sq. Ft., therefore, no automatic sprinkler system is required.

A drainage letter provided in this application found that the proposed building will create an increase of 0.3 cfs for a 5-year storm and 0.6 cfs for a 100-year storm. These amounts are negligible and confirm that the proposed building and gravel driveway will not negatively affect downstream infrastructure or developments. No drainage patterns will be impacted by this improvement.

See comments on lighting and landscape plan.

The proposed use will not have an impact on the existing, approved lighting plan for the site. Building illumination will be achieved through flood lights mounted on the side of the building, with no freestanding light poles included for this development. The proposed lighting will be contained on site, creating no additional off-site lighting impacts.

A request for an alternative landscape plan is included in this application. We are requesting for the existing berms and landscaping to be used to meet our landscape buffer requirements along the western and southern boundary of the site. Existing berms and trees are located along the extent of the western and southern boundary with the slope of the berm averaging from 2:1 to 3:1. Existing trees along the western boundary are grouped toward the intersection of Meridian Ranch Boulevard and Stapleton Drive with a line of evergreen trees planted between the intersection and entrance into the site. There are approximately 12 evergreen trees in this location. At full growth, the existing 12 evergreen trees will provide edge to edge coverage from the intersection of Meridian Ranch Boulevard and Stapleton Drive to the existing Right-In/Right-Out entrance into the Wastewater Facility. A second large berm and existing landscaping exists along the southern boundary of the site. This berm and associated landscaping stretches from the intersection of Meridian Ranch Boulevard and Stapleton Drive to the proposed sludge holding basins. There are approximately 22 existing evergreen trees grouped along Stapleton Drive from the intersection to the eastern edge of the sludge holding tanks. The location of the evergreen trees and berm along both Meridian Ranch Boulevard and Stapleton Drive fully screens the location for the proposed storage building and associated driveway. Additional perimeter screening of the entire facility is provided by a 6FT chain link fence with opaque slats. We are requesting that the existing berms, landscaping and opaque fence be utilized to meet our buffering and screening requirements.

Your El Paso County Master Plan:

Master Plan analysis is not a requirement for site development plans. This section can be removed.

Baseline Considerations:

1. *Is there a desirability or demand within the community for this use?*
The Falcon area has experienced a large amount of growth in recent years. The El Paso County Master Plan shows the Falcon area as new development and developed area with minimal change anticipated. The Woodmen Hills Wastewater Facility has provided sanitary sewer services for existing and proposed development within the area. The proposed storage building addition will allow the facility to have additional room for existing equipment and vehicular storage supportive of their operations and services needed within this area of the County.
2. *Does the market support the need for use? Would the use be viable if built right now?*
The wastewater facility provides essential services for much of the established development and intends to continue to provide sanitary services for the foreseeable future. The proposed storage building will support wastewater facility operations for the district and Falcon area. Currently they do not have a designated space for the existing vehicles and equipment. This storage facility will help ensure that the items needed to run the facility will be protected and last longer for the community.

3. *Would the use be providing necessary housing or essential goods and/ or services?*
Being within an existing developed area of minimal change and area of new development, wastewater operations are essential for the daily function of the community it serves. The proposed storage building addition will support these essential operations by providing additional space for existing equipment and vehicular storage.

County Systems Considerations:

1. *Is there existing infrastructure to which the development can connect? If so, what infrastructure exists?*

This is an existing site with all the necessary infrastructure for the proposed storage building. Access into the site is currently provided by an existing Right-In/Right-Out along Meridian Ranch Boulevard and an existing Right-Out only along Stapleton Drive. There are no anticipated increases in traffic associated with the proposed storage building addition. No TIS is required with this application because there are no additional proposed minor or major roadway intersections, any increases in the number of vehicle trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends, there are no changes in the type of traffic generated, level of service on the adjacent public roadways, accesses and intersections will be maintained, there is no change of land use with access to a State Highway, and there is no known history of safety or accident problems in the immediate vicinity. A driveway access permit and road impact fees will be provided at time of building permit.

The TIS exemption criteria does not need to be repeated throughout the LOI.

Utility services such as water, wastewater, gas and electricity are connected to the site. There are no impacts to water or wastewater anticipated with this facility. Construction of the storage building will support on-going wastewater operations and demands. Use of the building and driveway will be for employees only. Restrooms and facilities are currently provided less than 500 feet away from the interior to the existing Wastewater facility treatment building.

Goal LU1: Ensure compatibility with established character and infrastructure capacity.

See analysis above. The proposed storage building expansion will support the existing operation of the existing wastewater facility. This facility was constructed in 1998 and has been operated within the Meridian Ranch PUD Phase 1 for the last 27 years. The addition of the proposed storage building will support the continued operation of the facility. Existing berms and landscaping along Meridian Ranch Boulevard and Stapleton Road will screen from the surrounding development.

The proposed storage building will not be connected to water, wastewater or natural gas. No TIS is required with this application because there are no additional proposed minor or major roadway intersections, any increases in the number of vehicle trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends, there are no changes in the type of traffic generated, level of service on the adjacent public roadways, accesses and intersections will be maintained, there is no change of land use with access to a State Highway, and there is no known history of safety or accident problems in the immediate vicinity.

Goal CFI5.3 - Ensure adequate provision of utilities to manage growth and development.

Water, wastewater, electricity and gas are currently serviced to the existing site. The proposed storage building addition will provide needed existing equipment and vehicular storage for daily operations supportive of wastewater services in the Falcon Area. The storage building addition will not be connected to water or wastewater and does not impact on these demands. The proposed storage building will be connected to electricity which minimally impact to electric demand.

2. *Does the development trigger the need for such infrastructure?*

Water, wastewater, electricity and gas are currently serviced to the existing site. The proposed storage building addition will provide needed existing equipment and vehicular storage for daily operations supportive of wastewater services in the Falcon Area. The storage building addition will not be connected to water or wastewater and does not impact on these demands. The proposed storage building will be connected to electricity which minimally impact electric demand.

How will water for fire suppression be provided for the structure?

No TIS is required with this application because there are no additional proposed minor or major roadway intersections. El Paso County is not requiring any improvements to EPC owned and maintained roadways as a part of this project. The proposed development does not exceed the existing trip generation by trip ends, there are no changes in the adjacent public roadways, accesses and intersections will be maintained, there is no change of land use with access to a State Highway, and there is no known history of safety or accident problems in the immediate vicinity.

Stormwater impacts from the development were found to be negligible. A drainage letter demonstrating this conclusion has been included with the submittal.

Goal LU4: Continue to encourage policies that ensure “development pays for itself”.

The proposed storage building supports the daily operations and needs of the Woodmen Hills Wastewater facility which provides wastewater services for the Falcon area. This proposed structure will not generate additional traffic demand or needed roadway or intersection improvements. A driveway access permit and road impact fees will be provided at the time building permit. Drainage impacts have been analyzed and found to be negligible.

3. *Does the proposal trigger the need for pedestrian or multimodal connections and are those connections being provided?*

The proposed use will not generate any additional pedestrian or bicycle traffic. Pedestrian access to the site is provided by existing sidewalks along Meridian Ranch Boulevard to the existing gravel drive. Shared pedestrian and bicycle space is provided along the side of the gravel drive to the front of the existing wastewater treatment facility building.

Goal TM2: Promote walkability and bike-ability

Pedestrian access to the site is provided by existing sidewalks along Meridian Ranch Boulevard to the existing Right-In/Right-Out and gravel drive. Shared pedestrian and bicycle space is provided along the side of the gravel drive to the front of the existing wastewater treatment facility building. The existing sidewalk and shared pedestrian and bicycle space is supportive of alternative transportation choices in the County. Although there is no direct connection between the Woodmen Hills Wastewater Facility and County regional trails, the Meridian Ranch PUD Phase 1 provides various pedestrian and bicycle connections which connect El Paso County proposed and existing regional trails.

Best Practices Considerations:

1. *Does the development appropriately include conservation design best practices to protect/preserve existing natural resources?*

Existing topography and vegetation within the site is minimal. Slopes exceeding 30% are generally located along the existing berms along Meridian Ranch Boulevard and Stapleton Road which are high enough to block and direct view of the site from the public right-of-way. There are no proposed changes to these berms. Drainage impacts for the building have been analyzed and found to be negligible. This will follow the historic drainage of the site and have no anticipated impacts to the overall drainage pattern.

There is little to no vegetation within the site. The site is predominantly gravel with some areas of native grass. Areas disturbed during construction will be re-seeded with native seed and irrigation until fully established.

The floodplain statement does not need to be repeated throughout the LOI.

The site is located in zone x, area of minimal flood hazard as determined by FEMA floodplain panel number 08041C0551G effective 12/17/2018. There are no identified hydrological features on the site.

A small portion of the northeast corner of the site is within the Preble's Jumping Mouse habitat. This area is within 300FT of a R4SBA riverine habitat. No development or disturbance proposed in this area. Best practices will be employed throughout the development process and construction to conserve natural resources of the area as best as possible.

The adjacent R4SBA can be described as follows:

Riverine (R): The Riverine System includes all wetlands and deepwater habitats contained within a channel, with two exceptions: (1) wetlands dominated by trees, shrubs, persistent emergent, emergent mosses, or lichens, and (2) habitats with water containing ocean-derived salts of 0.5 ppt or greater. A channel is an open conduit either naturally or artificially created which periodically or continuously contains moving water, or which forms a connecting link between two bodies of standing water.

Intermittent (4): This Subsystem includes channels that contain flowing water only part of the year. When the water is not flowing, it may remain in isolated pools or surface water may be absent.

Streambed (SB): Includes all wetlands contained within the Intermittent Subsystem of the Riverine System and all channels of the Estuarine System or of the Tidal Subsystem of the Riverine System that are completely dewatered at low tide.

Temporary Flooded (A): Surface water is present for brief periods (from a few days to a few weeks) during the growing season, but the water table usually lies well below the ground surface for most of the season.

2. *Does the development include best practices to protect existing natural resources and prevent unnecessary property damage? If not, does it include methods for impact mitigation?*

There are no significant natural features, such as distinctive topographic features including buttes and rock outcroppings; existing vegetation, drainage, riparian and wetland areas; significant wildlife habitats; identified aquifer recharge areas; and aesthetic features that

have been identified within the project boundary. Alteration of features shall be kept to a minimum and shall be based on practical engineering considerations.

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A small portion of the northeast corner of the site is within the Preble's Jumping Mouse habitat. This area is within 300FT of a R4SBA riverine habitat. No development or disturbance proposed in this area. Best practices will be employed throughout the development process and construction to conserve natural resources of the area as best as possible.

Site Development Plan

The LDC does not define any review criteria for Site Development Plans. All development standards are met, and no relief requests are being sought. A thorough analysis of the use specific standards for the uses is described in Meridian Ranch PUD Phase 1, EDARP Fil. No. PUD01005.

This statement is confusing. The LDC does define general development.

1.3. - APPLICABILITY

The provisions of this Code apply to the development of buildings, structures and uses of land throughout unincorporated El Paso County. To the extent permitted by law, this Code applies whether development is conducted by public, quasi-public or private entities. This Code does not apply to land within the territorial limits of any incorporated municipality.

Additionally, Chapters 5 & 6 provide use and dimensional standards and general development standards..