

March 4, 2022

City of Colorado Springs  
30 South Nevada Avenue, Suite 701  
Colorado Springs, CO 80903

Attention: Catherine (Katie) Carleo, AICP, Planning Manager:

This letter is intended to serve as a comment response letter for the Amara Annexation, Master Plan, and Zoning initial review of the above requested application dated January 25, 2022. This letter is to accommodate the requested resubmitted plan and documents associated with the application.

**RE: Amara (Annexation, Mater Plan and Zoning) - Initial Review Comments**  
**File: CPC A 21-00197 - CPC A 21-00207, CPC MP 21-00208, CPC ZC 21-00209**

*City Land Use Review staff has completed its initial review of the above requested application. This letter is to inform you of the following concerns regarding the application and associated documents. Listed below are City Planning Department's review comments along with other departmental and external agency review comments that must be addressed prior to application approval.*

## **BROAD PROJECT OVERVIEW**

The proposed project is a request by Tee Cross Ranches LLC, with representation by La Plata Communities and DTJ Design, for approval of the Amara Addition No. 1 - 11 serial annexation, proposed Amara Master Plan and zone district establishment for A (Agricultural). If approved the proposed applications would allow for the associated property to be annexed into the City of Colorado Springs municipal boundary for future development in conformance with the proposed master plan. The site is currently in El Paso County zoned RR-5. The property consists of 3,172.8 acres located near the northeast corner of Squirrel Creek Road and Link Road. Staff finds that the application is largely acceptable; however, the following technical modifications and further clarifications must be completed.

## **TECHNICAL AND INFORMATIONAL ISSUES**

Address the comments and make corrections which are listed below. **A detailed letter needs to accompany the revisions. The letter must address each comment in this review letter. If necessary, contact the appropriate department directly if clarification is needed.** Be advised that

due to necessary changes or proposed revisions to the subject plan, plat or other support documents, that new comments may be added to the review letter.

Please resubmit updated documents to the Dropbox shared folder (ensure documents are labeled with appropriate resubmittal name, are flattened and saved no larger than 25MB). Please note that the case planner will not be automatically notified when items are uploaded to Dropbox; once all items are uploaded to the shared folder email the case planner to notify them of the resubmittal.

### **Supplemental Information**

**Posting Affidavit:** Affidavit to be submitted to Planning pursuant to City Code Section 7.5.902

**Public Notice:** Several letters of opposition were received and are included as part of this review letter. Please prepare a separate response letter to those letters received as part of public notice.

**PLDO Status:** See below for details.

**School District Status:** See below for details.

Timing: staff wanted to include here some points on timing for project moving forward.

- Final Parks Board approval is required prior to City Council hearing.
- A final signed annexation agreement is required prior to scheduling for City Council (to include the C.R.S. notice period)
- An update shall be taken to School District 8 prior to City Council hearing

### **ANNEXATION ADDITION NO. 1-11**

---

*\*\*Please note that comments that apply to all 11 serial annexation plats will be listed here only once and should be applied to all subsequent plats. Unique comments pertaining to individual annexation plat(s) will be listed separately below.*

### **Land Use Review**

1. Confirm that no additional notes need to be added to Addition No. 11 plat for the Fountain Mutual Irrigation Ditch which crosses the property and any ownership rights that may be tied to this with deed.
  - **Response: No additional notes are required. The ditch is now shown in its approximate location. Easements for the ditch will be accommodated with future plats.**
2. Please add the following note to any plat that is adjacent to the portion that is skipping the state land portion: "Pursuant to C.R.S. § 31-12-104(1)(a) contiguity shall not be affected by the existence of public lands owned by the state, or an agency thereof, except county-owned open space, between the annexing municipality and the land proposed to be annexed."
  - **Response: Note added to Addition No. 7**
3. In looking at addition no. 7 it appears the contiguity is being calculated by the whole northern boundary to this portion. This needs to be updated as the only portion that can be used in skipping state land and thus the contiguity you would pull forward would be that portion of state land, what is shown is the boundary of state land and City owned land. This will need to be updated.

- **Response: We have used the total based on the statement in CRS 31-12-104(1)(a) "Existence of public lands". The annexation skips over both state and city land.**
4. Show and label all adjacent property owners along all annexation parcels
- **Response: This is not a required annexation plat checklist item.**

**Informational Notes:**

- This site is not contemplated for potential annexation as part of the currently adopted 2006 Annexation Plan; however, AnnexCOS (the City's updated Annexation Plan) is in the process of being drafted. As recommended in PlanCOS the current draft of this document supports more proactive additional annexations provided the associated development is fiscally sustainable and services can be effectively provided. The proposed annexation area is included in the area of interest mapping which supports the recent 2021 Intergovernmental Agreement (IGA) between the City of Colorado Springs and El Paso County. This IGA generally encourages new urban density development to occur within municipal boundaries. Potential development and possible annexation of this property has also been contemplated in the updated 2021 El Paso County Master Plan.
  - **Response: Noted**
- The first draft Annexation Agreement will be supplied by staff to the owner after the 2nd review of the Land Use applications. This will establish further details for contributions beyond those identified in this letter.
  - **Response: Noted**
- The subject property is identified not being part of the Southeastern Colorado Water Conservancy District (SECWCD), in portions. The applicant/ owner have completed the NEPA Questionnaire provided by staff and return the completed form to City staff. This form is processed through the City to the SECWCD for review and acceptance by the Bureau of Reclamation. Acceptance by the Bureau is required prior to moving items forward to public hearing.
  - The Owner is responsible for providing staff with a copy of the Letter of Inclusion from the Southeastern Water Conservatory District once received. This letter will need to be submitted to staff prior to scheduling for City Council hearing on this annexation.
  - In accordance with the Southeastern Colorado Water Conservancy District the owner shall supply the Southeastern District and Bureau of Reclamation the final ordinance from the City of Colorado Springs after approval.
  - **Response: Noted**

**Land Use Surveyor (Cory Sharp)**

\*All review fees shall apply per annexation plat.

#### Addition No. 1

1. Add the missing "be it known by these presents, ownership block and notary block.
2. Move the point of commencing to the northwest corner of section 7 to be consistent with Addition No. 1 - 4.
3. Revise the legal description to account for the change in the point of commencing.
4. Please complete the City File No. CPC A 21-00197.
5. Please check/revise the area at the end of the legal description (1.193 per square feet)

- **Response: All the above revised**

#### Addition No. 2

1. Add the missing "be it known by these presents, ownership block and notary block.
2. Move the point of commencing to the northwest corner of section 7 to be consistent with Addition No. 1 - 4.
3. Revise the legal description to account for the change in the point of commencing.
4. Please complete the City File No. CPC A 21-00198.

- **Response: All the above revised**

#### Addition No. 3

1. Please add the missing "be it known by these presents, ownership block and notary block.
2. Please move the point of beginning to the southerly right-of-way line at the end of the 1198.53' course in Addition No. 2 to be consistent with Addition No. 2.
3. Revise the legal description to account for the change in the point of beginning.
4. Please complete the City File No. CPC A 21-00199.

- **Response: All the above revised**

#### Addition No. 4

1. Please add the missing "be it known by these presents, ownership block and notary block.
2. Please move the point of beginning to the northerly right-of-way line at the end of the 2410.70' course in Addition No. 3 to be consistent with Addition No. 3.
3. Revise the legal description to account for the change in the point of beginning.
4. Please complete the City File No. CPC A 21-00200.
5. Please depict more of the sections as this annexation is in several sections.
6. When adding the area with a calculator the total perimeter is 14464.18', please verify.

- **Response: All the above revised**

#### Addition No. 5

1. Please add the missing "be it known by these presents". - **Revised**
2. Please complete the City File No. CPC A 21-00201. - **Revised**
3. Please depict more of the sections as this annexation is in several sections. - **Revised**
4. When adding the area with a calculator the total perimeter is 11505.03', please verify. - **Revised**
5. Where does Bradley Road turn into Drennan Road, it appears to be Drennan Road in this location by the Assessors map. - **Descriptions in deeds for this section refer to Bradley**

6. Please verify the ownership the Assessor shows BJ Ranches LLC as the owner. - **Tee Cross Ranches, LLC is correct**

- **Response: Ownership is held by Tee Cross Ranch via a secretary of state name change document. Please reference the included supporting documents with this resubmittal package. Please see above responses for each number.**

#### Addition No. 6

1. Please add the missing "be it known by these presents". - **Revised**
2. Please complete the City File No. CPC A 21-00202. - **Revised**
3. Please depict more of the sections as this annexation is in several sections. - **Revised**
4. Where does Bradley Road turn into Drennan Road, it appears to be Drennan Road in this location by the Assessors map. - **Descriptions in deeds for this section refer to Bradley**
5. Please verify the ownership the Assessor shows BJ Ranches LLC as the owner. - **Tee Cross Ranches, LLC is correct**
6. Please label the State Land and Colorado Springs Land to the south. - **Revised**
7. Please add a note in regards to the State Statue allowing the jumping of State lands. - **Revised**

- **Response: See above responses for each number**

#### Addition No. 7

1. Please add the missing "be it known by these presents". - **Revised**
2. Please complete the City File No. CPC A 21-00203. - **Revised**
3. When adding the area with a calculator the total perimeter is 16332.96', please verify. - **Revised**
4. Please verify the ownership the Assessor shows BJ Ranches LLC as the owner. - **Tee Cross Ranches, LLC is correct.**
5. Please label the State Land and Colorado Springs Land to the north. - **Revised**
6. Please add a note in regards to the State Statue allowing the jumping of State lands. - **Revised**
7. For the contiguous length to the City limits which is shown as 2827.99', should the length only be the portion that is across the State land approximately 1500' or is it acceptable to accept the entire length which a portion is along City land? Please check and possibly revise the contiguous area. - **We have used the total based on the statement in CRS 31-12-104(1)(a) "existence of public lands". The annexation sips over both state and city land.**
8. There appears to be a 30'+/- strip of land lying westerly of the southwest corner of section 19, between this parcel and the easterly line of Peaceful Valley Lake Estates First Filing and appears that it might have been intended for right-of-way. Does this have any effect on the annexation? - **this is not part of the annex strip not part of adjacent plat**
9. Does Road Book A at Page 78 have any effect on any of these parcels being annexed? - **In some cases it does. This shouldn't affect the annexation.**

- **Response: See above responses for each number**

#### Addition No. 8

1. Please add the missing "be it known by these presents". - **Revised**
2. Please complete the City File No. CPC A 21-00204. - **Revised**
3. Please depict more of the section 25. - **Revised**

4. Please verify the ownership the Assessor shows BJ Ranches LLC as the owner. - **Tee Cross Ranches, LLC is correct**
5. There appears to be a 30'+/- strip of land lying westerly of the southwest corner of section 19, between this parcel and the easterly line of Peaceful Valley Lake Estates First Filing and appears that it might have been intended for right-of-way. Does this have any effect on the annexation? - **this is not part of the annex strip not part of adjacent plat.**
6. Does Road Book A at Page 78 have any effect on any of these parcels being annexed? - **in some cases it does. This shouldn't affect the annexation.**
7. Is the southerly platted line of Peaceful Valley Estates First Filing the same line as the course (N 89-29-25 E 500.00') or is there a gap between the two parcels? Previous distance along the westerly line of the northwest quarter of the northwest quarter of section 30 was (1307.69') the distance on this annexation is (1318.70') which might create a gap? - **The dimension shown on our annexation map are the result of a field survey and recovered monuments defining our clients boundary.**

- **Response: See above responses for each number**

#### Addition No. 9

1. Please add the missing "be it known by these presents". - **Revised**
2. Please complete the City File No. CPC A 21-00205. - **Revised**
3. Please depict more of the area to the east, section 25 & 30 to the north 1/16 corner section 30. - **Revised as possible**
4. Please verify the ownership the Assessor shows BJ Ranches LLC as the owner. - **Tee Cross Ranches, LLC is correct**
5. Does Road Book A at Page 78 have any effect on any of these parcels being annexed? - **in some cases it does. This shouldn't affect the annexation.**
6. Is the southerly platted line of Peaceful Valley Estates First Filing & Filing No. 2 the same line as the northerly line of this parcel? - **it is**
7. When adding the area with a calculator the total perimeter is 22791.16', please verify. - **Revised**

- **Response: Classic - see above responses for each number**

#### Addition No. 10

1. Please add the missing "be it known by these presents". - **Revised**
2. Please complete the City File No. CPC A 21-00206. - **Revised**
3. Please label more of the area to the north, west and east, section 34, 26, 25 & 36. - **Revised as possible**
4. Please verify the ownership the Assessor shows BJ Ranches LLC as the owner. **Tee Cross Ranches, LLC is correct**
5. Does Road Book A at Page 78 have any effect on any of these parcels being annexed? - **in some cases it does. This shouldn't affect the annexation.**
6. When adding the area with a calculator the total perimeter is 23740.37', please verify. - **Revised**
7. Please add the record information for Squirrel Creek Road. - **Revised**

- **Response: See above responses for each number**

#### Addition No. 11

1. Please add the missing "be it known by these presents". - **Revised**

2. Please complete the City File No. CPC A 21-00207. - **Revised**
3. Please add the distance to the third course within the legal description (S 01-07-56 E 2629.96'). - **Revised**
4. When adding the area with a calculator the total perimeter is 30800.63', please verify. - **Revised**
5. Please add some additional section labels for section 26 and 27. - **Revised as possible**
6. Please label the lot numbers in Fountain Valley Land & Irrigation Co. Subdivision No. 1. - **Revised**
7. Please depict and label the Fountain Mutual Irrigation ditch as it cross the property and should tie into the canal as depicted on the adjacent plat to the south. - **Revised**
8. Please add the record information for Squirrel Creek Road. - **Revised**
9. Please check the line as depicted for the easterly line of the southeast quarter of section 33, as the monuments location lies easterly of the line as depicted. - **Revised**
10. Does Road Book A at Page 78 have any effect on any of these parcels being annexed? - **Revised as possible**

- **Response: See above responses for each number**

### **Comprehensive Planning (Carl Schueler)**

1. Please specifically and comprehensively address special district-related topics, issues and plans related to this potential annexation including but not necessarily limited it future inclusions, exclusions, presumed new metropolitan districts, and existing and anticipated potential ultimate overlapping property tax mill levies
  - Existing fire protection district including expected ongoing tax obligations (It appears one of these parcels is included in the Hanover FPD, with the others not in any district). - **Coordination with the Hanover FPD will take place as development and platting occur within the district area.**
  - Presumed inclusion in SECWCD (pending Springs Utilities comments) - **Correct. Process is underway.**
  - Presumed exclusion from Fountain Sanitation District (pending Springs Utilities comments) - **Correct. Coordination with FSD is taking place now with FSD related to the exclusion.**
  - Presumed inclusion into Lower Fountain Metropolitan Sewage Disposal District (pending Springs Utilities comments) - **As required by CSU, this inclusion will take place.**
  - Possible inclusion into Fountain Mutual Metropolitan District - this special purpose district is set up to provide use of this ditch as recreation corridor. - **Coordination with FMIC has been taking place.**
  - Overlap with the Ellicott Metropolitan District (this is a non-taxing district associated with the Ellicott School District) - **Acknowledged.**
  - Preliminary proposal and expectation for creation of metropolitan districts - **Preliminary discussions have taken place with the City for the formation of multiple metropolitan districts (up to nine), along with the potential for approximately three overlap districts to facilitate the equitable sharing of major public onsite & offsite improvement financing between service districts for the development. It is anticipated that the Service Plan package will be submitted to the City within the next 60 days, with the expectation that the Service Plan can be approved by City Council with, but subsequent to, the Annexation and Master Plan.**

- **Response: See above responses for each point**
- 2. With respect to future metropolitan districts, it is specifically noted that Colorado Springs cannot formally accept a metropolitan district petition until and unless the property is included in the City.
  - Additionally, the City ordinary does not ordinarily include much language concerning these districts in the annexation agreement (either in the form of obligations of the annexor, nor any commitments regarding district approval by the City)
    - However, given the size of this project, system extension/facilities needs, and the presumption of district involvement constructing, owning and/ or maintaining property or facilities that might customarily fall within the purview of the City, the anticipated plan for district formation and roles should be provided
      - This should include anticipated use of “regional” overlay districts
- **Response: Acknowledged**

#### **SWENT (Erin Powers)**

1. Include the FEMA floodplain note with the current map numbers and series. - **This is not a requirement on the annexation plat checklist.**
  2. A Master Development Drainage Plan is required to support this Master Plan and should cover then entire area requested to be annexed. - **the SWENT reviewed report has been re-titled and additional text added per conversation with Erin Powers.**
- **Response: See above responses for each number**

#### **Traffic Engineering (Zaker AlazzeH)**

Please refer to the Master Plan comments.

- **Response: Acknowledged**

#### **Colorado Springs Fire Prevention (Steven Smith, 719-385-7362)**

1. CSFD recognizes previous discussions and meetings regarding fire department requirements for this annexation. Fees on a per acre bases, a parcel of land not less than 3 acres, and/or a constructed fire station will be required for this application. The details of which, will be worked out prior to annexation. The location of the fire station will be noted on the master plan.
2. An approved water supply that is capable of providing the needed fire flows for the required durations for all buildings that may be built or are currently located within this site is required to be established.
3. Our analysis indicates that approximately 1 new fire stations will be required to meet the anticipated demand this annexation will contribute to the current demands of the CSFD. This number is based on an average of 7 square miles per fire station response.



- **Response:** The location of the Fire Station is noted on the Master Plan per conversations with Fire Prevention.

### **Colorado Springs Utilities (Mike Gackle, 719-494-5053)**

#### Action Items:

1. The Owner must provide to Colorado Springs Utilities (Springs Utilities) an inventory of well permits and water rights associated with the Property with documentation from the Colorado Division of Water Resources (or other source) identifying all the Owner's water rights associated with the property to be annexed (Property). If the Owner does not have any water rights, then the Owner must provide a letter stating such.
- **Response:** See attached inventory of all well permits held by Tee Cross Ranches. All water rights that are held by La Plata Cruz, LLC, were acquired in the acquisition deed from Tee Cross Ranches with the purchase of the initial 400 acres held by La Plata Cruz. Tee Cross Ranches also acquired all water rights through real property acquisition deeds at the time of purchase. No water rights of either party have been adjudicated through the water courts.

#### Project Specific Action Items:

1. If the Property is not currently within the boundaries of the Southeastern Colorado Water Conservancy District (SECWCD), then Owner must complete the questionnaire provided by City Planning from the Bureau of Reclamation (Bureau) and SECWCD. Springs Utilities will not be able to provide water service to the Property until the Property is included within the boundaries of the SECWCD.
  - **Response:** Acknowledged. Coordination with Katie and Margie at SECWCD has been ongoing.
2. If the Property is currently connected to or receiving electric service from an electric-service provider other than Springs Utilities (i.e. Mountain View Electric Association, Black Hills Energy, or the City of Fountain), then the Owner must identify and provide an inventory of all existing electric services provided by the current electric-service provider. If there are no such existing connections or electric service(s), then the Owner must provide a letter stating such.
  - **Response:** Understood. La Plata Cruz, LLC, property is not currently connected to or receiving electric service from an electric-service provider. Tee Cross Ranches, LLC, on the annexation/master plan property, does not currently receive electric service from an electric-service provider.
3. If the Property is within an existing water and/or sanitation district (Existing District), then Springs Utilities will not provide water or wastewater services (Services) to the Property unless the Property is annexed into the City and excluded from the Existing District pursuant to §§32-1-501 and 502, C.R.S. and an Order Granting Exclusion is issued and recorded in the District Court in the County of El Paso, State of Colorado; or the Existing District consents to Springs Utilities providing such Services pursuant to §31-35-402(1), C.R.S. This means that in the event any portions of the Property are located within the Fountain Sanitation District, such portions of the Property must be excluded from the Fountain Sanitation District. Notwithstanding anything else in this paragraph, if the Property is located within the Lower Fountain Metropolitan Sewage Disposal District (LFMSDD), it should remain within LFMSDD.

In order to receive wastewater service from Springs Utilities, the Property must be included in the LFMSDD. If the property is within an Existing District, then once the property is annexed into the City and excluded from the Existing District, then the Property owner (among other requirements) is required to:

- a. Design, install, and obtain easements for the water and wastewater facilities necessary for Springs Utilities to serve the Property;
- b. Disconnect from the Existing District's water and wastewater systems and then connect directly to Springs Utilities' water and wastewater systems; and
- c. Provide payment of all applicable fees and charges, including Water and Wastewater Development Charges.

- **Response: Acknowledged. Coordination with FSD is taking place.**

4. Owner must confirm that the Informational Items listed below have been reviewed.

- **Response: Acknowledged. The Applicant can confirm that the information items below have been reviewed.**

Information Items:

1. Unless otherwise authorized by Springs Utilities, any existing wells within the Property must be plugged and abandoned at Owner's expense. The Owner shall provide Springs Utilities with documentation confirming that the existing wells have been plugged and abandoned in compliance with all applicable regulations, including regulations from the Colorado Division of Water Resources.

- **Response: The Applicant acknowledges and understands this information item.**

2. Springs Utilities' potable water, non-potable water, wastewater, electric, streetlight, and natural gas services (Utility Services) are available to eligible customers (Customer) upon connection to Springs Utilities' facilities or utility systems on a "first-come, first-served" basis, provided that (among other things) the City and Springs Utilities determine that the Customer meets all applicable requirements of the City's Code of Ordinances and Springs Utilities' Tariffs, Utilities Rules and Regulations ("URRs"), and Line Extension and Service Standards ("Standards") for each application for Utility Service. In addition, the availability of Utility Services is contingent upon the terms detailed in an executed Annexation Agreement between the City and the Customer; and the dedication or conveyance of real and personal property, public rights-of-way, private rights-of-way, or easements that Springs Utilities determines are required for the extension of any proposed Utility Service from Springs Utilities' utility system facilities that currently exist or that may exist at the time of the proposed extension or connection. In certain instances, Springs Utilities' services and system capacities are limited. Accordingly, no specific allocations or amounts of Springs Utilities' facilities or supplies are reserved to serve the subject property and no commitments are made as to the availability of utility service at future times. Further, Springs Utilities reserves the right to refuse new connections to its natural gas service system if Springs Utilities is legally constrained from doing so.

- **Response: The Applicant acknowledges and understands this information item.**

3. Connections to Springs Utilities' systems are contingent upon the Customer meeting all the requirements of the Utilities' Tariffs and City of Colorado Springs ordinances that are in effect

for each requested Utility Service at the time the application for service is made by the Customer and formally accepted by the Utilities. Connection requirements may include provisions for necessary line extensions and/or other system improvements, and payment of all applicable system development charges, recovery agreement fees and other fees applicable to the requested service.

- **Response: The Applicant acknowledges and understands this information item.**

4. Springs Utilities reserves the right to charge any development resulting from annexation a fee in an amount equivalent to the extraordinary cost of serving the development if such development does not occur adjacent to existing developed areas of the City of Colorado Springs.

- **Response: The Applicant acknowledges and understands this information item.**

5. To receive water service from Springs Utilities, the Property must be included in the Southeastern Colorado Water Conservatory District (SECWCD). After completing the questionnaire from the Bureau of Reclamation (Bureau), the SECWCD will determine whether the property to be annexed is within the SECWCD. If the property is not within the SECWCD, then consent from the Bureau is required for the Property to be included into the SECWCD (see item 1 under "Project Specific Informational Items" above). The Bureau may require the Owner to provide the following confirmations for the subject annexation project.
  - a. Endangered Species Act - a letter or email from the Fish and Wildlife Department stating there are no Endangered Species within the Annexation Boundary.
  - b. Clean Water Act - a letter or email from the United States Army Corp of Engineers stating that there are no wetlands within the Annexation Boundary.
  - c. National Historic Preservation Act - a report that addresses the existence of any Native American Indian relics or buildings of historic significance (the report is to be completed by an Archaeologist that is approved Bureau of Reclamation). Once the Archaeologist is chosen, he/she must contact the Bureau for final instructions.

- **Response: The Applicant acknowledges and understands this information item.**

### **Parks and Recreation (Connie Perry, 719-385-6533)**

1. We have no comment on these annexation plats at this time. We will need to review the Annexation Agreement and which has a small potential of creating comment for one or more of these annexation plat applications, once reviewed. We reserve the right to comment on these plats after reviewing the Annexation Agreement.

- **Response: Acknowledged. The Applicant understands that the Annexation Agreement review may create additional comments.**

2. Please respond with any findings for a geologic hazard associated with the area where a neighborhood or community park site is shown on the Master Plan.

- **Response: We respectfully refer you to review the geologic hazards reports prepared by CTL|T under CTL|T Project No. CS19053-115, dated April 1, 2019, December 9, 2021, and associated letters prepared by CTL|T dated November 18, 2020 and March 5, 2021**

which we identified and discuss geologic hazards throughout the site. We believe geologic hazards that pertain to the park areas identified on the master plan by DTJ Design, dated December 10, 2021, will include steep slopes, expansive soils and bedrock, flooding, and erosion potential. The steep slopes adjacent to the existing drainages appear to be unstable and potentially unstable. Slopes outside of the exiting drainages appear to be stable.

### Fountain Sanitation District (James Heckman, District Manager)

Please see enclosed comment letter.

- **Response: Acknowledged. Sanitary service will be provided by CSU under an agreement with Fountain Sanitation District.**

### MASTER PLAN

---

#### Land Use Review

1. File Number - add the file number to each sheet of the plan
  - **Response: The file number has been added to each sheet of the plan.**
2. Overall phasing information needs to be provided, include phasing plan on master plan sheet 2
  - **Response: A Phasing Plan has been added as sheet 4 of 4 of the Master Plan Submittal Set that includes overall phasing information.**
3. Label all roadway names
  - **Response: The Roadways have been named on the Master Plan. Some roadways have not yet been assigned a name, and thus have been designated as a letter until a name is assigned.**
4. General notes - please add or update notes to be included in this section
  - Add Traffic Engineering notes as detailed below in this section but title as traffic notes
  - Per the summary provided by the Airport Advisory Commission please add a note to the master plan acknowledging the future aviation easement needed at development plan and plat.
  - Add a note that at future time of zoning the AO (Airport Overlay) shall be applied for all areas within the Amara master plan
  - Any concept plan area adjacent to streamside shall include a Land Suitability Analysis at the time of the associated concept plan and zoning.
  - Add notes titled for Parkland Dedication that pull forward notes shared from Parks comments below that state any areas for parkland shall be zoned and platted by the developer. In addition, a note should be added that these parks should meet this zoning and platting requirement and begin construction of parks no later than

when any community or neighborhood park is no more than fifty percent surrounded by development.

- With each future concept plan and zoning tables detailing Parkland, Open Space, Trails, Schools and Roadways should be updated and included on each concept plan for phase specific details and updates pulling from the master plan - include a note to this affect.
  - Add clarifying notes (based on SWENT comments below) for channels to be platted, owned and maintained by the district/owner.
- **Response: The notes referenced above have been added to the General Notes of the Master Plan. A note has been added to the PLDO table that states that the timing of the park land construction shall be determined at time of concept plan application.**
5. Traffic planning: as items below are addressed with the City Traffic Engineer the Planning staff would like to be included in discussion and ensure that notes, details, and timing are all captured on the master plan. Staff would encourage a roadway table to detail each roadway (not to include minor residential in future planning) and the classification, timing, triggers, dedications, and responsibilities clearly. This should also include phasing information as requested below from Traffic Engineering.
- **Response: A Roadway Table has been added to the Traffic Impact Study.**
6. Planning staff would ask that further clarification be made in regards to Squirrel Creek Road and how this is part of access planning for the overall master plan area. Other exhibits have shown a similar 'arrow' depicting the roadway, should this be included here? Is this roadway already dedicated ROW in El Paso County? Is the intent for Amara to have access to Squirrel Creek Road (as currently shown) and will thus those access permissions come from El Paso County?
- **Response: The arrows that are referenced above have been removed from the Master Plan. Future Squirrel Creek Road access points and other topics will be coordinated with El Paso County in the future.**
7. In alignment with the below comment from Colorado Springs Utilities please include a master utility plan as part of the master plan drawing package. (Details shared in comments from Colorado Springs Utilities)
- **Response: A HAR has now been completed by CSU and can be relied upon for initial water infrastructure planning purposes.**
8. Although stated by other related agencies below Planning will reinforce here that all property annexed into the City of Colorado Springs is provided services from the City and as such this property should be excluded or de-annexed from any other district provider (utilities, fire, or other). Without this exclusion future property will continue to carry any mil levy placed on the property without receiving those services. Owners should attain exclusion from any districts prior to being scheduled for City Council for annexation.
- **Response: Exclusion from Fountain Sanitation District will be satisfied within an agreement between CSU and FSD.**

9. Geological Hazards – please include a section to speak to the outcomes of the geological report submitted and findings from CGS as well as note the following in more detail:
  - City standard note for geological hazard disclosure
  - Mitigation recommendation for collapsible and expansive soils
  - Incorporated underdrains for shallow groundwater; to also be included at this early stage of planning
  - Steep slope analysis, site specific investigations
  - A site-specific geological hazard report will be due with any future concept plan and accompanying zone change.
- **Response: The disclosure statement has been added to sheet 1 of 4 of the Master Plan. We believe the items listed in bullet item No. 2 above are discussed in our report and recent letter (Letter 3), issued on March 1, 2022. We previously provided underdrain recommendations in our reports. Steep slopes can be analysis under future site-specific geotechnical investigations. Additionally, future development plans can be reviewed, and we can determine the applicability to the future development and perform additional investigation if necessary.**
10. Please update the table given for PLDO (further details from Parks below) to include triggers, timing and O&M.
  - **Response: A general note has been added to the bottom of the PLDO table on sheet 1 of 4 stating that the timing and phasing of Park Land shall be determined at time of concept plan application and based on adjacency of development plans. A Phasing Plan has also been added as a part of the Master Plan Submittal Package as sheet 4 of 4 that includes further detail regarding the phasing of Park Land in Amara.**
11. Please include a detailed table that captures all school district dedications (either land or fees). This should detail how Amara meets City code for school land dedication (or fees). In addition include timing, triggers and phasing details for the development of the school land.
  - **Response: A School Land Dedication Calculation Table has been added to sheet 1 of 4 of the Master Plan that includes the Total School Land Dedication Requirements per City Code Section 7.7.1904/ReToolCOS. A Phasing Plan has also been added as a part of the Master Plan Submittal Package as sheet 4 of 4 that includes further detail regarding the phasing of School Land Dedication in Amara.**
12. With current design Mesa Ridge Parkway ends in the community park 2 site, staff would like to encourage a further look at this alignment so that we do not have this major roadway ending into the park site. Planning and Parks staff have discussed this concept and would encourage more conversation with Parks to have a better accommodation of this roadway alignment or design.
  - **Response: The Applicant understands and agrees with the concern about Mesa Ridge Parkway terminating into a Community Park. The roadway access arrow has been removed from the Master Plan that suggested Mesa Ridge Parkway extending into the Community Park Site. The Applicant will continue to work with Planning and Parks staff regarding the design of this area.**

13. Include design and alignment for trail opportunities throughout the site (see further comment below in addition).

- **Response: Conceptual trail locations have been added to the Master Plan to demonstrate design intent throughout the site. It is the Applicant's intent to have a network of trails located throughout the Master Plan. Final location(s), type(s), and design(s) of trail network will be provided in detail at time of Development Plan.**

14. The land use table lists the category of parks but within the plan they are labeled as the two types. Please include a label so it is clear what a 'NP' is as well.

- **Response: The Land Use Table has been revised to clearly distinguish the two types of Parks on the Master Plan.**

15. Can there be further exploration of the open space corridors and how they can better incorporate more design and links throughout the community.

- **Response: Conceptual trail locations have been added to the Master Plan to demonstrate design intent throughout the site. It is the Applicant's intent to have a network of trails and open space connections throughout the Master Plan. Without knowing the final design, size or shape of the open space tracts themselves, the Applicant would like to propose that the conceptual trail locations serve the purpose of demonstrating design intent of having a complete and connected trail and open space system throughout Amara. Final location(s), type(s), and design(s) of trail network will be provided in detail at time of Development Plan.**

16. Per the version of the master plan provided with this submittal there is a location identified for 'public safety'. Staff would first like to clarify if this is the location CSFD has requested as we believe the location has changed. In addition we would ask that the site be clearly marked as a site for CSFD.

- **Response: The location of the Fire Station is noted on the Master Plan per conversations with Fire Prevention. This location has been updated per direction from the CSFD Fire Marshall.**

Conformance with PlanCOS: As an overall review of the proposed project staff can see ideas shared on how the values of PlanCOS are met, however staff would ask that these further comments be reviewed and considered to properly reflect the intent and values of PlanCOS in the implementation of the overall master plan.

- **Response: Acknowledged.**

17. Are there any opportunities to explore better east/west open space connections between the two major creeks

- **Response: Conceptual trail locations, specifically an east/west connection, has been added to the Master Plan to demonstrate design intent to provide a connection between the two creeks. Final location(s), type(s), and design(s) of trail network will be provided in detail at time of Development Plan.**

18. Fountain Mutual Ditch is a 65-mile long potential trail corridor, are there opportunities here

- **Response:** Conceptual trail locations, specifically along the Fountain Mutual Ditch, has been added to the Master Plan to demonstrate design intent to provide a strong connection of trails and pathways throughout the Master Plan. Final location(s), type(s), and design(s) of trail network will be provided in detail at time of Development Plan.

19. With exception of the mixed use property in the east portion would there be further options for mixed in areas of 'town center' or commercial areas? PlanCOS Unique Places looks for these type of connections and when we are planning for this large area it would be adequate to say that supporting this theme would encourage more 'town centers' for areas of commercial/urban density within areas of lower density. Are there opportunities to expand this approach? Please detail how this section of PlanCOS Unique Places is being met.

- **Response:** The Amara Master Plan has been designed to include several different place typologies based on those identified in PlanCOS under Unique Places. These unique places are strategically located to provide the maximum amount of use and ease of access within the community. The overall vision for the Amara community is to create a series of different "villages" that include a variety of housing products including attached and detached housing centered around a community amenity or commercial/retail hub. PA-10, PA-15, PA-19, PA-25, and PA-30 are all intended to meet the requirements of Unique Places. More specifically, PA-10 looks to be a potential Neighborhood Center focused on serving specifically the residents of Amara. PA-15 and PA-25 have the potential to become Community Activity Centers where services like a grocery store or pharmacy can be found. PA-30 is visualized as a Community Activity Center with the potential to grow to a more Regional Commercial or Activity Center due to its size and location at the crossroads of Bradley Rd and Meridian Rd. PA-19 is certainly intended to be a Commercial Center with potential to become a Regional Employment and Activity Center based on its size and location at the exit of future Powers Blvd and Squirrel Creek Rd. Each of these areas would be supported with a mix of higher density housing products to allow for walkability and easy access to these places. The intention of the Master Plan is to connect these Unique Places with a well-designed transportation system allowing easy access via automobile as well as pedestrian connections through a series of convenient and safe open spaces with trails and detached sidewalks allowing residents to access these nodes by walking and biking. Finally, what is not identified on the Master Plan but is intended to be included on future Development Plans is a level of texture and land use detail that is hard to depict at this scale. We are anticipating additional community nodes within the Residential Low and Medium Density parcels throughout the community. These nodes may include small outdoor multi-use recreation areas where events can take place, multi-use structures that are flexible to service a variety of different accommodations, small pocket parks that become gathering places for local residents, and additional community identifiers like signature landscaping and signage.

20. Under Unique Places and Vibrant Neighborhoods, the Comprehensive Planning Division notes that this project (and its anticipated first phase) are now and for the near future would be quite distance from other urban density development in the City and region. Therefore, the applicant should focus their plans and process for phased-in and



supported placemaking and neighborhood creation within this context. Specifically for discussion of plans for initial community support and activity center facilities.

- Specific to Vibrant Neighborhoods there had been discussion of affordable/attainable housing in association with this project, can you follow-up with further information.
  - **Response:** Under the Vibrant Neighborhoods chapter of PlanCOS, the Amara Master Plan Community and its individual “villages” or neighborhoods within the community fall under the Typology 4: Future Neighborhoods. Amara will be, from the ground up, a new community that looks to incorporate the most highly desired planning and housing options that will result in great neighborhood design and maintain market driven value into the future. In years past, our approach to what housing types we offered in our other communities were traditional single-family houses on a lot width of 50’ or greater. Because of increases in building cost and market demand, this type of housing has become more expensive and has priced out many who are in the market to purchase. Housing in the “missing middle” also has not been offered for a variety of reasons until recently. Our approach to housing, based on market demands, is to make every effort to provide more attainable housing by offering a variety of smaller housing types including small detached single-family homes, attached single family homes such as duplex/paired, townhomes, etc., and multi-family options such as apartments. In doing so, we are filling the void of the “missing middle” housing market. We are still anticipating that we will provide our large lot single family housing options, but with the added mix of smaller, more attainable and more dense housing options will add a level of texture and inclusiveness that will strengthen the intent of this community as well as service a part of the market we haven’t in the past. We have had. Based on the Amara Master Plan, as stated in the previous response, the intention of the plan is to create a series of different “villages” that include a variety of housing products including attached and detached housing centered around a community amenity or commercial/retail hub (Neighborhood Centers or Community Activity Centers). The goal of integrating a diversity of housing types will help with attainability and create a more inclusive community atmosphere. The community amenity, or Neighborhood Centers, that these “villages” will be centered around are visualized as a potential community clubhouse, central gathering space either indoors or outdoors, or a neighborhood park or pocket park, often related to a natural feature that exists on the site (existing Jimmy Camp Creek corridor, an existing pond or a natural feature of the land itself). These amenities create placemaking opportunities by becoming neighborhood identifiers, in which residents of those neighborhoods can celebrate. These amenities will also be strategically located along trail corridors that allows pedestrians a safe and easy way to access them by walking or biking. Those trail corridors will link to a larger, regional trail system established in the Jimmy Camp Creek Corridor or along major transportation corridors throughout the Amara community. Linking schools to these trail corridors will also be an important feature to allow students the opportunity to safely walk or bike to school without the need for vehicular or bus transportation.
21. The Master Plan locates several of the larger mixed use (MX) areas along the outside periphery of the master plan area. Ordinarily, higher density activity center type uses would be located more in the center of the project, and/or closer to existing urban density areas and/or in association with planned major transportation corridors. Please address the topic the overall long-term plan for the entire master plan area in more detail.

- Staff will want to further evaluate these details as it relates to phasing once a phase plan is provided
- In addition please detail and justify the highest level density along the southern boundary to Fountain. What land use densities are currently approved for this shared boundary? Where can adjustments be made for logical transitions of density to surrounding Fountain and El Paso County residential.
- **Response:** La Plata Communities, in partnership with the land owner, has control over the 2600-acre Kane property directly south of the Amara Master Plan. The site is currently annexed into the City of Fountain. Due to the City of Fountain not being able to provide the needed water to the Kane property, La Plata Communities in conjunction with the land owner is looking to deannex the 2600 acres from the City of Fountain. If successful, the intention is to annex this property into the City of Colorado Springs assuming that the Amara Annexation and Master Plan are approved. When the Kane property is submitted for annexation into the City of Colorado Springs, a master plan for this site will also be submitted. It is anticipated that Squirrel Creek Rd will become a major transportation corridor in the future with a mix of commercial/retail/multifamily uses on either side that are strategically located due to the Powers Blvd exit planned at Squirrel Creek Rd. It is anticipated that this Powers exit will become a major commercial hub with commercial land uses in Kane south of Squirrel Creek Rd similar to what is currently being shown on the Amara Master Plan in PA-18 and 19. We anticipate that this exit and its surrounding land uses will become central to the master plan once Kane is annexed into the City of Colorado Springs and becomes a part of the Amara community overall.

22. With respect to Majestic Landscapes and complete creeks, it is noted that the major stream corridors are highlighted as part of this plan. However, not all of these corridors are encompassed within the annexation boundaries and additionally- there will likely be limited accessible and preserve off site connections for the foreseeable future. Apart from the far east and west perimeters of the project, internally accessible open space/trail corridors are not depicted or addressed in the master plan, are there further opportunities here we can explore.

- In addition as mentioned elsewhere in this letter the owner should contact the Fountain Mutual Irrigation Ditch as they have a unique metropolitan district with the proposed purpose of eventually allowing the service road along this 65-mile long feature to operate as a trail corridor (some segments already trail).
- **Response:** It is anticipated that the existing Jimmy Camp Creek corridor will be a major greenway corridor for the community with access to trails that will directly service a large portion of the northwest portion of Amara. The intention is to provide trails that will connect to future offsite trails to the west of our boundary along Jimmy Camp Creek that will eventually connect to existing trails in the City of Fountain leading to the existing Metcalf Park. To the north, trails will be installed with the intention of connecting to future trails through the Alamosa community along Jimmy Camp Creek as well. We have added more detail to the Master Plan that depicts the intended trail connections to be built as part of the community. Trail connections to future school sites and neighborhood parks are an important amenity to the Amara Master Plan. The trail alignments are anticipated to be located primarily within planned greenway corridors, along major transportation routes, within existing easements such as gas or overhead electric lines, as well as along the existing Fountain Mutual Irrigation Ditch. La Plata Communities has had several conversations with Gary Steen of FMIC about our Master

**Plan and he has been agreeable to working with us on our future needs for an adjacent trail. Overall, the trails will be built in conjunction with the development of adjacent neighborhoods. More detailed layouts of these trails will be part of future Development Plan submittals.**

23. Concept Plan - in preparation for future concept plans the following comments apply
- Staff asks that the first phase concept plan (and zone change) not be submitted until such time that the master plan is resubmitted so that we can ensure the first phase of Amara is in line with the outcomes of this master plan review.
  - The concept plan should carry forward and update tables for Parkland, School and Traffic

- **Response: Acknowledged.**

### **Streamside Review (Tasha Brackin, 719-385-5369)**

Thank you for providing the Land Suitability Analysis and Composite Map drawings. Because the master plan will be the governing document until a Development Plan is approved for the proposed improvements, streamside overlay information is being requested to be shown on the plan.

1. Please add the following items to the LSA sheet:
  - Show the streamside overlay buffers as well as the toe of the channel bank from which the buffers would be measured (consult the streamside overlay guideline document at the link below for instructions).

- **Response: A 120' wide Streamside Overlay Buffer has been added to the Land Suitability Analysis sheet of the Master Plan Submittal Package per the requirements of a Type 3 Stream as stipulated by staff and the Streamside Design Guidelines.**

2. On the Master Plan Cover Sheet, include the following note: "Future zone designation of "Streamside Overlay" will be assigned to land adjacent to Jimmy Camp Creek, as appropriate."

- **Response: The above stated note has been added to the Master Plan Cover Sheet.**

3. On the Master Plan Cover Sheet, include the following note: "Future review of streamside overlay requirements will occur with the subsequent development plan applications."

- **Response: The above stated note has been added to the Master Plan Cover Sheet.**

4. On the Master Plan Cover Sheet, include the following note:  
"Prior to any development, including grading, vegetation removal, or any other improvements, a development plan must be approved and the inner buffer zone must be fenced or appropriately flagged by the property owner or developer to denote the stream corridor. No heavy equipment or other potentially damaging activities are permitted in the protected area. The flags are to remain in place until construction activities are complete."

- **Response: The above stated note has been added to the Master Plan Cover Sheet.**

The streamside submittal checklist is available at the link below and may be helpful:  
<https://coloradosprings.gov/planning-and-development/page/application-supplements?mlid=29846>

- **Response: Acknowledged. It is the Applicant understanding that the Jimmy Camp Creek Corridor is to be a Type 3 Stream per direction from City Staff.**

**Parks and Recreation, Open Space and Trails (Emily Duncan)**

We have been having discussions with this developer about trails/open space but it is difficult because our Parks System Master Plan does not extend to this area. My official comment for review can be as follows:

PRCS(trails/OS): There is no official trails comment at this time. Parks will continue conversations with the developer on trail connectivity.

- **Response: Acknowledged. The Applicant will continue to have conversations regarding Trails and Open Space throughout the development process.**

**Parks and Recreation (Connie Perry, 719-385-6533)**

1. This new Amara Master Plan is subject to the Park Land Dedication Ordinance. Parkland obligation calculation, locations and PLDO process comments are provided below. Please provide a written response to each comment, as applicable.

- **Response: Acknowledged.**
  - a. **Parkland Obligation Estimate:** Staff agrees with the chart, multipliers and the total parkland obligation reflected on the Master Plan cover page (also pasted just below).

**PARK LAND DEDICATION CALCULATION**

Overall Park Land Dedication Requirements						
Based Upon Standard of 5.5 Acres / 1,000 Population						
Housing Type	Estimated No. of Units	No. of Units per Structure	Acres of Dedication Per Unit	Total Acres of Land Dedication Required	Acres of Neighborhood Park Required (2.5 AC / 1,000 Residents)	Acres of Community Park Required (3.0 AC / 1,000 Residents)
Single-Family Detached	6324	1	0.0146	92.3304	45.455% of Total Acres of Land Dedication Required	54.545% of Total Acres of Land Dedication Required
Single-Family Attached	1444	2 - 4	0.0117	16.8948		
Multifamily Housing	1732	5 - 19	0.0106	18.3592		
<b>TOTAL</b>	<b>9500</b>			<b>127.584</b>	<b>57.993</b>	<b>69.591</b>

\*The applicant has used the correct and approved Fee Resolution multipliers for 2021.

- **Response: Acknowledged.**
  - a. **Parkland Location Analysis:**
    - i. Please confirm all proposed *park site locations* and their *stated acreage* do not include and are not encumbered by any easements. Example: Community Park 1. Does the stated 34.9 acres exclude the adjacent easement? It appears so but please confirm.
- **Response: The Park Sites have been carefully located so as to not include and are not encumbered by any easements. The acreage of Community Park 1 excludes the adjacent easement.**

- ii. What is the planned terminus of Mesa Ridge Parkway? We would permit access drives but not public roadways in ie. Community Park 2.
- **Response: The Applicant understands and agrees with the concern about Mesa Ridge Parkway terminating into a Community Park. The roadway access arrow has been removed from the Master Plan that suggested Mesa Ridge Parkway extending into the Community Park Site. The Applicant will continue to work with Planning and Parks staff regarding the design of this area.**
  - iii. FYI: Future final park sites will include PRCS Staff site visits at time of Development Plan and Plat applications to field verify if the final terrain and features have either safety concerns or development constraints. Should issues arise, these concerns will need to be mitigated by the developer prior to application approval.
- **Response: Acknowledged.**
  - iv. Please summarize in a response any identified and specific findings of a geologic hazard associated with the area on or surrounding each proposed neighborhood and community park site as shown on the Master Plan which has potential to prohibit park development or pose a risk to the public. This summary should be based upon the completed Geologic Hazard Study and other flood zone and slope information. This can include existing slope versus proposed final slope/grade.
- **Response: We respectfully refer you to review the geologic hazards reports prepared by CTL|T under CTL|T Project No. CS19053-115, dated April 1, 2019, December 9, 2021, and associated letters prepared by CTL|T dated November 18, 2020 and March 5, 2021 which we identified and discuss geologic hazards throughout the site. We believe geologic hazards that pertain to the park areas identified on the master plan by DTJ Design, dated December 10, 2021, will include steep slopes, expansive soils and bedrock, flooding, and erosion potential. The steep slopes adjacent to the existing drainages appear to be unstable and potentially unstable. Slopes outside of the exiting drainages appear to be stable.**
- c. **Parkland Development, Ownership & Maintenance:**
  - i. *Parkland Responsibilities:*
    - 1. Neighborhood Parks: The applicant has proposed as outlined in Cover Page Note 4 that NP 1-7 will be built by the developer, conveyed to a district or HOA, then owned and maintained by the district or HOA. This is generally acceptable, pending the specific comments (a. and b.) below; and pending all PRCS comments are addressed.
      - a. Any proposed HOA created for public park ownership and maintenance will need to be reviewed by our Department and City Attorney's office prior to us approving a plat application. A district is used most and is preferred for public park long term ownership and maintenance. Please respond whether a Master HOA or smaller HOA are still being considered. Small HOAs will not likely be approved for Ownership and Maintenance of a

public park. We would like this settled prior to the Master Plan approval.

- b. An Alternative Compliance Agreement is required per Ordinance for the seven neighborhood parks built by the developer, and owned and maintained by a district (or HOA). This agreement is worked on between the PRCS Dept, City Attorney's office and the applicant separately and concurrently with the Master Plan application process. This agreement is to be completed in conjunction with a first Plat application, if it cannot be completed in conjunction with this Master Plan Application approval. Please contact us by email soon to trigger a first draft agreement by our office. [Constance.schmeisser@coloradosprings.gov](mailto:Constance.schmeisser@coloradosprings.gov)

- **Response: In response to Comment a. above, please refer to the Parkland Ownership and Maintenance table on Sheet 1 of the Master Plan. In response to Comment b. above, acknowledged.**

2. Community Parks: The applicant has outlined in Cover Page Note 5 that the two community park sites will be dedicated to the City of Colorado Springs - PRCS Dept. This is acceptable pending all PRCS comments are addressed.

- **Response: Acknowledged.**

- ii. *Park Construction Schedule:* The City Planner may choose (in conjunction with the PRCS Dept) park development triggers, reflected on the development plan and plat applications, for when the park must be under construction and completed to align with lot development (building permits). Please work with your City Planner on these targets during the development plan and plat application process.

- **Response: Acknowledged.**

d. **PRCS Advisory Board (PAB):**

- i. Land Use Master Plans: All new or majorly amended master plans/concept plans, such as this application, are heard by the PRCS Advisory Board for a parkland recommendation onto City Council. These meetings are to occur ahead of the City Planning Commission Meeting with such a large application. PRCS Staff must receive and review a proposal for consideration. When ready the item will be recommended onto a PAB agenda. Please contact PRCS Staff to work through the timing, process and materials needed, based upon this active application. Most commonly this includes a parks focused project statement, a Master Plan pdf, and a presentation. [Constance.schmeisser@coloradosprings.gov](mailto:Constance.schmeisser@coloradosprings.gov)

- **Response: Acknowledged.**

- ii. Park Designs: All future new park designs are also heard by the PRCS Advisory Board for approval. This process begins during the plat application which

includes the park site. A submission of materials is made to PRCS Staff. Contact PRCS Staff at any time to go over this submission schedule. We suggest you contact us at least 3 months or more ahead of any intended park board meetings, to allow time for submission, review, revisions and getting onto an agenda.

- **Response: Acknowledged.**

- iii. Meeting Information: Currently, all PLDO items are heard over the course of two meetings, one per month (2<sup>nd</sup> Thursday of each month). Allow at least 3 or 4 months for a staff submission, review/revisions and attending two meetings.

- **Response: Acknowledged.**

- e. **PK Zoning Information:** All parkland which meets a PLDO Obligation must be zoned (PK) by the applicant in conjunction with the park plat and is done so through a City zoning application. The zoning applications exact timing can be worked out and tracked by the City Planner in coordination with the PRCS Department, especially if it is not done concurrent with a park plat application.

- **Response: Acknowledged.**

#### **Engineering Development Review (Patrick Morris, 719-385-5075)**

1. Please verify General Note 2. Will Powers Blvd ultimately become CDOT ROW? Is there an agreement between the City and CDOT? Is this note necessary on the master plan? Additional discussion maybe required for the future Powers Blvd ROW and note 2.

- **Response: General Note Number 2 has been removed from the Master Plan. Details regarding the future development of Powers Boulevard will be included as a part of the Annexation Agreement.**

2. Five geologic hazard report were submitted:  
GH Report -CTL Thompson - Amara Annexation(3,200acres)  
GH Report -CTL Thompson - The Ranch AKA Silver Cross Ranch 4.1.2019 (318 acres)  
GH Report -CTL Thompson - The Ranch AKA Silver Cross Ranch (Supplemental)  
11.18.2020 (318 acres)  
GH Report -CTL Thompson - The Ranch Phase 2 (310 acres) 3.5.2021gic hazard reports.  
GH Report -CTL Thompson - The Ranch Pond AKA Gibby Pond relocation (56 acres)  
2.12.2021  
It appears the geologic hazard report "The Ranch Pond" is outside the City annexation.

- **Response: Acknowledged. Gibby pond is located on the Kane Ranch property to the south of Squirrel Creek Rd and not part of the annexation of Amara.**

3. EDRD found the reports acceptable. Add the geologic hazard application forms to the reports and they may have to address comments from CGS.

- **Response: Acknowledged.**

4. Add the geologic hazard disclosure statement, City Code 7.4.507, to the master plan.
  - **Response: The statement as noted above has been added to the Master Plan.**
5. The annexation agreement will discuss the timing and requirements for the construction of the public ROW improvements.
  - **Response: Acknowledged.**

#### **SWENT (Erin Powers)**

1. Include the FEMA floodplain note with the current map numbers and series.
  - **Response: A portion of this site (Jimmy Camp Creek) is located within a 100-year floodplain as determined by the Flood Insurance Rate Maps (F.I.R.M.) Map Number 0841C0958 G with an effective date of December 7, 2018 (See Appendix). The affected area is located within the studied main channel of Jimmy Camp Creek. Developed storm water release into Jimmy Camp Creek shall be in accordance with all appropriate agencies and FEMA floodplain regulations. A Floodplain Development Permit will be required to support construction areas within the existing 100-year floodplain. Where possible floodplain preservation will be strictly adhered to, to preserve the corridor and minimize /eliminate FEMA engagement.**

The easterly portion of the site is located within the Upper Williams Creek Basin that contains a FEMA Zone A floodplain. Prior to any development within 300' of the Zone A floodplain, FEMA approved base elevations are required to be determined on all plats, or a Floodplain Certification Letter by a professional engineer be provided.

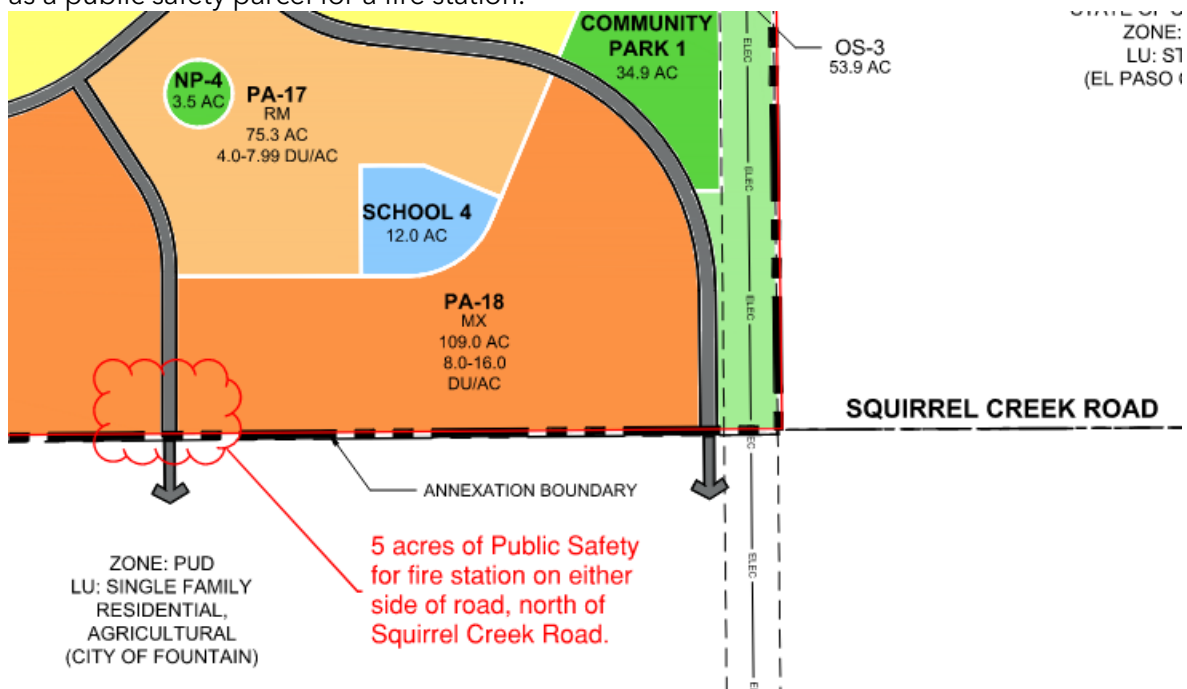
2. Include the following note: All open channels and water quality/detention facilities will be privately owned and maintained by Metro Districts.
  - **Response: The note as stated above has been added to the Master Plan.**
3. A Preliminary Drainage Report is acceptable for this stage of design. The PDR must detail future phasing and must state when Master Development Drainage Plans will be submitted and approved in the context of the overall project development.
  - **Response: Acknowledged.**
4. This development is responsible for funding a Drainage Basin Planning Study for Williams Creek. Please reach out to SWENT to discuss further. Arrangements for the DBPS must be made prior to Master Plan approval.
  - **Response: Preparation of a DBPS for the Williams Creek Basin will commence in conjunction with development that releases flows into the Williams Creek Basin. Please see note added to the Master Plan acknowledging this requirement.**
5. For General Note 3: please add "pending approval by the FMIC Board" to the end of the note.



- **Response:** The note as stated above has been added to the Master Plan.
6. Note that written approval from the FMIC Board will need to be included in the relevant Master Development Drainage Plan(s) / Final Drainage Report(s) prior to approval. This applies to the drainage studies that show modifications to the irrigation ditch.
- **Response:** Acknowledged.

**Colorado Springs Fire Prevention (Steven Smith, 719-385-7362)**

1. A minimum 5 acre Public Safety parcel for a fire station is required on the north side of Squirrel Creek on either side of the drive shown on the master plan that runs between PA-19 and PA-18. See clip of map for location. Show this location on the plans and identify it as a public safety parcel for a fire station.



- **Response:** Per discussions with the CFSD Fire Marshall, it has been determined that a 5-acre site is not necessary at this time. The location of the 3-acre Fire Station is noted on the Master Plan and acceptable at this time. It was also determined that a temporary CSFD facility would be accommodated in the first filing of the first phase of development. No permanent land dedication will be required in that first filing.
2. Identify on the plans that the 3 acre Public Safety parcel adjacent to School 5, as a fire station.
- **Response:** The location of the Fire Station is noted on the Master Plan per conversations with Fire Prevention. See general notes on sheet 1 of the Master Plan.

3. Note that upon review of the proposed concept plans for this development, additional roadway networks may be required to meet operational requirements and levels of service.
- **Response: Acknowledged.**

### **Colorado Springs Utilities (Mike Gackle, 719-494-5053)**

#### Action Items:

1. Provide Master Utility Plan illustrating proposed primary utility extensions and facilities, including points of connection, routing, alignments and looping, where applicable.
- **Response: See added Master Utility Plan.**

#### Project Specific Action Items:

1. Show the alignment of wastewater main connections to lower Fountain interceptor or to the wastewater treatment plant. Show required lift station location(s) if needed. Submit a wastewater master facility form (WWMFF) to [wwmasterplansubmit@csu.org](mailto:wwmasterplansubmit@csu.org). Once the report has been received, it will be used to determine if additional modeling, utility reconfigurations, and/or additional mainline extensions are required. If all requirements from the resulting reports are met, this action item will have been addressed. Show the schedule and phasing for the project. Show the boundaries of applicable districts for wastewater that are currently in the subject area.
- **Response: See added Master Utility Plan.**
2. A New City gate(s) may be required to tap off the Kinder Morgan gas line. Approximately 2 miles of 8" steel 150PSI gas Main may be required. At least one DRS, potentially two or three, will be required for full build out (Amara Phase 1 and 2). Begin communication with Kinder Morgan for additional capacity in their line (may require upsizing of pipes or adding compression stations). A final design of the overall gas mainline system will be required. Contact Gas Planning at [gasplandesign@csu.org](mailto:gasplandesign@csu.org)
- **Response: Acknowledged.**
3. Set up a meeting with Colorado Springs Utilities Electric Planning (719-668-5529) to discuss specific requirements of the electric infrastructure.
- **Response: Acknowledged.**

#### Information Items:

- Colorado Springs Utilities' (Springs Utilities) water, non-potable water, wastewater, electric, streetlight, and natural gas services (Utility Services) are available to eligible customers (Customer) upon connection to Springs Utilities' facilities or utility systems on a "first-come, first-served" basis, provided that (among other things) the City and Springs Utilities determine that the Customer meets all applicable requirements of the City's Code of Ordinances, Springs Utilities' Tariffs, Utilities Rules and Regulations ("URRs"), and Line Extension and Service Standards ("Standards") for each application for Utility Service at the time the application for service is made by the Customer and formally accepted by Springs Utilities.

- **Response: The Applicant acknowledges and understands this information item.**
- In certain instances, Springs Utilities' services and system capacities are limited. Accordingly, no specific allocations or amounts of Springs Utilities' facilities or supplies are reserved to serve the subject property and no commitments are made as to the availability of utility service at future times. Springs Utilities makes no commitment as to the availability of any utility service until such time as an application for permanent service is approved by Springs Utilities.
- **Response: The Applicant acknowledges and understands this information item.**
- In addition, the availability of Utility Services is contingent upon the terms detailed in an executed Annexation Agreement between the City and the Customer; and the dedication or conveyance of real and personal property, public rights-of-way, private rights-of-way, or easements that Springs Utilities determines are required for the extension of any proposed Utility Service from Springs Utilities' utility system facilities that currently exist or that may exist at the time of the proposed extension or connection.
- **Response: The Applicant acknowledges and understands this information item.**
- Springs Utilities shall make the final determination of the location of all water, wastewater, electric, and gas facilities, which may not be the same location as shown on this Master Plan. Owner has responsibility for the costs of utility extensions or utility system improvements that Springs Utilities determines necessary to provide utility services to the property or to ensure timely development of integrated utility systems serving the property and areas outside the property (including the costs to design and install water systems, wastewater collection systems, and any gas or electric lines to and within the property).
- **Response: The Applicant acknowledges and understands this information item.**
- Connection requirements may include provisions for necessary line extensions and/or other system improvements, and payment of all applicable system development charges, recovery agreement fees and other fees applicable to the requested service.
- **Response: The Applicant acknowledges and understands this information item.**
- Prior to electric and natural gas system design for service to the subject property, Springs Utilities requires an Application for Gas and Electric Line Extension to be submitted along with a Load Data form or an Application for Gas Service Line Approval and/or Application for Elevated Pressure Approval. Refer to the Springs Utilities Line Extension and Service Standards or contact Field Engineering at 719.668.4985.
- **Response: The Applicant acknowledges and understands this information item.**
- Springs Utilities may require an extension contract and payment of contributions-in-aid of construction (or a Revenue Guarantee Contract) for the extension of electric facilities needed to serve the development.

- **Response: The Applicant acknowledges and understands this information item.**
- Springs Utilities may require an extension contract and an advance payment for the estimated cost to construct the necessary gas extensions.
- **Response: The Applicant acknowledges and understands this information item.**
- Springs Utilities requires wastewater and water construction drawings when new wastewater and water facilities are proposed. Plans can be submitted electronically to Utilities Development Services via [www.csu.org](http://www.csu.org).
- **Response: The Applicant acknowledges and understands this information item.**
- Springs Utilities approval of this Master Plan shall not be construed as a limitation upon the authority of Springs Utilities to apply its Standards; and if there are any conflicts between any approved drawings and any provision of Standards or the City Code, then the Standards or City Code shall apply. Springs Utilities' approval of this Master Plan shall not be construed as a limitation upon the authority of the City of Colorado Springs or the Springs Utilities to adopt different ordinances, rules, regulations, resolutions, policies or codes which change any of the provisions of the Standards so long as these apply to the City generally and are in accord with the then-current tariffs, rates, and policies of Springs Utilities
- **Response: The Applicant acknowledges and understands this information item.**

**Traffic Engineering (Zaker Alazzeh, 719-385-5468)**

General traffic comments regarding the master plan:

1. The City is considering the following roadway annexations with the Amara annexation: Mesa Ridge Parkway east of Marksheffel Road, Marksheffel between Link Road and Fontaine, and Link Road between Marksheffel and Squirrel Creek.
  - **Response: Acknowledged.**
2. The City is currently updating its transportation plan (ConnectCOS); this update will include a revision to the Major Thoroughfare Plan (MTP). The major roadways shown in the master plan will likely get incorporated into the MTP. ConnectCOS will also be evaluating how the major roadways of the Amara master plan will integrate with other new major roadways planned in the area.
  - **Response: Acknowledged.**
3. The developer has requested to build the south half of the Jimmy Camp Creek bridge during an initial phase and build the other half once warranted by traffic volumes. If the section of Mesa Ridge Parkway east of Marksheffel will be in the city, then the City would support a phased construction of the Jimmy Camp Creek bridge.
  - a. The traffic study should include an analysis that determines the trigger for when the north half of the bridge needs to be constructed.

- **Response: The Traffic Impact Study has been revised to include a trigger point for the phased construction of the Mesa Ridge Pkwy bridge over Jimmy Camp Creek. The City of Fountain will provide direction for improvements made within their jurisdiction.**
- 4. The City and developer need to discuss the Powers Boulevard right-of-way dedication. Discussion points may include but limited to the interim use of the right-of-way, a possible interim roadway configuration, and financial contribution to the roadway construction.
- **Response: Acknowledged - a discussion is needed.**
- 5. Please update the TIS to include a phase map/plan for new roadways and intersection improvements including all future warranted traffic control devices.
- **Response: The Traffic Impact Study has been revised to include a phasing plan and associated table of roadway improvements.**

Please add the following note to the Master plan general notes:

1. The developer will be responsible to contribute financially to widen Mesa Ridge Parkway to four lanes Principal Arterial between Powers Blvd and Marksheffel Road.
2. The developer will be responsible to construct Mesa Ridge Parkway during Phase I to four lanes Principal Arterial between Marksheffel Road and the north-south spine road. (section between intersections 2 & 3 on Figure 6-2 of the TIS).
3. The developer will be responsible to construct additional turn lanes at the Mesa Ridge Parkway and Marksheffel intersection to and from the east leg of the intersection as shown in Figure 7-2.
4. The developer will be responsible to construct Mesa Ridge Parkway during Phase II to six lanes Principal Arterial between Marksheffel Road and the north-south spine road (referred as intersection 2 & 3 on Figure 6-2 of the TIS).
5. The developer will be responsible to construct Mesa Ridge Parkway between the north-south spine road and future Meridian Road to four lanes Principal Arterial to accommodate development during Phase II.
6. The developer will be responsible to build all of the future traffic control devices recommended by the TIS for both Phase I and Phase II.
7. The developer will need to contribute financially during Phase II to widen Marksheffel Road to four lanes Principal Arterial between Fontaine Blvd and Link Road.
8. The developer will need to contribute financially during Phase II to widen Link Road to four lanes Minor Arterial between Squirrel Creek Road and C&S Road.
9. The developer will need to contribute financially during Phase II to widen Squirrel Creek Road to a four lane Principal Arterial between Link Road and future north-south spine road.
10. The developer will be responsible to construct the future road connects between intersection 4 and 6 on Figure 6-2 of the TIS as Minor Arterial cross section or per a cross section approved by the City.
11. The developer will be responsible to construct the future road connects between intersection 3 and 11 (aka north-south spine road) on Figure 6-2 of the TIS as Minor Arterial cross section or per a cross section approved by the City.
12. The developer will be responsible to construct the future road connects between Mesa Ridge Parkway and intersection 8 on Figure 6-2 of the TIS as Major Collector cross section or per a cross section approved by the City.

13. The developer will be responsible to construct the future road connects between intersection 10 on Figure 6-2 of the TIS and the future road connects between intersection 4 & 6 as Major Collector cross section or per a cross section approved by the City.
  14. The developer will be responsible to construct the future Meridian Road to four lanes Principal Arterial during to accommodate development during Phase II.
- **Response: A note has been added to the Master Plan sheet 1 of 4 that states "All future roadway improvements located outside of the City of Colorado Springs jurisdiction will be coordinated with the jurisdiction that they lie within at future time of development".**

### **Bike Planning (Kate Brady)**

1. Please indicate that there will be a trail along both sides of the proposed alignment of Powers.
  - **Response: Conceptual trail locations, specifically one trail on the west side of Powers Boulevard, has been added to the Master Plan to demonstrate design intent. This trail location connects the NP-2 area to the Jimmy Camp Creek. And the greater trail network of the Master Plan. A conceptual trail location is also shown within the existing 70' wide Gas easement, providing a continuous trail connection from Jimmy Camp Creek to Parcels PA-3, PA-6, and PA-19. Final location(s), type(s), and design(s) of trail network will be provided in detail at time of Development Plan.**
2. Please show that there will be a trail along Mesa Ridge.
  - **Response: A conceptual trail location is now shown along Mesa Ridge Parkway on the Master Plan.**
3. Please show that there will be a trail along Williams and Jimmy Camp creeks.
  - **Response: A conceptual trail location is now shown along Jimmy Camp Creek and Williams Creek on the Master Plan.**
4. Please include a Note that collector streets will include buffered bike lanes, and minor arterials will include buffered or protected bike lanes (depending on projected volume and speed limit). These will be consistent with the Bicycle Facility Toolbox in the City's bike master plan.
  - **Response: The Applicant is currently planning to utilize the typical streetscape standards of the City of Colorado Springs that include both on-street bike lanes and detached multi-use pathways. The Applicant intends to meet the design goal of the Bike Master Plan by providing adequate bike facilities throughout the community.**

### **Fountain - Ft. Carson School District 8 (Joanne Vergunst)**

Please see the enclosed comment letter and supporting version of the master plan in which the District used for their review comments. The attached comment letter comes from the basis of the last meeting held on January 5, 2022 with the owner and consultant. Revised exhibits based on that meeting are not available at this time for updated comments.

- **Response:** The Applicant acknowledges and appreciates the information included in the enclosed comment letter. Please see further response at the end of this letter. The Applicant will continue to work with Fountain-Fort Carson School District 8 on items relating to school sizes, locations, phasing, sequencing, and other planning requirements.

### **Colorado Geological Survey (CGS)**

Please see the enclosed review letter.

- **Response:** The Applicant acknowledges and appreciates the information included in the enclosed comment letter. The Geological Hazard Disclosure Statement has been added to the Master Plan.

### **CSPD, Crime Prevention (S. Mathis 4165)**

From a crime prevention viewpoint there is concern about the remoteness of the area and the potential response time to any future development. CSPD has no issues at this present time but request review of any future developments.

- **Response:** Acknowledged.

### **Budget Office (Chris Wheeler, 719-385-5208)**

We are going to attempt to calculate the fiscal impact, but we don't typically do so for annexations over 400 acres, as the model that we use has limited capability. It would be to the developer's benefit to have a third-party vendor calculate a Fiscal Impact Analysis and an Economic Impact Analysis. In order to take a crack at the fiscal impact analysis, I will need answers to the following questions:

- What is the breakdown of the 5.5 acres of Commercial? How many acres of Retail/Office/Industrial?
- For the Mixed Use acreage of 496.50, how many acres will be residential, what type of residential, and density?
- For the Mixed Use acreage of 496.50, how many acres will be Commercial and what is the acreage of each type (Retail/Office/Industrial)
- What is the buildout time (number of years) for Residential, Commercial, Parkland, Schools, and Public Safety infrastructure? Need the number of years for each category.
- How many acres of Neighborhood parks and how many acres of Community parks (to total 128 acres)?
- **Response:** The City's Economic Development office and the applicant will enter into a third-party contract to prepare an Economic Feasibility and Impact Study to address each of these annexation items.

### **Floodplain Administrator (Keith Curtis, 719-327-2898)**

The A zone within the parcels to the east will need to be updated via the Letter of map revision process to Zone AE with base flood elevations and floodway through the FEMA LOMR process. This process has been taking around 2 years from start to finish on recent projects. Depending on planned work in the current floodplain a CLOMR or Zero-Rise may be required preceding a grading permit. Please call Keith Curtis Floodplain Administrator if you have any questions.

- **Response: Acknowledged.**

**Fountain Mutual Irrigation Co. (FMIC) (Gary Steen, 719-598-9913)**

The Amara Master Plan lies approximately east of Marsheffel Road, north of Squirrel Creek Road and south of the extension of Fontaine Blvd. The existing FMIC canal runs from north to south in this same general area and will be impacted by the future development of this project. As stated in the general notes on page 1 of the Master Plan, "portions of the existing FMIC canal may be relocated or diverted underground at time of development". To accomplish this statement, the owner/developer will need to submit to FMIC our standard "Authorization to Cross, Utilize, or Impact Ditch and/or Reservoir Facilities" application form along with the applicable fees. At this time, FMIC takes no further exception to the proposed Master Plan. FMIC appreciates this opportunity to comment at this time on this Master Plan. Please feel free to contact this office if you should have any questions pertaining to this information.

- **Response: Acknowledged.**

**Airport Overlay, Colorado Springs Airport (Kris Andrews)**

Please see the enclosed comment summary.

- **Response: The Applicant acknowledges and appreciates the information included in the enclosed comment letter. Please see responses below per the letter:**
- **Avigation Easement:** Provide avigation easement notes with future development plans and plats.
- **Response: Acknowledged.**
- **Airport Acknowledgment:** Upon accepting residency within xx, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that xx lies within an Airport Overlay Zone and is located less than 6 miles from Colorado Springs Municipal Airport and may, at times (24 hours per day), experience noise and other activities and operations associated with aircraft and the Airport.

- **Response: Acknowledged.**

• **FAA Form 7460-1:** If use of equipment (permanent or temporary) will exceed 200 feet above ground level in height at this site, the applicant is to file an airspace evaluation case with the Federal Aviation Administration (FAA) and provide the results to the Airport before the commencement of construction activities. FAA's website (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>).

- **Response: Acknowledged.**

**El Paso County Development Services**

Please see the enclosed comment letter.



- **Response: The Applicant acknowledges and appreciates the information included in the enclosed comment letter. Please see responses below per the letter:**

### **Planning Division**

The development should provide sufficient buffers, and/or density transitions, between existing EPC rural (RR-5, five-acre min. lot size) residential uses, and the proposed residential medium density.

- **Response: Acknowledged.**

### **Engineering Division**

PCD-Engineering has the following comments (modified from annexation review):

Development of the proposed annexation areas will result in impacts to County roads and drainage infrastructure.

- **Response: Acknowledged.**

### Drainage:

1. Please include requirements for a Drainage Basin Planning Study (DBPS) for Upper Williams Creek in the annexation agreement. The DBPS will involve multiple proposed developments, jurisdictions, and agencies as owners and stakeholders. A crossjurisdictional drainage fee structure may be preferable if development within the drainage basin will be occurring in the City of Colorado Springs, El Paso County, and Fountain.

- **Response: Acknowledged. Preparation of a DBPS for the Williams Creek Basin will commence in conjunction with development that releases flows into the Williams Creek Basin.**

2. Development of the annexation areas will need to address any offsite drainage impacts in unincorporated areas and necessary improvements and/or fair share contributions towards necessary improvements.

- **Response: Acknowledged. Adherence to the Drainage Criteria Manual will take place.**

### Traffic/Transportation:

1. The County roads that will be impacted by development of the Amara annexations will need to be addressed in traffic impact studies with each respective development area. Thank you for providing the overall traffic study, which states that "The analysis results indicate that by full buildout of Amara, Marksheffel Road, Link Road, and Squirrel Creek Road will need to be widened to four lanes."

- **Response: The applicant acknowledges the response that the City has provided regarding this item in a separate letter. Roadways that will be impacted by the development of the Amara Master Plan will be addressed per the findings of the Traffic Impact Study.**

2. The condition and adequacy of County roads serving the annexation areas will need to be addressed and improvements and/or fair share contributions may be required as part of the County access permitting process with each respective development area.

- **Response:** The applicant acknowledges the response that the City has provided regarding this item in a separate letter. Roadways that will be impacted by the development of the Amara Master Plan will be addressed per the findings of the Traffic Impact Study.

#### US Army, Fort Carson (Thomas Wiersma)

No issues with the master plan as proposed.

- **Response:** Acknowledged.

#### ZONE CHANGE - Establishment of A (Agricultural)

---

#### LAND USE REVIEW

##### Land Use Surveyor (Cory Sharp)

1. Please title the legal descriptions "Zone Change Legal Description - Exhibit A".
  2. Please title the drawings-depiction "Zone Change - Exhibit B".
  3. Please add the City File No. CPC ZC 21-00209 in the lower right hand corner of both sheets.
  4. Please check/revise the fourth course on the exterior boundary of Parcel 1, the distances differ (2465.51 legal) (2456.51 drawing).
  5. Is the south lines of Peaceful Valley Lake Estates First Filing & Peaceful Valley Lake Estates Filing No. 2, the same line as north line of the south half of the north half of section 25?
- **Response:** Legal and exhibits updated per the requests above. Per comment 5, it is the same line between the two north filings.

#### Streamside Review (Tasha Brackin, 719-385-5369)

1. Please include the Streamside Overlay zone designation as part of the project statement
- **Response:** The Streamside Overlay Zone designation is now included as a part of the project statement on page 10 of 12.
2. Add a note to the drawing to indicate that the future zone designation of "Streamside Overlay" will be assigned to land adjacent to Jimmy Camp Creek, as appropriate.
- **Response:** The notes as stated above has been added to the Master Plan.

#### Airport Overlay, Colorado Springs Airport (Kris Andrews)

Please see the enclosed comment summary.

- **Response:** The Applicant acknowledges and appreciates the information included in the enclosed comment letter. Please see comment responses as stated previously, earlier in this letter.

#### SUPPLEMENTAL LETTER RESPONSES:

### Citizen Comment Letter – Norwood Development Group

- **Response:** The Applicant acknowledges the information included in the enclosed comment letter. A copy of the Master Utility and Public Facility Plan will be provided when it is available. The Hydraulic Analysis Report has now been finalized by CSU. The Wastewater Facilities Master Report will be provided to the City per the City's request. The Traffic Impact Study is continuing to be reviewed by the City and comments the City has issued will be addressed. The Applicant is working with the City regarding the details of the FIA as well as Emergency Response Services.

### Citizen Comment Letter – Corrie Smith

- **Response:** The Applicant acknowledges and appreciates the information included in the enclosed comment letter. Please see below specific responses for items listed in the letter from La Plata. Please note that further responses may also come from the City of Colorado Springs as well.
  1. *My first concern is Meridian Rd will now be connecting to Peaceful Valley Rd will significantly increase the amount of traffic and Peaceful Valley is in poor condition to begin with.*
    - **La Plata Response:** We agree that Peaceful Valley Rd should remain rural and in El Paso County. It's not our intention to connect to this road from Meridian. In the future, there may be a need for an emergency access to Meridian from Peaceful Valley as potentially required by CSFD.
  2. *Another concern is the dynamic of people that will access our community. There has been an increase in break-ins to barns and shop lately from people outside of our community, and our fear is this will increase. With the lack of sidewalks in our subdivision, we are concerned with the amount of nonlocal foot traffic that could decrease the safety our of neighborhood and increase the risk of damages to properties and local livestock.*
    - **La Plata Response:** We understand this concern. We unfortunately have no control over the adverse effects of urban growth. However, with this growth comes an increase in the availability of public safety services that will benefit the surrounding neighborhoods.
  3. *My next concern is the plan to put Meridian Rd adjacent to my property line. At this point, who is going to pay to have fences, gates and utilities moved/relocated? Can you provide something in writing that my property will be surveyed to ensure The City isn't encroaching on my property more than necessary? I would also like The City to provide something in writing prior to development that any property damages due to construction will be the responsibility of the developer (or responsible party).*
- **La Plata Response:** Currently a 60' dedicated El Paso County Right of Way for the extension of Meridian Rd staddles the section line between the Peaceful Valley properties and the Amara property. It is anticipated that the extension of the Meridian Rd ROW would follow the section line as the center line of the road from its start at Bradley Rd to the north. Once the road passes through state land from the north and

enters into Amara, the Meridian ROW must avoid the Williams Creek Floodplain (to be mapped in the future). As Meridian moves further south into Amara, it bends to the east breaking away from the section line as its center line. The entire ROW of Meridian will be within the Amara community and away from the adjacent properties in Peaceful Valley. The final alignment of the Meridian ROW will be determined at the time of the Concept Plan and Zoning for this phase of the development. At that time, Williams Creek will be required to have more accurate mapping of its floodplain. If there is an opportunity to pull the Meridian ROW away from the Ms. Smith's property while avoiding the Williams Creek floodplain, we will look at doing so in order to limit the disturbance to her and her husband's property.

4. My next concern is when the cul-de-sac is cut into a through road, who is responsible for fixing the asphalt as it comes into my driveway? How will this construction affect the equestrian easements that currently exist in this neighborhood?
  - **La Plata Response:** Peacefully Valley Rd is not intended to connect with the extension of Meridian Rd and is not anticipated or intended to affect the equestrian easements in the neighborhood. In the future, there may be a need for an emergency access to Meridian from Peaceful Valley as potentially required by CSFD.
5. Will the annexation change our status of being in the county?
  - **La Plata Response:** No. The annexation of the Amara Master Plan will not change your status of being in El Paso County.
6. I also would like to know how much of an impact this amount of construction is going to have on my property and our lifestyle?
  - **La Plata Response:** In terms of timing, development of the community near Peaceful Valley is anticipated to occur in Phase 4 and Phase 5 of the project. These Phases are anticipated to occur 10 - 15 years from the start of the development. Any construction activity for this development is not anticipated to affect any offsite properties. Therefore, no impact to your property should take place. Construction traffic will be limited to roads internal to Amara and primary offsite roads and is not intended to use Peaceful Valley Rd to access the development areas. Mitigation techniques during construction will be used to limit offsite disturbance such maintaining normal work hours and watering exposed areas to reduce the amount of dust.
7. Are there any public hearings scheduled where the community can provide comments?
  - **La Plata Response:** It is anticipated that the Amara Master Plan will go in front of The City of Colorado Springs Planning Commission sometime in July 2022. The first and second readings of the Master Plan to City Council are anticipated in August and September 2022 respectively. Postcards with notification of these hearings will be sent to adjacent homeowners of the Annexation and Master Plan boundary two weeks prior to the hearings after they have been scheduled.

- **Response:** The Applicant acknowledges the information included in the enclosed comment letter. The City of Colorado Springs has provided a response to these comments for review by El Paso County Development Services.

Colorado Springs Airport Advisory Commission

- **Response:** The Applicant acknowledges and appreciates the information included in the enclosed comment letter.

Colorado Geological Survey

- **Response:** The Applicant acknowledges and appreciates the information included in the enclosed comment letter.

Fountain Fort Carson School District 8

- **Response:**

Since the submittal of the Fountain Fort Carson School District 8 (District) comment letter to the City of Colorado Springs in response to the first submittal of the Amara Master Plan, further discussions have taken place that have revised the plan in order to meet the needs of the District. It has since been determined through preliminary layouts of both school sites, located at the northeast corner of Amara Parkway and Norris Parkway, that only 35 acres would be needed between School 1 (15 acres) and School 2 (20 acres) rather than the 40 acres that was requested in the District letter. Schools 3, 4 and 5 have been strategically located to best service the District while being centrally located within different parts of the community. The goal is to position schools near major transportation routes as well as community trail systems to allow for easy and safe vehicular and pedestrian (walking and biking) access from adjacent neighborhoods.

As for the relationship with Colorado Springs Police Department, in conjunction with the City of Colorado Springs, we hope to facilitate further discussions between the District and CSPD to help in this matter and establish a long-term relationship that is beneficial for both the District and the Amara community.

In terms of providing a enough first responder stations, we have had multiple discussions with Colorado Springs Fire Department to satisfy their needs and to make sure this community is sufficiently covered with adequate response times. The Master Plan has a three-acre permanent site identified as a fire station located in the eastern portion of the plan. Before that permanent facility is built, a temporary location of a fire station will be located in one of the following planning areas: PA-1, PA-2 or PA-3. The final location will be determined at the time of the development plan for this area with input from CSFD. It is also anticipated that a five-acre permanent site will be located south of Squirrel Creek Rd in the Kane property which is intended to be a future extension of the Amara community. Input on that final location will be provided by CSFD at the time of the Kane Master Plan submittal.

In response to the aggressive development schedule, the timing of the development will be determined by how well the market responds to this new community. With the mixture of different housing product being offered at more attainable price points, the assumption is that

homes in Amara Phase 1 could sell quickly. That said, we anticipate that Phase 1 which has two elementary school sites and one middle school site will take six to eight years to complete once construction starts in late 2022/early 2023. This should allow sufficient time for the District to secure funds for the construction of the first elementary school during that home buildout.

La Plata Communities is continuing to have ongoing communication with the Fountain Fort Carson School District 8 to ensure that their needs for the number of schools, timing of the delivery of the land and their appropriate locations are met within the Amara Master Plan. La Plata Communities is committed to establishing a long-term relationship with District 8 that is beneficial for both the District and the Amara community long into the future.

Fountain Sanitation District

- **Response:** Sanitary service will be provided by CSU under an agreement with Fountain Sanitation District.