



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
Land Use Review Division

January 25, 2022

La Plata
Cody Humphrey
9540 Federal Dr. Suite 200
Colorado Springs, CO 80905

Property Owner: Tee Cross Ranches LLC, Bobby Norris

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.
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."
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.
4. Show and label all adjacent property owners along all annexation parcels

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.
- 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.
- 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 Conservancy 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.

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)

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.

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.

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.

Addition No. 5

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

Addition No. 6

1. Please add the missing "be it known by these presents".
2. Please complete the City File No. CPC A 21-00202.
3. Please depict more of the sections as this annexation is in several sections.
4. Where does Bradley Road turn into Drennan Road, it appears to be Drennan Road in this location by the Assessors map.
5. Please verify the ownership the Assessor shows BJ Ranches LLC as the owner.
6. Please label the State Land and Colorado Springs Land to the south.

7. Please add a note in regards to the State Statue allowing the jumping of State lands.

Addition No. 7

1. Please add the missing "be it known by these presents".
2. Please complete the City File No. CPC A 21-00203.
3. When adding the area with a calculator the total perimeter is 16332.96', please verify.
4. Please verify the ownership the Assessor shows BJ Ranches LLC as the owner.
5. Please label the State Land and Colorado Springs Land to the north.
6. Please add a note in regards to the State Statue allowing the jumping of State lands.
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.
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?
9. Does Road Book A at Page 78 have any effect on any of these parcels being annexed?

Addition No. 8

1. Please add the missing "be it known by these presents".
2. Please complete the City File No. CPC A 21-00204.
3. Please depict more of the section 25.
4. Please verify the ownership the Assessor shows BJ Ranches LLC as the owner.
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?
6. Does Road Book A at Page 78 have any effect on any of these parcels being annexed?
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?

Addition No. 9

1. Please add the missing "be it known by these presents".
2. Please complete the City File No. CPC A 21-00205.
3. Please depict more of the area to the east, section 25 & 30 to the north 1/16 corner section 30.
4. Please verify the ownership the Assessor shows BJ Ranches LLC as the owner.
5. Does Road Book A at Page 78 have any effect on any of these parcels being annexed?
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?
7. When adding the area with a calculator the total perimeter is 22791.16', please verify.

Addition No. 10

1. Please add the missing "be it known by these presents".
2. Please complete the City File No. CPC A 21-00206.
3. Please label more of the area to the north, west and east, section 34, 26, 25 & 36.
4. Please verify the ownership the Assessor shows BJ Ranches LLC as the owner.
5. Does Road Book A at Page 78 have any effect on any of these parcels being annexed?
6. When adding the area with a calculator the total perimeter is 23740.37', please verify.
7. Please add the record information for Squirrel Creek Road.

Addition No. 11

1. Please add the missing "be it known by these presents".
2. Please complete the City File No. CPC A 21-00207.
3. Please add the distance to the third course within the legal description (S 01-07-56 E 2629.96').
4. When adding the area with a calculator the total perimeter is 30800.63', please verify.
5. Please add some additional section labels for section 26 and 27.
6. Please label the lot numbers in Fountain Valley Land & Irrigation Co. Subdivision No. 1.
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.
8. Please add the record information for Squirrel Creek Road.
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.
10. Does Road Book A at Page 78 have any effect on any of these parcels being annexed?

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)
 - Presumed inclusion in SECWCD (pending Springs Utilities comments)
 - Presumed exclusion from Fountain Sanitation District (pending Springs Utilities comments)
 - Presumed inclusion into Lower Fountain Metropolitan Sewage Disposal District (pending Springs Utilities comments)
 - Possible inclusion into Fountain Mutual Metropolitan District – this special purpose district is set up to provide use of this ditch as recreation corridor
 - Overlap with the Ellicott Metropolitan District (this is a non-taxing district associated with the Ellicott School District)
 - Preliminary proposal and expectation for creation of metropolitan districts
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

SWENT (Erin Powers)

1. Include the FEMA floodplain note with the current map numbers and series.
2. A Master Development Drainage Plan is required to support this Master Plan and should cover then entire area requested to be annexed.

Traffic Engineering (Zaker Alazzeh)

Please refer to the Master Plan comments.

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.

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.

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.
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.
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.
4. Owner must confirm that the Informational Items listed 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.

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.
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.
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.
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.

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.
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.

Fountain Sanitation District (James Heckman, District Manager)

Please see enclosed comment letter.

MASTER PLAN

Land Use Review

1. File Number – add the file number to each sheet of the plan
2. Overall phasing information needs to be provided, include phasing plan on master plan sheet 2
3. Label all roadway names
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.
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 mater 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.
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?
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)
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.
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.
10. Please update the table given for PLDO (further details from Parks below) to include triggers, timing and O&M.
 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.
 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.
 13. Include design and alignment for trail opportunities throughout the site (see further comment below in addition).
 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.
 15. Can there be further exploration of the open space corridors and how they can better incorporate more design and links throughout the community.
 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.

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.

17. Are there any opportunities to explore better east/west open space connections between the two major creeks
18. Fountain Mutual Ditch is a 65-mile long potential trail corridor, are there opportunities here
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.
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.
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.
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).

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

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).
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.”
 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.”
 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.”

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

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

*Comments pending, not yet received.

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.

- 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		
TOTAL	9500			127.584	57.993	69.591

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

b. 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.
- ii. What is the planned terminus of Mesa Ridge Parkway? We would permit access drives but not public roadways in ie. Community Park 2.
- 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.
- 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.

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

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.

- 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.

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

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

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

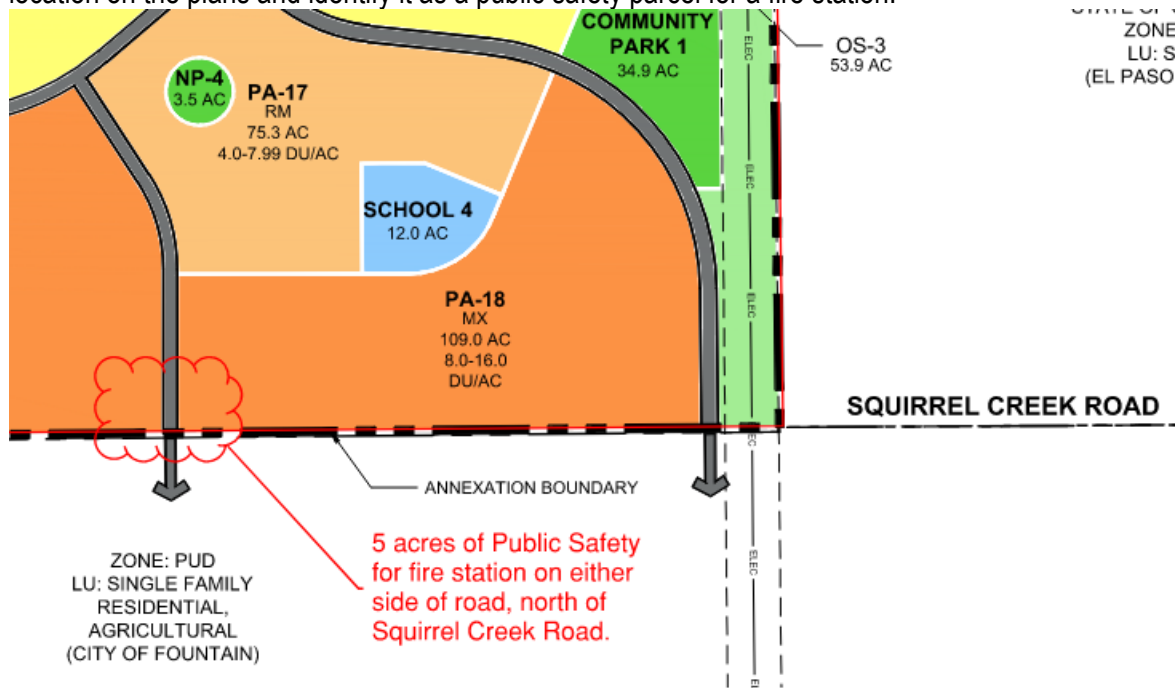
1. Please verify General Note 2. Will Powers Blvd ultimately become CDOT ROW? Is there an agreement between the City and CDOT? Is this note necessary on the master plan? Additional discussion maybe required for the future Powers Blvd ROW and note 2.
2. Five geologic hazard report were submitted:
GH Report -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.
3. EDRD found the reports acceptable. Add the geologic hazard application forms to the reports and they may have to address comments from CGS.
4. Add the geologic hazard disclosure statement, City Code 7.4.507, to the master plan.
5. The annexation agreement will discuss the timing and requirements for the construction of the public ROW improvements.

SWENT (Erin Powers)

1. Include the FEMA floodplain note with the current map numbers and series.
2. Include the following note: All open channels and water quality/detention facilities will be privately owned and maintained by Metro Districts.
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.
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.
5. For General Note 3: please add "pending approval by the FMIC Board" to the end of the note.
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.

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.



2. Identify on the plans that the 3 acre Public Safety parcel adjacent to School 5, as a fire station.
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.

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.

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. 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.
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
3. Set up a meeting with Colorado Springs Utilities Electric Planning (719-668-5529) to discuss specific requirements of the electric infrastructure.

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.

- 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.
- 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.
- 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).
- 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.
- 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.
- 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.
- Springs Utilities may require an extension contract and an advance payment for the estimated cost to construct the necessary gas extensions.
- 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.
- 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

Traffic Engineering (Zaker Alazzeah, 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.

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.
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.
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.
5. Please update the TIS to include a phase map/plan for new roadways and intersection improvements including all future warranted traffic control devices.

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.

Bike Planning (Kate Brady)

1. Please indicate that there will be a trail along both sides of the proposed alignment of Powers.
2. Please show that there will be a trail along Mesa Ridge.
3. Please show that there will be a trail along Williams and Jimmy Camp creeks.
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.

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.

Colorado Geological Survey (CGS)

Please see the enclosed review letter.

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.

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)?

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.

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.

Airport Overlay, Colorado Springs Airport (Kris Andrews)

Please see the enclosed comment summary.

El Paso County Development Services

Please see the enclosed comment letter.

US Army, Fort Carson (Thomas Wiersma)

No issues with the master plan as proposed.

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?

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

1. Please include the Streamside Overlay zone designation as part of the project statement
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.

Airport Overlay, Colorado Springs Airport (Kris Andrews)

Please see the enclosed comment summary.



Catherine (Katie) Carleo, AICP
Planning Manager
p: 719.385.5060

C: File
Property Owner

Enclosure: Written comments received from stakeholders
El Paso County Comment Letter
Airport Advisory Commission Summary Comments
Colorado Geological Survey Review Letter
Fountain – Ft. Carson School District 8 Comment Letter
Fountain Sanitation District Comment Letter

NORWOOD

January 10, 2022

Ms. Katie Carleo
Land Use Review Division
30 S. Nevada Avenue, Suite 701
Colorado Springs, CO 80901-1575

RE: Amara Annexations

Dear Ms. Carleo,

We received notice as a nearby property owner of the Amara Addition No. 1-11 annexation plats, Master Plan, and establishment of the A Zone District and have reviewed the materials provided through the LRDS portal. We have questions about the proposed annexation and request additional information be provided for further review. Below is a list of questions for consideration by the City as it completes the initial review of the applications:

1. There did not appear that a Master Utility and Public Facility Plan was submitted with the application. Please provide a copy when it is available. It would also be helpful to understand phasing and accompanying infrastructure necessary to support the initial phase of development.
2. Please provide the Hydraulic Grade Line report for review once CSU has completed their work.
3. The Wastewater Facilities Master Report was not available in the LRDS portal. Please provide a copy for review.
4. Several questions arose after review of the Traffic Impact Study, most notably:
 - a. The Traffic Impact Study illustrates a phasing plan on page 38 which appears to be different from the Master Plan document submitted for Amara. Please clarify that the land use and assumptions within the traffic report are consistent with the master plan.
 - b. On page 21 of the Traffic Impact Study, it assumes that Powers Boulevard will be constructed from Mesa Ridge Parkway to south I-25 by 2045. Is there a mechanism or funding in place to complete this connection in 23 years? Does the traffic impact to the surrounding roads change if Powers Boulevard is not connected by 2045?
5. Figure A (Traffic Lane Mile Calculation) in the Fiscal Impact Analysis (FIA) does not include the 1.5-mile annexation of Bradley Road. Assuming that the City will now need to maintain this portion of Bradley Road, it should be included in the table. Also, will the 1-mile gap along Meridian Road between the northeastern 333-acre parcel (PA-29 and 30) and the main property to the south be the responsibility of El Paso County or the City of Colorado Springs? If it is to be the responsibility of the City, it should also be included in the analysis.
6. Please provide a copy of the Budget Office's review of the FIA and associated analysis of the revenue and costs to the City. Also, the FIA provided estimates showing an average of 77,000 square feet of commercial land use developing annually (approximately 770,000 square feet by 2033). The trip



generation table in the traffic report (Table 3-1) indicates only 81,774 square feet will be constructed by 2033 in phase 1. A more accurate approach would be to match land use absorption to the anticipated phasing.

7. How will acceptable emergency response times be achieved to phase 1 of the Amara development? The public safety site shown on the master plan appears to be within phase 3 (2045) according to Traffic Impact Study.

Thank you for the opportunity to provide comments as part of the development review process. We would like to better understand the proposed plan in regard to utility infrastructure, mobility / transportation, fiscal and economic impact - as there are both direct and indirect impacts to neighboring efforts and a host of public agencies/departments providing critical services necessary to keep our City moving forward. Please send the requested information and provide updates as they become available.

Respectfully,

Norwood Development Group

Timothy W. Seibert
Senior Vice President

Cc: Doug Quimby, LaPlata Communities

Carleo, Katie

From: Corrie Smith <corrie.s@mvea.coop>
Sent: Tuesday, January 25, 2022 8:05 AM
To: Carleo, Katie
Subject: Amara Project

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Katie,

My apologies for the late notice but I wanted to reach out on this project we spoke about. My husband and I have some concerns about the road extensions and the installation of the new road.

My first concern is Meridian Rd will now be connecting to Peacefully Valley Rd will significantly increase the amount of traffic and Peaceful Valley is in poor condition to begin with. 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 non-local foot traffic that could decrease the safety our of neighborhood and increase the risk of damages to properties and local livestock.

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).

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? I want to make certain it isn't left with scarp material or cuts of asphalt.

How will this construction affect the equestrian easements that currently exist in this neighborhood?

Will the annexation change our status of being in the county? We do not want to be considered within Colorado Springs city limits.

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? We chose to move our family to a larger parcel for some privacy and peace and quiet, this will now all be taken away by this construction.

Finally, are there any public hearings scheduled where the community can provide comments? I would like to see a comprehensive list of what information is available to me as a local property owner directly related to this issue.

Thank you for you time.

Corrie Smith
719-322-7521
cmsmith1119@yahoo.com

January 5, 2022

County File: OAR21127

Re: Amara Master Plan, Zone Change and Annexation

To: Katie Carleo; Katie.Carleo@coloradosprings.gov

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.

Reviewed by: Kylie Bagley, Planner II
kyliebagley@elpasoco.com

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.

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 cross-jurisdictional 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.
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.

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."

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.

-- Jeff Rice - 719-520-7877

County Engineer (Public Works)

Additional comments may be provided by the County Engineer.

Kylie Bagley, Planner II
El Paso County Development Services
2880 International Circle, Colorado Springs, CO, 80910
(719) 520-6323

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard January 26, 2022
Land Use Review Item #01**

City of Colorado Springs Buckslip Number(s): CPC A 21-00197 – CPC A 21-00207, CPC ZC 21-00209, CPC MP 21-00208 RESIDENTIAL ANNEXATION, ZONE CHANGE AND MASTER PLAN		TAX SCHEDULE #(S): 4500000082, 4500000125, 5500000031, 5500000419
DESCRIPTION: Request by La Plata Communities and DTJ Design on behalf of Tee Cross Ranches LLC, for approval of the Amara Addition No. 1 – 11 serial annexation. The annexation allows the property to be annexed into the City of Colorado Springs municipal boundary for future development. The site is currently in El Paso County zoned RR-5 (Rural Residential) and consists of 3,172.8 acres. The site is located near the northeast corner of Squirrel Creek Road and Link Road. Concurrent Request: Request for approval and establishment of an A (Agricultural) zone district as a holding zone for the annexed area into the City of Colorado Springs for future development. Concurrent Request: Request for approval of the Amara Master Plan for future development of residential, commercial, mixed use, open space and parks.		
CONSTRUCTION/ALTERATION OF MORE THAN 200 FEET ABOVE GROUND LEVEL? No	DISTANCE/DIRECTION FROM COS: 5.2 miles southeast of 35R	
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: 30 feet above ground level; 5,665 feet above mean sea level	COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: None	
ATTACHMENTS: https://web1.coloradosprings.gov/LUISPlanner/uploaded/LUISPlanner/Documents/App/144560.pdf https://web1.coloradosprings.gov/LUISPlanner/uploaded/LUISPlanner/Documents/App/144659.pdf https://web1.coloradosprings.gov/LUISPlanner/uploaded/LUISPlanner/Documents/App/144651.pdf		

STAFF RECOMMENDATION/CONDITIONS OF APPROVAL

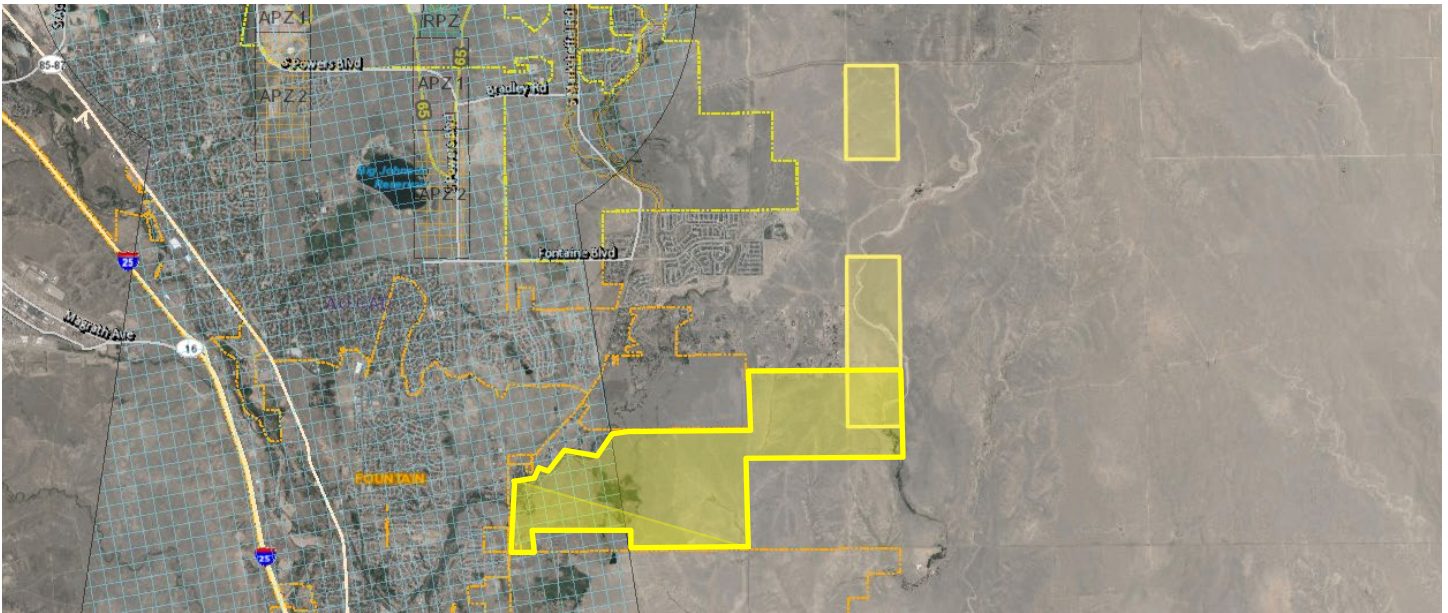
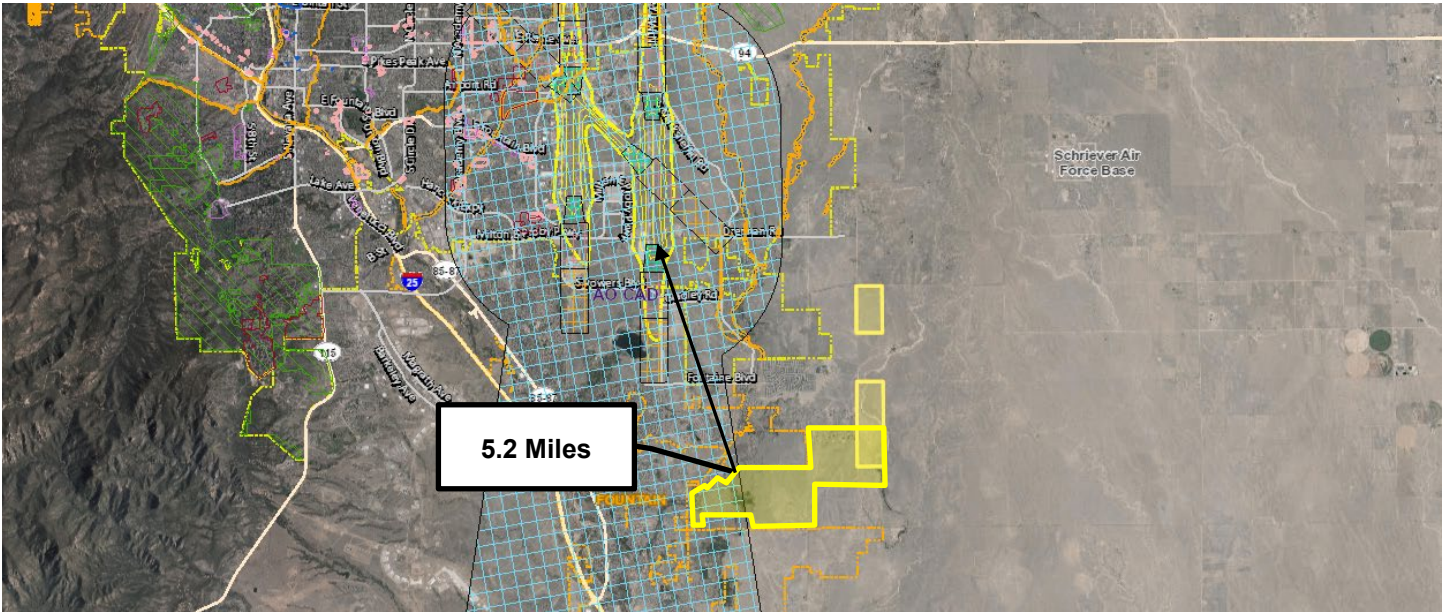
Subject to Airport Advisory Commission Action

*Airport staff recommends **no objection** with the following conditions:*

- **Avigation Easement:** Provide avigation easement notes with future development plans and plats.
- **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.
- **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>).

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard January 26, 2022
Land Use Review Item #01**

PROJECT LOCATION EXHIBIT:



COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



January 7, 2022

Katie Carleo
Planning and Community Development
City of Colorado Springs
30 S. Nevada Ave, Suite 701
Colorado Springs, CO 80901

Location:
W Section 23
T13S, R67W of the 6th PM
38.7017°, -104.6483°

**Subject: Amara Master Plan, Annexation and Zoning
Colorado Springs, El Paso County, CO
City Nos. CPC A 21-00197 through 21-00208; CPC MP 21-00208; AR FP 21-00765;
CGS Unique No. EP-22-0044**

Katie:

The Colorado Geological Survey (CGS) has reviewed the submittal. Documents received include multiple documents for serial annexation approval including City requests for review (eleven emails, dated 12.20.21), Annexation Plats No.1-11 (10.5.21), Annexation Application (12.9.21), Master Plan Application 12.2.21, Masterplan (12.10.21), and five geologic hazard and geotechnical reports and letters (CTL | Thompson, Inc., various dates). Where applicable, quotes in our letter from CTL's work are from their most recent report, dated February 12, 2021, CS 19053.002-115). We understand the applicant is proposing residential development of ~3,200 acres of undeveloped ranch land and seeks approval for annexation, zoning, and a Masterplan. We offer the following comments and recommendations.

CGS has no objection to the proposed annexation or planned residential uses provided observations and recommendations from the following sections are addressed in future development and grading plans, site investigations, and reports. It should be noted that given the size of the parcel(s) under consideration, it is likely that not all geologic conditions that may pose hazards or constraints to development have been identified. For instance, the material in the mapped eolian (windblown) sands and loess deposits (another wind-derived deposit) are known to be prone to hydrocompaction (the process of rapid settlement of collapsible soils upon wetting). Future reviews by CGS may include additional comments about conditions identified in more site-specific investigations.

Geologic Hazards. The applicant has submitted reports and letters by CTL Thompson that discuss, identify, and provide initial mitigation for geologic conditions within the Master Plan. CGS concurs in general with CTL's geologic interpretation. They have identified expansive clay soil, shallow bedrock, steep, potentially unstable slopes, flood and erosion potential, and the regional geologic hazards of seismicity and radioactivity. We agree with the geologic hazards identified in CTL's reports but would add others either not yet addressed in their reports, or discussed but not listed as hazards, such as fill, collapsible soils associated with the Eolian (windblown) sand, and loess (another wind-derived deposit), the potential for shallow hard bedrock, and potential for shallow and perched groundwater.

Collapsible Soils. CTL maps deposits of eolian sand and loess. These windblown deposits are known to contain collapsible soils. A known characteristic of collapsible soils is the process of hydrocompaction or sudden settlement after saturation. Hydrocompaction can occur even at a significant depth where groundwater has not preciously saturated the soil.

Mitigation for Collapsible and Expansive Soils. CGS recommends that CTL's recommendation for subgrade mitigation for any planned slab-on-grade floors be noted in the Masterplan. CTL states p. 3 "*The risk of poor performance (of conventional slab-grade floors) is judged to be very high without subgrade mitigation.*" This mitigation recommendation

has been provided due to the expansive materials located onsite but can also be effective mitigation for the site's collapsible soils.

Shallow groundwater and underdrains. Shallow groundwater was encountered in areas within the Master Plan. Other shallow groundwater areas may also be identified after more detailed investigations given that the exploratory borings were largely drilled in winter and early spring when water levels are typically at their lowest. CGS applauds CTL's recommendation "*Underdrains incorporated into the design of sanitary sewer systems can provide a positive gravity outlet for individual, below-grade foundation drains, if desired.*" Shallow groundwater problems in subdivisions can largely be mitigated with this type of underdrain system.

It would be prudent for the Masterplan to stipulate an underdrain system. Central and eastern El Paso County has shallow groundwater problems that vary with the seasons and years. Identifying the problem can be difficult, without long-term monitoring of groundwater levels. CGS recommends incorporating an underdrain system at the early planning stages for this property. The underdrain system will provide mitigation options for shallow groundwater conditions that will be encountered.

Steep, unstable, and potentially unstable slopes. CGS concurs with CTL's recommendation that a reasonable setback from these slopes for development planning can be determined with a 3:1 (horizontal to vertical) line from the base of the slope of concern. Site-specific and detailed quantitative analysis of slope stability will be required to verify this setback line as development plans progress.

Additional investigations. CTL recommends future investigations on page 15. These additional investigations include Material Testing during construction, individual lot Soil and Foundation Investigations, and Subgrade Investigation and Pavement design. Prior to these investigations, which are typically done at a later stage in the development process, it would be prudent for the city to require a single geologic hazard report to be completed that encompasses the entire Amara Masterplan. A single report for the Master Plan would help avoid confusion about conditions within the overall property and will create an important reference document for the future filing specific and site-specific investigations that will be necessary during the 30–40-year build-out that is estimated for this development in the application. Updates to the geotechnical recommendations should be expected after development and grading plans are ready and the geotechnical engineer should be provided the opportunity to update their recommendations including performing additional investigations as warranted by site development plans.

Geologic Hazard Disclosure Statement and Master Plan.

City ordinance requires a geologic hazard disclosure statement to be added to the plans. The statement is required to identify the geologic hazard report of record and to list the identified geologic hazards. CGS recommends this statement be prepared upon consolidation of the geologic hazard reports and their inclusion of the additional geologic hazards for the site noted in this letter.

Thank you for the opportunity to comment on this project. If you have questions or require further review, please e-mail me at jlovekin@mines.edu.

Sincerely,



Jonathan R. Lovekin, P.G.
Senior Engineering Geologist



January 14, 2022

Katie Carleo

LUR Planning Manager
City of Colorado Springs
30 S Nevada Ave, Suite 701
Colorado Springs, CO 80903

Ms. Carleo,

Re. Amara Master Plan - CPC MP 21-00208

The School District would like to offer some background information on the District, a summary of the process to identify school sites in Amara, and general comments on the above-noted MP.

Background Information

El Paso County School District No. 8 (D.B.A. Fountain-Fort Carson School District) is unique in the State. We currently serve students on Fort Carson Army Installation and in the City of Fountain with five schools on Fort Carson plus seven schools and two specialized learning centers in town.

Some of the factors that set us apart from our neighboring school districts are:

1. About 50% of the land within our school district boundaries is tax exempt federal property (Fort Carson) which means the total assessed value (AV) of the District is relatively low compared to other districts of similar size. With a low AV, the District is unable to generate sufficient funding from a GO Bond issue to finance construction of a school. Without GO Bond capacity, new facilities must be paid for from reserved cash funds. This is in stark contrast to other school districts in the Pikes Peak region who have the flexibility to finance capital construction projects through voter approved bond levies.
2. More than 60% of our student population is federally connected meaning that their parents are either active duty military or civilians working on federal property. This is one of the three factors which allows the District to qualify for heavily impacted federal funding which is intended to make up for lost local revenues such as property taxes.

One of the consequences of being heavily impacted by the military and having a disproportionate share of funding from federal sources is that growth needs to be



managed to meet the needs of our students. In our District, rapid growth of non-military families will lead to less federal funding and an inability to finance future capital projects including school construction.

3. A high percentage of military students brings with it several unique student demographics. Fort Carson is considered one of three “Compassionate Assignment” duty stations in the country meaning that soldiers who have students with special needs may request to be stationed at Fort Carson. In 2020-21, 19% of the District’s students were identified as having special needs which is double the state and national averages. In addition, most active duty soldiers change duty stations often (every 18-24 months) resulting in a very high student mobility rate. Mobility impacts many aspects of a student’s life and adds challenges for both students and staff. Each of these student groups requires additional staffing and other resources to successfully meet their needs.

The Process

The District’s initial discussions with Amara (formerly LaPlata) were based on a development plan that started in the south-west portion of the Norris Ranch property and moved eastwards. The first access road was to be off Link Rd (western boundary) between Squirrel Creek and Marksheffel Roads (northern boundary). The initial school sites, size and timing were based on this assumption.

After analyzing Amara’s projected student numbers by grade level, the District identified the need to build an elementary school first, including a pre-school wing. The current town elementary schools and preschool have capacity to absorb about 250-300 more students and 61% of the District’s students are elementary aged. A middle school will be needed next assuming that Fountain Middle School has space for 400 more students and the full Amara development will generate almost 1,000 middle school students. All additional schools will need to serve K-5 students; however, school #1 will reach capacity (approx. 600 K-5 students) prior to school #3 being built. As a result, the District may have to use a portion of the middle school to accommodate some K-5 students in the short term. It is not anticipated that a new high school site will be needed within the Amara development.

Amara’s decision to pursue annexation through the City of Colorado Springs instead of the City of Fountain led to a significant change in the development plan. Per the submitted MP, Amara will start on the northern boundary close to Mesa Ridge Parkway to better access the existing City of Colorado Springs utilities infrastructure.

Because of this change, the sequence of schools and location of school sites as shown on the submitted MP no longer meet the needs of the District.



MP Review Comments

On January 5, 2022, the District met with Amara to discuss the location of school sites. Two options for changing the MP were discussed in detail.

The first option discussed was to flip schools #1 and #2 on the MP. With this option the middle school will be in the western corner of the development; however, the District prefers a more central location. Also, there will be no elementary school within zones 3, 4, and 5 of the MP meaning that all elementary students in this area (projected to be 559 students) will need to be bused to a school east of Powers. For these reasons, the District does not feel this is a viable option.

The District preferred the second option which is as follows:

School	Grades	Size	Location	MP exhibit
School #1	PK-5	15.0 acres	Adjacent to Zone 6	Use MP school site #2
School #2	6-8	20.0 acres	Zone 9 (northeast corner)	Not currently on MP
School #3	K-5	12.0 acres	Zone 5	Use MP school site #1
School #4	K-5	12.0 acres	Zone 8	MP school site #4
School #5	K-5	12.0 acres	Zone 10 (in FFC8 boundary)	MP school site #5
				eliminate MP school site #3

After our meeting with Amara, a third option was presented to us which is very appealing to the District. We plan to discuss this option with Amara next week. The idea is to build the first two schools between zones 2 and 6 (MP school site #2); however, this will require 40 acres to accommodate a PK-5 school, middle school and buffer zone. All subsequent school sites on the MP would remain and serve elementary students. Each of these sites will need to be 12 acres.

The third, and most preferred option, is as follows:

School	Grades	Size	Location	MP exhibit
School #1	PK-5	15.0 acres	Adjacent to Zone 6	Use MP school site #2
School #2	6-8	25.0 acres	Adjacent to Zone 6	Expand MP school site #2
School #3	K-5	12.0 acres	Zone 5	Reduce MP school site #1
School #4	K-5	12.0 acres	Zone 7	MP school site #3
School #5	K-5	12.0 acres	Zone 8	MP school site #4
School #6	K-5	12.0 acres	Zone 10 (in FFC8 boundary)	MP school site #5

Other planning requirements for the school district include the need to have road access to all school sites prior to land dedication and the need to have all utilities connected to the furthest end of the property prior to land dedication.



Safety is a priority for the school district and we are committed to having a robust school resource officer (SRO) program in town and on Fort Carson. We are very proud of our partnerships with the Fountain Police Department and Fort Carson Military Police. We currently have at least one full-time SRO Officer in each of our elementary schools and two or more at our secondary schools. While the District is hopeful that we will be able to partner with the Colorado Springs Police Department (CSPD) to maintain this level of service across all schools, our initial discussion with CSPD was less than promising on this matter.

In addition, as part of the District's commitment to student safety, we rely on short response times from emergency services such as fire, ambulance, and police to meet the needs of our students, especially those with special needs or those in social-emotional crisis. The MP currently does not include any sites for first responder stations and we understand that our partners in Fountain will not be permitted to service the Amara development.

Lastly but perhaps most important, the District is concerned that the aggressive schedule submitted may leave the District unable to meet the needs of students in Amara. As previously noted, the District's ability to finance school construction is limited and federal funding will decline as we experience disproportional growth of non-military students. At this point in time, it is not clear that we will be able to keep pace with the timeline as presented.

We thank you for the opportunity to provide feedback on the master plan and we look forward to working with you in the future to better serve our community.

Should you have any questions, please do not hesitate to contact us directly.

Respectfully,

Dr. Montana Romero
Deputy Superintendent
mromero@ffc8.org
719-382-1552

Joanne Vergunst
Assistant Superintendent Business
jvergunst@ffc8.org
719-382-1306

Student + School Estimates Exhibit

CALCULATION CRITERIA

ESTIMATE COEFFICIENTS	DWELLING UNITS (DU)			ELEMENTARY		MIDDLE		HIGH		TOTAL
	Single-Family Detached (SFD)	Single-Family Attached (SFA)	Multi-Family (MF)	Elementary Students per DU	Elementary School Student Capacity	Middle School Students per DU	Middle School Student Capacity	High School Students per DU	High School Student Capacity	Total Students per DU
	85%	50%	0%	0.741	625	0.273	1000	0.286	2000	1.30

NOTES:
 85% of all projected Single-Family Detached Dwelling Units are projected to have 3+ Bedrooms.
 50% of all projected Single-Family Attached Dwelling Units (Paired Homes, Townhomes, & For Rent Homes) are projected to have 3+ Bedrooms.
 Multi-Family Dwelling Units (Apartments & Other Conventional Multi-Family Type of Units) are excluded from these calculations. These are anticipated to be product types that will not generate student populations.

DISTRICT 8 PROJECTIONS

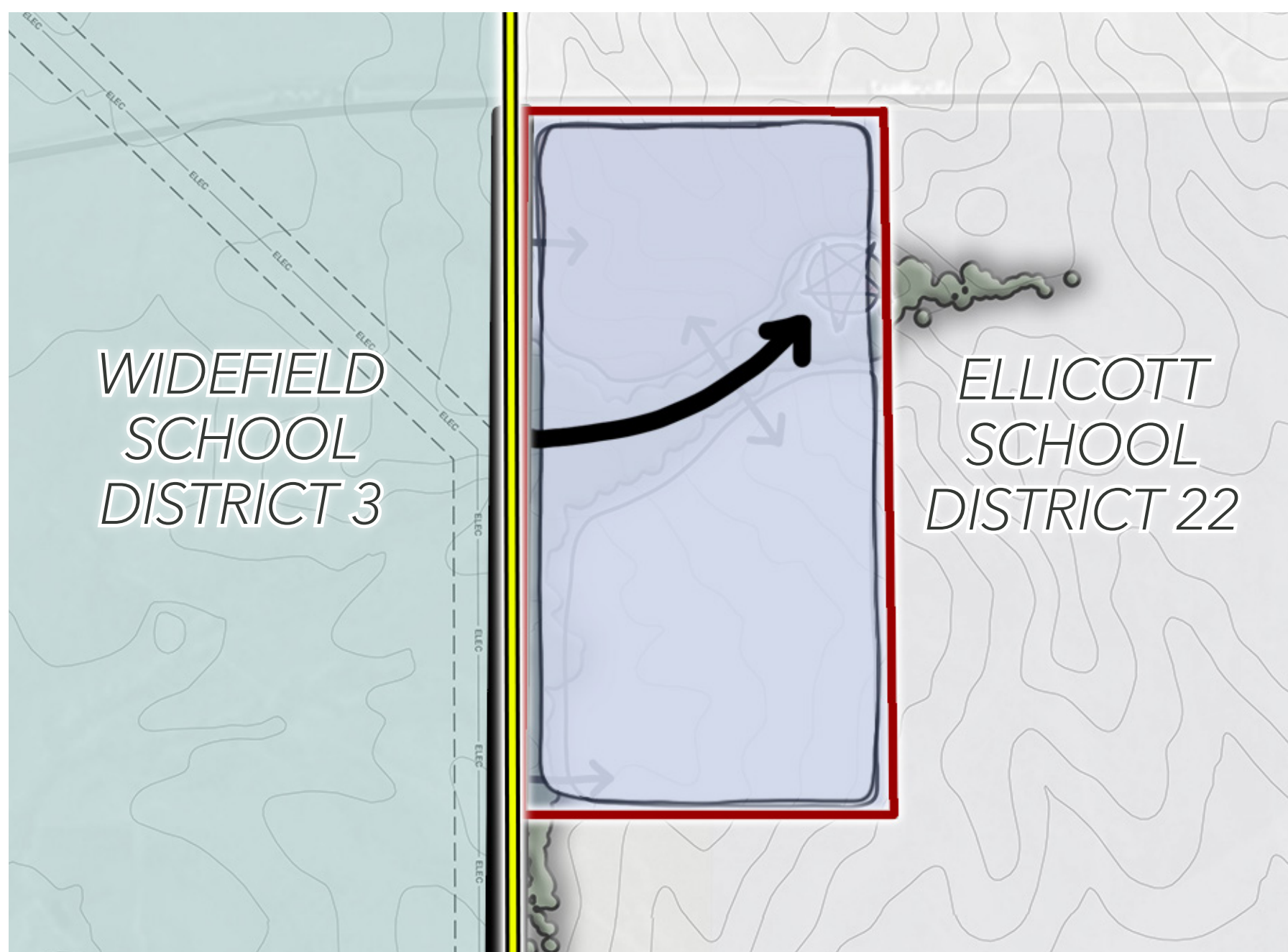
PHASE 1 PROJECTED STUDENT ENROLLMENT & NUMBER OF SCHOOLS										
Zone + Ground Breaking Year	DWELLING UNITS (DU)			ELEMENTARY		MIDDLE		HIGH		TOTAL
	SF Detached	SF Attached	Multi-Family	Projected Students	Projected No. of Schools	Projected Students	Projected No. of Schools	Projected Students	Projected No. of Schools	Total Students per Zone
1 (~2023)	258 DU	0 DU	0 DU	163	0.26	60	0.06	63	0.03	285
2 (~2024)	272 DU	0 DU	0 DU	171	0.27	63	0.06	67	0.03	302
3 (~2025)	502 DU	40 DU	48 DU	331	0.53	122	0.12	129	0.06	582
4 (~2026)	115 DU	0 DU	0 DU	73	0.12	27	0.03	28	0.01	127
5 (~2027)	246 DU	0 DU	0 DU	155	0.25	57	0.06	60	0.03	271
AA Community	N/A	N/A	N/A	0	0.00	0	0.00	0	0.00	0
Total	1,393 DU	40 DU	48 DU	892	1.43	329	0.33	346	0.17	1,567

CENTRAL & EAST ZONES PROJECTED STUDENT ENROLLMENT & NUMBER OF SCHOOLS										
Zone + Ground Breaking Year	DWELLING UNITS (DU)			ELEMENTARY		MIDDLE		HIGH		TOTAL
	SF Detached	SF Attached	Multi-Family	Projected Students	Projected No. of Schools	Projected Students	Projected No. of Schools	Projected Students	Projected No. of Schools	Total Students per Zone
6 (~2027)	403 DU	125 DU	150 DU	300	0.48	111	0.11	116	0.06	527
7 (~2029)	332 DU	0 DU	0 DU	209	0.33	77	0.08	81	0.04	366
8 (~2031)	467 DU	317 DU	380 DU	412	0.66	152	0.15	159	0.08	722
9 (~2033)	0 DU	557 DU	668 DU	206	0.33	76	0.08	80	0.04	362
10 (~2035)	700 DU	0 DU	0 DU	441	0.71	163	0.16	170	0.09	774
11 (~2037)	46 DU	0 DU	0 DU	29	0.05	11	0.01	11	0.01	51
Total	1,948 DU	999 DU	1,198 DU	1,597	2.56	588.87	0.59	616	0.31	2,802

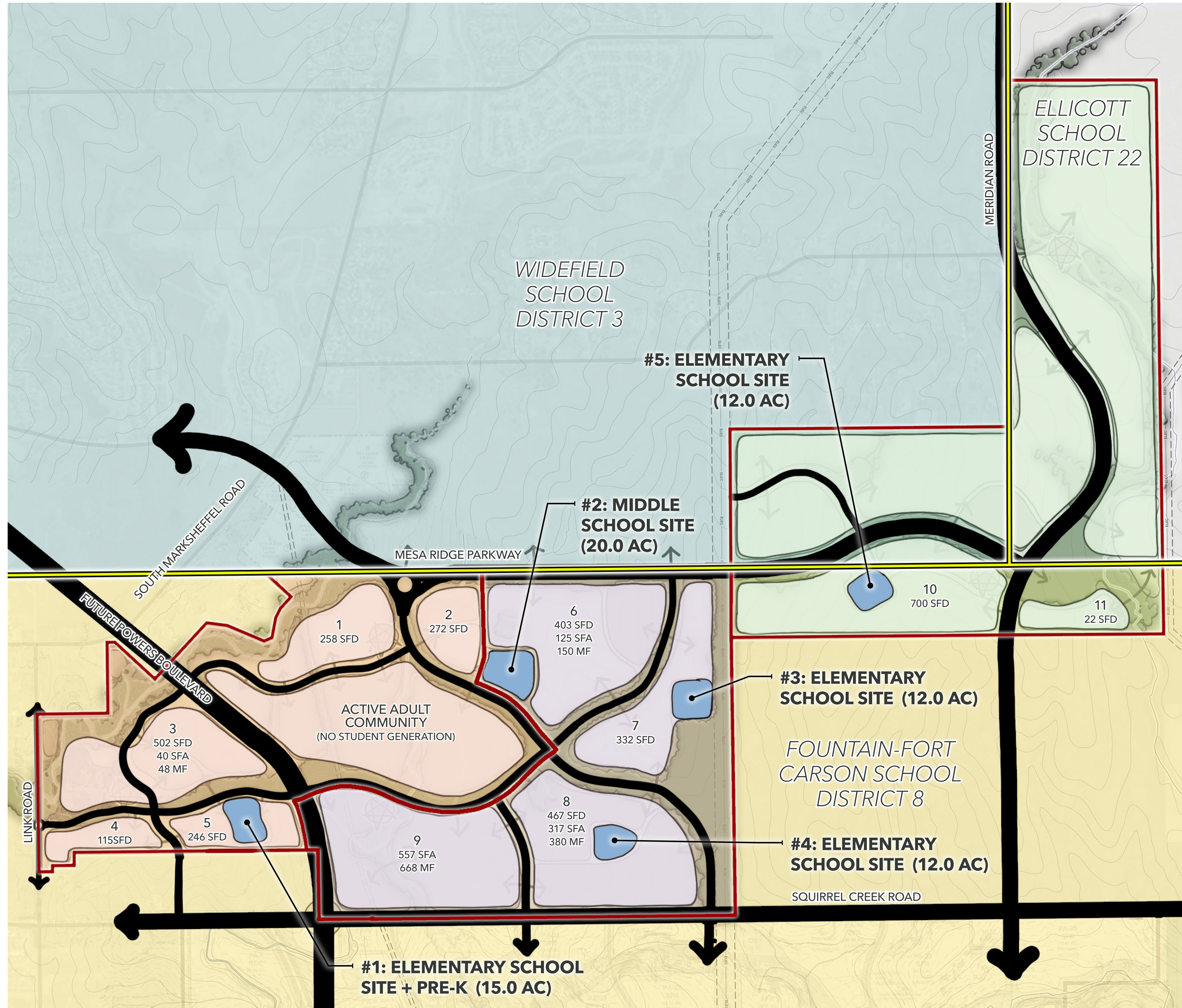
DISTRICT 8 PROJECTION TOTALS

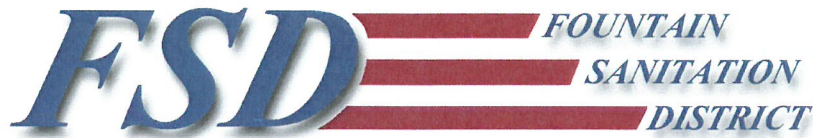
Grand Totals	DWELLING UNITS (DU)			ELEMENTARY		MIDDLE		HIGH		TOTAL
	SF Detached	SF Attached	Multi-Family	Projected Students	Projected No. of Schools	Projected Students	Projected No. of Schools	Projected Students	Projected No. of Schools	Total Students per Zone
	3,341 DU	1,039 DU	1,246 DU	2,489	3.98	918	0.92	962	0.48	4,369

NOTES:
 2161 Single-Family Detached Units on the Master Plan are located in other School Districts and are not included in these calculations.
 822 Single-Family Detached Units on the Master Plan are considered Active Adult and are not included in these calculations.
 1444 Single-Family Attached Units on the Master Plan are located in other School Districts and are not included in these calculations.
 1732 Multi-Family Units on the Master Plan are located in the Ellicott School District and are not included in these calculations.



NORTHERN OUTPARCEL EXHIBIT





11545 Link Road, Fountain CO 80817 (719)382-5303 Fax: 382-3441
E-mail: <mailto:fsdistrict@fsd901.org> Web: www.fountainsanitation.com

January 3, 2022

Ms. Katie Carleo, AICP
City of Colorado Springs – LUR Planning Manager
Land Use Review Division

Sent Via Email to: Katie.Carleo@coloradosprings.gov

Amara Master Plan – CPC MP 21-00208

Objection Letter

On behalf of Fountain Sanitation District,
We object to the annexation plats for the above stated project and more specifically Annexation Plats 9, 10, 11, and part of 8.

The area/boundaries as depicted in those Annexation Plats 9, 10, 11, and part of 8 fall within the current service boundaries of Fountain Sanitation District (District). Any annexation of these areas that also includes exclusion from the District will significantly and negatively impact the services provided within those areas as well as the entirety of the District.

- The area in question has been master planned for years to be serviced by the District; and the District has spent significant funds in studying, planning and construction upgrades.
- Wastewater collections and treatment have been upgraded to accommodate the proposed annexation plats as stated above and paid for by our constituents within our District.
- Sanitation infrastructure has already been upsized to service the proposed Amara Annexation plats in question.
- The area of concern can be serviced by our District today with no upgrades to our system or additional costs to our rate payers.

Fountain Sanitation District requests the City of Colorado Springs stop all annexation plats within its current service area as stated above. In the alternative, if the City does pursue annexation, sanitation service should continue to be provided by the District as the most cost effective and operationally efficient service provider.

Sincerely,

A handwritten signature in blue ink, appearing to read 'James Heckman', is written over a blue circular stamp.

James Heckman, District Manager
Fountain Sanitation District