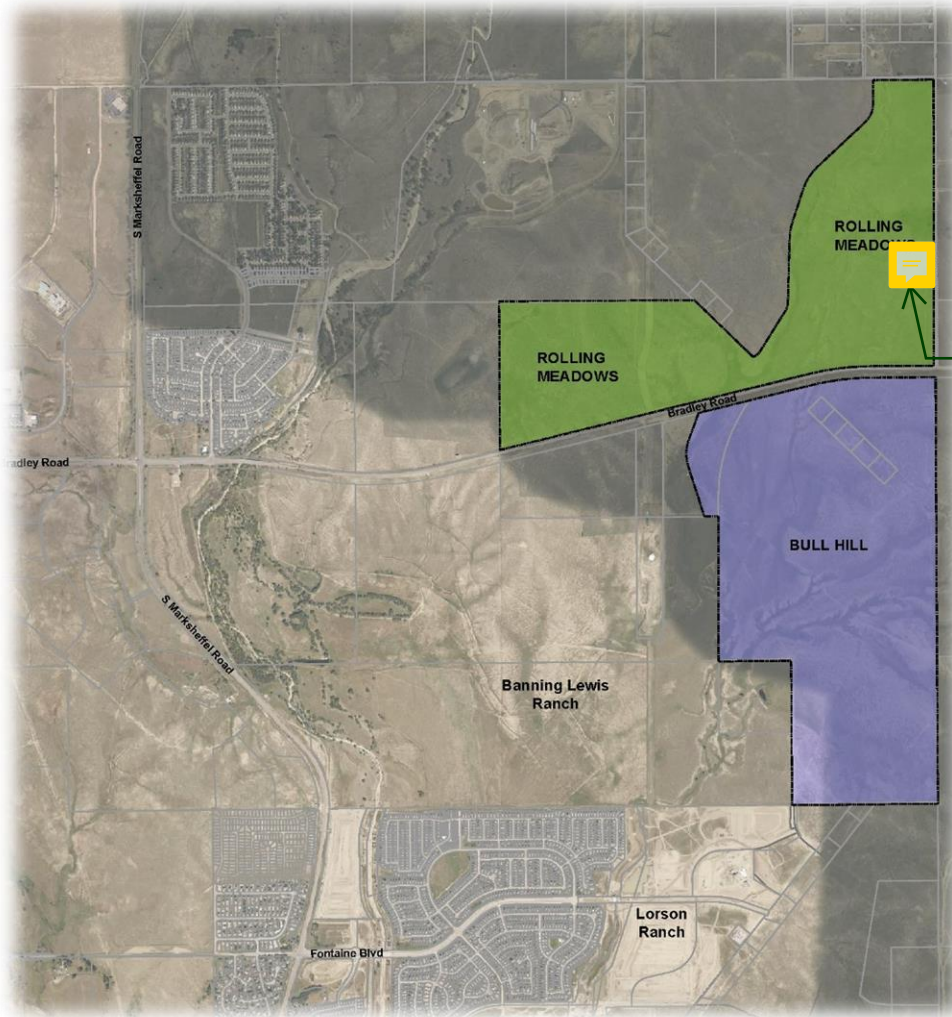


**ROLLING MEADOWS/ BULL HILL
LETTER OF INTENT
Sketch Plan Amendment**

September 6, 2023



This is one sketch plan, but it is presenting as 2. There is no valid sketch plan. It expired 13 years ago.

PREPARED FOR:

Murray Fountain LLC et/ al
212 N. Wahsatch Ave., Suite 301
Colorado Springs, CO 80903

PREPARED BY:

Matrix Design Group
2435 Research Parkway, Suite 300
Colorado Springs, CO 80920



RE: Planned Unit Development – Rolling Hills Ranch (PUD-06-006)

This is to inform you that the above-referenced request for approval for a rezone of 2,003.51 acres from RR-3 (Rural Residential) District to an Overall PUD (Planned Unit Development) District was heard and approved by the Board of County Commissioners on October 30, 2006.

Owner/ Applicant:

Murray Fountain LLC,
Eagle Development Company, Heidi LLC, Aeroplaaza Fountain LLC
212 N. Wahsatch Ave., Suite 301
Colorado Springs, CO 80903
Office: (719) 635-3200

concept overall PUD was approved, however, no site specific PUD establishing densities setbacks height limits access lot area coverage etc....

Planner:

Matrix Design Group
2435 Research Parkway, Suite 300

Prior to approval of a Plot Plan the land use(s), densities, setbacks, height limits, access locations, and lot area coverage as depicted on the Plot Plan shall be found to be in conformance with the Development Plan as approved by the Board of County Commissioners.

Civil Engineer:

15004 1st Avenue S.
Burnsville, MN 55306
Office: (952) 303-4212

Tax Schedule No:

5500000385, 5500000383, 5500000329, 5500000328, 5500000327, 5500000326, 5500000325, 5500000324

please do not limit the application to future straight zonings. There is no reason to do a Site specific PUD if Straight zoning will work. Concept PUD do not exist in the Code (basically thats what a sketch plan is).

Site Location, Size, Zoning:

Matrix Design Group, on behalf of Murray Fountain LLC et al, is submitting a development application for a Sketch Plan Major Amendment for approximately 1,136.9 Acres previously known as the Rolling Hills Ranch Sketch Plan. The original Rolling Hills Ranch Sketch Plan (SKP 05-006) was approved on February 21, 2006 by the El Paso County Board of County Commissioners and subsequently recorded on March 23, 2006 (Resolution No. 06-80). That sketch plan depicted single & multi-family residential, commercial, school sites, parks and open space with a total of 8,577 dwelling units with a mix of densities ranging from 4, 5-8, 8-10, and 12-20 DU/ Acre. Due to several developments within El Paso County named as Rolling Hills the proposed sketch plan amendment will revise the project name to now be known as Rolling Meadows to the north of Bradley Road and Bull Hill to the south of Bradley Road. Rolling Meadows/ Bull Hill is located east of Marksheffel Road, north of the existing Lorson Ranch development, and along both the north and south sides of Bradley Road. The Rolling Meadows/ Bull Hill Sketch Plan area is currently zoned PUD and will remain zoned as PUD. The amended sketch plan proposes Single-Family Residential, Multi-Family Residential, School Sites, an Electrical Substation, Parks & Open Space, and Channel/Floodplain improvements. The proposed application submittal includes a total of 5,440 dwelling units through a combination of 4,690 new single family detached units on 788.5 acres for a density range of 1-10 DU/acre and 750 new multi-family units on 34.7 acres for a density range of 12-24 DU/ Acre.

delete the record the SKP sentence; we dont record SKP...

modify per SKP redlines please. Is a special District purposed for the development?

The site is bordered by the Lorson Ranch development to the south (Residential Low/ Medium 4-6 DU/ Acre); mixed city zoned Banning Lewis Ranch to the west and north; Pikes Peak National Cemetery to the northwest; and vacant or rural large El Paso County zoned parcels to the east across Meridian Road. The parcels that make up this submittal are vacant with no

what is the proposed land use density in Banning Lewis?

Sketch plan has expired no plat or prelim was approved or plat was recorded. Not sure that its relative. This is a new request for a _____. The area has developed significantly as has the Code and MP changed

What are these?

existing residential buildings or structures. There are existing utility service provider facilities on-site that shall remain. The site contains a long drainage way that runs through the entire project running North-South. There are no other significant natural features such as rock outcroppings or bluffs located on site.

is that the east for of Jimmy Camp Creek?

Request & Justification:

The purpose of this application is to request approval of a major sketch plan amendment to the original Rolling Hills Ranch Sketch Plan (SKP 05-006) approved on February 21, 2006 by the El Paso County Board of County Commissioners and subsequently recorded on March 23, 2006 (Resolution No. 06-80). That originally approved sketch plan illustrated a maximum 8,577 units on 1,345 acres of mixed density residential (single & multi-family residential); 68 acres of commercial; 120 acres for future school site; 124 acres of utility easement corridors; and 345 acres of open space. The approved residential density range included 4 DU/ Acre, 5-8 DU/ Acre, 8-10 DU/ Acre, and 12-20 DU/ Acre. The zoning will remain PUD with future PUDSP submittals to provide more development detail.

unnecessary paragraph skp expired and PUD is concept which is no longer in Code...

This application is requesting approval of a ~~Major Sketch Plan Amendment~~ for Rolling Meadows/ Bull Hill. The sketch plan is the first step of the approval process for larger or more complex divisions of land and reviews at a conceptual level the feasibility and design characteristics of the proposed development. As this proposed development is quite substantial, it will be developed over several phases all of which may be developed concurrently or out of numerical order determined by on-site and off-site improvements and utility extension construction. Since the site is quite large, infrastructure and grading operations are expected to be substantial, thus the early installation of utilities and grading request will permit construction operations to begin upon approval of the ~~PUD~~ Preliminary Plan and prior to Final Plat.

pre-site grading is technically done with Prelim plan regardless of zoning

The proposed Sketch Plan ~~Amendment~~ illustrates 5,440 units on 823.2 acres through a variety of residential densities. The proposed density ranges as shown on the plans include 1-10 and 12-24 DU/Ac. The ~~amended~~ sketch plan also illustrates 61.8 acres for future school sites with the locations and acreages determined in coordination with the school district; 6.0 acres of district facilities; 35.8 acres of dedicated ROW; 76.5 acres of utility corridors/ open space; and 133.6 acres of drainage way/ open space. Additional open space and park area may be provided and shown in more detail with future ~~PUDSP~~ submittals. This may include elements such as pocket parks, landscape buffers/ setbacks and trail corridors.



What District? What facilities? staff did contact Sheriff- (emails to the right) to determine if sub station is needed?.

PARCEL	LAND USE	GROSS ACRES	APPROX. UNITS (MAX.)	DENSITY (DU/AC)	% OF TOTAL AREA
A	RESIDENTIAL	81.8	390	1-10	7.2%
B	RESIDENTIAL	30.3	200	1-10	2.7%
C	RESIDENTIAL	47.3	315	1-10	4.2%
D	RESIDENTIAL	20.8	155	1-10	1.8%
E	RESIDENTIAL	20.7	170	1-10	1.8%
F	RESIDENTIAL	9.7	70	1-10	0.9%



Did Security Fire request a fire station land tract?

Christopher Gonzalez <ChristopherGonzalez@elpasoco.com>
 Jeff Kramer <JeffKramer@elpasoco.com>; Jane Fromme <JaneFromme@elpasoco.com>; Andrew Prehm <andrewprehm@elpasoco.com>

G	RESIDENTIAL	20.0	400	12-24	1.8%
H	RESIDENTIAL	65.7	310	1-10	5.8%
I	RESIDENTIAL	29.3	145	1-10	2.6%
J	RESIDENTIAL	9.8	75	1-10	0.9%
K	RESIDENTIAL	14.7	350	12-24	1.3%
L	RESIDENTIAL	62.6	400	1-10	5.5%
M	RESIDENTIAL	66.5	395	1-10	5.8%
N	RESIDENTIAL	216.5	1170	1-10	19.0%
O	RESIDENTIAL	52.8	415	1-10	4.6%
P	RESIDENTIAL	60.3	410	1-10	5.3%
Q	RESIDENTIAL	7.3	35		0.6%
R	RESIDENTIAL	7.1	35		0.6%
S	SCHOOL SITE	12.2	-	-	1.1%
T	SCHOOL SITE	12.3	-	-	1.1%
U	SCHOOL SITE	12.3	-	-	1.1%
V	SCHOOL SITE	25.0	-	-	2.2%
W	SUBSTATION	5.0	-	-	0.4%
	DEDICATED ROW	37.3	-	-	3.3%
	EASEMENTS/ OPEN SPACE	76.5	-	-	6.7%
	WATER TANK	1.0	-	-	0.1%
	CHANNEL/ FLOODPLAIN	133.6	-	-	11.7%
TOTAL		1138.4	5440		100.0%

— doesn't match sketch plan table total

At this time all streets shown on the drawings shall be public illustrating proposed classifications and required rights of way per EPC standards. There shall be no direct lot access to any arterial or collector streets. A traffic impact analysis was completed and is included with this submittal.

The community is designed to provide for functioning automobile and pedestrian circulation, taking advantage of surrounding land uses. Within the overall Rolling Meadows/ Bull Hill development, open space and community connections will be provided to open space corridors, future parks, the school sites and adjoining neighborhoods. Roadways, utilities, and drainage improvements will be constructed in the most optimal and efficient manner to facilitate development construction and sequencing.

A "Soils and Geology Study", Rolling Meadows Bradley Road, El Paso County, Colorado" (RMG- Rocky Mountain Group, August 5, 2022) is included with the submittal package. As part of this study, 70 exploratory test borings were completed. Geologic hazards (as described in section 8.0 of the report) were not found to be present at this site. Potential geologic constraints (also as described in section 8.0 of the report) were found on site to include: expansive soils and bedrock, compressible soils, shallow ground water tables,

depict and label these connections. Add trails...

its way to early to determine if users will want deviations- delete sentence



if there are areas you know to be avoided - show them as open land

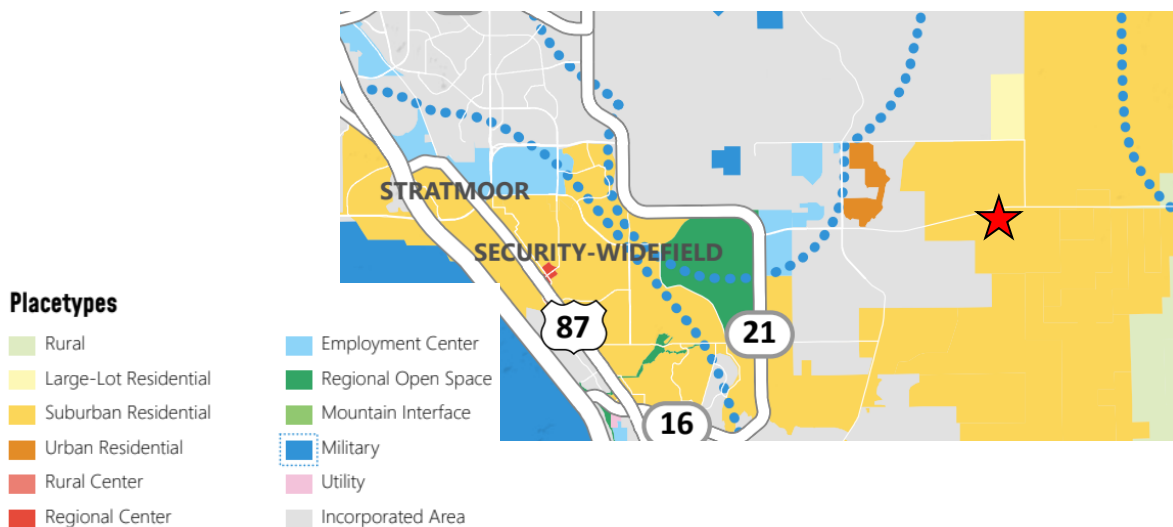
floodplain/floodway, faults and seismicity, radon, and proposed grading, erosion control, cuts and masses of fill. Where avoidance is not readily achievable, the existing geologic and engineering conditions can be satisfactorily mitigated through proper engineering, design, and construction practices. Exterior, perimeter foundation drains should be installed around below-grade habitable or storage spaces. Surface water should be efficiently removed from the building area to prevent ponding and infiltration into the subsurface soil.

Your El Paso County Master Plan

Baseline Considerations:

- 1. *Is there a desirability or demand within the community for this use?*

While the proposed Rolling Meadows/ Bull Hill Sketch Plan and future developments will take several years to build and complete, residential demand will remain strong as the El Paso County population is expected to increase by more than 250,000 people in the next 30 years (*Your El Paso County Master Plan, Introduction Page*). This project will help to keep up with that demand by providing 5,440 dwelling units through a variety of housing styles and price points. As also illustrated in the Your EPC Master Plan, the county should increase density to help reduce land cost per unit for development with a primary focus on Suburban Residential placetypes. The proposed Rolling Meadows/ Bull Hill Sketch Plan area is designated as **Suburban Residential Placetype** in the **Area of Change: New Development** and is consistent with the placetype’s recommended land uses. Suburban Residential’s primary land use is Single-Family Detached with supporting land uses of Single-Family Attached, Multifamily, Commercial, Parks and Open Space, and Institutional.



2. *Does the market support the need for the use? Would the use be viable if built right now?*

As previously discussed, a very high demand for the proposed land uses and density illustrated on the sketch plan will remain in El Paso County and the City of Colorado Springs metro area as the expected population of El Paso County is expected to grow by over 250,000 people in the next 30 years.

3. *Would the use be providing necessary housing or essential goods and/ or services?*

The proposed Rolling Meadows/ Bull Hill development will incorporate more residential homes to help provide necessary and needed housing in this area of the county. The proposed density and various residential land use supports **Goal HC1**: Promote development of a mix of housing types in identified areas and **Goal HC3**: Locate attainable housing that provides convenient access to good, services and employment. The Rolling Meadows/ Bull Hill development is near existing highways; will utilize and extend infrastructure in the area; and would be located near an existing commercial activity centers, such as the Peak Innovation Park, providing numerous job opportunities.

Geographic Considerations:

1. *Is the proposed use located within a Key Area? If so, does it fit with the development recommendations for that particular Key Area?*


Per the **Chapter 4 Housing & Communities Framework** map on page 49, the Rolling Meadows/ Bull Hill project is identified as a Suburban Residential Area Priority Development Area. This framework identification specifies locations within the county that should be prioritized first for new residential development to help accommodate the anticipated growth over the next 30 years. The Rolling Meadows/ Bull Hill is being planned to provide 5,440 residential units built over several years.

2. *Does the use promote the level of change identified in the Areas of Change?*


Per the **Chapter 3 Land Use Framework: Areas of Change Map** on page 20, the Rolling Meadows/ Bull Hill area is identified as an area of *New Development*. While this area is mostly vacant, it has been master planned for several years per the previously approved Rolling Hills Ranch Sketch Plan described in detail above. In addition, the Banning Lewis Ranch existing master plan illustrates residential development to the north and west. Finally, this sketch plan will be compatible with the existing Lorson Ranch development to the south. As a result, the identified Placetype: Suburban Residential can be successfully developed as illustrated on the sketch plan drawings meeting **Chapter 14 Implementation Goal LU1**: Ensure compatibility with established character and infrastructure capacity.

3. *Does the use fall within the primary or supporting land uses within the appropriate placetype?*

Per the **Chapter 3 Land Use Framework** the proposed Rolling Meadows/ Bull Hill Sketch Plan area is designated as **Suburban Residential Placetype** in the **Area of Change: New Development** and is consistent with the placetype's recommended land uses. The Suburban Residential's primary land use is Single-Family Detached with supporting land uses of Single-Family Attached, Multifamily, Commercial, Parks and Open Space, and Institutional. As illustrated in Section 4 Housing and Communities, the proposed sketch

plan development is identified as an area expected to accommodate a portion of the City of Fountain’s anticipated population growth. The proposed sketch plan amendment meets this objective and **Chapter 14 Implementation Goal LU3**: Encourage a range of development types to support a variety of land uses.  City of CS has asked for annexation

4. *Is the use located in a Priority Annexation Area? If so, does it align with the growth and development plans for the nearby municipality?*

Per the **Chapter 4 Housing & Communities Framework**: Priority Annexation Map on page 50, the Rolling Meadows/ Bull Hill project is located within the Potential for Annexation Key Area and is identified as an area of Priority for Annexation due to its proximity to the City of Colorado Springs city limits and Banning Lewis Ranch to the west. The proposed density and land uses would be inline with existing and planned residential uses in general area; however, this area  currently within the service area of the Widefield Water and Sanitation District (WWSB) to provide municipal services. At this time WWSB is not interested in removing this development area from its service plan. In addition, due to lack of immediate availability of Colorado Springs utility services this project will not be seeking annexation into the City of Colorado Springs at this time and shall remain within El Paso County.

Address anticipated Amara annexation. Meridian Road, and adjacent parcel. Bradley Road has already been transferred to the City.

5. *Is the use located within a Housing Priority Area? If so, is it one of the allowed housing types?*

Per the **Chapter 4 Housing & Communities Framework** map on page 49, the Rolling Meadows/ Bull Hill project is identified as a Suburban Residential Area Priority Development Area. This framework identification specifies locations within the county that should be prioritized first for new residential development to help accommodate the anticipated growth over the next 30 years. The Rolling Meadows/ Bull Hill is being planned to provide 5,440 residential units built over several years.

6. *Is the use located within a Commercial Priority Development Area? If so, is it one of the allowed commercial uses for that area?*

The proposed sketch plan area is not located within a Commercial Priority Development Area.

 Commercial uses are supporting land uses in placetype and SKP Plan should incorporate some commercial nodes...


7. *Is the use located within an Employment Priority Development Area? If so, is it one of the allowed employment-focused uses for that area?*

The proposed sketch plan area is not located within an Employment Priority Development Area.

County Systems Considerations:

1. *Is there existing infrastructure to which the development can connect? If so, what infrastructure exists? If not, are there existing or proposed plans to extend infrastructure to this area?*

The future Rolling Meadows/ Bull Hill will require the extension of nearly all required municipal utilities to include water, wastewater, gas and electric. However, these utility extensions have been planned for extension and expansion through comprehensive utility planning. The proposed Rolling Meadows/ Bull Hill development will be required to complete these extensions based on phasing and the necessary infrastructure required to serve the development through a phased approach. This meets **Chapter 14**

 providers are?

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

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

The proposed development will indeed trigger the need for infrastructure extension and expansion of municipal utilities. This will require a dedicated effort of coordination with all utility providers to ensure the project’s success.

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

The proposed sketch plan is proposing public street roadways to be designed and built to El Paso County Standards. Region trail connections may be required along and within the development. These will be provided as necessary per the El Paso County Parks Master Plan. This supports **Chapter 14 Implementation Goal TM2: Promote walkability and bike-ability** by continuing the construction of trail corridors connecting this development with adjacent neighborhoods.

Best Practices Considerations:

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

Future, more detailed design submittals will illustrate implementation of any conservation best practices such as clustered development, inclusion of parks/ open space, and preservation of natural areas.



depict on SKP

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

Future, more detailed design submittals will illustrate implementation of any conservation best practices such as clustered development, inclusion of parks/ open space, and preservation of natural areas such as the existing drainage channel that flows through the sketch plan area.

El Paso County Sketch Plan Section 7.2.1C -Approval Criteria

1. *The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.* The proposed subdivision is in general conformance with the Your El Paso County Master Plan as described above and helps to meet to primary goal of creating a competitive place to live, work, invest and visit.

The proposed subdivision is in conformance with the requirements of this Code. The subdivision is consistent with the purposes of this Code and does not affect the health, safety, or welfare of the general area.

2. *The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the sketch plan area.* The proposed residential area is compatible with the surrounding residential and commercial land uses. The project includes a total of 5,440 dwelling units through a combination of 4,690 new single family detached units on 788.5 acres for a density range of 1-10 DU/ Acre and 750 new multi-family units on



Update this when u
break densities down
and add uses

34.7 acres for a density range of 12-24 DU/ Acre. Adequate open space, landscaping and buffering will be provided for in more detailed future submittals.

3. *The water supply report provides sufficient information to identify probable compliance with the water supply standards and identifies any need for additional water supplies.* Widefield Water & Sanitation District has currently allocated potable water to Bull Hill/Rolling Meadows in the amount of 5,721 single family equivalents which includes single family dwellings units, schools, parks, streetscapes, and fire stations. There is also the potential to increase density but will be limited to the amount of water rights acquired and the capacity of the wastewater treatment plant.

is is the first mention of a fire station. identify on table and SKP.

4. *Services are or will be available to meet the needs of the subdivision including, roads, police and fire protection, schools, recreation facilities, and utility service facilities.* All necessary services are available to meet the initial needs for the proposed development. Multiple school sites are proposed to serve the community. Additional service commitments will be provided with future submittals. The addition of roads, open space/ parks, and required utility improvements are discussed in other sections of this project narrative.

Police- have high call rates and long response times here in this area. Did you coordinate site location and size and class w/ D3?

5. *The soil is suitable for the subdivision.* The soils are suitable for construction with any necessary soil hazards to be mitigated using common and accepted engineering design techniques. More detailed soil investigations may be provided with future submittals.

6. *The geologic hazards do not prohibit the subdivision, or can be mitigated.* A "Soils and Geology Study", Rolling Meadows Bradley Road, El Paso County, Colorado" (RMG- Rocky Mountain Group, August 5, 2022) is included with the submittal package. As part of this study, 70 exploratory test borings were completed. Geologic hazards (as described in section 8.0 of the report) were not found to be present at this site. Potential geologic constraints (also as described in section 8.0 of the report) were found on site to include: expansive soils and bedrock, compressible soils, shallow ground water tables, floodplain/floodway, faults and seismicity, radon, and proposed grading, erosion control, cuts and masses of fill. Where avoidance is not readily achievable, the existing geologic and engineering conditions can be satisfactorily mitigated through proper engineering, design, and construction practices.

7. *The subdivision will not interfere with the extraction of any known commercial mining deposit [C.R.S. §§ 34-1-302(1), et seq.].* The proposed project does not contain any mineral deposits of commercial value.

8. *The design of the subdivision protects the natural resources or unique landforms.* The project proposes improvement to the existing channel/ floodplain area. These improvements will provide additional stabilization to the channel and its surrounding riverine habitat.

live bottom channel?

italics?

9. *The proposed methods for fire protection are adequate to serve the subdivision.* The proposed subdivision will have adequate circulation and meet all design criteria of the Security Widefield Fire Protection District. A Fire Protection Report and Fire Commitment will be provided with future, more detailed submittals.

who did u discuss needs with ? Is a fire station proposed?

10. *The subdivision is appropriate, and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints.*

There are no major development constraints on this site. Existing drainage facilities will be retained or modified as necessary for the development.

Water and Wastewater Services:

Widefield Water & Sanitation District has currently allocated potable water to Bull Hill/Rolling Meadows in the amount of 5,721 single family equivalents which includes single family dwellings units, schools, parks, streetscapes, and fire stations. There is also the potential to increase density but will be limited to the amount of water rights acquired and the capacity of the wastewater treatment plant.

El Paso County Water Master Plan:

Rolling Meadows/ Bull Hill is located in two pressure zones. The lower pressure zone serves this development up to an elevation of 5860 and is called the Ground Storage Service Area. The upper pressure zone is generally located north of Bradley Road and includes areas higher than elevation 5860 and is called the Elevated Tank Service Area. As part of the Lorson Ranch Development and WWSD's water infrastructure expansion portions of the water system have been built and is discussed below.

In the early stages of the Lorson Ranch Development potable watermain was constructed from the Goldfield Tank Site to Lorson Ranch and extending within Lorson Ranch to a pumpstation (RHBPS) located near the electrical transmission lines. In 2017 WWSD constructed the RHBPS pumpstation and a 12" potable watermain from Lorson Ranch to the VA Cemetery property to provide potable water to the VA Cemetery. In 2021 WWSD constructed a 2MG ground storage tank (Rolling Hills Ground Storage Tank) and watermain at the Rolling Meadows Tank site. In 2022 Lorson Ranch constructed a 16" potable watermain stub from the RHBPS to the Bull Hill property. WWSD is currently increasing the size of the RHBPS pumpstation in Lorson Ranch to provide additional service to the Ground Storage Service Area.

The first phases of Bull Hill / Rolling Meadows will be limited to development in the Ground Storage Service Area generally below the 5860 elevation. Watermain infrastructure required for this area includes constructing a 16" watermain from the stub at Lorson Ranch north to the Rolling Hills Ground Storage Tank and watermain laterals for each phase of development.

In order to develop areas above the 5860 elevation an elevated tank, 5MG ground storage tank, and booster station will need to be constructed at the Rolling Meadows Tank Site. See WWSD's memo dated February 6, 2020 for tank site layouts and tank designs.

The WWSD's has a current developed physical water supply of 5271 ac-ft of water per year and the three year running average actual use is 2898 ac-ft per year which is 55% of the existing available physical supply.

Water Demand calculations were completed based on the proposed zoning and densities. Water demand is 0.35 ac-ft/year for each single family equivalent.


(generally, areas north of Bradley Road west of the channel?)


(generally, areas north of Bradley Road east of the channel, and south of Bradley Road?)


WWSD could potentially serve future additional densities but that would require acquisition of additional water rights, updating of the Water Master Plan, and additional water infrastructure.

Sewer loading calculations were completed based on the proposed zoning and densities. Sanitary loads of 205 Gal/Unit for single family residential lots can be expected.

The WWSD collects and treats wastewater from users within its service area at the WWSD treatment plant located near Hwy 16 and Fountain Creek. The treatment plant has a current hydraulic capacity of 2.14 MGD. Currently, the plant is operating at a three year average loading of 1.64 MGD which is roughly 77% of capacity. Current projected use plus active commitments is projected to be roughly 1.72MGD which represents approximately 80% of the current hydraulic plan capacity. Note – wastewater treatment plants are rated on the basis of Average Daily Maximum Monthly Flow which differs from maximum day flow. See attached report from WWSD for total units served, upcoming three year improvements, and existing infrastructure. Development density in Bull Hill / Rolling Meadows above the 5721 sfe's total will need to be studied by WWSD to ensure the existing treatment plant does not exceed capacity.

In addition  **Inside at Lorson Ranch** meets the stated Goals and Policies:

 this the correct text


- Goal 1.2 – Integrate water and land use planning  for this skp
- Goal 4.2 – Support the efficient use of water supplies
- Goal 6.1.2 – Promote water conservation

through integrated master planning of site planning, landscape and water resource best management practices. Water conservation is achieved through higher densities with smaller individual yards and more common open space. The common open space emphasizes water conservation using native turf seeds and limited high water sod.

Total Number of Residential Units, Density, and Lot Sizes: 4,690 Single-Family Detached Residential Units at a density of 1-10 DU/ Acre. The site layout includes a mix of residential lot size: 60' x 110' (6,600' SF); 50' x 110' (5,500 SF); 45' x 85' (3,825 SF); and 35' x 85' (2,975 SF). The site also includes 750 multi-family units at a density of 12-24 DU/ Acre.

Total Number of Industrial or Commercial Sites:

There are no industrial or commercial sites proposed with this project.

 strongly recommend adding non residential uses: schools; churches; corner stores; commercial nodes

Phasing Plan and Schedule of Development:

The Rolling Meadows/ Bull Hill will be developed in several phases based on necessary infrastructure extensions. Proposed roadways, utilities, drainage, and necessary improvements will be constructed in the most optimal and efficient manner in order to facilitate development construction and sequencing.


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

Per the EPCLDC, 107.7 acres or 10% of the total site area is required within the PUD zoning district to be provided as open space. 1,138.4 total acres – 61.8 school site acres = 1,076.6 acres X 10% = 107.7 acres of required open space. The PUDSP proposes 222.1 acres of open space, landscape area, and pocket parks totaling 20.6% of the overall site acreage. The total

this does not need to be PUD...look at the park land requirements in Chapter 8

 Trails/maintenance access roads along channel also?

222.1 acres of open space breaks down as follows; open space/ easement = 76.5 acres, future parks within residential areas = 12 acres, water resource/ floodplain areas within open space = 133.6 acres (per code section 17.248.b.1b an open space requirement can be met through environmental preservation of significant natural areas such as water bodies/water resource). The open space tracts may include elements such as landscaping, existing natural open space to remain, trails, pocket parks, and detention facilities. Of the 222.1 acres being provided with Rolling Meadows/ Bull Hill, 76.5 acres consist of the powerline easement and an SDS easement. This easement forms a natural buffer within the community providing opportunities for pedestrian trail connectivity. These potential trail corridors along the powerline easement will provide numerous connections to adjoining neighborhoods. Additional open space may be provided within individual parcel areas increasing the total amount of open space provided. Open space provided will be cumulative across the entire Rolling Meadows/ Bull Hill development area. No less than 25% of the required open space acreage will be usable open space for the benefit of all residents.

 Both PCD and Park staff have concerns about the limited amount of community parks and lack of trails for such a large development. There is an underlying complaint by residents south in Lorson in regard to usable parks....

The owner/ developer will seek to enter into a Park Lands Agreement with the El Paso County Parks Department for application of urban park credits in relation to the development and construction of the proposed pocket parks. Any Park Lands Agreement will be coordinated during the Final Plat process.


Types of Proposed Recreational Facilities:  Commercial zoning would allow a health club....

While there are no major recreational facilities such as large sports complexes or regional parks, the Rolling Meadows/ Bull Hill Sketch Plan is illustrating several school sites and larger areas of open space. Future submittals will illustrate park sites and their amenities.

Traffic Engineering:

 is generally

Vehicular access and street layout shall be as illustrated on the sketch plan with all roadways to be public, built to El Paso County standards. Refer to the traffic impact study submitted with this sketch plan for more detail regarding traffic volumes, circulation, etc. Future development plans

 shall follow the recommendations outlined in this traffic impact study. Additional traffic analysis shall not be required with future submittals unless a change of use is requested for the school sites.

 delete this sentence

School District:

The Rolling Meadows/ Bull Hill Sketch Plan area lies within the Widefield School District #3. The sketch plan drawings illustrate several school site locations and sizes based upon coordination directly with the school district. As the project will be dedicating land for the various school site, there will be no fees required as the land will count as credits given to the school district.

Proposed Services:


1. Water/ Wastewater: Widefield Water and Sanitation District
2. Gas: City of Colorado Springs
3. Electric: Mountain View Electric
4. Fire: Security Fire Protection District
5. School: Widefield District #3
6. Roads: El Paso County Road and Bridge
7. Police Protection: El Paso County Sheriff's Department

Impacts associated with the Sketch Plan Amendment:

Floodplain: There is a major hydrologic feature within the project site boundary. This property is located within a designated FEMA floodplain as determined by the flood insurance rate map, community map numbers '08041C0769G', '08041C0790G', and '08041C0976G' effective date 'December 7, 2018'.

Channel and Floodplain improvements are proposed as part of this overall development project. The development will drain into a proposed detention pond/water quality basin system located throughout the proposed project. Flows will then be conveyed to the Jimmy Camp Creek East Tributary and/ or offsite in a manner consistent with El Paso County and State requirements.

Site Geology: RMG has provided a Soils and Geology Study with this submittal. This report has identified any potential Geologic Hazards and/ or Constraints on site related to development of the property along with proposed mitigation of the hazards. The development will incorporate the recommended mitigation during final design and construction on site.

 Wetlands: Per Jurisdictional Determination Letter (SPA-2005-00418) from the Army Corps of Engineers, the site contains non-jurisdictional isolated wetlands, other isolated waters, and an upland stock pond.

depict locations on SKP- are you preserving the natural features - non jurisdictional

Air Pollution: By adhering to current air quality regulations, any air pollution emanating from the development will be negligible. The site has very little vegetation and contains mostly native turfgrass which may result in higher than normal amounts of dust during windy days. However, the proposed development will provide irrigated turf areas and native seeding to help alleviate the dust issues. Construction practices will adhere to El Paso County health department, as well as state department codes and regulations.

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

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



 "Noise studies, if applicable will be required at subsequent stages of the entitlement process. "

Visual Assessment: The natural mountain backdrop of the Rampart Range is perhaps the best natural feature of Rolling Meadows/ Bull Hill with sweeping views in nearly all directions. The scenic view shed is impaired somewhat by intervening development; however, the panoramic views remain quite spectacular. There are no unique natural features on the project site.

Vegetation, Wildlife Habitats and Migration Routes:

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



please address based on the study you will be submitting by a qualified professional



The Colorado Division of Wildlife note the following as also present in the area.

- Prairie Dog
- Mule and White Tailed Deer
- Pronghorn Antelope
- Fox species
- Coyote
- Rabbits
- Raptors
- Songbirds
- Numerous Small Mammals

Due to the construction activity and adjoining residential developments, it is not anticipated that either application will have significant impacts on wildlife in the area.

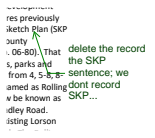
The U.S. Fish and Wildlife Service's IPaC mapper and website database (<https://ecos.fws.gov/ipac/>) was used to determine the potential of migratory birds within the area. The IPaC mapper listed 8 migratory birds that may be affected by Rolling Meadows – Bull Hill; however, this list may also include birds occurring outside this area's FWS office jurisdiction. Breeding migratory birds do receive statutory protection; however, the site contains very few if any trees. In addition, there are no critical habitats found to be present on the site.



Subject: Image
Page Label: 2
Author: dsdparsons
Date: 10/10/2023 11:58:29 AM
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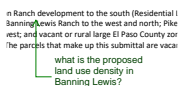


Subject: Image
Page Label: 2
Author: dsdparsons
Date: 10/10/2023 11:56:52 AM
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Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 10/10/2023 11:59:28 AM
Status:
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delete the record the SKP sentence; we dont record SKP...



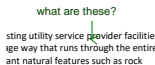
Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 10/10/2023 12:00:03 PM
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what is the proposed land use density in Banning Lewis?



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 10/10/2023 12:12:32 PM
Status:
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modify per SKP redlines please. Is a special District purposed for the development?



Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 10/10/2023 12:48:21 PM
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what are these?

Small text block, possibly a header or footer, containing technical or administrative information.

Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 10/10/2023 12:48:44 PM
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is that the east for of Jimmy Camp Creek?

Small text block, possibly a header or footer, containing technical or administrative information.

Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 10/10/2023 12:50:04 PM
Status:
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unnecessary paragraph skp expired and PUD is concept which is no longer in Code...

Plan Amendment for approval process for all level the feasibility

Subject: Pen
Page Label: 3
Author: dsdparsons
Date: 10/10/2023 12:50:21 PM
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f a Major Ske re first step c

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Page Label: 3
Author: dsdparsons
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he PUD/ Pi

Subject: Pen
Page Label: 3
Author: dsdparsons
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Small text block, possibly a header or footer, containing technical or administrative information.


Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 10/10/2023 12:52:36 PM
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pre-site grading is technically done with Prelim plan regardless of zoning


lan Amendment ill
The proposed de
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Author: dsdparsons
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Item	Value
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Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 10/11/2023 10:41:45 AM
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What District? What facilities? staff did contact Sheriff- (emails to the right) to determine if sub station is needed?.



Subject: Highlight
Page Label: 3
Author: dsdparsons
Date: 10/11/2023 10:40:33 AM
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Subject: Highlight
Page Label: 3
Author: dsdparsons
Date: 10/10/2023 3:54:14 PM
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accommodate a portion of the
posed sketch plan
ation Goal U3. Encourage
use. City of CS has asked for
annexation
align with the growth and
Vigilant Annexation Map on
within the Potential for
y for Annexation due to its
ening Lewis Ranch to the

Subject: Text Box
Page Label: 7
Author: dsdparsons
Date: 10/11/2023 10:13:23 AM
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City of CS has asked for annexation

Commercial uses are supporting land uses in
placetype and SKP Plan should incorporate some
commercial nodes...

Subject: Text Box
Page Label: 7
Author: dsdparsons
Date: 10/11/2023 10:15:14 AM
Status:
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Commercial uses are supporting land uses in
placetype and SKP Plan should incorporate some
commercial nodes...

required to serve
providers
are?

Subject: Planner
Page Label: 7
Author: dsdparsons
Date: 10/11/2023 10:15:57 AM
Status:
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providers are?

depict on SKP

Subject: Planner
Page Label: 8
Author: dsdparsons
Date: 10/11/2023 10:38:08 AM
Status:
Color: ■
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Space:

depict on SKP

Update this when u break densities down and add
uses

Subject: Planner
Page Label: 8
Author: dsdparsons
Date: 10/11/2023 10:38:41 AM
Status:
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Update this when u break densities down and add
uses

this is the first mention of a fire station. identify on
table and SKP.

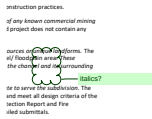
Subject: Planner
Page Label: 9
Author: dsdparsons
Date: 10/11/2023 10:39:19 AM
Status:
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this is the first mention of a fire station. identify on
table and SKP.



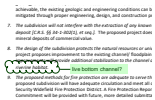
Subject: Planner
Page Label: 9
Author: dsdparsons
Date: 10/11/2023 10:47:07 AM
Status:
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Did you coordinate site location and size and class w/ D3?



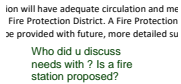
Subject: Planner
Page Label: 9
Author: dsdparsons
Date: 10/11/2023 10:44:05 AM
Status:
Color: ■
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italics?



Subject: Planner
Page Label: 9
Author: dsdparsons
Date: 10/11/2023 10:44:27 AM
Status:
Color: ■
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live bottom channel?



Subject: Text Box
Page Label: 9
Author: dsdparsons
Date: 10/11/2023 10:46:12 AM
Status:
Color: ■
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Who did u discuss needs with ? Is a fire station proposed?



Subject: Planner
Page Label: 9
Author: dsdparsons
Date: 10/11/2023 10:47:15 AM
Status:
Color: ■
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Space:

Police- have high call rates and long response times here in this area.



Subject: Planner
Page Label: 11
Author: dsdparsons
Date: 10/11/2023 10:51:46 AM
Status:
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Layer:
Space:

is this the correct text for this skp

to create a new or redeveloped on 25, 30, and 35' x 125' (2,500-3,750) 4 DU/1 Acre.

Project: strongly recommend adding non residential uses: schools; churches; corner stores; commercial nodes
all phases based on necessary PK, and necessary improvements + order to facilitate development

ME: need within the PUD zoning

Subject: Planner
Page Label: 11
Author: dsdparsons
Date: 10/11/2023 10:53:08 AM
Status:
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strongly recommend adding non residential uses: schools; churches; corner stores; commercial nodes



Subject: Planner
Page Label: 11
Author: dsdparsons
Date: 10/11/2023 10:54:07 AM
Status:
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Layer:
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this does not need to be PUD...look at the park land requirements in Chapter 8



Subject: Planner
Page Label: 12
Author: dsdparsons
Date: 10/11/2023 11:19:09 AM
Status:
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Both PCD and Park staff have concerns about the limited amount of community parks and lack of trails for such a large development. There is an underlying complaint by residents south in Lorson in regard to usable parks....

where there are no other parks for one requires open space for the benefit of all residents.
order into a Park Lands Agreement with the El Paso County of other park credits in relation to the development and in parks. Any Park Lands Agreement will be coordinated with the...
with: commercial zoning would allow a health club and facilities as large sports complexes or regional all-terrain Park is supporting several school sites and larger than will illustrate park sites and their amenities.
shall be as illustrated on the sketch plan with all roadway to quarters. Refer to the traffic impact study submitted with this traffic volume, circulation, etc. Future development plans included in this traffic impact study. Additional traffic sources

Subject: Planner
Page Label: 12
Author: dsdparsons
Date: 10/11/2023 11:22:21 AM
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commercial zoning would allow a health club.....



Subject: Callout
Page Label: 13
Author: dsdparsons
Date: 10/11/2023 11:23:20 AM
Status:
Color: ■
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depict locations on SKP- are you preserving the natural features - non jurisdictional



Subject: Callout
Page Label: 13
Author: dsdparsons
Date: 10/11/2023 11:24:26 AM
Status:
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Space:

"Noise studies, if applicable will be required at subsequent stages of the entitlement process. "

add

Subject: Planner
Page Label: 13
Author: dsdparsons
Date: 10/11/2023 11:24:45 AM
Status:
Color: ■
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Space:

add



Subject: Planner
Page Label: 13
Author: dsdparsons
Date: 10/11/2023 11:25:21 AM
Status:
Color: ■
Layer:
Space:

please address based on the study you will be submitting by a qualified professional

Jeff Rice - EPC Engineering Review (11)

... project name to now be known as ...
... I to the south of Bradley Road.
... road, north of the existing Lorson
... Ides of Bradley Road. The Rolling
... and **will remain zoned as PUD.**
... ial, Multi-Family Residential, School
... annel/Floodplain improvements.
... 10 dwelling units through a
... 788.5 acres for a density range of 1-

Subject:
Page Label: 2
Author: Jeff Rice - EPC Engineering Review
Date: 10/10/2023 10:28:12 AM
Status:
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hall remain zoned as PUD.

Subject: Callout
Page Label: 4
Author: Jeff Rice - EPC Engineering Review
Date: 10/10/2023 10:32:42 AM
Status:
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doesn't match sketch plan table total

... Address:
... Bradley Road
... Meridian Road
... adjacent parcel
... Bradley Road has
... already been transferred to the City.

Subject: Callout
Page Label: 7
Author: Jeff Rice - EPC Engineering Review
Date: 10/10/2023 11:46:37 AM
Status:
Color: ■
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Address anticipated Amara annexation. Meridian Road, and adjacent parcel. Bradley Road has already been transferred to the City.

... generally, areas north of Bradley Road east of the channel, and south of Bradley Road?)

Subject: Callout
Page Label: 10
Author: Jeff Rice - EPC Engineering Review
Date: 10/10/2023 10:39:30 AM
Status:
Color: ■
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Space:

(generally, areas north of Bradley Road east of the channel, and south of Bradley Road?)

rated on the sketch plan with all roadways to
to the traffic impact study submitted with this
in circulation. The future development plan
traffic impact study. Additional traffic analysis
a change of use is required for the school.
[delete this sentence](#)

n within the Wakefield School District #3. The
10000000 and have been open construction
the dedicating land for the various school sites,
it is hereby given to the school district.

Subject: Callout
Page Label: 12
Author: Jeff Rice - EPC Engineering Review
Date: 10/10/2023 10:44:03 AM
Status:
Color: ■
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delete this sentence