


**EL PASO COUNTY**  
**COLORADO**

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
 CRAIG DOSSEY, EXECUTIVE DIRECTOR

**TO: El Paso County Planning Commission**  
**Brian Risley, Chair**

**FROM: Kari Parsons, Planner III**  
**Jeff Rice, PE Engineer III**  
**Craig Dossey, Executive Director**

**RE: Project File #: PUDSP-19-011**  
**Project Name: Urban Collection at Palmer Village**  
**Parcel Nos.: 54051-00-041, 54051-00-042, 54051-00-043, 54051-00-044,**  
**54050-00-035, and 54050-00-051**

OWNER:	REPRESENTATIVE:
Feathergrass Investments, LLC 4715 N. Chestnut St. Colorado Springs, CO. 80907	N.E.S., Inc. 619 N. Cascade Ave. Suite 200 Colorado Springs, CO. 80903

**Commissioner District: 2**

Planning Commission Hearing Date:	7/23/2020
Board of County Commissioners Hearing Date	8/25/2020

**EXECUTIVE SUMMARY**

A request by Feathergrass Investments, LLC, for approval of a map amendment (rezoning) of 10.84 acres of the overall 23.1 acre development area from a conceptual PUD (Planned Unit Development), CAD-O (Commercial Airport District Overlay) and CS (Commercial Service) to a site-specific PUD (Planned Unit Development), CAD-O (Commercial Airport District Overlay) to allow for the development of 100 single-family



attached residential lots, drainage, open space, and utility tracts. The applicant is also requesting approval of a 23.1-acre preliminary plan, which includes 100 single-family attached residential lots, 12 tracts for drainage, open space, and utility tracts, and two (2) future development tracts. In accordance with Section 4.2.6.E of the El Paso County Land Development Code (2019), a PUD Development Plan May be Approved as a Preliminary Plan; the applicant is also requesting the PUD development plan be approved as a preliminary plan with a finding of water sufficiency for water quantity, quality, and dependability. Approval by the Board of County Commissioners of the preliminary plan with a finding of sufficiency for water quality, quantity, and dependability authorizes the Planning and Community Development Department Director to administratively approve all subsequent final plat(s). The parcels are located south of the Constitution Avenue and Hannah Ridge Drive intersection and are within Section 5, Township 14 South, Range 65 West of the 6<sup>th</sup> P.M. The subject property is not located within the boundaries of a small area plan.

#### **A. REQUEST/MODIFICATIONS/AUTHORIZATION**

**Request:** Approval of a map amendment (rezoning) from a conceptual PUD (Planned Unit Development), CAD-O (Commercial Airport District Overlay) and CS (Commercial Service) to a site-specific PUD (Planned Unit Development), CAD-O (Commercial Airport District Overlay) to allow for the development of 100 single-family attached residential lots of 10.84 acres of the overall 23.1 acre preliminary plan development area, which includes 100 single-family attached residential lots and two (2) future development tracts. The applicant is also requesting approval of a 23.1 acre preliminary plan, which includes 100 single-family attached residential lots, 12 tracts for drainage, open space, and utility tracts, and two (2) future development tracts. In accordance with Section 4.2.6.E of the El Paso County Land Development Code (2019), a PUD Development Plan May be Approved as a Preliminary Plan; the applicant is also requesting the PUD development plan be approved as a preliminary plan with a finding of water sufficiency for water quality, dependability and quantity.

#### **Modification of Existing Land Development Code (LDC) or Engineering Criteria Manual (ECM) Standard:**

For approval of a modification of a general development standard in the LDC or standard of the ECM, the BoCC shall find that the proposal provides for the general health, safety, and welfare of the citizens and at least one of the following benefits:

- Preservation of natural features;
- Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;
- Provision of a more efficient pedestrian system;
- Provision of additional open space;

- Provision of other public amenities not otherwise required by the Code; or
- The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development guide.

The applicant requests the following modification(s) of the LDC:

1. The applicant is requesting a PUD modification to Sections 8.4.4.C. and 8.4.4.E.3 of the Code to allow for private roads that are not proposed to be built to public road standards.

- Section 8.4.4.C, *Public Roads Required*, of the Code states: “Divisions of land, lots and tracts shall be served by public roads.”
- Section and 8.4.4.E.3, *Private Road Allowances*, of the Code states: “Generally, private roads shall be constructed and maintained to ECM standards except as may be otherwise determined in the waiver. Private road waivers may include design standards for the following:
  - Right-of-way width where suitable alternative provisions are made for pedestrian walkways and utilities;
  - Design speed where it is unlikely the road will be needed for use by the general public;
  - Standard section thickness minimums and pavement type where suitable and perpetual maintenance provisions are made;
  - Maximum and minimum block lengths; and
  - Maximum grade.

PCD Executive Director Recommendation:

The PCD Executive Director recommends approval of the requested PUD modifications. Per the proposed PUD/Preliminary Plan, adequate lot accessibility can be provided via the proposed private roads. The applicant has depicted a sidewalk design and layout that accommodates pedestrians throughout the proposed PUD/preliminary plan and allows for connections to the adjacent existing sidewalks.

As summarized in the applicant’s letter of intent, reducing the requirement of constructing private roads to public road standards to a lesser standard is proposed to provide for a more livable environment and provision of more efficient pedestrian spaces. The applicant has obtained written endorsement from Falcon Fire Protection District and the applicant is proposing the maintenance for the private roads to be provided by a homeowners’ association.

The applicant is requesting the following modification(s) of the ECM:

1. The applicant is requesting a PUD modification to Section 2.3.2 .A, Table 2-7, which specifies the 300 ADT criterion for Local (low volume) roads of the ECM to allow for a lower road classification cross section and associated design attributes for Fountain Grass Grove where the Local (low volume) design average daily traffic (ADT) is 300 and the proposed private road is anticipated to have 395 ADT on the west side of Hannah Ridge Drive and 337 ADT on the east side.

ECM Administrator Recommendation:

The ECM Administrator recommends approval of the requested PUD modification because Fountain Grass Grove, as a proposed private road, in essence provides direct lot access as prescribed in the ECM, Section 2.2.4.B.7, which states that “Local (low volume) roadways provide direct lot access and deliver lot-generated trips to collector roadways.”, and the anticipated traffic volumes are not excessive.

2. The applicant is requesting a PUD modification to Section 2.3.3. E, Table 2-7, which specifies the 100-foot centerline radius criterion for Local (low volume) roads of the ECM to allow for reduced centerline radii of 37 feet where 100 feet is required on a Local (low volume) road.

ECM Administrator Recommendation:

The ECM Administrator recommends approval of the requested PUD modification in conjunction with the overall design requiring slow vehicle speeds on the proposed private roads. Turning templates were provided for the typical fire truck and trash truck that are anticipated to serve the subdivision showing that these vehicles can make the turns within the proposed road layout, and the Falcon Fire Protection District has no objections to the design.

3. The applicant is requesting a PUD modification to 2.3.7.F.1, Table 2-31, which specifies the 20-foot curb return radii criterion for local-to-local road intersections of the ECM to allow for reduced intersection curb return radii of 10 feet where 20 feet is required. This deviation is requested so that the private roads have space to provide parking areas and only applies to the internal alley/road intersections.

ECM Administrator Recommendation:

The ECM Administrator recommends approval of the requested PUD modification in conjunction with the overall design requiring slow vehicle speeds on the proposed private roads. Turning templates were provided for the typical fire truck and trash truck that are anticipated to serve the subdivision showing that these



vehicles can make the turns within the proposed road layout, and the Falcon Fire Protection District has no objections to the design. Urban local roadways allow on-street parking within the clear zone.

**Authorization to Sign:** PUD Development Plan and any other documents required to finalize the approval. Approval by the Board of the preliminary plan with a finding of sufficiency for water quality, quantity, and dependability authorizes the Planning and Community Development Department Director to administratively approve all subsequent final plat(s) consistent with the preliminary plan as well as the associated Subdivision Improvements Agreements, Detention Pond Maintenance Agreements and any other documents necessary to carry out the intent of the Board of County Commissioners.

## **B. PLANNING COMMISSION SUMMARY**

**Request Heard:**

**Recommendation:**

**Waiver Recommendation:**

**Vote:**

**Vote Rationale:**

**Summary of Hearing:**

**Legal Notice:**

## **C. APPROVAL CRITERIA**

The Planning Commission and BOCC shall determine that the following criteria for approval outlined in Section 4.2.6, and Section 7.2.1 of the El Paso County Land Development Code (2019), have been met to approve a PUD zoning district:

- The proposed PUD district zoning advances the stated purposes set forth in this section.
- The application is in general conformity with the Master Plan;
- The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;
- The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment, and will not have a negative impact upon the existing and future development of the surrounding area;

- The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;
- The allowed uses, bulk requirements and landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;
- Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;
- Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities;
- The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g. fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;
- The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;
- The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;
- Any proposed exception or deviation from the requirements if the zoning resolution or the subdivision regulation is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and
- The owner has authorized the application.

The applicant has requested the proposed PUD also be reviewed and considered as a preliminary plan. Compliance with the requirements identified in Chapter 7 and Chapter 8 of the El Paso County Land Development Code (2019) for a preliminary plan requires the Planning Commission and the BoCC find that the following additional criteria for a preliminary plan have also been met.:

- The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
- The subdivision is consistent with the purposes of this Code;
- The subdivision is in conformance with the subdivision design standards and any approved sketch plan;

- A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;
- A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. §30-28-133(6) (b)] and the requirements of Chapter 8 of this Code;
- All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. §30-28-133(6)(c)];
- Adequate drainage improvements complying with State law [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;
- The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;
- Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
- The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;
- Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;

- The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and
- The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

**D. LOCATION**

North: PUD (Planned Unit Development)/CS (Commercial Service)	
Single-family residential/Vacant	
South: PUD (Planned Unit Development)	Single-family residential
East: CS (Commercial Service)	Vacant
West: RM-30 (Residential Multi-Dwelling)	Multi-family residential

**E. BACKGROUND**

The Urban Collection at Palmer Ridge PUD (Planned Unit Development) is located at the northern end of the Jessica Heights PUD development plan (PUD-03-008). The Jessica Heights Planned Unit Development (PUD-03-008) and the Jessica Heights Preliminary Plan (SP-03013) included 34-acres and were approved by the Board of County Commissioners on September 9, 2004. The Jessica Heights PUD plan depicted future commercial uses in the subject area. The Jessica Heights PUD plan also depicted a 20-foot buffer between the future commercial uses and the single-family residential uses within the PUD. The eastern 5.2-acres of the Jessica Heights PUD plan, which is the eastern portion of the requested Urban Collection at Palmer Ridge PUD plan, was rezoned from commercial PUD to CS (Commercial Service) (CS-13-003) on July 8, 2014.

The Urban Collection at Palmer Ridge PUD plan proposes a density of 9.23 dwelling units per acre. The requested PUD plan includes the development of 100 attached single-family lots; 2.37 acres of private right-of-way; 0.57 acres of public right-of-way; and twelve (12) tracts for drainage, utilities, associated easements, a pocket park, and open space (3.02 acres) totaling 10.84 acres. A preliminary plan is also proposed which includes the Urban Collection at Palmer Ridge PUD plan area as well as two future development tracts (12.26 acres) for a combined preliminary plan total area of 23.1 acres. The future development tracts depicted on the preliminary plan are east of the proposed attached single-family residential. The homeowners' association is anticipated to own and maintain the tracts exclusive of the future development tracts, which are to be owned and developed by others.

The future development tracts depicted on the eastern portion of the requested Urban Collection at Palmer Ridge Preliminary Plan were rezoned from M (Industrial) to PBD (Planned Business District (PBD-04-004) on February 25, 2005. Nomenclature

changes to the Land Development Code have renamed the PBD zoning district to the CS (Commercial Service) zoning district. The map amendment (rezone) from commercial PUD to single-family attached PUD does not include the area of the two future development tracts depicted in the preliminary plan. That area is proposed to remain zoned CS (Commercial Service).

If the Urban Collection at Palmer Ridge PUD Development Plan and Preliminary Plan are approved, and a finding of water sufficiency for water quality, quantity, and dependability is made by the Board of County Commissioners, then it is anticipated that the applicant will request administrative approval by the Planning and Community Development Department Executive Director of all subsequent final plats.

## **F. ANALYSIS**

### **1. Land Development Code Analysis**

This application meets the preliminary plan submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 as well as the Planned Unit Development (PUD) requirements outlined in Chapter 4 of the El Paso County Land Development Code (2019).

Section 4.2.6.F.8 of the Land Development Code requires a minimum of ten (10) percent of the overall residential PUD be set aside as open space area. The PUD area is 10.84 acres in size, which would require a total of 1.84 acres of open space area. The applicant is providing 3.02 acres of designated open space tracts which include drainage, utilities, associated easements, and landscaping.

Section 8.4.4.D of the Land Development Code requires two access points to be provided where more than 25 lots are proposed. The Urban Collection at Palmer Ridge provides a second access through the proposed future development tracts to the east, which, again, are currently zoned CS (Commercial Service). The location of the second access is in the same general area as the location of the future extension of Akers Drive, which will likely need to be constructed when the future development tracts are developed.

### **2. Zoning Compliance**

The PUD Development Plan identifies allowed and permitted uses; use, density, and dimensional standards such as setbacks, maximum lot coverage, and maximum building height; and overall landscaping requirements. The PUD Development Plan and Preliminary Plan are consistent with the proposed PUD development guidelines and with the submittal and processing requirements of the Land Development Code.

The property is also within the CAD-O (Commercial Airport Overlay District) zoning overlay. The CAD-O was adopted by the Board of County Commissioners pursuant to C.R.S §30-28-113 and 41-4-101. The purpose of the CAD-O district is to ensure compliance with the Federal Aviation Administration, to ensure free and unobstructed passage of all aircraft through and over airspace, and to acknowledge that private property owners have a property interest in usable airspace above the surface of their property. A referral was sent to the Colorado Springs Airport Advisory Commission (CSAAC) for review and comment. The CSAAC provided comment that an avigation easement is requested at the time of plat recordation. Section 4.3.1 of the Land Development Code requires an Airport Activity Notice and Disclosure to be recorded against the title of the property at the time of the final plat but does not require provision of an avigation easement. The applicant has, however, agreed to provide the requested avigation easement.

### **3. Policy Plan Analysis**

The El Paso County Policy Plan (1998) has a dual purpose; it serves as a guiding document concerning broader land use planning issues and provides a framework to tie together the more detailed sub-area elements of the County Master Plan. Relevant policies are as follows:

**Policy 6.1.11** - Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.

**Policy 6.2.10** - Utilize buffer zones to provide mutually compatible transitions between neighborhoods and adjoining development with differing uses or densities.

**Policy 10.2.2** - Carefully consider the availability of water and wastewater services prior to approving new development.

**Policy 11.3.2** - When possible, safely design and incorporate drainage facilities as an aesthetic element with developments.

**Goal 13.1** - Encourage an adequate supply of housing types to meet the needs of County residents

The Cherokee Park Townhomes, a multi-family apartment complex, is located to the west of the subject properties and has an overall density of 11.92 dwelling units per acre. A regional commercial center is being developed to the east at the southeastern corner of the intersection of Marksheffel Road and Constitution Avenue. North of the subject development lies the Midtown Collection at Hannah Ranch, a single-family detached development with an average density of 7.19 dwelling units per acre and an average lot size of 2,080 square feet. South of the subject property is the Jessica Heights subdivision. The average detached single-family lot size in the Jessica Heights subdivision is approximately 6,250 square feet.

The Urban Collection at Palmer Ridge PUD and Preliminary Plan propose an overall density of 9.23 dwelling units per acre and attached single family lots with a minimum lot size of 2,100 square feet, which is compatible in terms of density, lot size, and land use to the Midtown Collection at Hannah Ridge located to the north. The proposed development is also compatible with the multi-family development located adjacent to the west. However, the densities and proposed land uses may not be compatible with the single-family residential development (Jessica Heights) located to the south without the provision of adequate buffering.

The applicant is proposing to buffer the 6,250 square foot lot sizes in Jessica Heights subdivision from the 2,100 square foot lots in the Urban Collection at Palmer Ridge development with the planned open space areas. The open space tract depicted on the eastern boundary of the Urban Collection PUD and preliminary plan provides a 39-foot minimum buffer at the southeastern boundary, adjacent to the existing single-family lots within the Jessica Heights neighborhood, and then transitions north to a larger combined 207-foot buffer and detention tracts which are intended to buffer the proposed single-family attached from the future commercial development to the east. The applicant proposes to provide an additional 15-foot buffer and to leave the existing 5-foot concrete wall on the southern boundary of the Urban Collection at Palmer Ridge PUD between the Jessica Heights single family detached subdivision and the proposed single-family attached lots included within the proposed development. A detail of the buffer is provided on sheet 5 of the attached PUD and preliminary plan.

The single-family residential development depicted on the PUD development plan and preliminary plan is a compatible with both the existing single-family residential (Jessica Heights) as well as the future commercial uses with incorporation of the proposed transition and buffering. Furthermore, the development is a practical extension of the planned and existing urban single-family attached residential and

is consistent with multi-family residential development in the area, particularly to the north and west. Staff recommends that the layout and design of the Urban Collection at Palmer Village PUD development plan and preliminary plan is consistent with the goals and policies pertaining specifically to the concept of integrating new compatible land uses in terms of density, transitions, buffers, and access.

According to the water and wastewater resources reports submitted in support of the development plan, Cherokee Metropolitan District has available water supply and wastewater treatment capacity to provide adequate service to the development. Please see the Water Master Plan section below for additional analysis regarding master plan consistency pertaining to water.

#### **4. Small Area Plan Analysis**

The parcels included within the Urban Collection at Palmer Ridge PUD and Preliminary Plan are not located within the boundaries of a small area plan.

#### **5. Water Master Plan Analysis**

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

**Goal 1.1** – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.

**Goal 1.2** – Integrate water and land use planning.

**Goal 3.1** – Promote cooperation among water providers to achieve increased efficiencies on infrastructure.

**Policy 4.1.4** – Work collaboratively with water providers, stormwater management agencies, federal agencies, and State agencies to ensure drinking water sources are protected from contamination and meet or exceed established standards.

**Policy 6.0.11** – Continue to limit urban level development to those areas served by centralized utilities.

The subject property is located within Region 5, Cherokee Metropolitan District Service Area, which is not expected to experience significant growth in the County by 2060. Specifically, the Plan states:



“Region 5 consists of areas served by the Cherokee Metropolitan District and is not expected to experience significant growth by 2060. But the District could consider expanding water and sewer service to growth areas outside of Region 5. No specific growth map was created for Region 5; these areas are shown on other maps.”

Region 5 has a current water supply of 4,849 acre feet per year and a current demand of 4,396 acre feet per year. The 2040 water supply is projected to be 6,800 acre feet per year and the projected demand is 6,468 acre feet.

Cherokee Metropolitan District participated in the water provider surveys in conjunction with developing the Water Master Plan. The needs analysis in the Plan quantifies that the District will need to obtain additional water supplies required for the 2040 and 2060 horizons compared to the supplies currently available today. The District’s participation in the planning effort indicates that the District is very aware of their future water needs and anticipates adding water supplies incrementally to meet the growing and projected demands.

The Cherokee Metropolitan District has provided a water and wastewater commitment letter to serve the development. The applicant’s water resource report indicates the District has ample supply of water to serve this development and future developments within the District. The report summarizes that the majority of the District’s water supply comes from the Upper Black Squirrel Creek Designated Groundwater Basin, which is considered a renewable resource. However, the District also receives supplies from the Sundance Ranch well field which draws from the Denver Basin aquifers, a nonrenewable water source. The District assumes that the Denver Basin will not be reliable beyond 2050. Therefore, the District has implemented three methods to provide a sustainable water supply to its customers:

- i. Water efficiency: The District set a goal of reducing demand by 3 to 5 percent per capita and already has one of the lowest per capita usages in the state.
- ii. Water reuse: The District recharges the Upper Black Squirrel Creek aquifer with the wastewater provided by the District and by Meridian Service Metropolitan District via intergovernmental agreement.
- iii. Additional renewable water supplies: The District is part of the Pikes Peak Regional Water Authority, whose goal is to provide water suppliers with a new regional water supply system.

As stated in the applicant's water resource report, this development is projected to demand 33.6 acre-feet of water per year. As of 2018, the District had a surplus of 319.803 acre-feet per year, so accounting for this development, the District will be left with a surplus of 286.203 acre-feet per year for future developments. Staff notes that the District's accounting of current water demands and water supply, which have been provided for year 2018, should be updated annually in order to appropriately evaluate the District's ability to increase water resources in conjunction with development applications and to show that the District is taking steps to address future projected water supply deficiencies.

Please see the Water section below for a summary of the water findings and recommendations for the proposed development with regard to water quantity, quality, and dependability.

## **6. Other Master Plan Elements**

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential. El Paso County Community Services Environmental Division and Colorado Parks and Wildlife (CPW) were sent a referral and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies potential wind blown sands, which is anticipated to have little resource value, in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

The El Paso County Parks Master Plan (2016) does not identify a trail within the subject property. However, the Rock Island Regional Trail is located to the west, adjacent to Cimarron Eastridge Park, a City of Colorado Springs park. The applicant is proposing a sidewalk connection to Constitution Avenue which will allow for a connection to the regional trail.

The El Paso County Major Transportation Corridors Plan (2016) is discussed below in Section G.5 of this report.

## **G. PHYSICAL SITE CHARACTERISTICS**

### **1. Hazards**

No hazards were identified during the review of the combined PUD and preliminary plan application that would impede development. The Geological Investigation and Geologic Hazard Evaluation prepared by CTL Thompson, Inc.,

dated April 24, 2020, indicates potential shallow ground water which is proposed to be mitigated by the elimination of basements throughout the entire subdivision, as indicated by a corresponding note on the face of the PUD development plan/preliminary plan (see PUD/Preliminary Plan General Note No. 6).

A Traffic and Aircraft Noise Assessment prepared by Engineering Dynamics, Inc., dated May 13, 2020, indicates that the traffic noise generated from Constitution Avenue will require mitigation. Interior noise reduction construction practices are required for Lot No. 10-15, 34-39, 42-47, 62-67, and 82-87. The applicant has memorialized the need for the constraint mitigation via Note No. 13 of the PUD development plan and preliminary plan as stated below:

“Lots 10-15, 34-39, 42-47, 62-67, and 82-87 are within the DNL 65 noise contour and will require noise mitigation for compliance with HUD Interior 45 DNL noise requirements. This will be accomplished by adherence to the interior noise reduction construction methods related to exterior walls, attic space, insulation, exterior glazing, and roofing materials, as recommended in the Traffic and Aircraft Noise Assessment prepared by Engineering Dynamics, Inc., dated May 13, 2020.”

## **2. Wildlife**

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential. El Paso County Community Services, Environmental Division, and Colorado Parks and Wildlife (CPW) were sent a referral and have no outstanding comments.

## **3. Floodplain**

As indicated on FEMA Flood Insurance Rate Map (FIRM) panel numbers 08041C0752G and 08041C0756G, the property is located entirely outside of the 100-year regulatory floodplain and no proposed lots are shown to be within a floodplain. The East Fork Reach No. 6 Tributary to Sand Creek runs through the proposed future development tracts in the eastern portion of the site, mostly within a culvert.

## **4. Drainage and Erosion**

The proposed development is located within the studied Sand Creek Drainage Basin. Drainage from the site generally flows from northwest to southeast, towards the East Fork Reach No. 6 Tributary to Sand Creek, an existing drainageway east of the proposed residential development flowing south through the proposed future development tract. Approximately 390 feet of the

drainageway is within a concrete box culvert extending south from Constitution Avenue, with an outfall within the southern 60 feet of the property into the open, unimproved channel.

Two full spectrum detention and water quality facilities are proposed within drainage tracts depicted on the PUD development plan and preliminary plan, one for each side of the project straddling Hannah Ridge Drive. The Urban Collection at Palmer Village Homeowners' Association is proposed to be created in conjunction with the subsequent final plat(s) and is proposed to be the entity responsible for maintaining the detention and water quality facilities and landscaped areas. The Preliminary Drainage Report for Urban Collection at Palmer Village concludes that "The proposed development will not adversely affect the offsite drainageways or surrounding development."

Drainage and bridge fees are required to be paid at the time of the subsequent final plat(s) recordation.

The applicant has not requested approval of pre-development site grading. Grading and Erosion Control Plans and associated construction permits will be required with the final plat(s).

## **5. Transportation**

The proposed residential development within the Urban Collection at Palmer Village development will access Hannah Ridge Drive south of Constitution Avenue, with proposed emergency access roads to Constitution Avenue at the east and west ends of the initial residential development. The El Paso County 2016 Major Transportation Corridors Plan Update (MTCP) classifies Constitution Avenue as a principal arterial road and Hannah Ridge Drive as a non-residential collector. An additional 20 feet of right-of-way will need to be dedicated along Constitution Avenue with the final plat(s) for this project; the required Hannah Ridge Drive 80-foot right-of-way already exists. The internal roads are proposed private urban local roads within tracts which include 40 to 50-foot access and utility easements. The private roads will be maintained by the Urban Collection at Palmer Village HOA, which will be funded by HOA fees. The private roads and associated PUD modifications/deviations described above are acceptable to the Falcon Fire Protection District as stated in the letter from the District provided by the applicant.

No improvements to County roads are proposed with the initial residential development. A recent intersection analysis of the Hannah Ridge Drive/Constitution Avenue intersection was referenced in the Transportation

Impact Study (TIS) submitted for this project, showing that signalization is not warranted at this time. The future development of the tracts on the eastern portion of the site will require construction of Akers Drive through the preliminary plan area and associated intersection improvements at Constitution Avenue.

Per the TIS, traffic generated from the 100 dwelling units proposed in the Urban Collection at Palmer Village PUD will be approximately 732 average daily trips (ADT), which is in conformance with the MTCP and the roads serving the development. This development is subject to the El Paso County Road Impact Fee Program (Resolution 19-471), as amended, at the time of final plat recording.

Modifications to the LDC and ECM are requested by the applicant as identified previously in this staff report.

## **H. SERVICES**

### **1. Water**

Cherokee Metropolitan District provides water service and has committed to serve the property.

Water Sufficiency:

Quality: Sufficient

Quantity: Sufficient

Dependability: Sufficient

Attorney's summary: The State Engineer's Office has made a finding of adequacy and has stated water can be provided without causing injury to decreed water rights. The County Attorney's Office has made a favorable recommendation for a finding of sufficiency with regard to water quantity and dependability. El Paso County Public Health has made a favorable recommendation regarding water quality.

### **2. Sanitation**

Wastewater service is provided by Cherokee Metropolitan District. The District has provided a wastewater commitment letter demonstrating the District has adequate capacity to serve the development.

### **3. Emergency Services**

The property is within the Falcon Fire Protection District. The District provided a commitment letter and has made a recommendation for approval of the PUD plan with the requested modifications and preliminary plan designs.

**4. Utilities**

Mountain View Electric Association (MVEA) will provide electrical service to the property. Colorado Springs Utilities will provide natural gas services to the property.

**5. Metropolitan Districts**

The property is within Constitution Heights Metropolitan District, which was established to construct public infrastructure and has a mill levy of 27.83 mills. The District designed and constructed the public improvements associated with Constitution Avenue. The District does not provide maintenance service to developments within the service area. Constitution Heights Metropolitan District traffic impact fees associated with the District shall be paid in accordance with El Paso County Road Impact Fee Program, Resolution 19-471.

**6. Parks/Trails**

Land dedication and fees in lieu of park land dedication are not required for a map amendment (rezoning) or preliminary plan application. Fees in lieu of park land dedication will be due at the time of recording the final plat.

**7. Schools**

The subject property is located within the boundaries of Falcon School District No. 49. Land dedication and fees in lieu of school land dedication are not required for a map amendment (rezone) or preliminary plan application.

**I. APPLICABLE RESOLUTIONS**

Approval 31  
Denial 32

**J. STATUS OF MAJOR ISSUES**

There are no major outstanding issues.

**K. RECOMMENDED CONDITIONS AND NOTATIONS**

Should the Planning Commission and the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 4.2.6, and Section 7.2.1 of the El Paso County Land Development Code (2019), staff recommends the following conditions and notations:

**CONDITIONS**

- 1. Development of the property shall be in accordance with this PUD development plan. Minor changes in the PUD development plan, including a reduction in

residential density, may be approved administratively by the Director of the Planning and Community Development Department consistent with the Land Development Code. Any substantial change will require submittal of a formal PUD development plan amendment application.

2. Approved land uses are those defined in the PUD development plan and development guide.
3. All owners of record must sign the PUD development plan.
4. The PUD development plan shall be recorded in the office of the El Paso County Clerk & Recorder prior to scheduling any final plats for hearing by the Planning Commission. The development guide shall be recorded in conjunction with the PUD development plan.
5. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.
6. Applicable park, drainage, bridge, and traffic fee shall be paid to El Paso County Planning and Community Development at the time of recording the final plat(s).
7. The developer shall participate in a fair and equitable manner in the design and future construction of Akers Drive south of Constitution Avenue. The fair share attributed to Urban Collection at Palmer Village, shall be identified in the applicant's traffic study for the final plat(s) of the residential development east of Hannah Ridge Drive. The corresponding escrow shall be determined and deposited at the time of recording the final plat(s).
8. The extension of Akers Drive from Constitution Avenue to the south property boundary shall be depicted on the future preliminary plan for the areas identified as Tracts M and N located east of the proposed residential development within this PUD/Preliminary Plan. The Akers Drive extension shall be constructed with the first final plat that includes land within Tract M and/or N as depicted on the face of the preliminary plan (PUDSP-19-11).

## **NOTATIONS**

1. Subsequent Final Plat Filings may be approved administratively by the Planning and Community Development Director pursuant to Section 7.2.1.3.D of the Land Development Code.
2. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.
3. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.
4. Preliminary plans not forwarded to the Board of County Commissioners within 12 months of Planning Commission action shall be deemed withdrawn and shall have to be resubmitted in their entirety.
5. Approval of the preliminary plan will expire after two (2) years unless a final plat has been approved and recorded or a time extension has been granted.

## **L. PUBLIC COMMENT AND NOTICE**

The Planning and Community Development Department 24 adjoining property owners on July 2, 2020, for the Planning Commission meeting. Responses received to date are attached; others may be provided at the hearing.

## **M. ATTACHMENTS**

Vicinity Map  
Letter of Intent  
Development Plan / Preliminary Plan  
State Engineers Letter  
County Attorney's Letter  
Adjacent Property Owner Opposition Email



# El Paso County Parcel Information

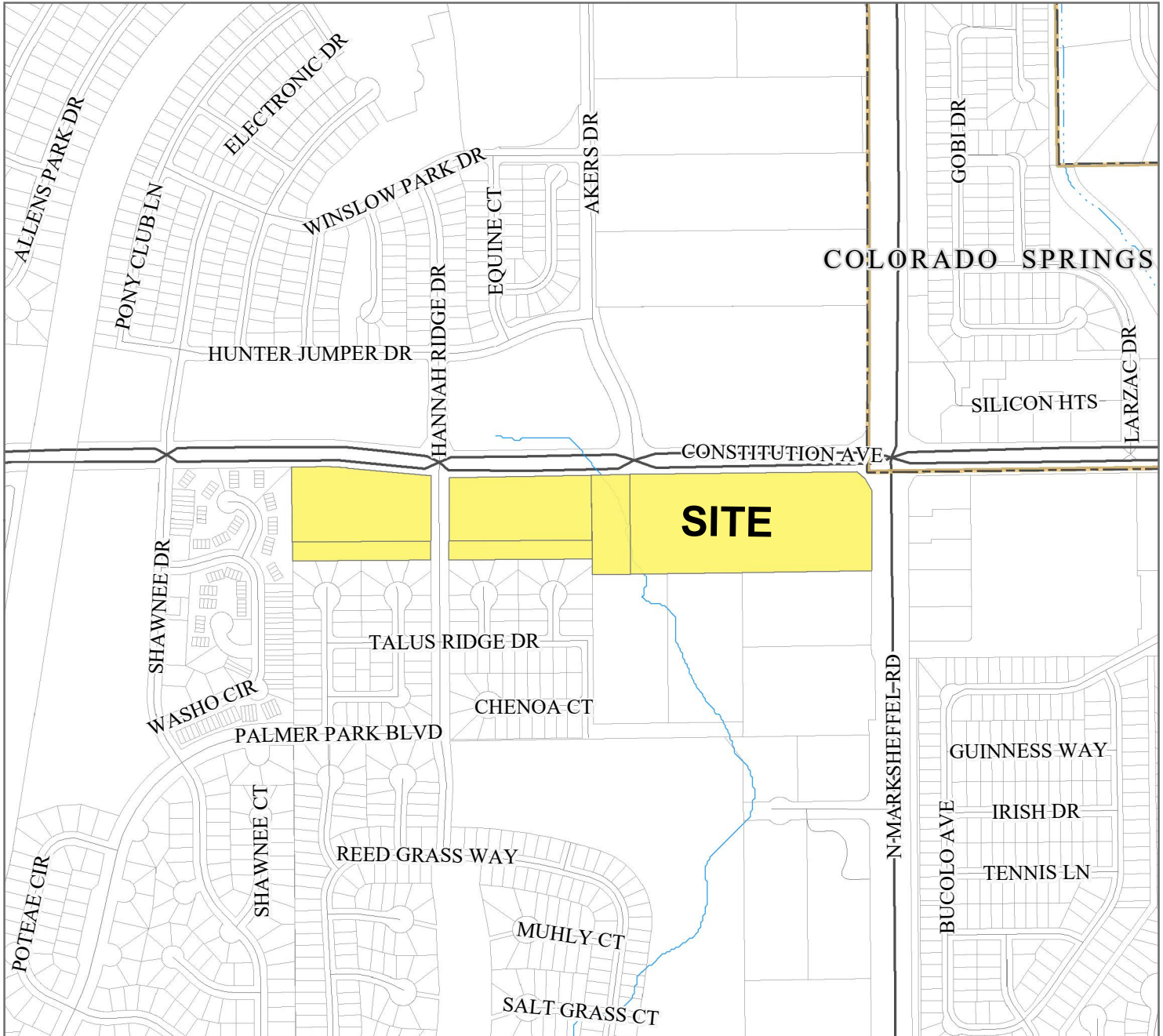
File Name: PUDSP-19-011

Zone Map No. --

Date: July 1, 2020

PARCEL	NAME
5405000051	FEATHERGRASS INVESTMENTS LLC
5405000035	FEATHERGRASS INVESTMENTS LLC
5405100041	FEATHERGRASS INVESTMENTS LLC
5405100042	FEATHERGRASS INVESTMENTS LLC
5405100043	FEATHERGRASS INVESTMENTS LLC
5405100044	FEATHERGRASS INVESTMENTS LLC

ADDRESS	CITY	STATE	ZIP	ZIPLUS
4715 N CHESTNUT ST	COLORADO SPRINGS	CO	80907	3531
4715 N CHESTNUT ST	COLORADO SPRINGS	CO	80907	3531
4715 N CHESTNUT ST	COLORADO SPRINGS	CO	80907	3531
4715 N CHESTNUT ST	COLORADO SPRINGS	CO	80907	3531
4715 N CHESTNUT ST	COLORADO SPRINGS	CO	80907	3531
4715 N CHESTNUT ST	COLORADO SPRINGS	CO	80907	3531



Please report any parcel discrepancies to:  
 El Paso County Assessor  
 1675 W. Garden of the Gods Rd.  
 Colorado Springs, CO 80907  
 21 (719) 520-6600



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## URBAN COLLECTION AT PALMER VILLAGE

### LETTER OF INTENT

### NOVEMBER 2019, REVISED JULY 2020

<b>OWNER:</b>	<b>APPLICANT:</b>	<b>CONSULTANT:</b>
Feathergrass Investments LLC 4715 N Chestnut Colorado Springs CO, 80907	MCD Holdings, Inc - Richmond American Homes 4350 S Monaco St. Denver, CO 80237	N.E.S. Inc 619 N Cascade Ave. Colorado Springs, CO 80903

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### REQUEST

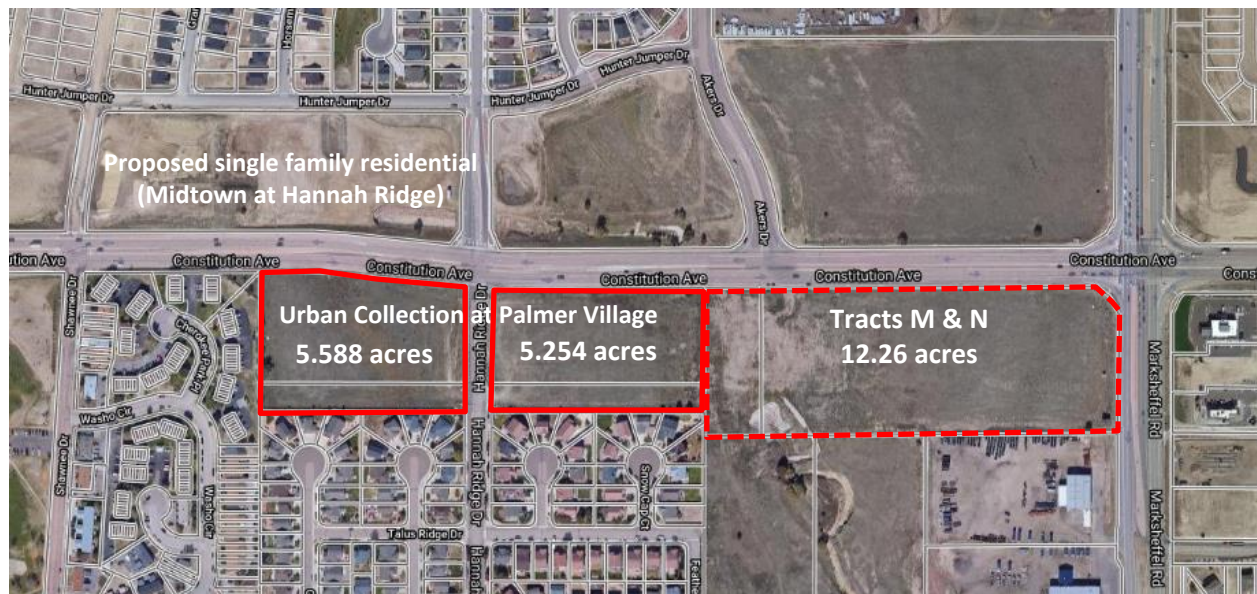
N.E.S. Inc. on behalf of Richmond American Homes request approval of the following applications:

1. A PUD Development/Preliminary Plan for the Urban Collection at Palmer Village, comprising:
  - a. A PUD Zoning and Development Plan for 100 single family attached lots on 10.84 acres, at a gross density of 9.23 dwelling units per acre, with PUD modifications. (Parcels 5405100041-00044)
  - b. A Preliminary Plan for 21.3 acres, to include Tracts M & N of the adjacent property for future platting for commercial development and Right-of-Way dedication. (Parcels 5405100041-00044, 5405000035, and 5405000051)
2. A finding of Water Sufficiency with the PUD Development/Preliminary Plan for the 10.84-acre portion of the Preliminary Plan only.
3. Subsequent Final Plat for the Urban Collection at Palmer Village subdivision to be approved administratively for the 10.84-acre portion of the Preliminary Plan only.
4. PUD Modifications are requested as referenced below.

### LOCATION

The project site is located south of Constitution Avenue and bisected by Hannah Ridge Drive. The existing Jessica Heights single family residential subdivision is located to the south. To the east is the Cherokee Park town home development. The Midtown at Hannah Ridge development is proposed to the northwest, which is a higher density, small lot single family attached development. The remaining surrounding area to the east and north east are proposed for commercial development.

The project site is owned in its entirety by Feathergrass Investments LLC. The Preliminary Plan relates to Parcels 5405100041-00044, 5405000035, and 5405000051, comprising a total of 21.3 acres. The PUD Zoning and Development Plan relates to parcels 5405100041-00044 only, comprising 10.95 acres, on which Richmond American Homes is proposing to develop 100 single family attached lots.



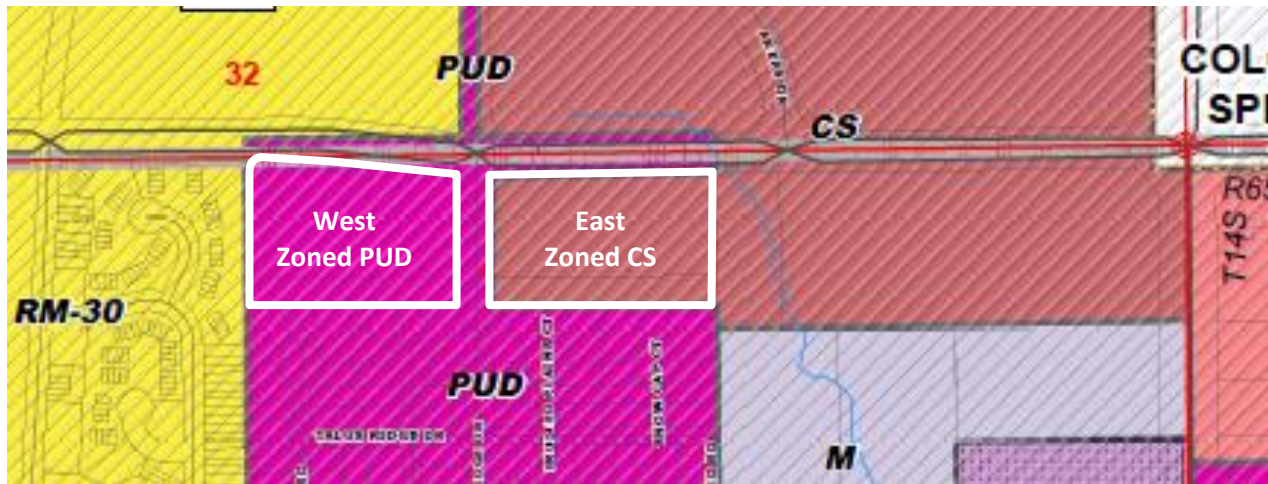
## PROJECT CONTEXT

In 2013, the east portion of the site was zoned CS CAD-O as part of a larger parcel extending east to Marksheffel Road, to accommodate the Shops at Feathergrass. The west side is zoned PUD CAD-O for commercial development. The Jessica Heights PUD Preliminary Plan approved in 2004 anticipated the need for a 20' landscape buffer and 6' opaque wall or fence to provide a separation from the commercial to the residential (See excerpt below from PUD 03-008 PC Staff Report).

- 1) The landscape buffer on the south side of the commercial areas shall be twenty (20) feet deep, as denoted on the plan. One tree shall be provided for each 15 feet of buffer length, half of the trees to be evergreen. A minimum six-foot high opaque wall or fence shall be provided between the commercial and residential properties.

The development provides a transition between the single-family development, townhomes, and Constitution Avenue. The wall has been built adjacent to the existing single family subdivision to the south providing screening between the proposed single family attached and the single family detached residential. A 15' landscape buffer is provided along the southern boundary. This project removes the previously approved commercial and therefore the need for a 20' buffer.

The site is surrounded by residential, and planned commercial uses. To the north of Constitution is planned single family residential (Midtown) and a vacant commercially zoned lot, and to the east is a vacant lot. The south is developed with single family residential and the west is developed with townhomes.



## PROJECT DESCRIPTION

The proposed PUD rezone and Development Plan occupies 10.84 acres. The Preliminary Plan is extended to include Tracts M & N adjacent to the development for a total of 23.1 acres. The inclusion of this area allows for future platting for commercial use and right-of-way dedication, as well as providing emergency access for the east side of the development project in the interim.

The Urban Collection at Palmer Ridge proposes the development of 100 single family attached lots on 10.84 acres, with a gross density of 9.23 units per acre. The units face open space areas and back on to private drives with alley loaded garages. Access is provided to the east and west portions of the site from Hannah Ridge Drive. A gated emergency access is proposed on Constitution Avenue for the west portion of the site. A gated emergency access road is also provided from the east portion of the site through the adjacent property (Tracts M & N) to the east and connecting to Constitution Avenue, to be constructed with this development.

A general building envelope and lot typicals are identified on the PUD Plan. The overall building height is approximately 30'. Two parking spaces per dwelling unit in the form of garages and 56 total guest parking spaces are provided. The west portion provides 26 guest spaces. The east portion provides 30 guest spaces. This meets the requirement of two spaces per dwelling unit and 1 guest space per 4 units. Handicapped accessible parking is also included, with final location to be determined with construction drawings. Private road maintenance, snow removal, and parking enforcement will be the responsibility of the HOA.

Open Space is provided throughout the development including 39,482 sq. ft. on the west side and 45,363 sq. ft. on the east side, for a total of 84,845 sq.ft. This equates to 18% of the site area, which exceeds the PUD requirement of 10%. The 25% usable and contiguous open space requirement is also exceeded by the provision of 15,700 sq. ft. (35%) of continuous open space. The buildings front onto greenways that provide 34 ft. minimum of separation between buildings and the greenways are interconnected and accessible to all residents, so provides a contiguous open space area.



Landscaping is included to buffer the development from adjacent uses where appropriate. A 25' landscape setback is provided along Constitution Ave and a 10' setback along Hannah Ridge. An existing wall and 15' landscape buffer are adjacent to the single-family subdivision to the south providing screening between the proposed single family attached and the existing single family detached.

## **PROJECT JUSTIFICATION**

### **IDENTIFICATION OF POTENTIAL SOURCES AND ZONES OF AIR, WATER, AND NOISE POLLUTION.**

**AIR QUALITY:** The proposed residential use will not negatively impact air quality. The proposed infill development is located within an urban area with convenient access to Constitution Avenue providing shorter travel time to employment and commercial facilities.

**WATER:** The proposed residential development is not a source of water pollution.

**NOISE:** The Land Development Code requires the impacts of noise pollution to residents be mitigated. The entire development is outside the DNL 65 Noise Contour. Therefore, no noise mitigation is required for aircraft noise from Peterson AFB / Colorado Springs Airport.

Estimated 2040 Time Frame DNL 65 Noise Contour, ~150 feet from the Constitution Ave. right-of-way centerline (centerline of roadway). Any residential buildings closer than 150-feet to the roadway centerline will require some level of noise mitigation that can be mitigated through noise barriers or construction techniques. (Traffic and Aircraft Noise Assessment, May 2020)

### **IDENTIFICATION OF POTENTIAL HAZARD AREAS**

**FLOODPLAINS:** No FEMA floodplains exist on the site.

**GEOLOGIC & SOIL HAZARDS:** The Geotechnical Report prepared by CTL Thompson Inc. indicates that the identified geologic hazards do not preclude development of the site but require mitigation. Areas of the proposed subdivision have been found to be impacted by geologic conditions including artificial/ undocumented fill, potentially shallow groundwater, expansive soils, and bedrock. These conditions can be mitigated by regrading, properly engineered foundations, and recognized construction techniques. Some removal of existing fill may be required. The proposed units within this subdivision will not include basements, which will mitigate the potential shallow groundwater constraint. (Geohazard Report, April 2020)

### **VEGETATION & WILDLIFE:**

The Biological Assessment prepared by Wildland Consultants, Inc. provided the following information regarding vegetation and wildlife.

The sites remnant native grasslands provide low/moderate quality wildlife habitat. There is no black-tailed prairie dog colonies on the site. Sand Creek (1.2 miles west of the site) and East Fork of Sand Creek (0.6 miles east of the site) provide local wildlife movement corridors. The Hannah Ridge site is separated from Sand Creek by intensive urban development.

The construction and development of the site does not impact any threatened or endangered species of plants or wildlife.

**USE OF, OR CHANGES IN PREEXISTING WATERFORMS, WATERCOURSES OR BODIES OF WATER:** There are no National Wetland Inventory (NWI) mapped wetlands on the site. Based on the field reconnaissance there are no wetlands on the site. There is an NWI mapped wetland associated with an intermittent drainage channel just east of the east site boundary. The drainage adjacent to the east site boundary has been filled and is no longer present. (Biological Assessment, Nov. 2018)

**IDENTIFICATION AND LOCATION OF SITES OF HISTORICAL OR ARCHEOLOGICAL INTEREST**

The site has historically been vacant with a farmstead to the southeast as early as 1930. None of the past uses of the site are identified as historically significant. (Environmental Site Assessment, Dec. 2018)

**IDENTIFICATION AND LOCATION OF SITES OF NATURAL OR SCENIC IMPORTANCE**

There are no sites of natural or scenic importance.

**SOCIAL IMPACTS**

The proposed infill project provides an additional housing option for the area and provides a buffer for the single family to the south and Constitution Ave. to the north. The site is conveniently located near bus routes, parks, and trails. Cimarron Eastridge Park and the Rock Island Trail are within a ¼ mile of the site. While, no bus service exists adjacent to the site City Bus Line 23 runs approximately a ½ mile away at Constitution and Peterson Road. Two elementary schools and one middle school are within 1 mile of the site.

**JURISDICTIONAL IMPACTS**

The following districts will serve the property:

- Proposed Urban Collection at Palmer Village HOA
- Cherokee Metro District will provide water and wastewater services. A will serve letter is provided with this application.
- Mountain View Electric Association will provide electric service. A will serve letter is provided with this application.
- Colorado Springs Utilities will provide natural gas service. A will serve letter is provided with this application.
- Falcon Fire Protection District will provide fire protection and emergency services. A will serve letter is provided with this application.
- School District 49 will serve the property.
- Pikes Peak Library District.
- Constitution Heights Metropolitan District.
- El Paso County Public Improvement District No. 2 (10 Mil PID)

## **RELATIONSHIP TO THE ADOPTED COUNTY MASTER PLANS**

The Master Plan for the County comprises the County Policy Plan, relevant small area plans, the 2040 Major Transportation Corridor, the County Parks Master Plan, and the Water Master Plan. The site is not covered by a small area plan. The proposed residential subdivision satisfies the following policies of the County Policy Plan and the Water Master Plan.

### **COUNTY POLICY PLAN**

*Policy 6.1.3: Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.*

*Policy 6.1.11: Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.*

The proposed infill development provides an additional housing choice in an urban area. The product is similar in scale and density to the surrounding residential, existing and proposed. Access is provided by Hannah Ridge Drive connecting to Constitution and the surrounding area.

### **WATER MASTER PLAN**

*Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.*

*Goal 6.0 – Require adequate water availability for proposed development.*

*Policy 6.0.8 – Encourage development patterns and higher density, mixed use developments in appropriate locations that propose to incorporate meaningful water conservation measures.*

*Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.*

Cherokee Metro District has sufficient supply and existing infrastructure in the area to serve this infill development. Water quality is good and Cherokee is in compliance with all regulatory limits.

### **2040 MAJOR TRANSPORTATION CORRIDOR PLAN**

The 2040 Functional Classification map identifies Constitution as a Principal Arterial with 6 lanes and Hannah Ridge as a Collector. The 2060 Corridor Preservation Map identifies portions of Constitution for preservation. The current ROW width for Constitution is 120' and an additional 20' of ROW designation is shown.

**TRAFFIC IMPACT FEES:** This development is subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 18-471. The owner is petitioning for inclusion of the new residential lots into the Public Improvement District No. 2 (10 Mil PID).

**PUD MODIFICATIONS/DEVIATION REQUESTS**

PUD Modifications are requested for the use of private roads and for the requirement that private roads be constructed and maintained to ECM standards. The private roads will be maintained by the Urban Collection at Palmer Village HOA, which will be funded by HOA fees. The private roads and deviations are accepted by Falcon Fire Protection District.

PUD Modifications are requested as follows:

	<b>LDC/ECM Section</b>	<b>Category</b>	<b>Standard</b>	<b>Modification</b>	<b>Justification</b>
1	LDC Chapter 8.4.4(E)(2)	Private Roads	Use of private roads shall be limited	Private roads proposed to serve only this subdivision	Private roads provide more flexibility for the development to accommodate the higher density infill development and allow for open space provision in excess of the 10% PUD requirement. The private roads will be owned and maintained by the Homeowners Associations.
2	LDC Chapter 8.4.4(E)(3)	Private Roads to meet County standards	Private roads shall be constructed and maintained to ECM standards	Road classification, horizontal curve radius and curb return (see 3, 4, and 5 below)	
3	ECM Section 2.3.2, Table 2-7	Roadway Classification based on ADT	300 ADT max for Urban Local (Low Volume)	The ADT for each parcel (west and east) is anticipated to be 395 and 337, respectively	The development will utilize alleys for access to each of the units. The County criteria does not address alleys. The low anticipated traffic demand for the neighborhood best aligns with the Urban Local (Low Level) road classification, as the internal driveway and alleys only serve the residents of the development.
4	ECM Section 2.3.3.E, Table 2-7	Minimum horizontal curve radius	100' for Urban Local (Low Volume) road	A 37' centerline radii at the entrance to the east and west parcels.	The reduced curvature at the entrance will be a benefit to the development by reducing speeds and creating a safer residential environment.
5	ECM Section 2.3.7.F.1, Table 2-31	Minimum curb return radii	20' for a Local/Local intersection.	A 10' curb return radii throughout the development.	The development requires parking for the units to be along the roadway, therefore the tighter radii will facilitate maximizing available parking areas.

Chapter 4.2.6.F.2.h of the Land Development Code (LDC) allows for a PUD modification of a general development standard in the LDC or criteria of the Engineering Criteria Manual (ECM). The proposed PUD modifications allow for a more efficient layout that minimizes grading, thereby achieving the identified benefits in Chapter 4.2.6.F.2.h of providing 18% accessible open space within the development where 10% is required for PUDs, of which 35% is contiguous open space, where 25% is required. The site layout has been reviewed and approved by the Fire Department for safety subject to certain stipulations, which are addressed in the revised plans.



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**PUD ZONING CRITERIA CHAPTER 4.2.6.D**

**1. THE APPLICATION IS IN GENERAL CONFORMITY WITH THE MASTER PLAN;**

The development is consistent with the intent of the Policy Plan as it is an infill project surrounded by a mix of compatible uses.

**2. THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH THE REQUIREMENTS OF THIS CODE AND ALL APPLICABLE STATUTORY PROVISIONS AND WILL NOT OTHERWISE BE DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF THE PRESENT OR FUTURE INHABITANTS OF EL PASO COUNTY;**

The proposed residential is not detrimental to the public health, safety, and general welfare of the citizens and businesses of El Paso County. This development will provide an additional housing option in the area in a location that is appropriate for higher density infill residential development. The Airport Advisory Commission recommended sound mitigation construction techniques consistent with best practice. The Traffic and Aircraft Noise Assessment prepared by EDI dated May 2020 indicates that noise impacts caused by aircraft or traffic can be mitigated through the typical construction methods as recommended in Section 4 of the report.

**3. THE SUBJECT PROPERTY IS SUITABLE FOR THE INTENDED USES AND THE USE IS COMPATIBLE WITH BOTH THE EXISTING AND ALLOWED LAND USES ON THE NEIGHBORING PROPERTIES, WILL BE IN HARMONY AND RESPONSIVE WITH THE CHARACTER OF THE SURROUNDING AREA AND NATURAL ENVIRONMENT; AND WILL NOT HAVE A NEGATIVE IMPACT UPON THE EXISTING AND FUTURE DEVELOPMENT OF THE SURROUNDING AREA;**

The proposed infill project provides an additional housing option for the area and provides a buffer for the single family detached to the south and Constitution Avenue to the north. The design of the project preserves a substantial amount of open space and is a more harmonious use than the previously approved commercial.

The Geotechnical Report prepared by CTL Thompson Inc. indicates that the identified geologic hazards do not preclude development of the site but require mitigation. Areas of the proposed subdivision have been found to be impacted by geologic conditions including artificial/ undocumented fill, potentially shallow groundwater, expansive soils, and bedrock. These conditions can be mitigated by regrading, properly engineered foundations, and recognized construction techniques. Some removal of existing fill may be required. The proposed units within this subdivision will not include basements, which will mitigate the potential shallow groundwater constraint. (Geohazard Report, April 2020).

**4. THE PROPOSED DEVELOPMENT PROVIDES ADEQUATE CONSIDERATION FOR ANY POTENTIALLY DETRIMENTAL USE TO USE RELATIONSHIPS (E.G. COMMERCIAL USE ADJACENT TO SINGLE FAMILY USE) AND PROVIDES AN APPROPRIATE TRANSITION OR BUFFERING BETWEEN USES OF DIFFERING INTENSITIES BOTH ON-SITE AND OFF-SITE WHICH MAY INCLUDE INNOVATIVE TREATMENTS OF USE TO USE RELATIONSHIPS;**

The proposed single family attached project is similar in intensity to the surrounding single family detached residential. Substantial open space is preserved on-site and appropriate buffers are provided to surrounding uses. A half-acre detention pond and 30 ft. to 40 ft. wide open space tracts are provided on the east property boundary to buffer the proposed residential from future commercial uses to the east.

**5. THE ALLOWED USES, BULK REQUIREMENTS AND REQUIRED LANDSCAPING AND BUFFERING ARE APPROPRIATE TO AND COMPATIBLE WITH THE TYPE OF DEVELOPMENT, THE SURROUNDING NEIGHBORHOOD OR AREA AND THE COMMUNITY;**

The proposed homes are similar to and comparable to the surrounding single family residential properties in terms of bulk and scale. The building height is limited to 30 feet. The buffering and landscape requirements are met and substantial open space is preserved throughout the community.

**6. AREAS WITH UNIQUE OR SIGNIFICANT HISTORICAL, CULTURAL, RECREATIONAL, AESTHETIC OR NATURAL FEATURES ARE PRESERVED AND INCORPORATED INTO THE DESIGN OF THE PROJECT;**

There are no significant historical, cultural, recreational, aesthetic, or natural features on the site.

**7. OPEN SPACES AND TRAILS ARE INTEGRATED INTO THE DEVELOPMENT PLAN TO SERVE AS AMENITIES TO RESIDENTS AND PROVIDE A REASONABLE WALKING AND BIKING OPPORTUNITIES;**

Open Space is provided throughout the development including 39,482 sq. ft. on the west side and 45,363 sq. ft. on the east side, for a total of 84,845 sq. ft. This equates to 18% of the site area, which exceeds the PUD requirement of 10%. The 25% usable and contiguous open space requirement is also exceeded by the provision of 15,700 sq. ft. (35%) of continuous open space. The buildings front onto greenways that provide 34 ft. minimum of separation between buildings and the greenways are interconnected and accessible to all residents, so provide a contiguous open space area.

**8. THE PROPOSED DEVELOPMENT WILL NOT OVERBURDEN THE CAPACITIES OF EXISTING OR PLANNED ROADS, UTILITIES AND OTHER PUBLIC FACILITIES (E.G., FIRE PROTECTION, POLICE PROTECTION, EMERGENCY SERVICES, AND WATER AND SANITATION), AND THE REQUIRED PUBLIC SERVICES AND FACILITIES WILL BE PROVIDED TO SUPPORT THE DEVELOPMENT WHEN NEEDED;**

All necessary utility and fire protection commitments have been obtained. The traffic report demonstrates that the development is within the capacity of the existing roadways. Water and sanitary sewer for the project are provided Cherokee Metropolitan District.

**9. THE PROPOSED DEVELOPMENT WOULD BE A BENEFIT THROUGH THE PROVISION OF INTERCONNECTED OPEN SPACE, CONSERVATION OF ENVIRONMENTAL FEATURES, AESTHETIC FEATURES AND HARMONIOUS DESIGN, AND ENERGY EFFICIENT SITE DESIGN;**

Interconnected open space is provided throughout the development including 39,482 sq. ft. on the west side and 45,363 sq. ft. on the east side. Continuous open space is provided totaling 15,700 sq. ft. (35%). The buildings front onto greenways that provide 34 ft. minimum of separation between buildings. These greenways are to be maintained by the HOA, even when within individual lots.

**10. THE PROPOSED LAND USE DOES NOT PERMIT THE USE OF ANY AREA CONTAINING A COMMERCIAL MINERAL DEPOSIT IN A MANNER WHICH WOULD UNREASONABLY INTERFERE WITH THE PRESENT OR FUTURE EXTRACTION OF SUCH DEPOSIT UNLESS ACKNOWLEDGED BY THE MINERAL RIGHTS OWNER;**

No mineral deposits are identified on the site.

**11. ANY PROPOSED EXCEPTION OR DEVIATION FROM THE REQUIREMENTS OF THE ZONING RESOLUTION OR THE SUBDIVISION REGULATIONS IS WARRANTED BY VIRTUE OF THE DESIGN AND AMENITIES INCORPORATED IN THE DEVELOPMENT PLAN AND DEVELOPMENT GUIDE; AND**

The proposed subdivision meets the applicable sections of the Code. Subject to the requested PUD modifications per Chapter 4.2.6.2.h as described above.

**12. THE OWNER HAS AUTHORIZED THE APPLICATION.**

A Letter of Authorization from the owner is provided.

**PUD PRELIMINARY PLAN REVIEW CRITERIA CHAPTER 4.2.6.E**

**1. THE PROPOSED SUBDIVISION IS IN GENERAL CONFORMANCE WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE MASTER PLAN;**

The development is consistent with the intent of the Policy Plan as it is an infill project surrounded by a mix of compatible uses.

**2. THE SUBDIVISION IS CONSISTENT WITH THE PURPOSES OF THIS CODE;**

The stated purpose of the Code is to preserve and improve the public health, safety, and general welfare of the citizens and businesses of El Paso County. This development will provide an additional housing option in the area in a location that is appropriate for higher density infill residential development.

**3. THE SUBDIVISION IS IN CONFORMANCE WITH THE SUBDIVISION DESIGN STANDARDS AND ANY APPROVED SKETCH PLAN;**

There is no approved sketch plan for this property. The subdivision design standards are met with the exception of the PUD modifications described above.

The Jessica Heights PUD Preliminary Plan approved in 2004 anticipated the need for a 20' landscape buffer and 6' opaque wall or fence to provide a separation from the commercial to the residential. The wall has been built adjacent to the single-family subdivision to the south providing screening between the proposed single family attached and the single family detached residential. A 15' landscape buffer is provided along the southern boundary. This project removes the previously approved commercial and therefore the need for a 20' buffer.

**4. A SUFFICIENT WATER SUPPLY HAS BEEN ACQUIRED IN TERMS OF QUANTITY, QUALITY, AND DEPENDABILITY FOR THE TYPE OF SUBDIVISION PROPOSED, AS DETERMINED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE WATER SUPPLY STANDARDS [C.R.S. §30-28-133(6)(A)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE;**

Cherokee Metro District has a sufficient water supply to support this development. The raw water supplied to the District is generally of good quality and only requires chlorination at the wellhead. The quality of the water is monitored, and the District has been successful in complying with regulatory limits. (Water Resources Report, June 2020).

- 5. A PUBLIC SEWAGE DISPOSAL SYSTEM HAS BEEN ESTABLISHED AND, IF OTHER METHODS OF SEWAGE DISPOSAL ARE PROPOSED, THE SYSTEM COMPLIES WITH STATE AND LOCAL LAWS AND REGULATIONS, [C.R.S. §30-28-133(6) (B)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE.**

Cherokee Metro District will serve the project and has sufficient capacity. Public sewage disposal is addressed in the Water Resources and Wastewater Treatment Report prepared by JR Engineering.

- 6. ALL AREAS OF THE PROPOSED SUBDIVISION, WHICH MAY INVOLVE SOIL OR TOPOGRAPHICAL CONDITIONS PRESENTING HAZARDS OR REQUIRING SPECIAL PRECAUTIONS, HAVE BEEN IDENTIFIED AND THE PROPOSED SUBDIVISION IS COMPATIBLE WITH SUCH CONDITIONS. [C.R.S. §30-28-133(6)(c)];**

The Geotechnical Report prepared by CTL Thompson Inc. indicates that the identified geologic hazards do not preclude development of the site but require mitigation. Areas of the proposed subdivision have been found to be impacted by geologic conditions including artificial/ undocumented fill, potentially shallow groundwater, expansive soils, and bedrock. These conditions can be mitigated by regrading, properly engineered foundations, and recognized construction techniques. Some removal of existing fill may be required. The proposed units within this subdivision will not include basements, which will mitigate the potential shallow groundwater constraint. (Geohazard Report, April 2020).

- 7. ADEQUATE DRAINAGE IMPROVEMENTS COMPLYING WITH STATE LAW [C.R.S. §30-28- 133(3)(c)(VIII)] AND THE REQUIREMENTS OF THIS CODE AND THE ECM ARE PROVIDED BY THE DESIGN;**

Drainage improvements are addressed in the Drainage Report and the grading and erosion control plans prepared by JR Engineering. Detention and water quality are provided on site and meets the DCM criteria.

- 8. LEGAL AND PHYSICAL ACCESS IS OR WILL BE PROVIDED TO ALL PARCELS BY PUBLIC RIGHTS-OF-WAY OR RECORDED EASEMENT, ACCEPTABLE TO THE COUNTY IN COMPLIANCE WITH THIS CODE AND THE ECM;**

Both portions of the site have 24-hour legal access via Hannah Ridge Drive and private roads within the development. A gated emergency second point of access is provided on the east and west portion of the site for emergency ingress and egress only to Constitution Avenue. The east access is provided through the adjacent property (Tracts M & N).

- 9. THE PROPOSED SUBDIVISION HAS ESTABLISHED AN ADEQUATE LEVEL OF COMPATIBILITY BY**

- 1) INCORPORATING NATURAL PHYSICAL FEATURES INTO THE DESIGN AND PROVIDING SUFFICIENT OPEN SPACES CONSIDERING THE TYPE AND INTENSITY OF THE SUBDIVISION;**

There are no natural physical features on the site. Open Space is provided throughout the development including 39,482 sq. ft. on the west side and 45,363 sq. ft. on the east side. The buildings front onto greenways that provide 34 ft. minimum of separation between buildings. The 25% usable and contiguous open space requirement is met by a total of 15,700 sq. ft. (35%) of continuous open space as greenways are interconnected and accessible to all residents.

**2) INCORPORATING SITE PLANNING TECHNIQUES TO FOSTER THE IMPLEMENTATION OF THE COUNTY'S PLANS, AND ENCOURAGE A LAND USE PATTERN TO SUPPORT A BALANCED TRANSPORTATION SYSTEM, INCLUDING AUTO, BIKE AND PEDESTRIAN TRAFFIC, PUBLIC OR MASS TRANSIT IF APPROPRIATE, AND THE COST EFFECTIVE DELIVERY OF OTHER SERVICES CONSISTENT WITH ADOPTED PLANS, POLICIES AND REGULATIONS OF THE COUNTY;**

Appropriate provision is made in this regard given the context of the site and surrounding area. The plan was designed to minimize cost of transportation and utility infrastructure improvements. Cimarron Eastridge Park and the Rock Island Trail are within a ¼ mile of the site. While, no bus service exists adjacent to the site City Bus Line 23 runs approximately a ½ mile away at Constitution and Peterson Road. Two elementary schools and one middle school are within 1 mile of the site.

**3) INCORPORATING PHYSICAL DESIGN FEATURES IN THE SUBDIVISION TO PROVIDE A TRANSITION BETWEEN THE SUBDIVISION AND ADJACENT LAND USES;**

Landscaping is included to buffer the development from adjacent uses where appropriate. The development provides a transition between the single-family development, townhomes, and Constitution Avenue. A 15' landscape buffer and an existing wall are adjacent to the single-family subdivision to the south providing screening between the proposed single family attached and the detached residential (See photo below). A 20' landscape buffer was specified with previous plans in order to buffer the residential and the commercial. The commercial is no longer specified; therefore, the 20' buffer is no longer needed.



**4) INCORPORATING IDENTIFIED ENVIRONMENTALLY SENSITIVE AREAS, INCLUDING BUT NOT LIMITED TO, WETLANDS AND WILDLIFE CORRIDORS, INTO THE DESIGN; AND**

There are no environmentally sensitive areas on the site. No wetland or wildlife corridors exist on the site.

**5) INCORPORATING PUBLIC FACILITIES OR INFRASTRUCTURE, OR PROVISIONS THEREFORE, REASONABLY RELATED TO THE PROPOSED SUBDIVISION SO THE PROPOSED SUBDIVISION WILL NOT NEGATIVELY IMPACT THE LEVELS OF SERVICE OF COUNTY SERVICES AND FACILITIES;**

The Traffic Report prepared by Aldridge Transportation Consultants demonstrates that the proposed access points will function within acceptable traffic engineering parameters. The reports relating to water supply, wastewater treatment, and drainage demonstrate that there will be no negative impact on the levels of service of County services and facilities.

The adjacent land within Tracts M and N are included within the Preliminary Plan to ensure future platting of Akers Drive right-of-way to connect to Constitution Avenue. This will be

dedicated to the County with the replatting those tracts for future commercial development. The proposed eastern emergency access will then be replaced with a permanent secondary access for the east half of the development, per agreement between the developer of the Urban Collection at Palmer Village and the adjacent landowner.

**10. NECESSARY SERVICES, INCLUDING POLICE AND FIRE PROTECTION, RECREATION, UTILITIES, OPEN SPACE AND TRANSPORTATION SYSTEMS, ARE OR WILL BE AVAILABLE TO SERVE THE PROPOSED SUBDIVISION;**

Water and sanitary sewer service is to be provided by Cherokee Metropolitan District. Mountain View Electric Association Inc. and Colorado Springs Utilities will provide electric and natural gas services to the subdivision respectively. The required Will Serve letters are included with the submittal. Falcon Fire Protection District will provide fire protection and emergency services.

**11. THE SUBDIVISION PROVIDES EVIDENCE TO SHOW THAT THE PROPOSED METHODS FOR FIRE PROTECTION COMPLY WITH CHAPTER 6 OF THIS CODE; AND**

The site lies within the Falcon Fire Protection District. A will serve letter from the FPD and a Fire Protection Report are included with the submittal.

**12. THE PROPOSED SUBDIVISION MEETS OTHER APPLICABLE SECTIONS OF CHAPTER 6 AND 8 OF THIS CODE.**

The proposed subdivision meets the applicable sections of these parts of the Code. Subject to the requested PUD modifications per Chapter 4.2.6.2.h.

**REFERENCE DOCUMENTS**

1. Water Resources Report, Prepared By: JR Engineering, June 2020
2. Phase I Environmental Site Assessment Hannah Ridge, Prepared By: A.G. Wassenaar Inc. December 2018
3. Hannah Ridge Biological Assessment – Vegetation, Wildlife, Wetlands, Special Status Species, Prepared by: Wildland Consultants, Inc. November 2018
4. Traffic and Aircraft Noise Assessment, Prepared By: Engineering Dynamics Incorporated, May 2020
5. Preliminary Soils & Geology Report, Prepared by: CTL Thompson, Inc. April 2020



## GENERAL PROVISIONS:

- A. Authority.** This PUD is authorized by Chapter 4 of the El Paso County Land Development Code, adopted pursuant to the Colorado Planned Unit Development Act of 1972, as amended.
- B. Applicability.** The provisions of this PUD shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Planning and Community Development Director or Board of County Commissioners.
- C. Adoption.** The adoption of this development plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that this Development Plan for Feathergrass Urban Duplexes is in general conformity with the El Paso County Master Plan, El Paso County Policy Plan and applicable Small Area Plan; is authorized under the provision of the El Paso County Land Development Code; and that the El Paso County Land Development Code and this development plan complies with the Colorado Planned Unit Development Act of 1972, as amended.
- D. Relationship to County Regulations.** The provisions of this Development Plan shall prevail and govern the development of Feathergrass Urban Duplexes, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso County Land Development Code in effect at the time of the PUD plan approval (or owner acknowledgment of the PUD changes with the Code), or any other applicable resolutions or regulations of El Paso County, shall be applicable.
- E. Enforcement.** To further the mutual interest of the residents, occupants, and owners of the PUD and of the public in the preservation of the integrity of this development plan, the provisions of this plan relating to the use of land and the location of common open space shall run in favor of El Paso County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law.
- F. Conflict.** Where there is more than one provision within the development plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern.
- G. Maximum Level of Development.** The total number of dwellings or the total commercial, business, or industrial intensity shown on the development plan for development within the specified planning areas is the maximum development requested for planning or construction (plus any approved density transfers). The actual number of dwellings or level of development may be less due to subdivision or Site Development Plan requirements, land carrying capacity, or other requirements of the Board of County Commissioners.
- H. Project Tracking.** At the time of any final plat application, the applicant shall provide a summary of the development, to date, to Planning and Community Development, in order to assure maximum development limits are not exceeded.
- I. Overall Project Standards.** The standard zoning requirements of El Paso County Land Development Code, as amended, including off-street parking, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this PUD, except as modified below.

## DEVELOPMENT GUIDELINES:

**A. Applicability:** These standards shall apply to all property contained in the Urban Collection at Palmer Village Planned Unit Development (PUD). These guidelines shall govern the land use, the dimensional zoning regulations and along with the covenants, the regulatory process for determining compliance with the provision of the Urban Collection at Palmer Village.

**B. Project Description:** Urban Collection at Palmer Village is a single family detached residential development consisting of 100 single-family lots located in El Paso County.

### C. Permitted Uses and Structures:

USE	NOTES
	<b>PRINCIPAL USES</b>
DWELLINGS - SINGLE FAMILY ATTACHED	
OPEN SPACE, PARKS, AND TRAILS	
RECREATION AMENITIES	SUCH AS TRAILS, WALKS, AND PARKS
FAMILY CARE HOME, CHILD CARE CENTER, OR GROUP HOME	THESE USES ARE CONTROLLED BY STATE LAW AND RULES AND REGULATIONS, AND ARE EITHER ALLOWED OR SPECIAL USES DEPENDING ON THE SPECIFIC FACILITY TYPE AND NUMBER OF RESIDENTS/ENROLLMENTS
UTILITIES, DETENTION POND	TO INCLUDE DETENTION FACILITIES AND ASSOCIATED ACCESS ROADS AND UTILITY LINES
	<b>ACCESSORY USES</b>
ANIMAL KEEPING	UP TO 4 PETS (DOGS, CATS, OR OTHER DOMESTICATED ANIMALS). THE KEEPING OF BEES, HENS, CHICKENS, OR PIGEONS IS NOT ALLOWED.
RESIDENTIAL HOME OCCUPATION	
SOLAR ENERGY SYSTEMS	FOR PERSONAL USE ONLY
ANTENNAS, RADIO FACILITIES, AND SATELLITE DISHES	
MAILBOXES	
	<b>TEMPORARY USES</b>
MODEL HOME / SUBDIVISION SALES OFFICE	
CONSTRUCTION EQUIPMENT STORAGE AND FIELD OFFICE	ONLY WHEN ASSOCIATED WITH A PERMITTED USE
YARD OR GARAGE SALES	
	<b>SPECIAL USES</b>
FAMILY CARE HOME, CHILD CARE CENTER, OR GROUP HOME	THESE USES ARE CONTROLLED BY STATE LAW AND RULES AND REGULATIONS, AND ARE EITHER ALLOWED OR SPECIAL USES DEPENDING ON THE SPECIFIC FACILITY TYPE AND NUMBER OF RESIDENTS/ENROLLMENTS
CMRS FACILITY - STEALTH	
	<b>ACCESSORY STRUCTURES</b>
ACCESSORY STRUCTURES ARE NOT PERMITTED.	
<b>NOTES:</b>	
1. ALL PERMITTED PRINCIPAL AND ACCESSORY STRUCTURES ARE SUBJECT TO THE DEVELOPMENT STANDARD OF URBAN COLLECTION AT PALMER VILLAGE	
2. PERMITTED ACCESSORY USES ARE SUBJECT TO THE USE-SPECIFIC DEVELOPMENT STANDARD SET OUT IN CHAPTER 5.1.7 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (AS AMENDED).	
3. PERMITTED TEMPORARY USES ARE SUBJECT TO THE USE-SPECIFIC DEVELOPMENT STANDARD SET OUT IN CHAPTER 5.2.1 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (AS AMENDED).	
4. PERMITTED SPECIAL USES ARE SUBJECT TO THE USE-SPECIFIC DEVELOPMENT STANDARD SET OUT IN CHAPTER 5.2.2 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (AS AMENDED).	

**D. Signs:** Signs shall be permitted to identify entrants to the Urban Collection at Palmer Village community. The maximum size of the Community Entryway Sign shall be 100 square feet with a maximum height of six (6) feet. Sign size shall be measured by drawing the smallest rectangle around the text of the sign. For double sided signs, only one sign face shall contribute to the maximum size.

### E. Development Standards:

- Maximum building height: thirty (30) feet
- Maximum lot coverage: sixty percent (60%)
- Setback minimums:
  - Front: seventeen (17) feet minimum (fifteen (15) feet minimum to covered porch)
  - Side: five (5) feet minimum (zero (0) feet on common lot line)
  - Rear (garage): six (6) feet minimum building setback. Eight (8) feet minimum garage pan.
- Minimum lot width: twenty-five (25) feet
- Minimum lot size: 2,100 SF

**F. Streets:** Streets within Urban Collection at Palmer Village subdivision provide general vehicular circulation throughout the development. All streets will be private and maintained by the Urban Collection at Palmer Village Home Owners Association. Sidewalks will be provided as illustrated on this plan.

## GENERAL NOTES

- See Landscape Plan sheets 10-12 of this set for proposed buffering and screening from surrounding properties.
- Facilities and common area landscape will be maintained by the Urban Collection at Palmer Village Homeowners Association.
- Landscape and walks within private residential lots will be maintained by the Urban Collection at Palmer Village Homeowners Association. Cross access will be permitted in common walkways and open space for all residents of Urban Collection at Palmer Village and their guests.
- This site is not within a designated F.E.M.A. floodplain as determined by the flood insurance rate map, community panel number 08041C0752G, effective December 7, 2018.
- There will be no direct lot access from Constitution Avenue & Hannah Ridge Drive.
- Geologic Hazard Note:  
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the Geotechnical Investigation and Geologic Hazard Evaluation prepared by CTL Thompson Inc., dated April 24, 2020 and is held in the Urban Collection at Palmer Village PUD Preliminary Plan File (PUDS-19-011) at the El Paso County Planning and Community Development Department.
  - Artificial /Undocumented Fill (the majority of lots)
  - Expansive Soils and Bedrock (Lots 85-100)
  - Potential Shallow Groundwater (Lots 85-100)
 These conditions can be mitigated by regrading, properly engineered foundations, and recognized construction techniques. The proposed units within this subdivision will not include basements, which will mitigate the potential shallow groundwater constraint.
- The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.
- No parking will be allowed in front of garages, except for lots 69-74 where driveways are a minimum of 20' in length from garage face to edge of access road.
- The avigation easement dedicated herein for public avigation purposes, shall be considered a public easement subject to those terms and conditions as specified on the instrument recorded at Reception No. 207095753 and Reception No. 214022685 of the records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect.
- Noise impacts caused by aircraft or traffic can be mitigated through typical construction methods as recommended in the Traffic and Aircraft Noise Assessment prepared by EDI dated May 2020.
- Snow storage shall be accommodated onsite in available tracts and at ends of the private drive aisles, not in the public right-of-way.
- Emergency access gates are to be designed by the developer and must include the Diablo Controls Proximity Auto Opening System ([www.diabloccontrols.com](http://www.diabloccontrols.com)) and KNOX covers to provide emergency fire department ingress and egress.
- Noise Mitigation Note: Lots 10 to 15, 34 to 39, 42 to 47, 62 to 67 and 82 to 87 are within the DNL 65 noise contour and will require noise mitigation for compliance with HUD interior 45 DNL noise requirements. This will be accomplished by adherence to the interior noise reduction construction methods related to exterior walls, attic space insulation, exterior glazing and roofing materials, as recommended in the Traffic and Aircraft Noise Assessment prepared by Engineering Dynamics Incorporated, dated 13 May, 2020.

# URBAN COLLECTION AT PALMER VILLAGE PUD DEVELOPMENT/PRELIMINARY PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M. OF EL PASO COUNTY, COLORADO

## LEGAL DESCRIPTIONS

### URBAN COLLECTION AT PALMER VILLAGE PUD ZONING/DEVELOPMENT PLAN

Parcel I:  
That portion of the Northeast Quarter of Section 5, Township 14 South, Range 65 West of the 6<sup>th</sup> P.M. of El Paso County, Colorado, more particularly described as follows:  
(Bearings referred to herein are based on the north line of said Northeast Quarter of Section 5, assumed to bear N89°53'50"E.) Beginning at the northwest corner of said Northeast Quarter, said corner being on the southerly line of Constitution Avenue as described in "Constitution Avenue / Peterson Road Right-of-way", recorded in Plat Book V-3 at Page 169 of the records of said County (the following three (3) courses are along said southerly line.);  
1) Thence S89°54'50"E, 107.89 feet;  
2) Thence along the arc of a curve to the right, said curve having a central angle of 6°04'26", a radius of 1,310.93 feet, for an arc distance of 138.97 feet;  
3) Thence S83°50'24"E, 364.67 feet to the westerly Right-of-way line of Hannah Ridge Drive, an 80 foot Right-of-way as shown on Jessica Heights Filing No. 1 as recorded under Reception No. 206712249 of the records of said County;  
Thence S00°20'42"W, 370.62 feet along said westerly Right-of-way line to the northeast corner of Lot 26 of said Jessica Heights Filing No. 1;  
Thence N89°39'18"W, 608.42 feet along the northerly lines of said Lot 26 and Lots 25, 24, 15, 14, and 13 of said Jessica Heights Filing No. 1 to the northwest corner of said Lot 13, said corner also being on the west line of said Northeast Quarter of Section 5;  
Thence N00°20'42"E, 413.81 feet along said west line to the Point of Beginning.  
For a total of 243,396 SF, or 5.588 acres, more or less.  
Per the Commitment for Title Insurance, issued by Stewart Title Guaranty Company, Commitment No. 18000311012, dated December 17, 2018.

Parcel II:  
That portion of the Northeast Quarter of Section 5, Township 14 South, Range 65 West of the 6<sup>th</sup> P.M. of El Paso County, Colorado, more particularly described as follows:  
(Bearings referred to herein are based on the north line of said Northeast Quarter of Section 5, assumed to bear N89°53'50"E.) Commencing at the northwest corner of said Northeast Quarter, said corner being on the southerly line of Constitution Avenue as described in "Constitution Avenue / Peterson Road Right-of-way", recorded in Plat Book V-3 at Page 169 of the records of said County (the following six (6) courses are along said southerly line);  
1) Thence S89°54'50"E, 107.89 feet;  
2) Thence along the arc of a curve to the right, said curve having a central angle of 6°04'26", a radius of 1,310.93 feet, for an arc distance of 138.97 feet;  
3) Thence S83°50'24"E, 396.82;  
4) Thence along the arc of a curve to the left, said curve having a central angle of 1°55'47", a radius of 1,430.93 feet, for an arc distance of 48.19 feet to a point on the easterly Right-of-way line of Hannah Ridge Drive, an 80 foot Right-of-way as shown on Jessica Heights Filing No. 1 as recorded under Reception No. 206712249 of the records of said County, said point also being the Point of Beginning of the Tract of land herein described;  
5) Thence continuing along the arc of a curve to the left, said curve having a central angle of 4°19'59", a radius of 1,430.93 feet, for an arc distance of 108.22 feet to a line 60 feet south of and parallel to said north line of the Northeast Quarter of Section 5;  
6) Thence N89°32'50"E, 524.11 feet along said parallel line to its intersection with the west line of the northeast corner of said Northeast Quarter of Section 5;  
Thence S00°17'12"W, 364.14 feet along said west line to the northeast corner of Lot 85 of said Jessica Heights Filing No. 1;  
Thence N89°39'18"W, 632.60 feet along the northerly lines of said Lot 85 and Lots 86, 87, 96, 97, and 98 of said Jessica Heights Filing No. 1 to the northwest corner of said Lot 98, said corner also being on the said easterly Right-of-way line of Hannah Ridge Drive;  
Thence N00°20'42"E, 363.29 feet along said easterly Right-of-way line to the Point of Beginning.  
For a total of 228,886 SF, or 5.254 acres, more or less.  
Per the Commitment for Title Insurance, issued by Stewart Title Guaranty Company, Commitment No. 18000311012, dated December 17, 2018.  
For an overall total of 472,282 SF, or 10.842 acres, more or less.

### URBAN COLLECTION AT PALMER VILLAGE PRELIMINARY PLAN

Parcel I & II, as described above, together with Parcel III & IV:

Parcel III:  
Commencing at the Northeast corner of said Section 5;  
Then S89°53'50"W, 30.00 feet along the north line of the Northeast Quarter of said Section 5 to a point on the Westerly Right-of-way line of Marksheffel Road;  
Then S00°20'42"W, 60.00 feet along said Westerly Right-of-way line to a point on the Southerly Right-of-way line of proposed 120 foot wide Right-of-way of Constitution Avenue to the point of beginning of the tract of land herein described;  
Then S00°20'42"W, 435.00 feet along said Westerly Right-of-way line of Marksheffel Road to the Southeast corner of the tract of land described in Book 2083 at Page 587 of the records of said County;  
Then S89°53'50"W, 1,292.28 feet along the south line of said tract to the southwest corner thereof;  
Then N00°20'41"E, 435.00 feet along the west line of said tract to a point on said proposed Southerly Right-of-way line of Constitution Avenue;  
Then N89°53'50"E, 1,292.28 feet along said Southerly Right-of-way line to the point of beginning,  
County of El Paso, State of Colorado  
Except that portion described as follows:  
That portion of the Northeast one-quarter of the Northeast one-quarter of Section 5, Township 14 South, Range 65 West of the 6<sup>th</sup> P.M., situate in El Paso County, Colorado, and more particularly described as follows:  
Commencing at the Northeast corner of said Section 5 then S89°53'50"W on the North line thereof, 1,322.28 feet to the Northwest corner of said Northeast one-quarter of the Northeast one-quarter of Section 5;  
Thence S00°20'41"W on the west line of said northeast one-quarter of Section 5, 60.00 feet to a point on the Southerly Right-of-way line of proposed 120 foot right-of-way of Constitution Avenue and the point of beginning of the tract of land herein described;  
Thence (1) continue on last mentioned course 435.00 feet;  
(2) N89°53'50"E, 172.42 feet;  
(3) N00°20'41"E 435.00 feet to a point on said Southerly Right-of-way line of proposed Constitution Avenue;  
Thence S89°53'50"W on said Southerly Right-of-way line of proposed Constitution Avenue, 172.42 feet to the point of beginning,  
County of El Paso, State of Colorado  
Except that portion conveyed to the Board of County Commissioners, El Paso County, Colorado in Warranty Deed recorded June 9, 2010 under Reception No. 210054574.  
For a total of 458,936 SF, or 10,536 acres, more or less.  
Per the Commitment for Title Insurance, issued by Stewart Title Guaranty Company, Commitment No. 20000310454, dated May 4, 2020.

### Parcel IV:

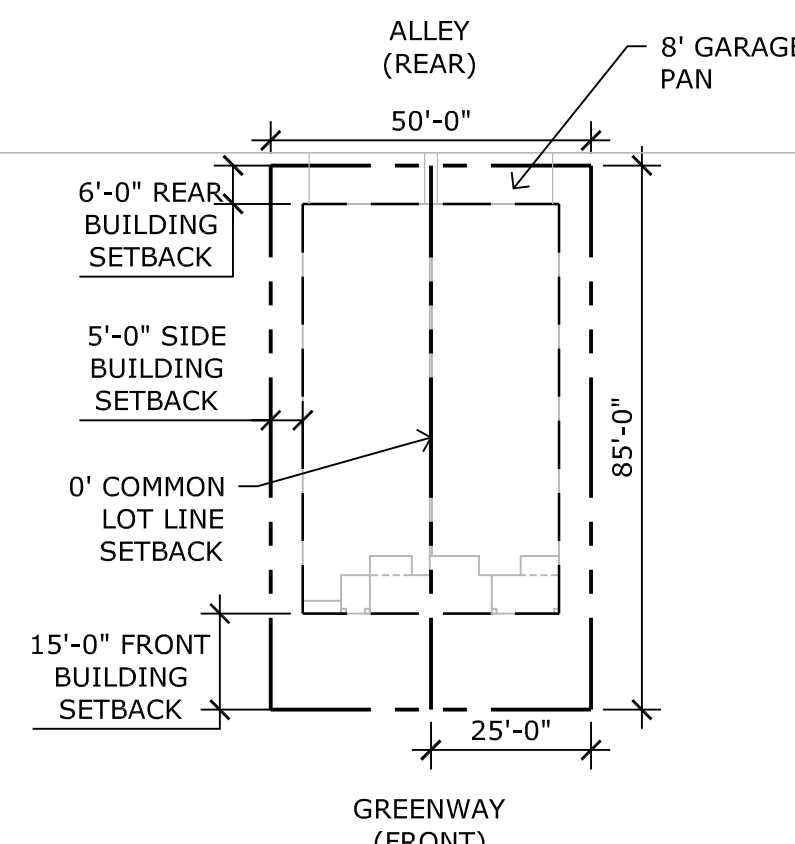
That portion of the Northeast one-quarter of the Northeast one-quarter of Section 5, Township 14 South, Range 65 West of the 6<sup>th</sup> P.M., situate in County of El Paso, State of Colorado and more particularly described as follows:  
Commencing at the Northeast corner of said Section 5;  
Thence S89°53'50"W on the north line thereof, 1,322.28 feet to the Northwest corner of said Northeast one-quarter of the Northeast one-quarter of Section 5;  
Thence S00°20'41"W on the west line of said Northeast one-quarter of Section 5, 60.00 feet to a point on the Southerly Right-of-way line of proposed 120 foot Right-of-way of Constitution Avenue and the point of beginning of the tract of land herein described;  
Thence (1) continue on last mentioned course, 435.00 feet;  
(2) N89°53'50"E, 172.42 feet  
(3) N00°20'41"E, 435.00 feet to a point on said Southerly Right-of-way line of proposed Constitution Avenue;  
(4) S89°53'50"W on said Southerly Right-of-way line of proposed Constitution Avenue, 172.42 feet to the point of beginning,  
For a total of 75,004 SF, or 1,722 acres, more or less.  
Per the Commitment for Title Insurance, issued by Stewart Title Guaranty Company, Commitment No. 20000310454, dated May 4, 2020.

For an overall total of 1,006,222 SF, or 23.100 acres, more or less.

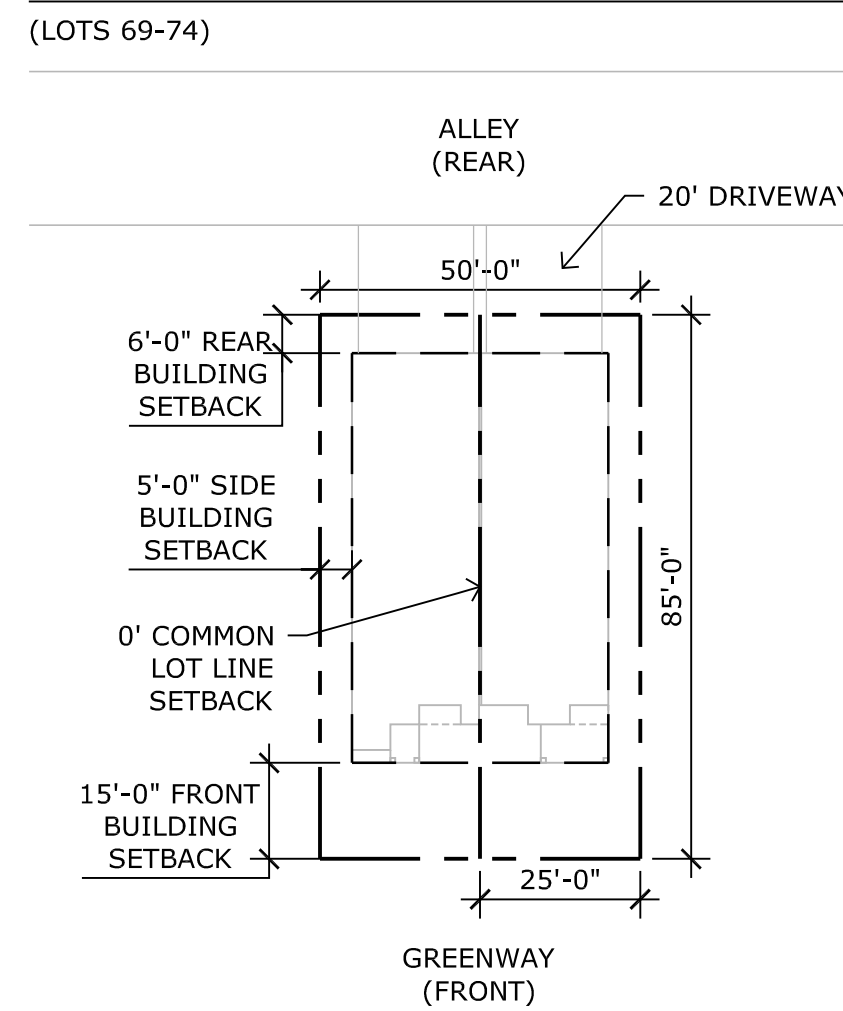
## PUD MODIFICATIONS

LDC/ECM Section	Category	Standard	Modification	Justification
1 LDC Chapter 8.4.4(E)(2)	Private Roads	Use of private roads shall be limited	Private roads proposed to serve only this subdivision	Private roads provide more flexibility for the development to accommodate the higher density infill development. The private roads will be owned and maintained by the Home Owners Associations.
2 LDC Chapter 8.4.4(E)(3)	Private Roads to meet County standards	Private roads shall be constructed and maintained to ECM standards	Road classification, horizontal curve radius and curb return (see 3, 4, and 5 below)	
3 ECM Section 2.3.2, Table 2-7	Roadway Classification based on ADT	300 ADT max for Urban Local (Low Volume)	The ADT for each parcel (west and east) is anticipated to be 395 and 337, respectively	The development will utilize alleys for access to each of the units. The County criteria does not address. The low anticipated traffic demand for the neighborhood best aligns with the Urban Local (Low Level) road classification, as the internal driveway and alleys only serve the residents of the development.
4 ECM Section 2.3.3.E, Table 2-7	Minimum horizontal curve radius	100' for Urban Local (Low Volume) road	A 37' centerline radii at the entrance to the east and west parcels.	The reduced curvatures at the entrance will be a benefit to the development by reducing speeds and creating a safer residential environment.
5 ECM Section 2.3.7.F.1, Table 2-31	Minimum curb return radii	20' for a Local/Local intersection.	A 10' curb return radii throughout the development.	The development requires parking for the units to be along the roadway, therefore the tighter radii will facilitate maximizing available parking areas.

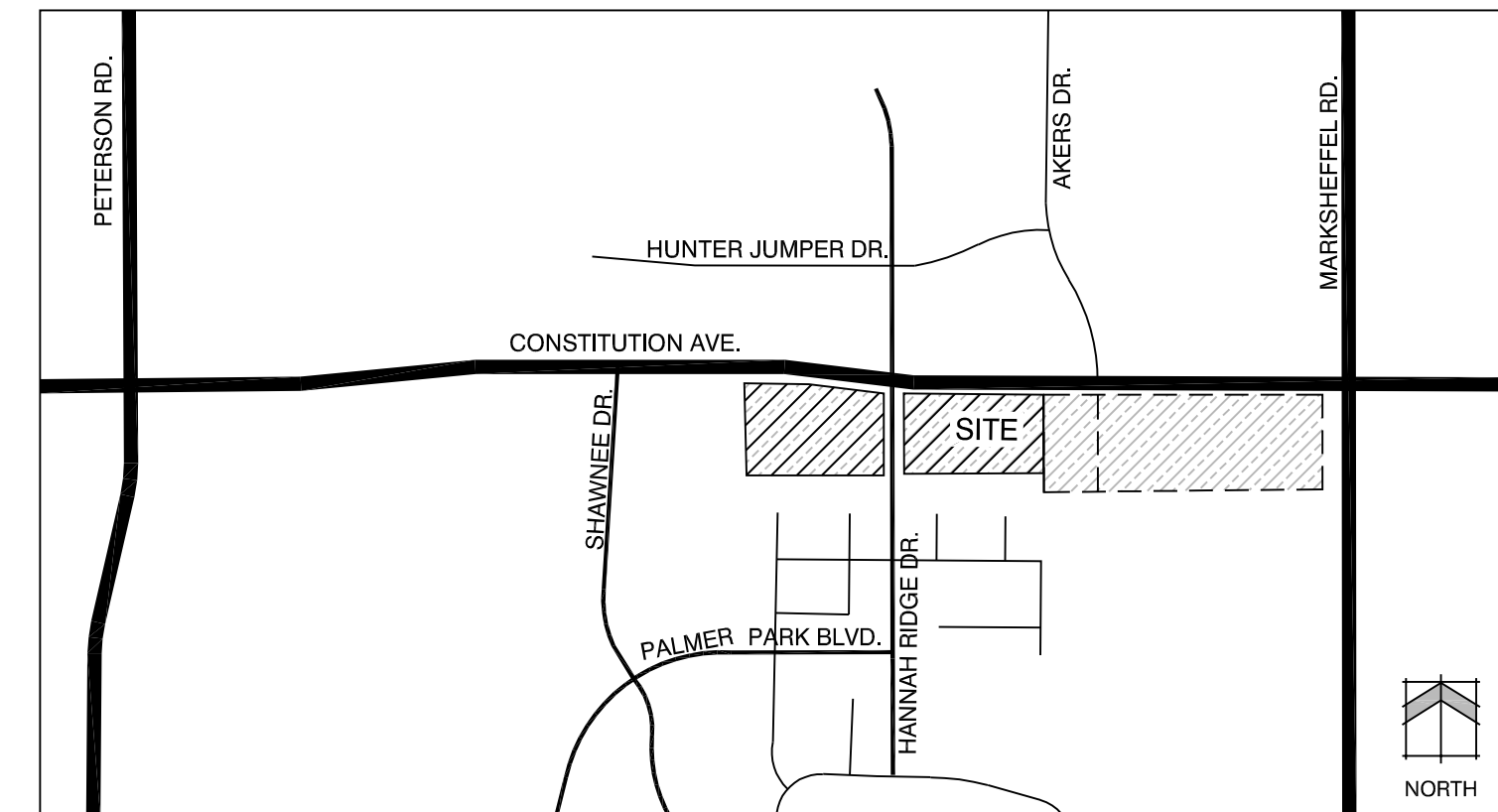
## SINGLE FAMILY ATTACHED LOT TYPICAL (NO DRIVEWAY):



## SINGLE FAMILY ATTACHED LOT TYPICAL WITH DRIVEWAY:



## VICINITY MAP



### OWNER

FEATHERGRASS INVESTMENT LLC  
4715 N. CHESTNUT  
COLORADO SPRING, CO 80907

### APPLICANT

N.E.S. INC.  
619 N. CASCADE AVE.,  
SUITE 200  
COLORADO SPRINGS, CO 80903

### DEVELOPER

RICHMOND AMERICAN HOMES

## SITE DATA

**Site Location:** Southwest and southeast of Constitution Ave. & Hannah Ridge Drive  
**Tax ID Number:** 5405100041, 5405100042, 5405000035, 5405100043, 5405100044, 5405000051  
**Site Area:** 23.10 Acres (Parcels I, II, III, & IV)  
**Limits of Rezone:** 10.94 Acres (Parcels I & II)  
**Limits of Development:** 10.27 Acres (without dedicated Constitution ROW)  
**Current Zoning:** PUD CAD-O and CS CAD-O  
**Proposed Zoning:** PUD CAD-O (Parcels I & II)  
**Development Schedule:** 2021  
**Proposed Use:** Residential, Single Family Attached, 100 Units  
**Land Use Area:** Single Family Lots: 4.88 AC  
Open Space: 1.95 AC  
Detention: 1.08 AC  
Private Roads: 2.37 AC  
Public Roads: 0.57 AC  
9.23 DU/AC  
Density (Net designated ROW): 9.74 DU/AC

**Proposed Density (Gross):** 9.74 DU/AC  
**Landscaping Setbacks/Buffer:** Constitution Ave: 25' Setback  
Hannah Ridge: 10' Setback  
South Boundary: 15' Buffer  
West Boundary: 15' Zone Boundary  
East Boundary: 44,740 SF (10% of 10.27 acres)  
**Open Space Required:** B, C, D, H, I, K (Reference Tract Map on Sheet 3 of 13)  
**Open Space Tracts Provided:** West: 39,482 SF East: 45,363 SF  
**Open Space Provided:** Total: 84,845 SF (18%)  
**Contiguous OS Required (25%):** 11,185 SF (25% of 44,740 SF)  
**Contiguous OS Provided:** West: 9,000 SF East: 6,700 SF  
Total: 15,700 SF (35%)  
**Formula:** 2 per unit  
West: 108 East: 92 Total: 200  
West: 108 East: 92 Total: 212  
**Parking Provided, Garage:** West: 0 East: 12 Total: 12  
**Parking Provided, Driveway:** Formula: 1 per 4 Units  
West: 14 East: 12 Total: 26  
West: 25 East: 23 Total: 48  
**Guest Parking Required:** Formula: 26-50 spaces = 2  
**Handicap Parking Provided:** 2\*  
**Accessible spaces identified on plan are preliminary. Final location of 2 accessible guest spaces may be revised with construction documents.**

### Ownership Certification

Name of Landowner \_\_\_\_\_  
Landowner's Signature, notarized \_\_\_\_\_  
I/we \_\_\_\_\_ a (one of the following: qualified title insurance company, title company, title attorney, or attorney at law) duly qualified, insured, or licensed by the State of Colorado, do hereby certify that I/we have examined the title of all lands depicted and described hereon and that title to such land is owner in fee simple by \_\_\_\_\_ at the time of this application.  
Notarized signature \_\_\_\_\_  
OR Name of Attorney and registration number \_\_\_\_\_

### Clerk and Recorder Certification

State of Colorado) \_\_\_\_\_  
El Paso County ) ss.  
I hereby certify that this Plan was filed in my office on this \_\_\_\_\_ (day) of \_\_\_\_\_ (month), 20\_\_\_\_ at \_\_\_\_\_ o'clock a.m./p.m. and was recorded per Reception No. \_\_\_\_\_  
El Paso County Clerk and Recorder

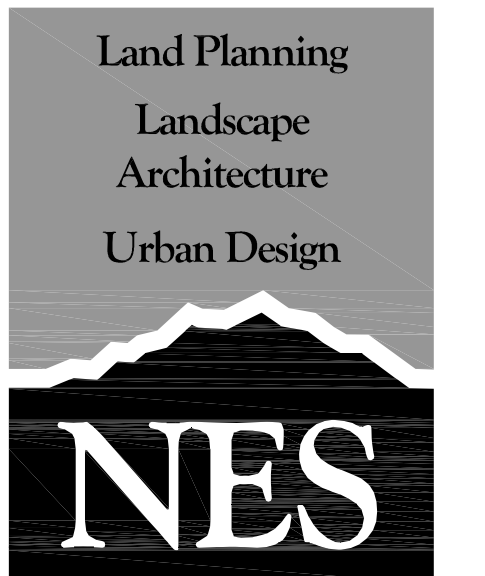
## SHEET INDEX

Sheet	Cover Sheet
Sheet 1 of 13:	Cover Sheet
Sheet 2 of 13:	Overall Plan
Sheet 3 of 13:	Tract Map & Adjacent Property Owners
Sheet 4 of 13:	PUD Preliminary Site Plan
Sheet 5 of 13:	PUD Preliminary Site Plan
Sheet 6 of 13:	Typical Street Sections
Sheet 7 of 13:	Preliminary Grading and Utilities Plan
Sheet 8 of 13:	Preliminary Grading and Utilities Plan
Sheet 9 of 13:	Preliminary Grading and Utilities Plan
Sheet 10 of 13:	Preliminary Landscape Plan
Sheet 11 of 13:	Preliminary Landscape Plan
Sheet 12 of 13:	Preliminary Landscape Details
Sheet 13 of 13:	Building Elevations

### County Certification

This PUD Development / Preliminary Plan request has been reviewed and found to be complete and in accordance with the El Paso County Land Development Code, as amended, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and is hereby approved.

Director, Planning & Community Development \_\_\_\_\_ Date \_\_\_\_\_



N.E.S. Inc.  
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Colorado Springs, CO 80903  
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## URBAN COLLECTION AT PALMER VILLAGE PUD DEVELOPMENT / PRELIMINARY PLAN

CONSTITUTION AVE. AND HANNAH RIDGE DR.

DATE: 12-02-2019  
PROJECT MGR: A. BARLOW  
PREPARED BY: K. MARSHALL

## ENTITLEMENT

DATE	BY	DESCRIPTION
03-11-20	KM	PER COUNTY REVIEW COMMENTS
06-03-20	KM	PER COUNTY REVIEW COMMENTS
07-01-20	KM	PER COUNTY REVIEW COMMENTS

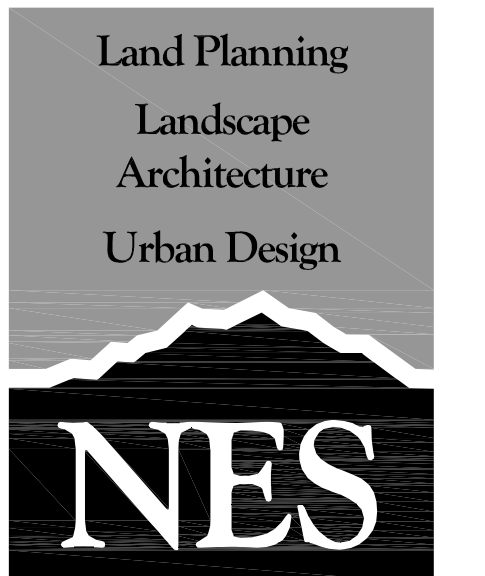
## COVER SHEET

1 OF 13

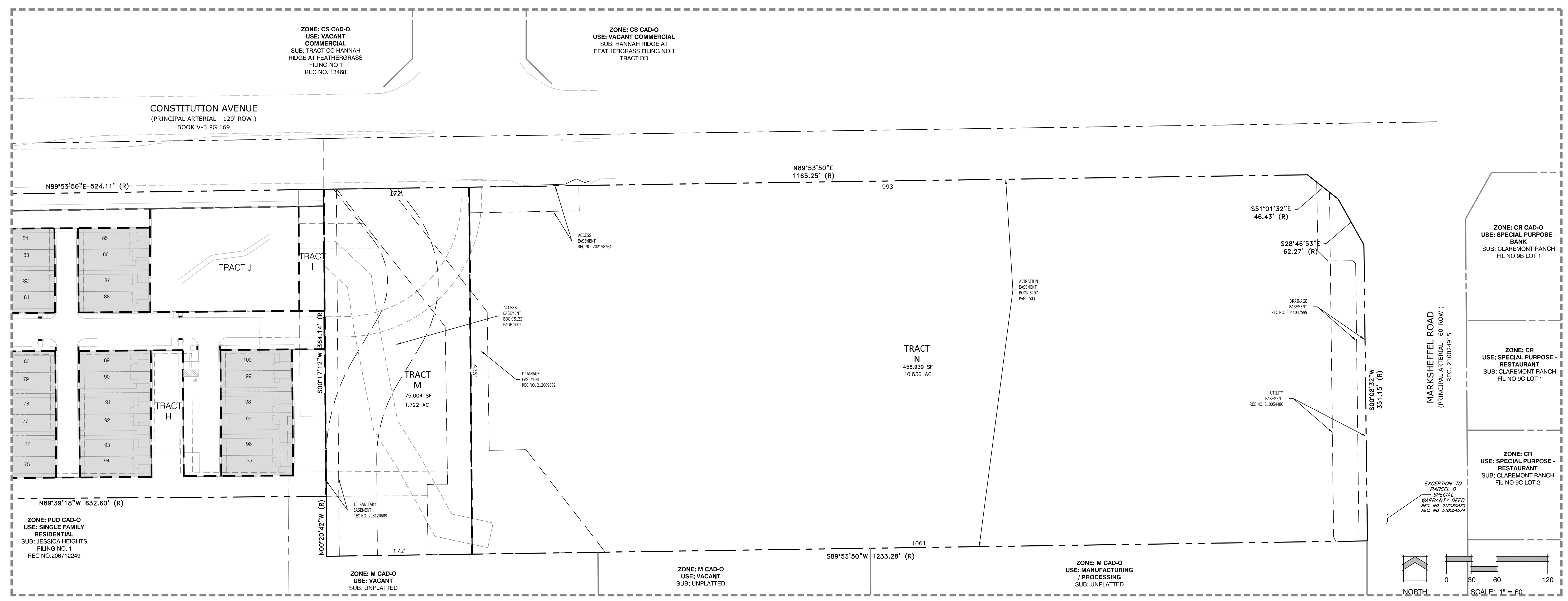
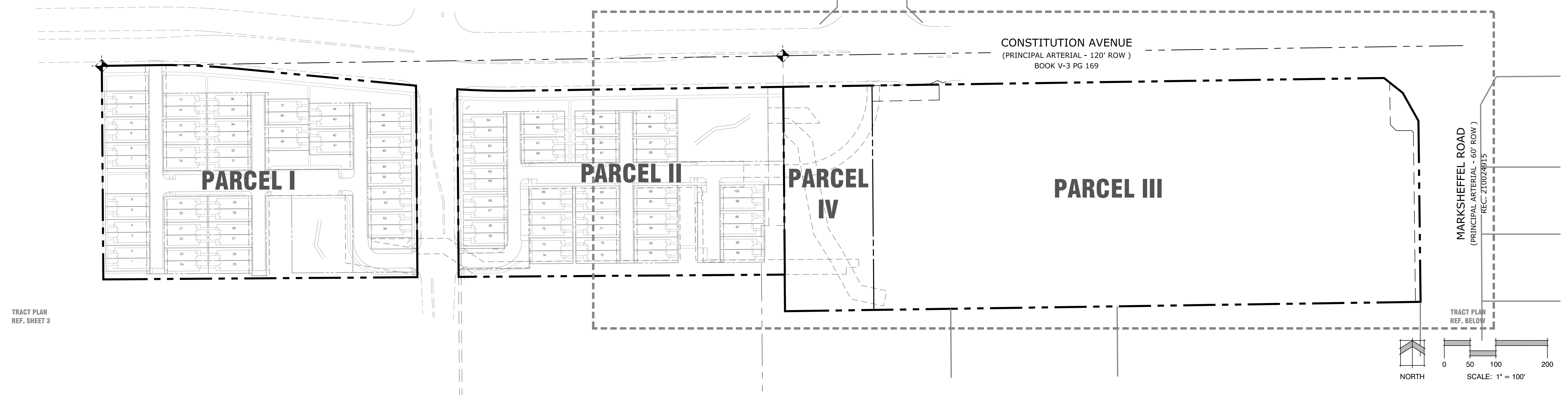


# URBAN COLLECTION AT PALMER VILLAGE PUD DEVELOPMENT/PRELIMINARY PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M. OF  
EL PASO COUNTY, COLORADO



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## URBAN COLLECTION AT PALMER VILLAGE PUD DEVELOPMENT / PRELIMINARY PLAN

CONSTITUTION AVE. AND HANNAH RIDGE DR.

DATE: 12-02-2019  
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### ENTITLEMENT

DATE:	BY:	DESCRIPTION:
03-11-20	KM	PER COUNTY REVIEW COMMENTS
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07-01-20	KM	PER COUNTY REVIEW COMMENTS

### OVERALL PRELIMINARY PLAN

# 2

2 OF 13

30 I:\13\Edmond American Homes\Feathergrass at Hannah Ridge\Drawings\Planning\Develop\Feathergrass\_DR.dwg (Overall Plan) 7/17/2020 10:52:20 AM bawenson

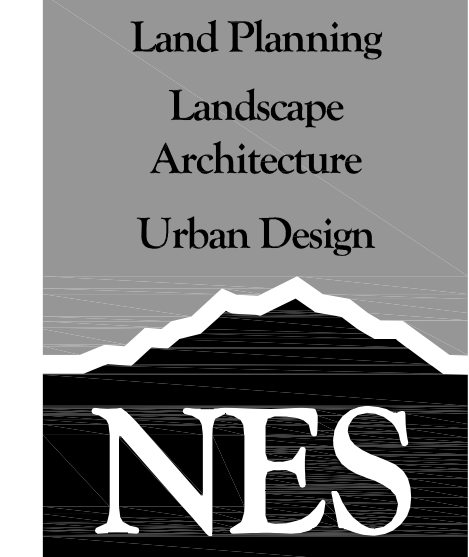


# URBAN COLLECTION AT PALMER VILLAGE PUD DEVELOPMENT/PRELIMINARY PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M. OF EL PASO COUNTY, COLORADO

ZONE: RM-30 CAD-O  
USE: VACANT COMMERCIAL  
SUB: TRACT BB HANNAH RIDGE AT FEATHERGRASS  
FILING NO. 1  
REC NO. 13468

ZONE: CS CAD-O  
USE: VACANT COMMERCIAL  
SUB: TRACT CC HANNAH RIDGE AT FEATHERGRASS  
FILING NO. 1  
REC NO. 13468

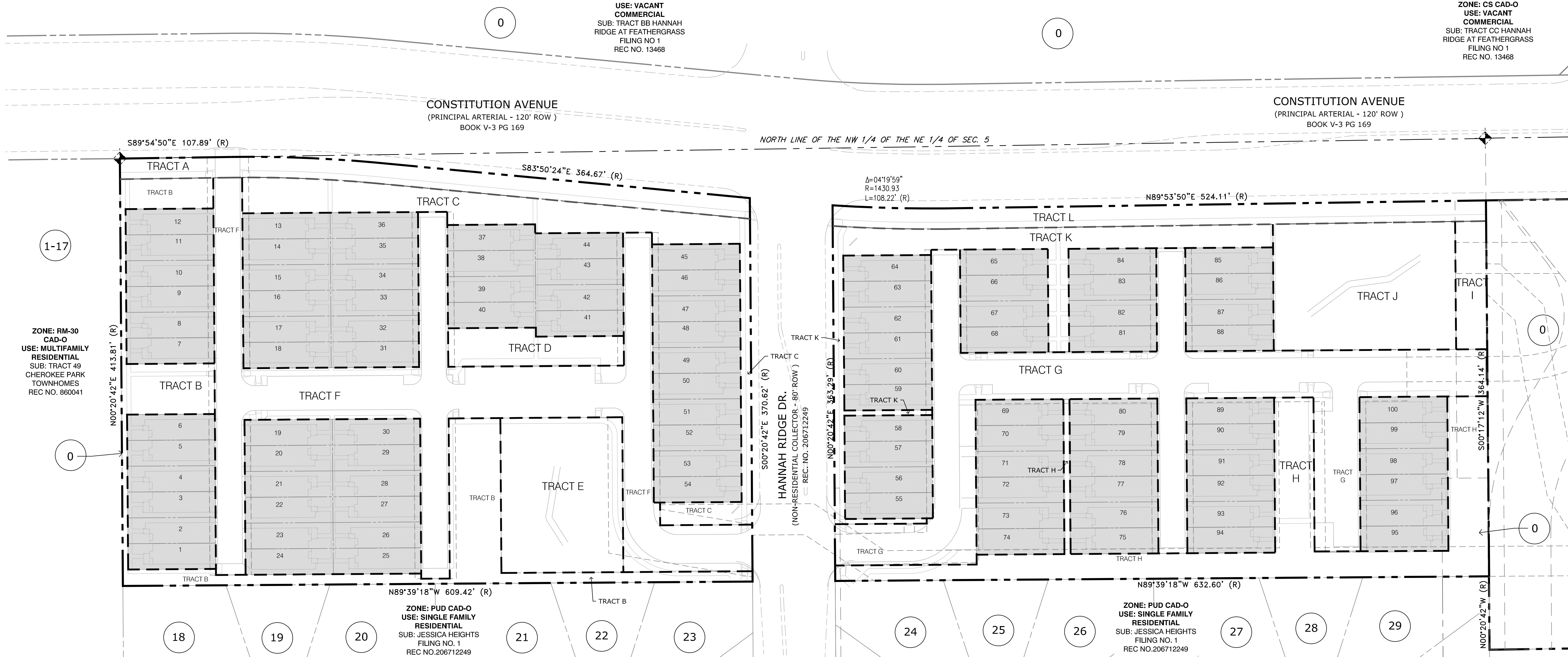


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ZONE: RM-30 CAD-O  
USE: MULTIFAMILY RESIDENTIAL  
SUB: TRACT 49 CHEROKEE PARK TOWNHOMES  
REC NO. 860041

ZONE: PUD CAD-O  
USE: SINGLE FAMILY RESIDENTIAL  
SUB: JESSICA HEIGHTS  
FILING NO. 1  
REC NO. 206712249

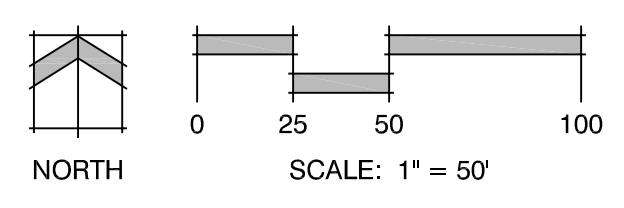
ZONE: PUD CAD-O  
USE: SINGLE FAMILY RESIDENTIAL  
SUB: JESSICA HEIGHTS  
FILING NO. 1  
REC NO. 206712249

Parcel Number	Name	Address	City, State, Zip
0 5405100041	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3531
0 5405100042	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3531
0 5405000035	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3531
0 5405100044	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3531
0 5405100043	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3531
0 5332403008	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3531
0 5332403009	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3531
1 5405201105	CHEROKEE PARK HOMEOWNERS ASSOC	6015 LEHMAN DR STE 205	COLORADO SPRINGS CO 80918-3421
2 5405201062	BURGESS MERI S	2429 CHEROKEE PARK PL	COLORADO SPRINGS CO 80915-1952
3 5405201061	MORGAN MICHAEL D &	2427 CHEROKEE PARK PL	COLORADO SPRINGS CO 80915-1952
4 5405201060	CARRANZA LILLIAN J	2425 CHEROKEE PARK PL	COLORADO SPRINGS CO 80915-1952
5 5405201059	SAMSON JERRILYN SUE	2423 CHEROKEE PARK PL	COLORADO SPRINGS CO 80915-1952
6 5405201058	HENDRON JEFFREY W	8304 ACOMA DR	LARKSPUR CO 80118-8503
7 5405201057	DEMPSEY LOUJANNE NICOLE	2419 CHEROKEE PARK PL	COLORADO SPRINGS CO 80915-1952
8 5405201056	ONDROVIC CATHERINE M	2417 CHEROKEE PARK PL	COLORADO SPRINGS CO 80915-1952
9 5405201055	EPTING-GIERAS ROSWITHA G	2415 CHEROKEE PARK PL	COLORADO SPRINGS CO 80915-1952
10 5405201054	DOUGLAS BRIAN P	2413 CHEROKEE PARK PL	COLORADO SPRINGS CO 80915-1952
11 5405201053	RUSSELL WAYNE E II	PO BOX 77258	COLORADO SPRINGS CO 80970-7258
12 5405201052	STANDARD LAURA	2409 CHEROKEE PARK PL	COLORADO SPRINGS CO 80915-1952
13 5405201051	BIANCI MICHAEL R	2407 CHEROKEE PARK PL	COLORADO SPRINGS CO 80915-1952
14 5405201050	MURRAY MELISSA JEANNE	4680 JENSON LN	COLORADO SPRINGS CO 80922-2478
15 5405201049	DROBNY DAVID K	2934 E WHIKLEAWAY CIR	COLORADO SPRINGS CO 80917
16 5405201048	SODEN JENNIFER A	2401 WASHO CIR	COLORADO SPRINGS CO 80915-1954
17 5405201047	RUSSELL TRUST	6840 HORSESHOE RD	COLORADO SPRINGS CO 80923-4217
18 5405101013	AMSDILL STEVEN LEE	2472 GREAT SKY RD	COLORADO SPRINGS CO 80915-1985
19 5405101014	TORRES CAROL	2486 GREAT SKY RD	COLORADO SPRINGS CO 80915-1985
20 5405101015	WALTERS SCOTT P	2473 GREAT SKY RD	COLORADO SPRINGS CO 80915-1985
21 5405101024	WILLHOIT JANE S	3630 W WADE LN	COLORADO SPRINGS CO 80917-5824
22 5405101025	JIMENEZ JOHN M	2483 MAJESTIC PLAINS CT	COLORADO SPRINGS CO 80915-1969
23 5405101026	DEFRANCO NICHOLAS A	2467 MAJESTIC PLAINS CT	COLORADO SPRINGS CO 80915-1969
24 5405104018	VETETO LARRY	2468 FRUITED PLAINS CT	COLORADO SPRINGS CO 80915-1948
25 5405104017	KURTZ KEVIN M	2485 FRUITED PLAINS CT	COLORADO SPRINGS CO 80915-1980
26 5405104016	TUCKER FAMILY REVOC TRUST	2469 FRUITED PLAINS CT	COLORADO SPRINGS CO 80915-1980
27 5405104007	CAMACHO NOEL SANTACRUZ	2470 SNOW CAP CT	COLORADO SPRINGS CO 80915-1981
28 5405104006	MUNOZ GABRIELA	2486 SNOW CAP CT	COLORADO SPRINGS CO 80915-1981
29 5405104005	FRAZIER SU H	7319 BUFFALO PRAIRIE CT	COLORADO SPRINGS CO 80915-2035

TRACT TABLE

NAME	SIZE (SF)	SIZE (Ac)	LAND USE	OWNERSHIP & MAINTENANCE
Tract A	12,231	0.28	Right of Way Dedication	El Paso County*
Tract B	15,090	0.35	Open Space, Landscape Buffer, Pedestrian Circulation, Detention Maintenance Access, Public and Private Utilities	Homeowners association
Tract C	18,786	0.43	Open Space, Landscape Setback, Pedestrian Circulation, Signage, Public and Private Utilities	Homeowners association
Tract D	5,606	0.13	Open Space, Pedestrian Circulation, Public and Private Utilities	Homeowners association
Tract E	25,199	0.58	Full Spectrum Detention, Public and Private Utilities	Homeowners association
Tract F	51,735	1.19	Private Road Access, Parking, Pedestrian Circulation, Public and Private Utilities	Homeowners association
Tract G	51,447	1.18	Private Road Access, Parking, Pedestrian Circulation, Public and Private Utilities	Homeowners association
Tract H	26,716	0.61	Open Space, Landscape Setback, Landscape Buffer, Pedestrian Circulation, Signage, Public and Private Utilities	Homeowners association
Tract I	3,717	0.09	Public and Private Utilities	Homeowners association
Tract J	21,723	0.50	Full Spectrum Detention, Public and Private Utilities	Homeowners association
Tract K	14,930	0.34	Open Space, Landscape Setback, Pedestrian Circulation, Signage, Public and Private Utilities	Homeowners association
Tract L	12,650	0.29	Right of Way Dedication	El Paso County*
Tract M**	75,004	1.72	Full Spectrum Detention, Drainage, Future Development	Property owner
Tract N**	458,939	10.54	Full Spectrum Detention, Drainage, Future Development	Property owner

\* Landscape adjacent to subject property up to the back of curb of the public road will be maintained by the Homeowners association.  
\*\* Shown on Sheet 2



## URBAN COLLECTION AT PALMER VILLAGE PUD DEVELOPMENT / PRELIMINARY PLAN

CONSTITUTION AVE. AND HANNAH RIDGE DR.

DATE: 12-02-2019  
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### TRACT MAP & ADJACENT PROPERTY OWNERS


3

3 OF 13

# URBAN COLLECTION AT PALMER VILLAGE PUD DEVELOPMENT/PRELIMINARY PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M. OF EL PASO COUNTY, COLORADO

Land Planning  
Landscape  
Architecture  
Urban Design

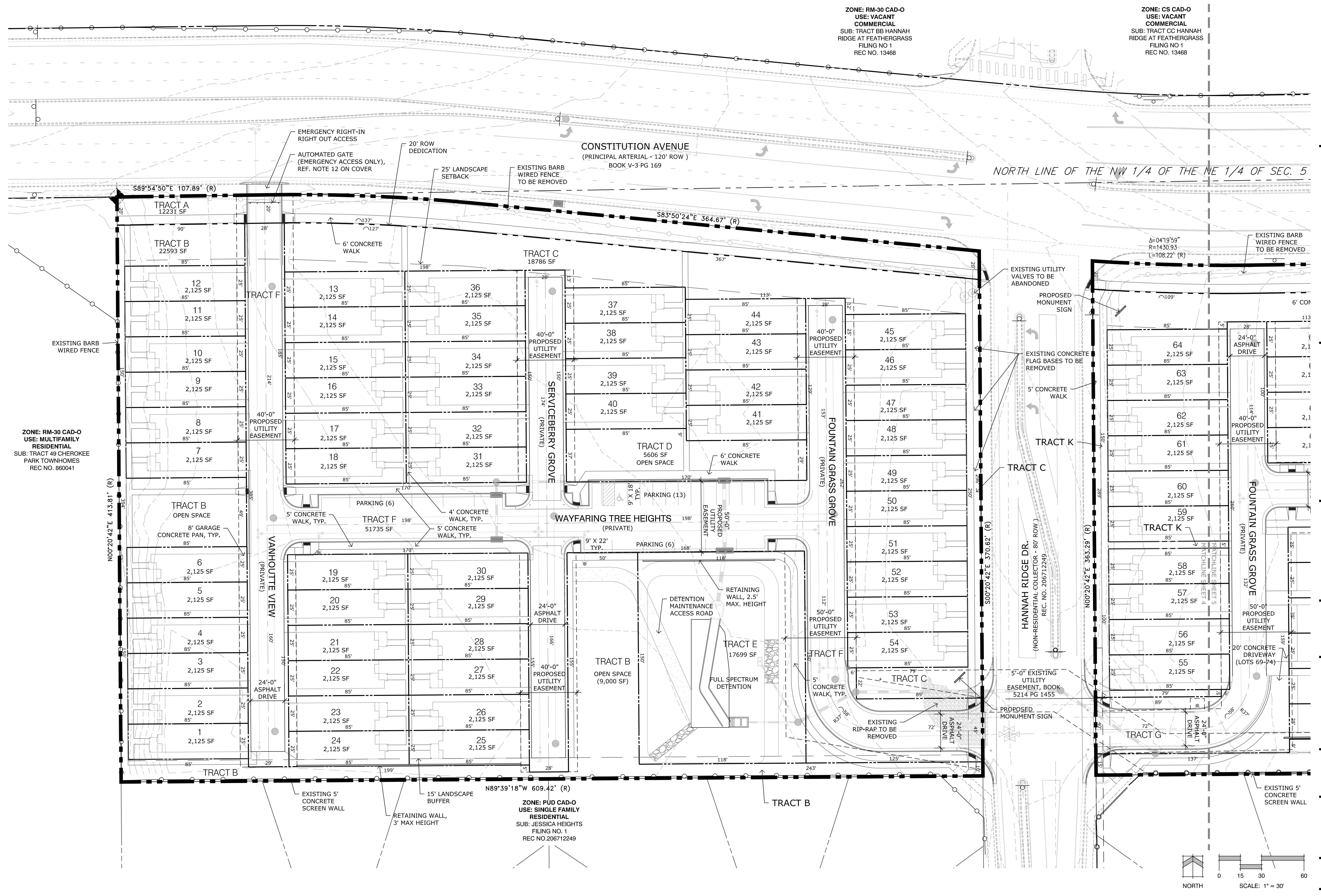


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## URBAN COLLECTION AT PALMER VILLAGE PUD DEVELOPMENT / PRELIMINARY PLAN

CONSTITUTION AVE. AND HANNAH RIDGE DR.

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07-01-20	KM	PER COUNTY REVIEW COMMENTS

### PUD PRELIMINARY SITE PLAN

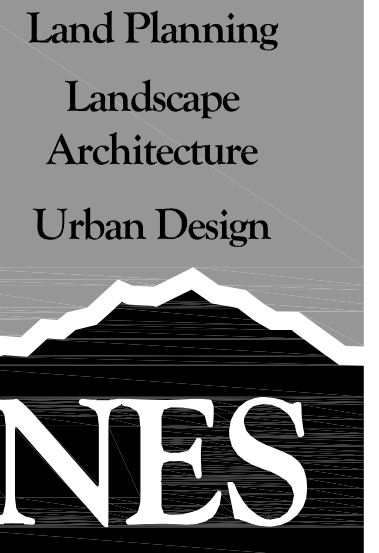
4  
4 OF 13

30 \\richmond\american\homes\feathergrass\at\palmer\_village\Drawings\Planning\Development\feathergrass\_DP.dwg [PUD Site Plan 1] 7/12/2020 10:26:13 AM bweinstein



# URBAN COLLECTION AT PALMER VILLAGE PUD DEVELOPMENT/PRELIMINARY PLAN

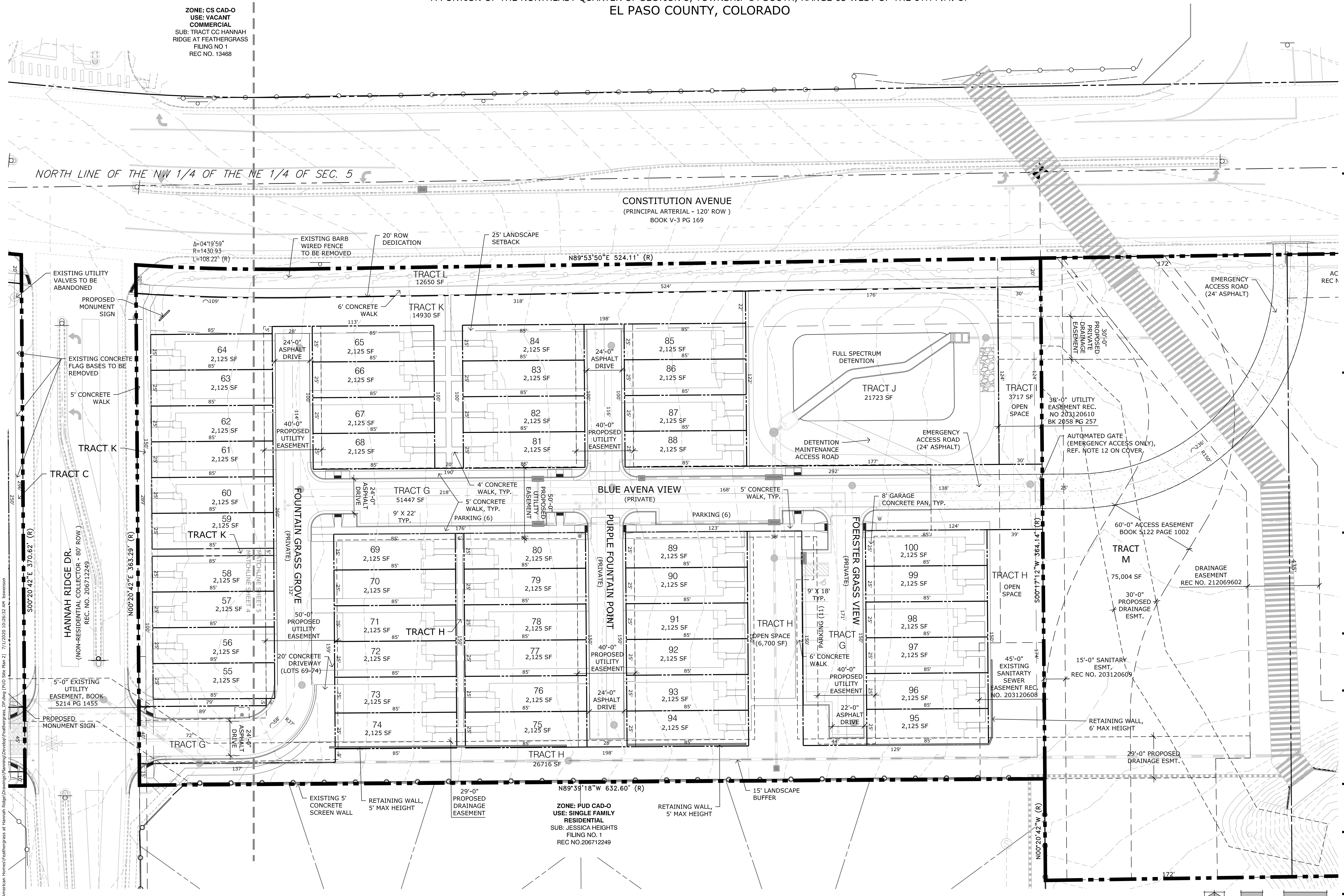
A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M. OF  
EL PASO COUNTY, COLORADO



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ZONE: CS CAD-O  
USE: VACANT  
COMMERCIAL  
SUB: TRACT CC HANNAH  
RIDGE AT FEATHERGRASS  
FILING NO. 1  
REC NO. 13468

ZONE: PUD CAD-O  
USE: SINGLE FAMILY  
RESIDENTIAL  
SUB: JESSICA HEIGHTS  
FILING NO. 1  
REC NO. 206712249



## URBAN COLLECTION AT PALMER VILLAGE PUD DEVELOPMENT / PRELIMINARY PLAN

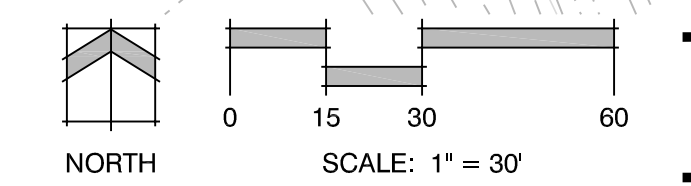
DATE: 12-02-2019  
PROJECT MGR: A. BARLOW  
PREPARED BY: K. MARSHALL

### ENTITLEMENT

DATE:	BY:	DESCRIPTION:
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06-03-20	KM	PER COUNTY REVIEW COMMENTS
07-01-20	KM	PER COUNTY REVIEW COMMENTS

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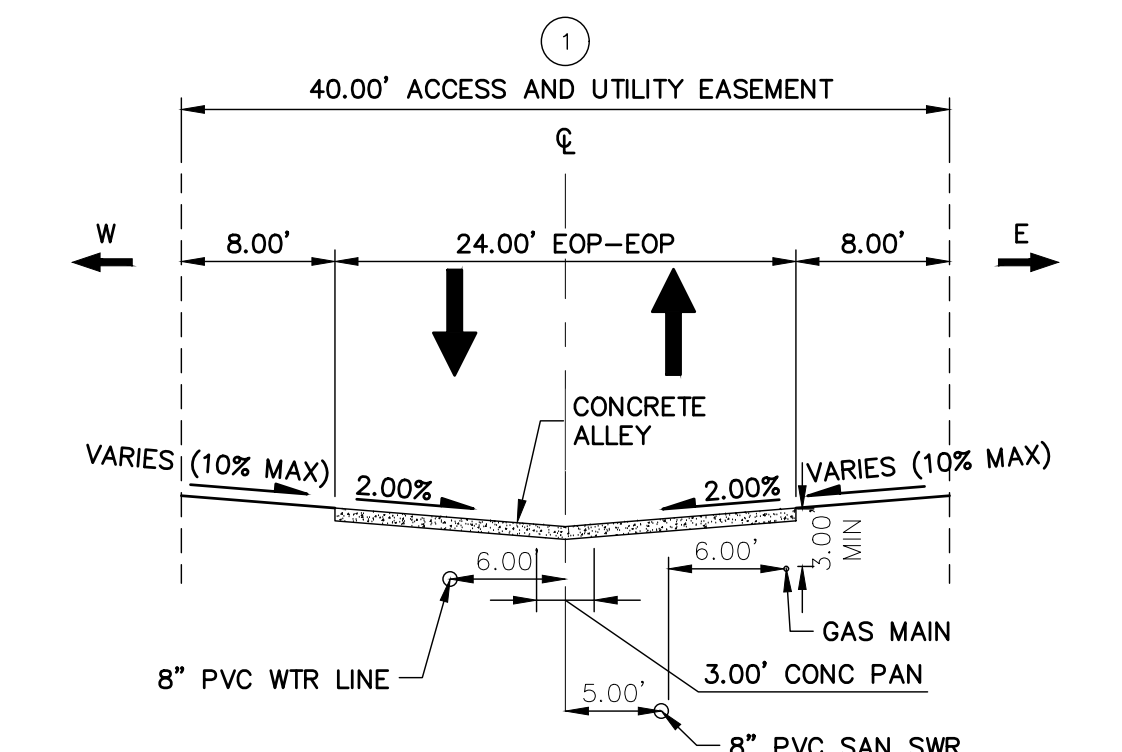
5  
OF 13



# URBAN COLLECTION AT PALMER VILLAGE

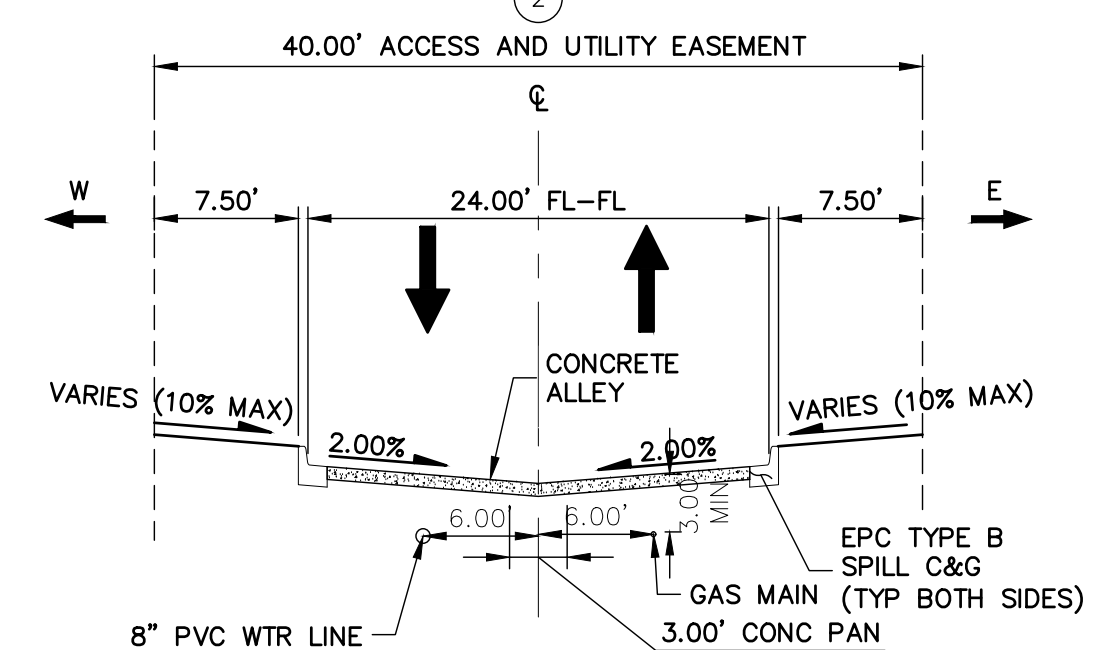
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## PUD DEVELOPMENT/PRELIMINARY PLAN



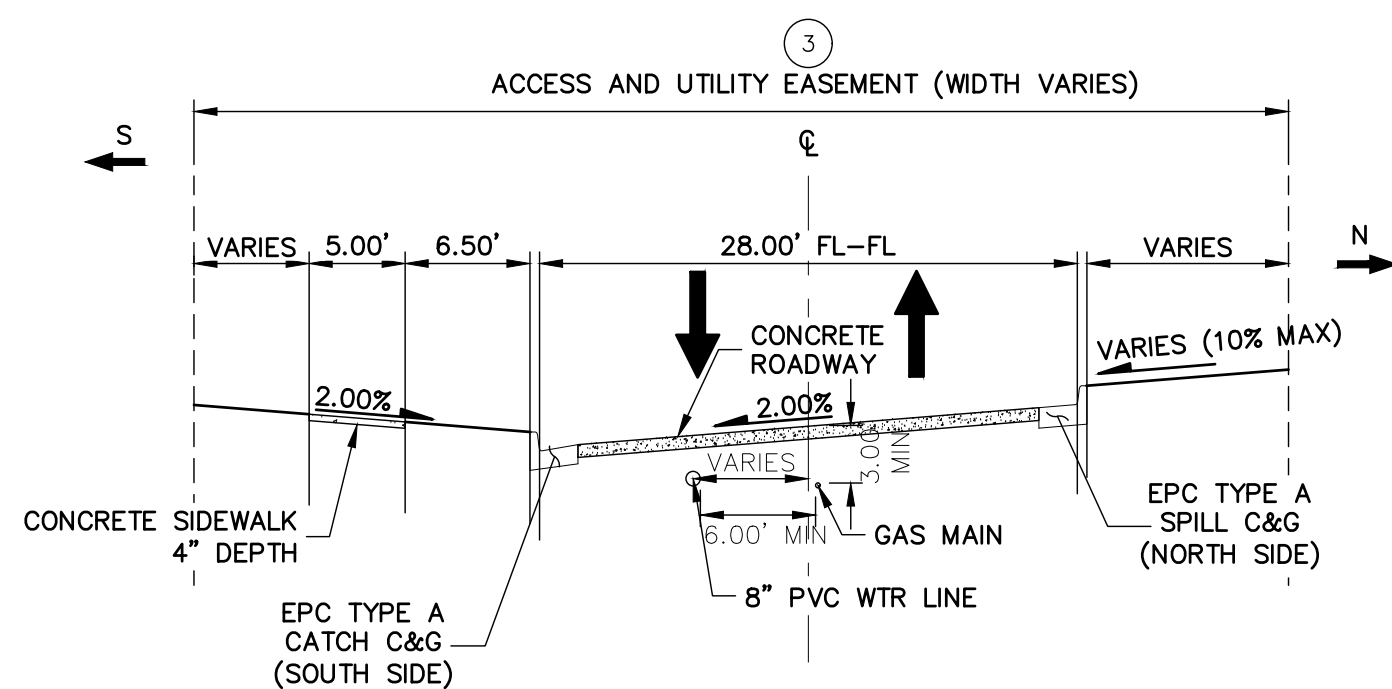
TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME) TYPE 1

POSTED/DESIGN SPEED LIMIT = 20 MPH  
ROADS: WAYFARING TREE HEIGHTS, FOUNTAIN GRASS GROVE, SERVICEBERRY GROVE, VANHOUTTE VIEW, BLUE AVENA VIEW, PURPLE FOUNTAIN POINT



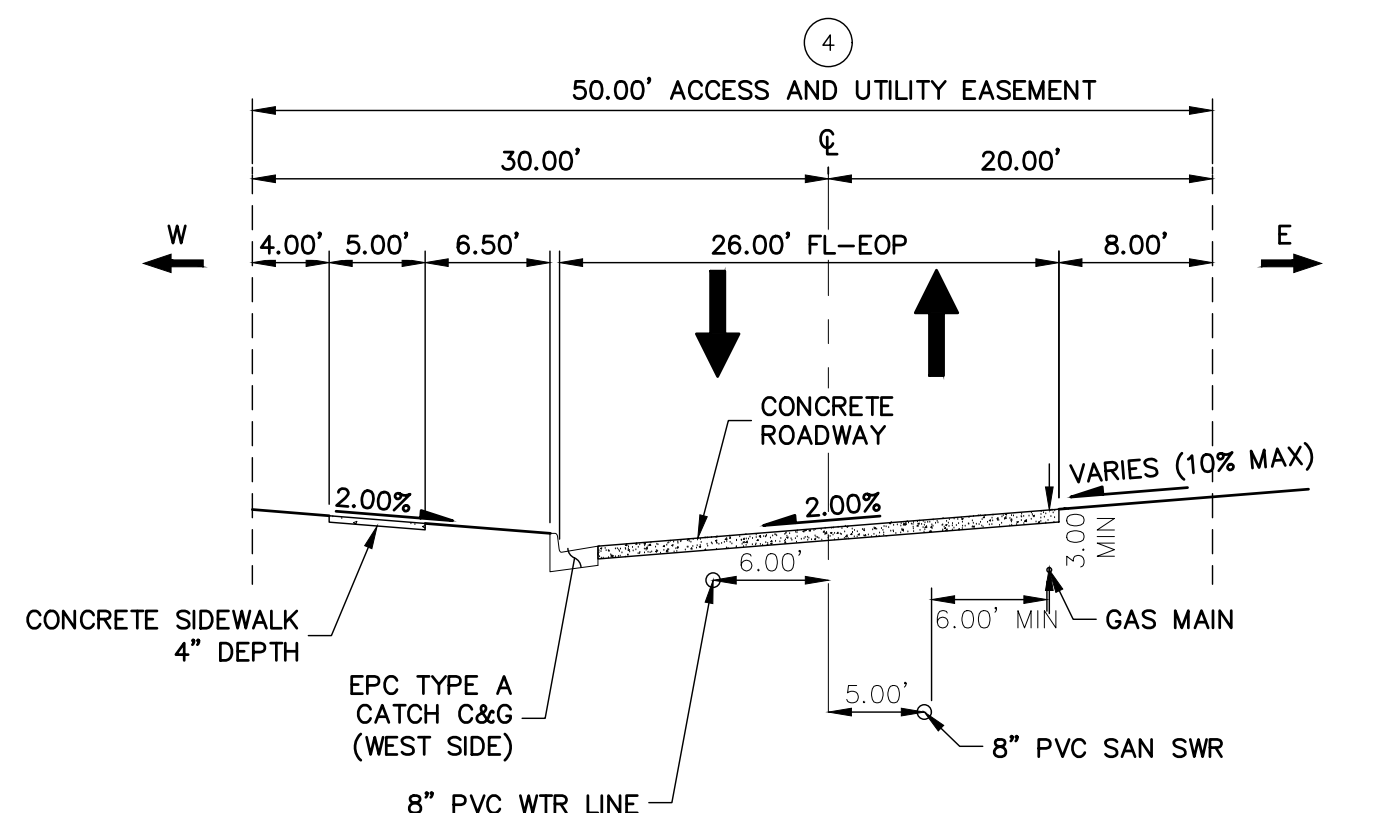
TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME) TYPE 2

POSTED/DESIGN SPEED LIMIT = 20 MPH  
ROADS: VANHOUTTE VIEW (EMERGENCY VEHICLE ACCESS)



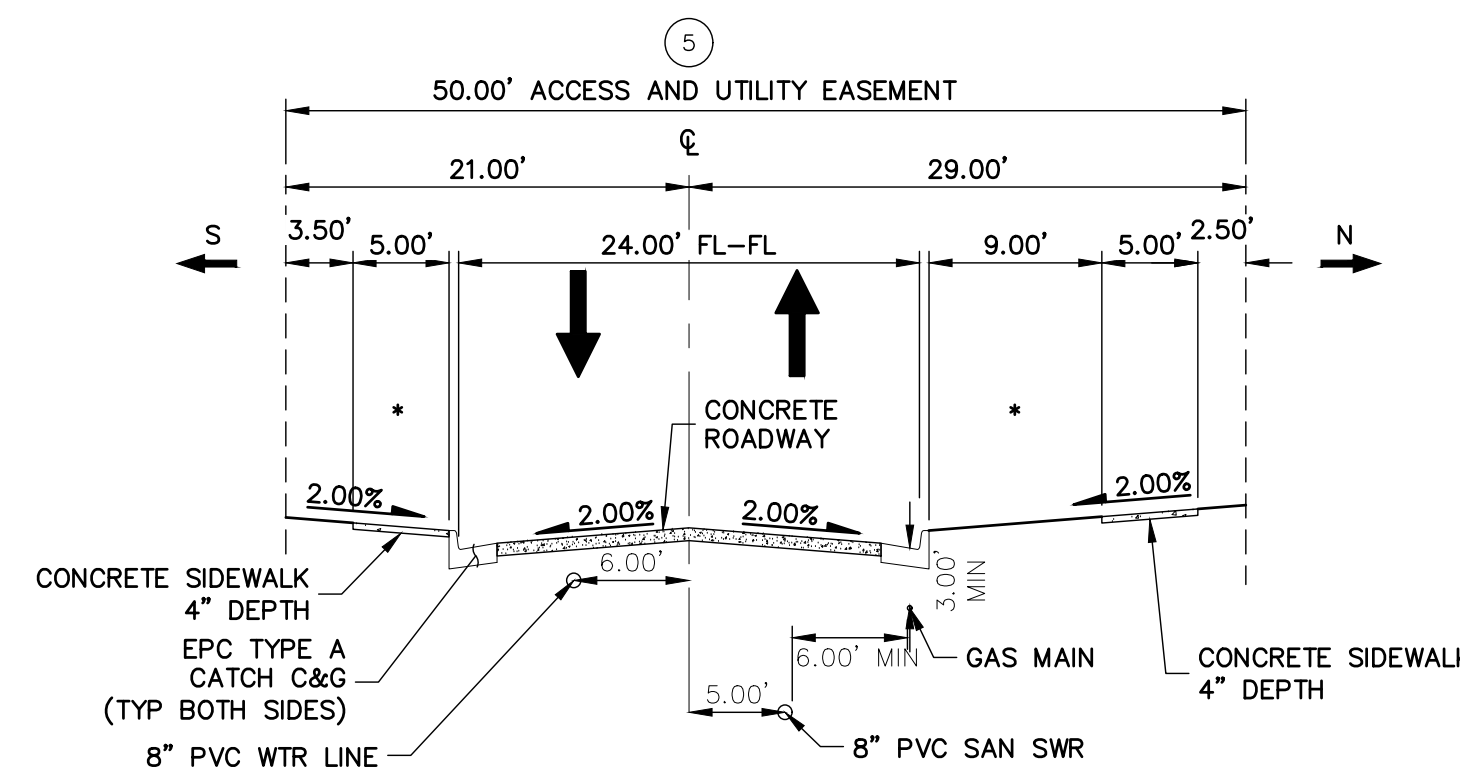
TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME) TYPE 3

POSTED/DESIGN SPEED LIMIT = 20 MPH  
ROADS: FOUNTAIN GRASS GROVE (ENTRANCE)



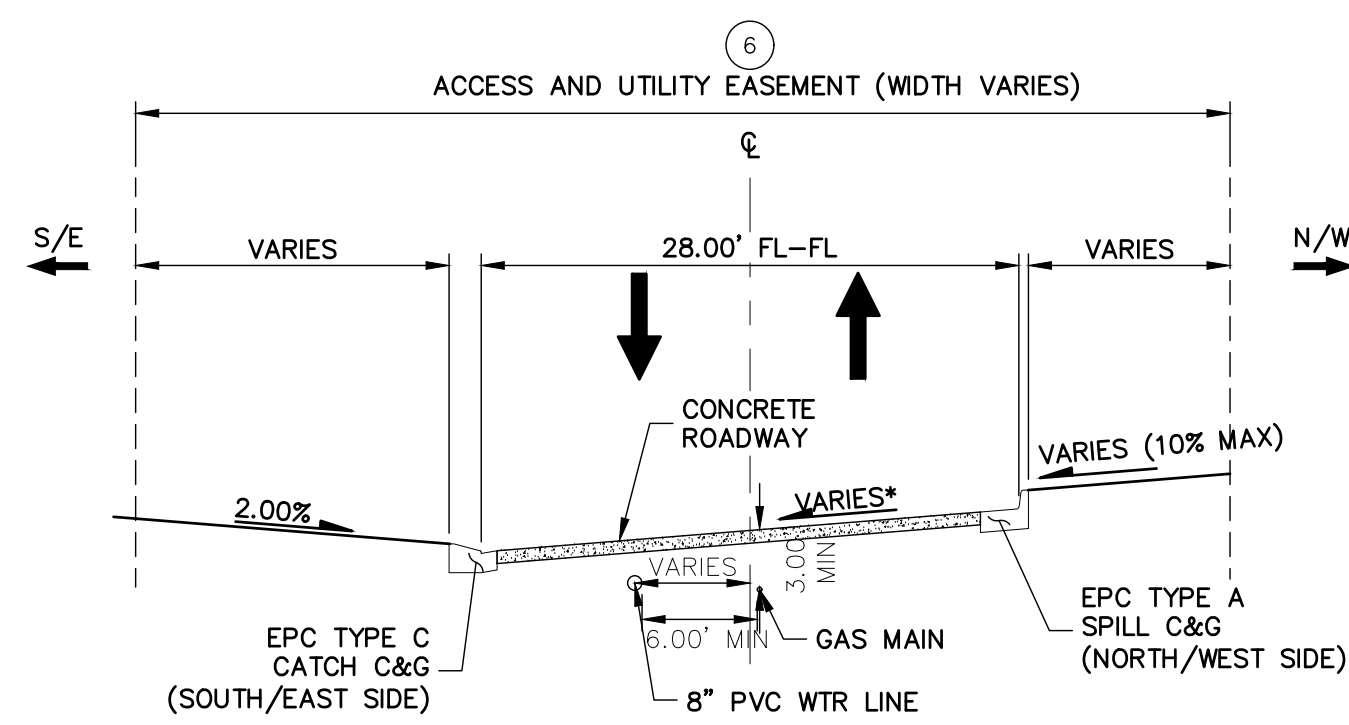
TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME) TYPE 4

POSTED/DESIGN SPEED LIMIT = 20 MPH  
ROADS: FOUNTAIN GRASS GROVE (WEST SIDE)



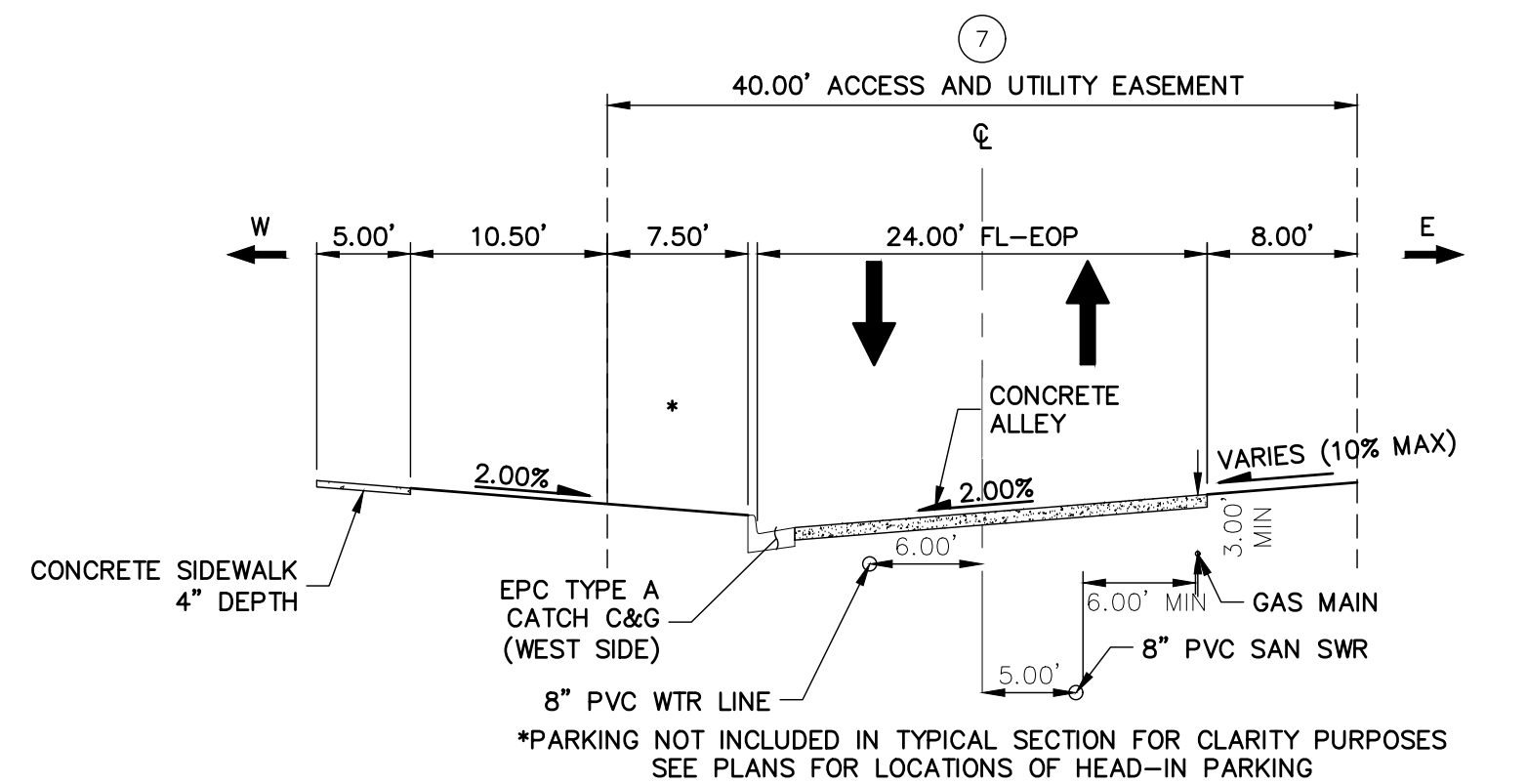
TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME) TYPE 5

POSTED/DESIGN SPEED LIMIT = 20 MPH  
ROADS: WAYFARING TREE HEIGHTS, BLUE AVENA VIEW



TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME) TYPE 6

POSTED/DESIGN SPEED LIMIT = 20 MPH  
ROADS: FOUNTAIN GRASS GROVE (WEST SIDE)



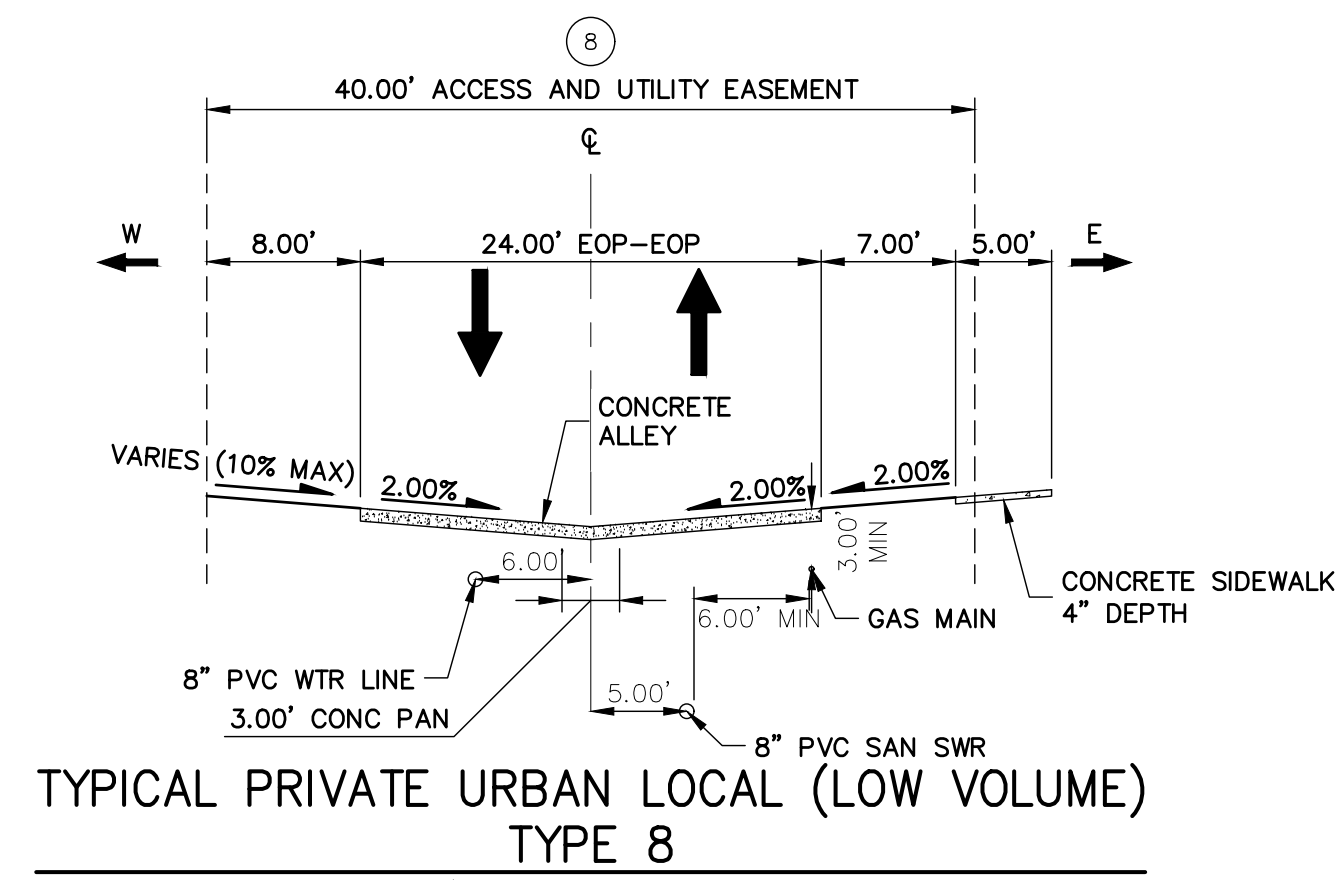
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POSTED/DESIGN SPEED LIMIT = 20 MPH  
ROADS: FOERSTER GRASS VIEW

### LEGEND

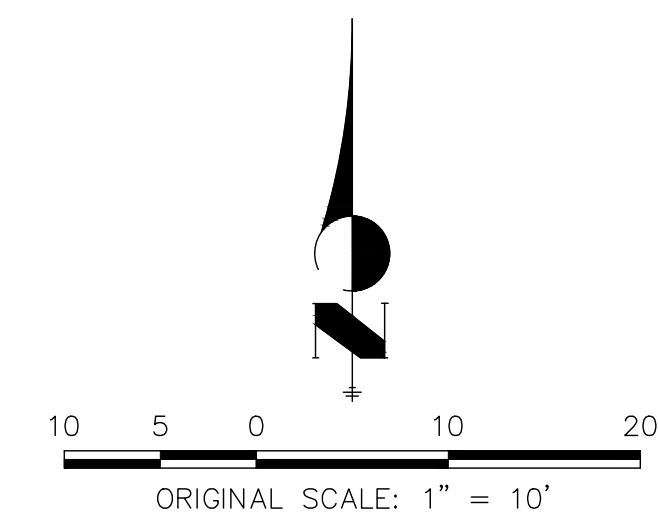
	EXISTING	PROPOSED
SECTION LINE	---	---
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
EASEMENT LINE	---	---
RIGHT OF WAY	---	---
CENTERLINE	---	---
WIRE FENCE	---X---	X---
CHAIN LINK FENCE	---O---	---O---
WOOD FENCE	---◇---	---◇---
MASONRY FENCE	---□---	---□---
CABLE TV	---TV---	TV---
ELECTRIC	---E---	E---
FIBER OPTIC	---FO---	FO---
GAS MAIN	---G---	G---
SANITARY SEWER	---S---	S---
STORM DRAIN	---	---
TELEPHONE	---T---	T---
WATER MAIN	---W---	W---
TOP OF SLOPE	---▽---	▽---
TOE OF SLOPE	---	---
INDEX CONTOUR	---6100---	6100---
INTERMEDIATE CONTOUR	---6102---	6102---

STORM MANHOLE	⊙	●
STORM INLET	⊙	⊙
RIPRAP	⊠	⊠
FLARED END SECTION	▷	▷
SANITARY MANHOLE	⊙	●
FIRE HYDRANT	⊙	●
MANHOLE	⊙	●
BEND	⊙	●
BLOW-OFF VALVE	⊙	●
VALVE	⊙	●
PLUG W/ THRUST BLOCK	⊙	●
TEE	⊙	●
CABLE TELEVISION PEDESTAL	⊙	●
ELECTRICAL PEDESTAL	⊙	●
TELEPHONE PEDESTAL	⊙	●
UTILITY POLE	⊙	●
GUY ANCHOR	⊙	●
GUY POLE	⊙	●



TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME) TYPE 8

POSTED/DESIGN SPEED LIMIT = 20 MPH  
ROADS: SERVICEBERRY GROVE



### TYPICAL SECTIONS NOTES

- SEE SHEETS 7 AND 8 FOR LOCATIONS OF TYPICAL SECTIONS.
- ALL SIDEWALKS ARE TO HAVE 5" OF DEPTH AT DRIVEWAYS.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR  
**RICHMOND AMERICAN HOMES**  
4350 S. MONACO STREET  
DENVER, CO 80237  
(720) 977-3827  
JASON.FOCK@MDC.H.COM

**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9883 • Colorado Springs 719-588-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION	COMMENTS
RD	03/11/20	1	REVISIONS PER COMMENTS
GE	06/30/20	2	REVISIONS PER COMMENTS

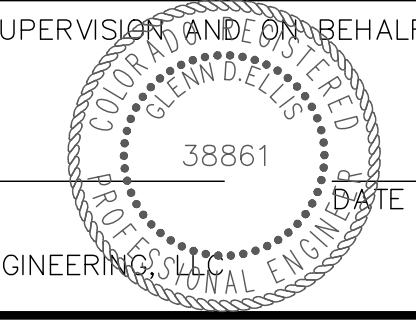
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=10'	N/A	06/01/20	RPD	RPD	

URBAN COLLECTION AT PALMER VILLAGE  
PUD DEVELOPMENT/PRELIMINARY PLAN  
TYPICAL STREET SECTIONS

### ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

GLENN D. ELLIS, P.E.  
COLORADO P.E. 38861  
FOR AND ON BEHALF OF JR ENGINEERING





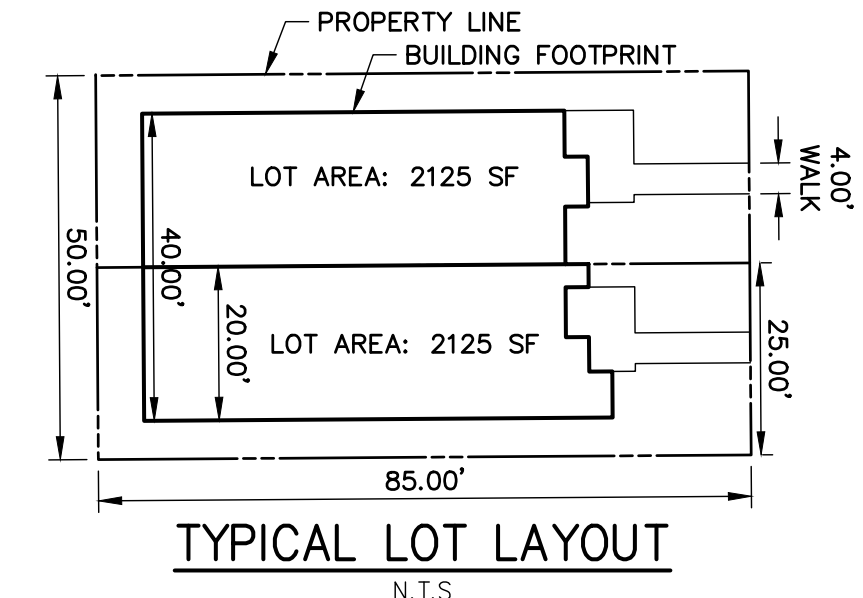
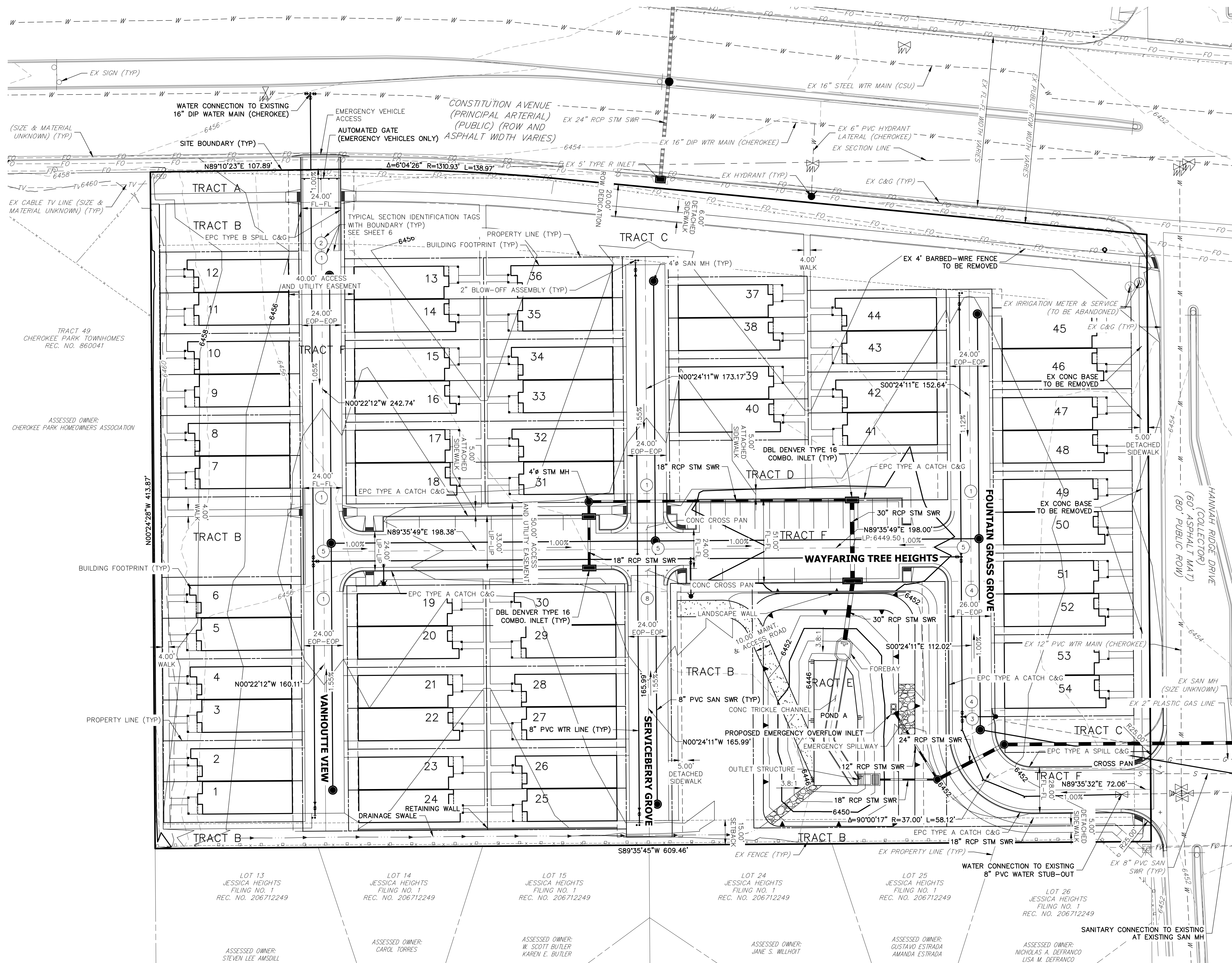
# URBAN COLLECTION AT PALMER VILLAGE

A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M. OF EL PASO COUNTY, COLORADO



Know what's below.  
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## PUD DEVELOPMENT/PRELIMINARY PLAN



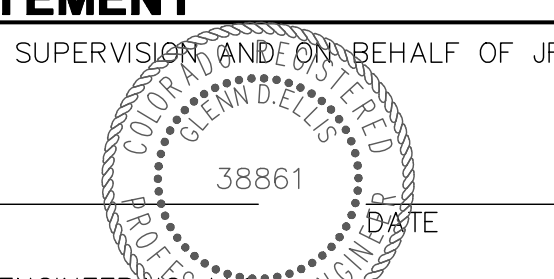
### PRELIMINARY PLAN NOTES

1. ALL PROPOSED ROADS ARE CLASSIFIED AS PRIVATE URBAN LOCAL (LOW VOLUME) WITH A DESIGN AND POSTED SPEED OF 20 MPH.
2. ALL PROPOSED WATER AND SANITARY UTILITIES ARE PUBLIC.
3. ALL PROPOSED STORMWATER UTILITIES ARE PRIVATE.
4. ALL DEAD-END WATER LINES HAVE A 2-INCH BLOW OFF VALVE.
5. ALL PROPOSED WATER LINES AND SANITARY SEWER ARE 8" PVC.
6. ALL PROPOSED STORM INLETS ARE DOUBLE DENVER TYPE 16 COMBINATION INLETS UNLESS OTHERWISE NOTED.
7. THE 40-FOOT ACCESS & UTILITY EASEMENT SHALL COVER FOUNTAIN GRASS GROVE, SERVICEBERRY GROVE, AND VANHOUTTE VIEW. THE 50-FOOT ACCESS & UTILITY EASEMENT SHALL COVER FOUNTAIN GRASS GROVE (ENTRANCE).
8. THE STORM SEWER OUTFALL SYSTEM FOR POND A WILL BE CENTERED IN A 29-FOOT DRAINAGE EASEMENT. POND B OUTFALL SYSTEM WILL BE CENTERED IN A 30-FOOT DRAINAGE EASEMENT.
9. A PUBLIC IMPROVEMENT EASEMENT SHALL EXTEND 1 FOOT BEHIND THE SIDEWALKS ALONG CONSTITUTION AVENUE AND HANNAH RIDGE DRIVE TO THE RIGHT-OF-WAY TO COVER THE SIDEWALKS.
10. THE EROSION CONTROL PLAN AND COST ESTIMATE WILL BE SUBMITTED IN CONJUNCTION WITH CONSTRUCTION DOCUMENTS & ASSURANCES POSTED PRIOR TO OBTAINING A GRADING PERMIT.

### ENGINEER'S STATEMENT

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GLENN D. ELLIS, P.E.  
COLORADO P.E. 38861  
FOR AND ON BEHALF OF JR ENGINEERING



PREPARED FOR  
**RICHMOND AMERICAN HOMES**  
4350 S. MONACO STREET  
DENVER, CO 80237  
(720) 977-3827  
JASON.FOCK@MDCOH.COM

**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9888 • Colorado Springs 719-588-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	DATE	BY	DATE
1	REVISIONS PER COMMENTS	RD	03/11/20	
2	REVISIONS PER COMMENTS	GE	06/30/20	

URBAN COLLECTION AT PALMER VILLAGE  
PUD DEVELOPMENT/PRELIMINARY PLAN  
GRADING & UTILITY  
SHEET 7 OF 13  
JOB NO. 25149.01



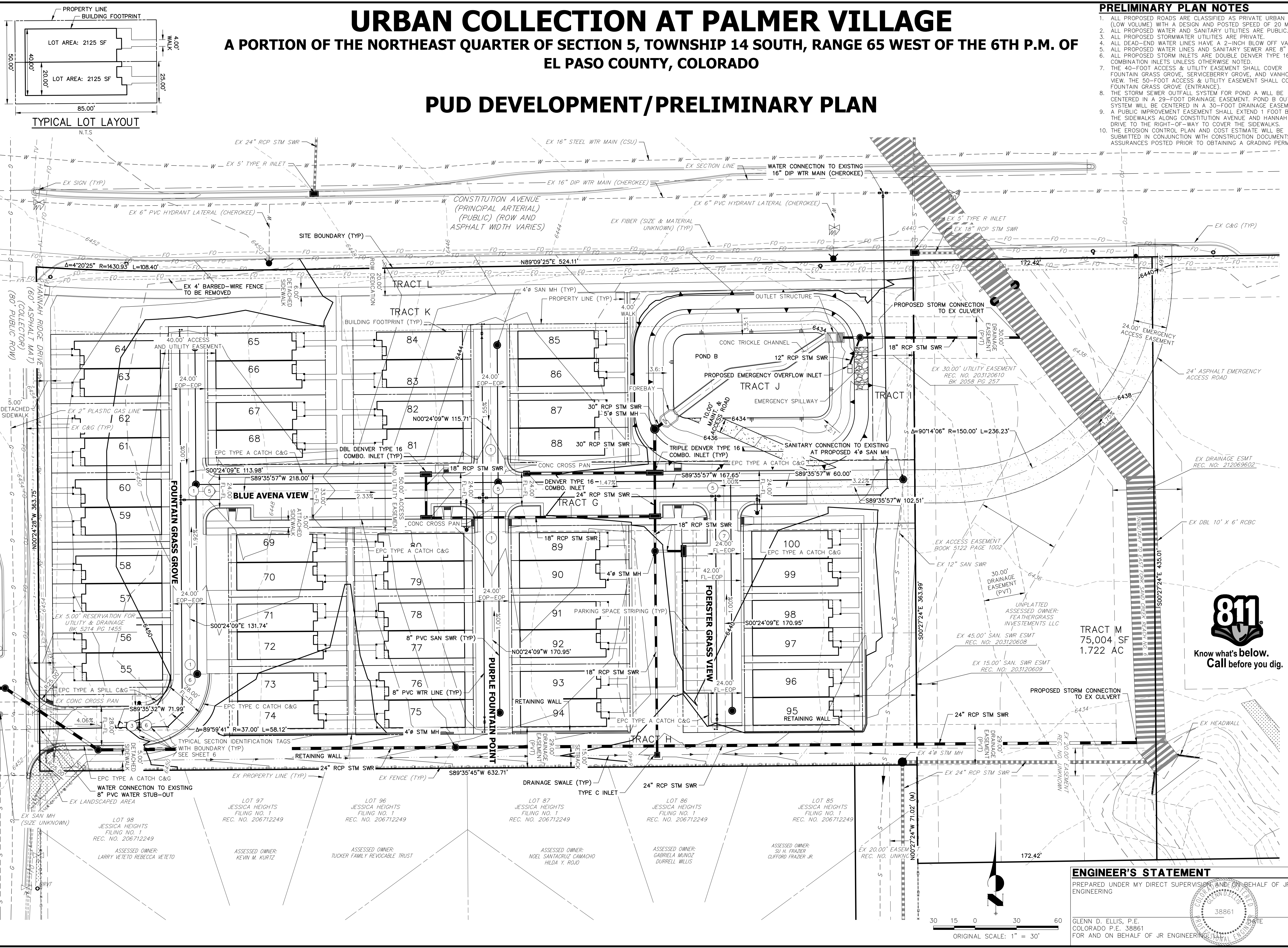
# URBAN COLLECTION AT PALMER VILLAGE

A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M. OF EL PASO COUNTY, COLORADO

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DATE: \_\_\_\_\_

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H-SCALE: 1"=30'  
 V-SCALE: N/A  
 DATE: 06/01/20  
 DESIGNED BY: NQJ  
 DRAWN BY: RPD  
 CHECKED BY:

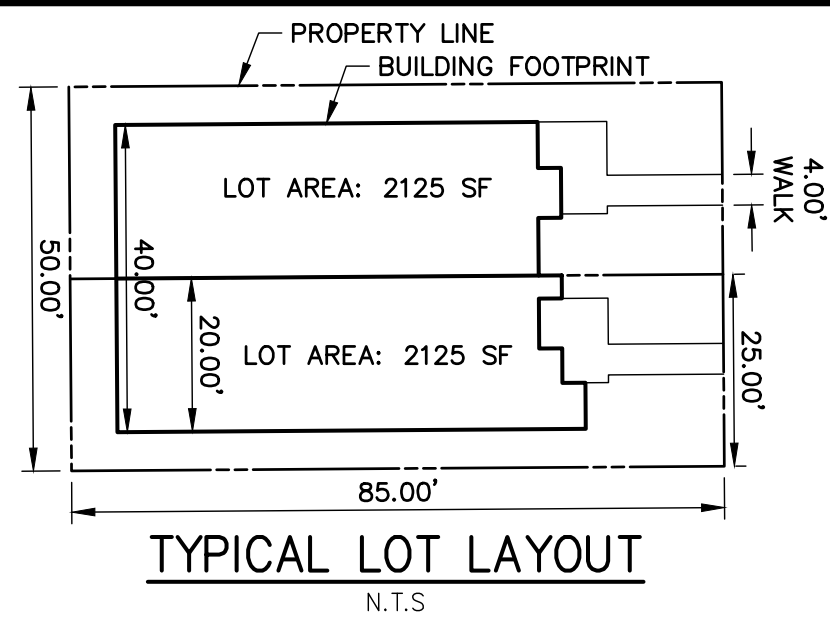
URBAN COLLECTION AT PALMER VILLAGE  
 PUD DEVELOPMENT/PRELIMINARY PLAN  
 GRADING & UTILITY

SHEET 8 OF 13  
 JOB NO. 25149.01

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## PUD DEVELOPMENT/PRELIMINARY PLAN



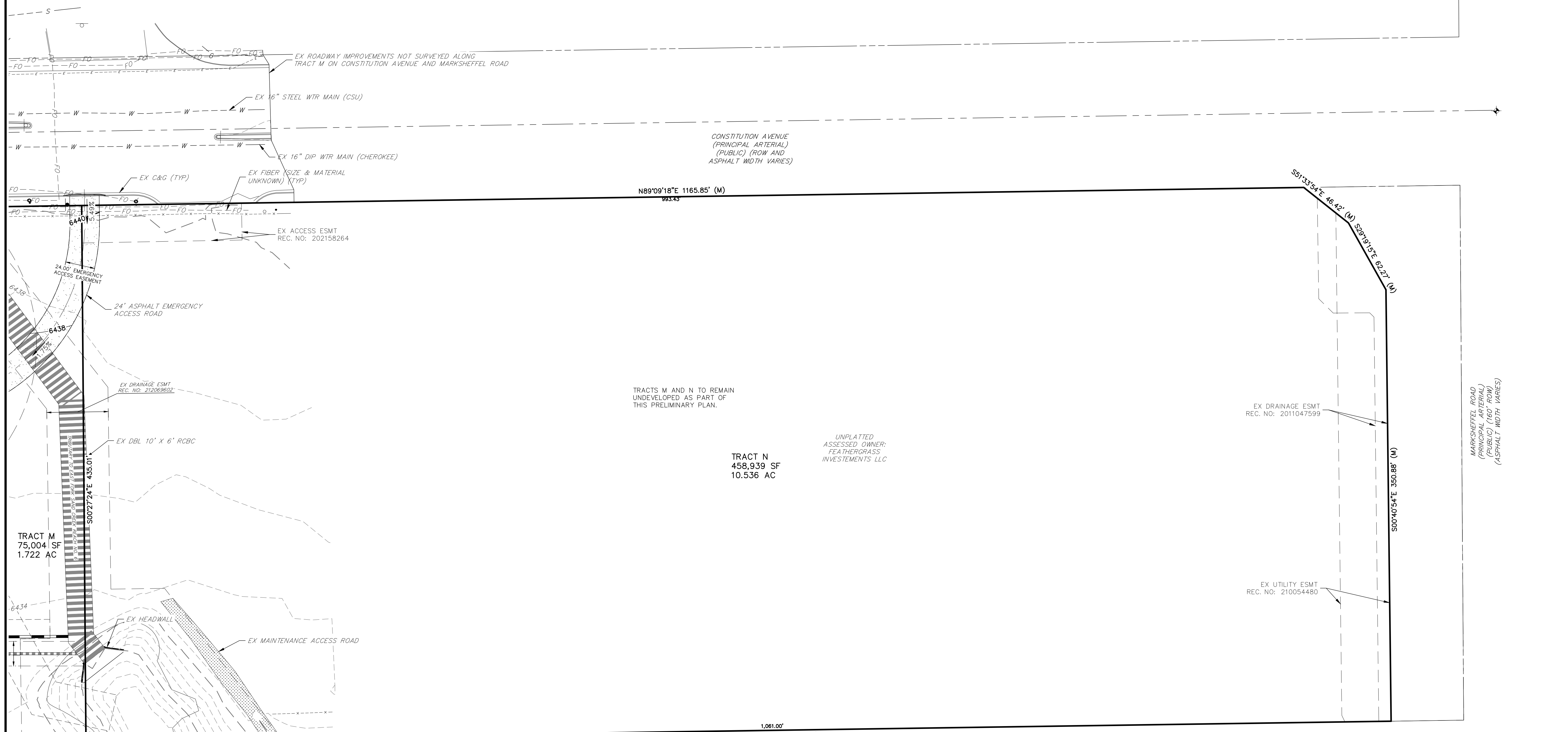
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UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR  
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UNPLATTED ASSESSED OWNER: WASTE CONNECTIONS OF COLORADO, INC.

ORIGINAL SCALE: 1" = 40'

### ENGINEER'S STATEMENT

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GLENN D. ELLIS, P.E.  
 COLORADO P.E. 38861  
 FOR AND ON BEHALF OF JR ENGINEERING

DATE

BY	DATE	REVISION	COMMENTS
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GE	06/30/20	2	REVISIONS PER COMMENTS

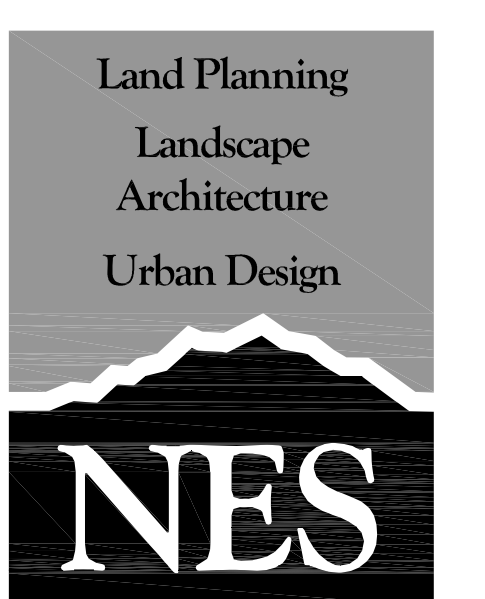
URBAN COLLECTION AT PALMER VILLAGE
PUD DEVELOPMENT/PRELIMINARY PLAN
GRADING & UTILITY
SHEET 9 OF 13
JOB NO. 25149.01

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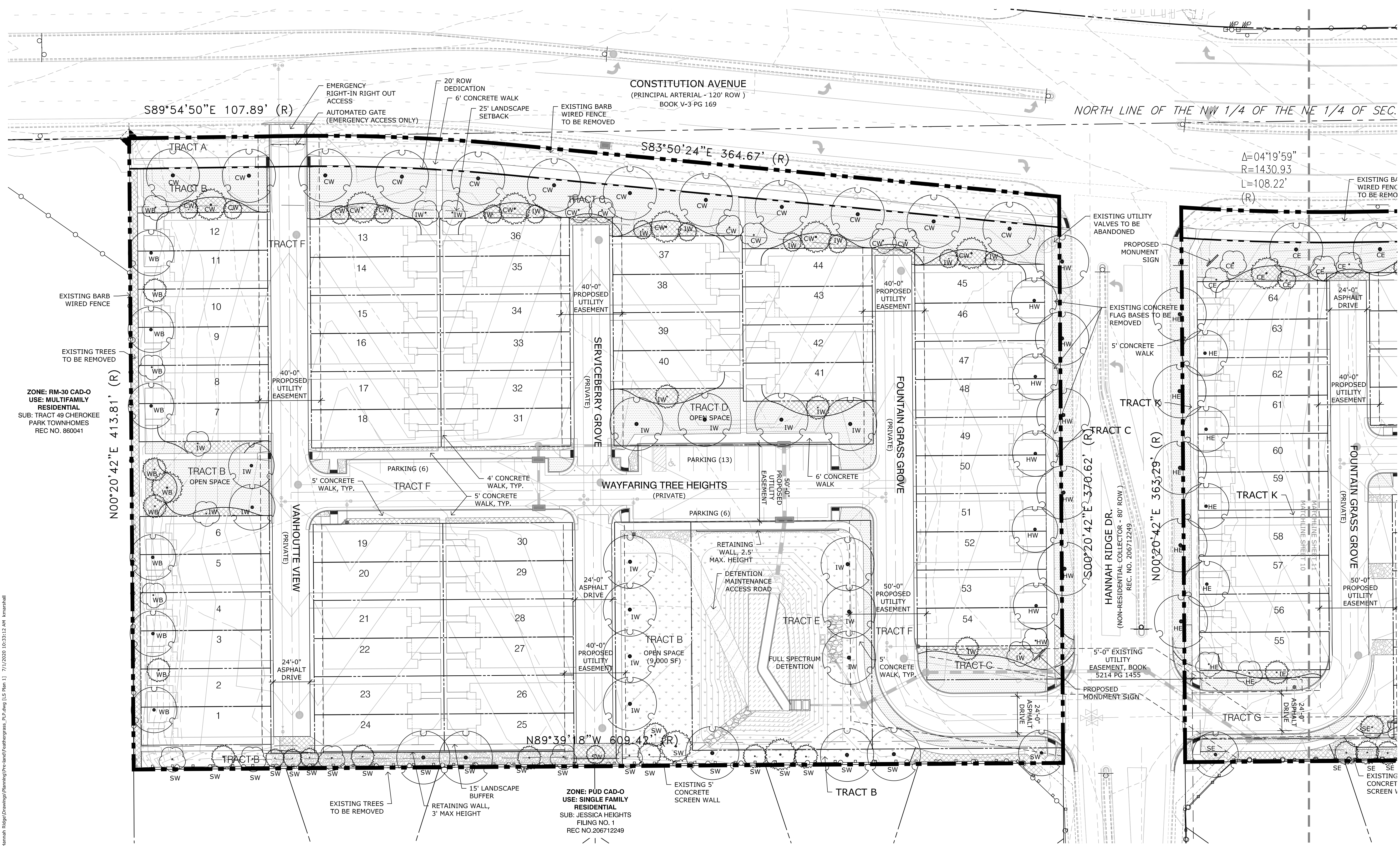


# URBAN COLLECTION AT PALMER VILLAGE PUD DEVELOPMENT/PRELIMINARY PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M. OF  
EL PASO COUNTY, COLORADO



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nescolorado.com  
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ZONE: RM-30 CAD-O  
USE: MULTIFAMILY  
RESIDENTIAL  
SUB: TRACT 49 CHEROKEE  
PARK TOWNHOMES  
REC NO. 860041

ZONE: PUD CAD-O  
USE: SINGLE FAMILY  
RESIDENTIAL  
SUB: JESSICA HEIGHTS  
FILING NO. 1  
REC NO. 206712249

## URBAN COLLECTION AT PALMER VILLAGE PUD DEVELOPMENT / PRELIMINARY PLAN

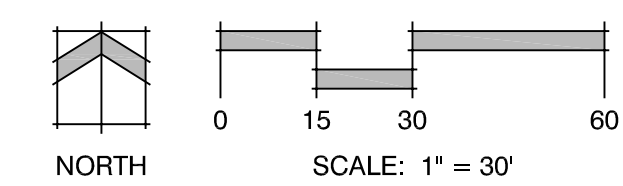
DATE: 12-02-2019  
PROJECT MGR: A. BARLOW  
PREPARED BY: K. MARSHALL

### ENTITLEMENT

DATE:	BY:	DESCRIPTION:
03-11-20	KM	PER COUNTY REVIEW COMMENTS
06-03-20	KM	PER COUNTY REVIEW COMMENTS
07-01-20	KM	PER COUNTY REVIEW COMMENTS

### PRELIMINARY LANDSCAPE PLAN AND NOTES

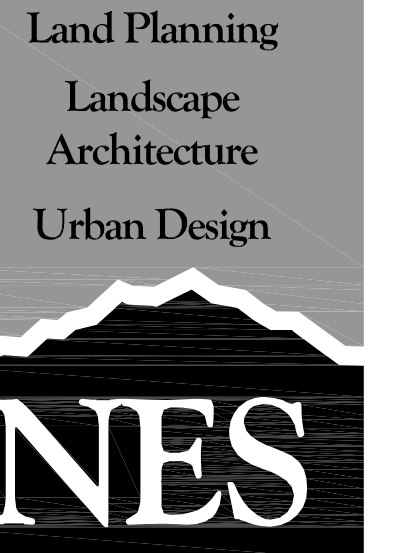
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10 OF 13



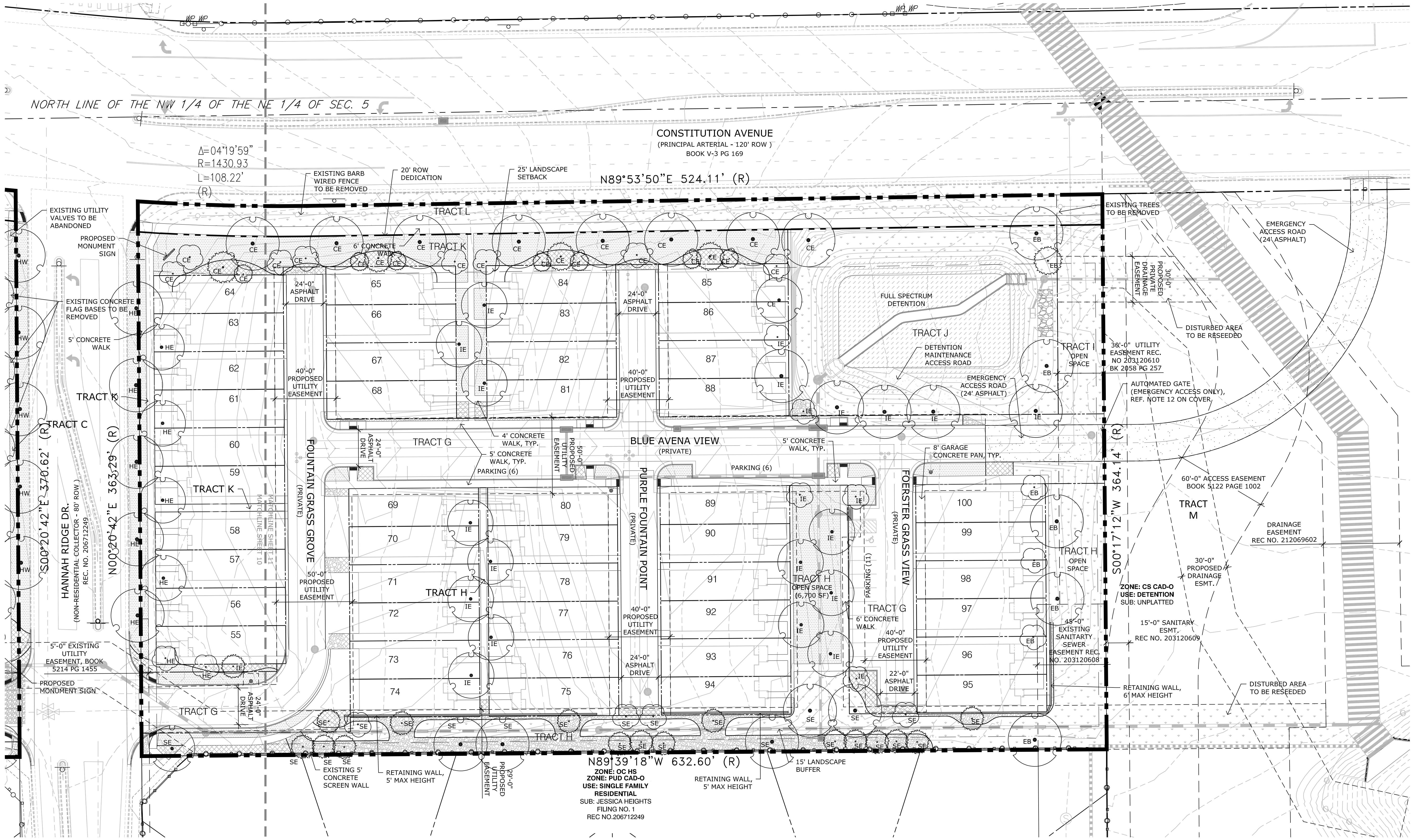


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## URBAN COLLECTION AT PALMER VILLAGE PUD DEVELOPMENT / PRELIMINARY PLAN

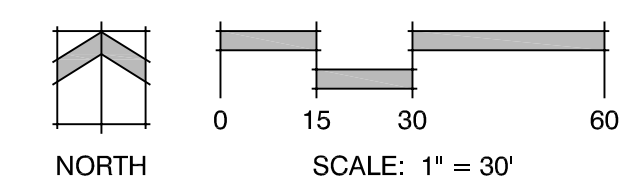
CONSTITUTION AND HANNAH RIDGE DR  
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07-01-20	KM	PER COUNTY REVIEW COMMENTS

### PRELIMINARY LANDSCAPE PLAN

**11**  
11 OF 13

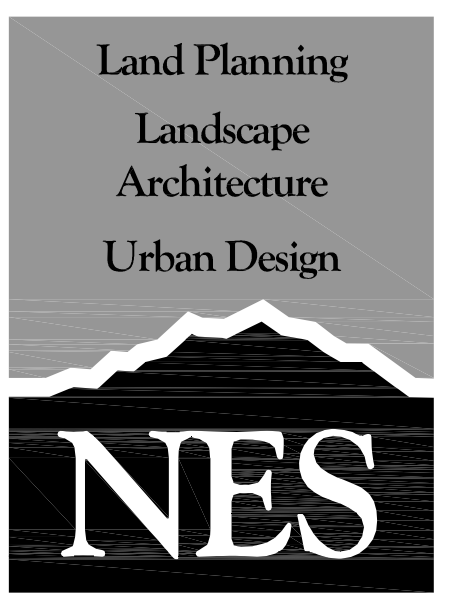


40 11/11/2019 10:13:00 AM K. Marshall



# URBAN COLLECTION AT PALMER VILLAGE PUD DEVELOPMENT/PRELIMINARY PLAN

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## PLANT SCHEDULE

QTY.	SYM.	Scientific Name	Common Name	Size	Mature Width	Notes
<b>DECIDUOUS TREES</b>						
--	AF	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	1.5" cal.	30-40'	B&B
--	PW	Populus x acuminata	Lanceleaf Cottonwood	1.5" cal.	30-40'	B&B
--	QR	Quercus rubra	Northern Red Oak	1.5" cal.	40-60'	B&B
--	TA	Tilia americana	American Linden	1.5" cal.	30'	B&B

## ORNAMENTAL TREES

--	AA	Acer ginnala 'Flame'	Flame Amur Maple	1" cal.	20'	B&B
--	AS	Amelanchier laevis 'Spring Flurry'	Spring Flurry Serviceberry	1" cal.	20'	B&B Single Leader
--	CII	Crataegus crus-galli 'Inermis'	Thornless Cockspur Hawthorn	1" cal.	15-20'	B&B Single Leader
--	MI	Malus sp. 'Indian Summer'	Indian Summer Crabapple	1" cal.	20'	B&B

## EVERGREEN TREES

--	AC	Abies concolor	White Fir	6' ht.	20-30'	B&B
--	JSG	Juniperus scopulorum 'Gray Gleam'	Gray Gleam Juniper (upright)	4' ht.	6'	CONT.
--	PE	Pinus edulis	Pinon Pine	6' ht.	10-20'	B&B
--	PN	Pinus nigra	Austrian Pine	6' ht.	30-40'	B&B
--	PPB	Picea pungens 'Baker'	Baker Colorado Blue Spruce	6' ht.	15-20'	B&B
--	PPG	Picea pungens glauca	Colorado Blue Spruce	6' ht.	20-30'	B&B

## EVERGREEN SHRUBS

--	JBC	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	5 GAL	8'	CONT.
--	JHH	Juniperus horizontalis 'Hughes'	Hughes Juniper	5 GAL	6'	CONT.
--	JSA	Juniperus sabina 'Arcadia'	Arcadia Juniper	5 GAL	6'	CONT.
--	JWB	Juniperus scopulorum 'Witchita Blue'	Witchita Blue Juniper	5 GAL	6'	CONT.
--	PAN	Picea abies 'Nidiformis'	Bird's Nest Spruce	5 GAL	6'	CONT.
--	PMM	Pinus mugo 'Mops'	Miniature Mugo Pine	5 GAL	3'	CONT.

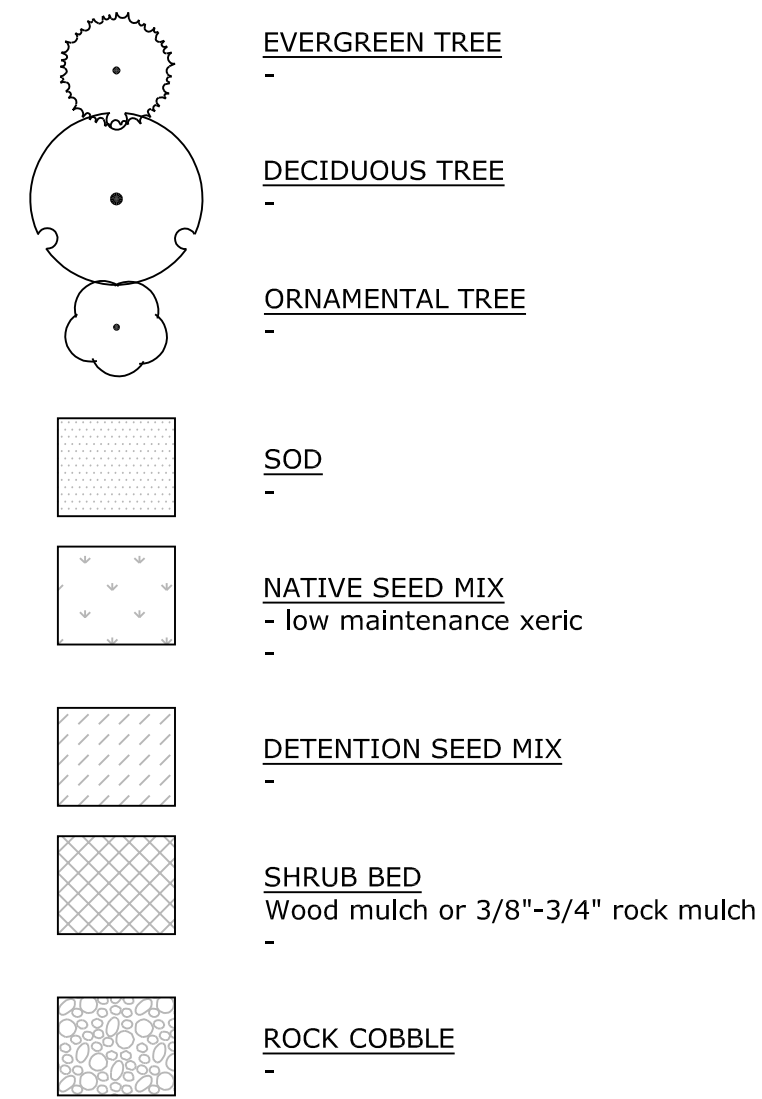
## DECIDUOUS SHRUBS

--	BR	Berberis thunbergii 'Rose Glow'	Rose Glow Barberry	5 GAL	6'	CONT.
--	CC	Caryopteris x clandonensis	Blue Mist Spirea	5 GAL	5'	CONT.
--	PA	Perovskia atriplicifolia	Russian Sage	5 GAL	4'	CONT.
--	PBB	Prunus besseyi 'Pawnee Buttes'	Creeping Western Sandcherry	5 GAL	6'	CONT.
--	PC	Prunus x cistena	Purple-Leaf Plum	5 GAL	6'	CONT.
--	PFG	Potentilla fruticosa 'Goldfinger'	Goldfinger Potentilla	5 GAL	3-4'	CONT.
--	POD	Physocarpus opulifolius 'Diablo'	Diablo Ninebark	5 GAL	8'	CONT.
--	RTS	Rhus trilobata	Three-Leaf Sumac	5 GAL	4-6'	CONT.
--	RTL	Rhus typhina 'Laciniata'	Cutleaf Staghorn Sumac	5 GAL	6-8'	CONT.
--	RR	Rosa glauca	Red-Leaved Rose	5 GAL	6'	CONT.
--	RW	Rosa woodsii	Woods Rose	5 GAL	4-6'	CONT.
--	SK	Syringa patula 'Miss Kim'	Miss Kim Lilac	5 GAL	5'	CONT.
--	SV	Syringa vulgaris	Common Purple Lilac	5 GAL	12'	CONT.
--	SMB	Symphoricarpos x 'Magic Berry'	Pink Snowberry	5 GAL	3-4'	CONT.
--	VL	Viburnum lentago	Nannyberry Viburnum	5 GAL	8'	CONT.
--	VTC	Viburnum trilobum 'Compactum'	Compact American Cranberry	5 GAL	5'	CONT.

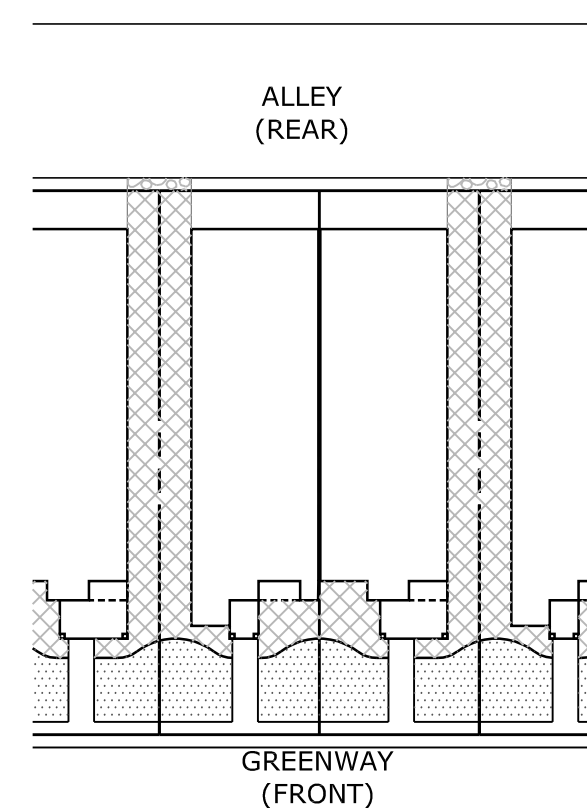
## PERENNIALS

--	AMY	Achillea 'Moonshine'	Moonshine Yarrow	1 GAL	18-24"	24" o.c.
--	ACR	Aquilegia caerulea	Rocky Mountain Columbine	1 GAL	12-18"	18" o.c.
--	ANE	Aster novae-angliae 'Purple Dome'	New England Purple Aster	1 GAL	18-24"	24" o.c.
--	CAF	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1 GAL	18-24"	2-3' o.c.
--	CES	Coreopsis grandiflora 'Sunray'	Dwarf Double Coreopsis	1 GAL	18"	18-24" o.c.
--	CTS	Cerastium tomentosum	Snow-in-Summer	1 GAL	18"	18-24" o.c.
--	HSD	Hemerocallis 'Stella de Oro'	Dwarf Gold Daylily	1 GAL	12-18"	24" o.c.
--	PMP	Penstemon strictus	Rocky Mountain Penstemon	1 GAL	12-18"	18" o.c.
--	PVS	Panicum virgatum 'Shenandoah'	Red Switchgrass	1 GAL	18-24"	2-3' o.c.
--	RFG	Rudbeckia fulgida 'Goldsturm'	Black Eyed Susan	1 GAL	18-24"	24" o.c.

## CONCEPT PLANT SCHEDULE



## LANDSCAPE LOT TYPICAL



## LANDSCAPE NOTES

- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPE DETAILS. FERTILIZER REQUIREMENTS ARE TO BE BASED ON SOIL ANALYSIS.
- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
- ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
- NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS. NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED.
- PLANTS TO BE CONSIDERED FOR FULFILLING COUNTY LANDSCAPE REQUIREMENTS SHALL HAVE A MINIMUM CALIPER SIZE (MEASURED SIX INCHES ABOVE GROUND) FOR DECIDUOUS SHADE TREES SHALL BE 1-1/2 INCHES AND FOR DECIDUOUS ORNAMENTAL TREES 1 INCH. EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT ABOVE GROUND. SHRUBS SHALL BE A MINIMUM OF 5 GALLON SIZE.
- NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- THERE SHALL BE NO OBSTRUCTIVE PLANTING WITHIN THE SIGHT VISIBILITY LINES, SHRUBS THAT GROW ABOVE 3 FEET IN HEIGHT OR TREES THAT HAVE A BRANCH HEIGHT BELOW 10 FEET SHALL BE TRIMMED.
- ALL PLANTS SHOWN IN PRELIMINARY LANDSCAPE PLAN ARE FULFILLING A COUNTY LANDSCAPE REQUIREMENT. ADDITIONAL AND INTERIOR PLANTING WILL BE SHOWN IN FINAL LANDSCAPE PLAN.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

## LANDSCAPE REQUIREMENTS

### Landscape Setbacks

See Code Section 6.2.2.B & 6.2.2.G(1)

Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./ Prov.
Constitution Ave. (West)	Principal Arterial	25 / 25'	612	1 / 20	31 / 28
Constitution Ave. (East)	Principal Arterial	25 / 25'	633	1 / 20	32 / 28
Hannah Ridge Dr. (West)	Non-Arterial	10' / 10'	351	1 / 30	12 / 11
Hannah Ridge Dr. (East)	Non-Arterial	10' / 10'	344	1 / 30	12 / 11
West Boundary	Zone District Bndy		394	1 / 30	14 / 14
East Boundary	Zone District Bndy		344	1 / 30	12 / 9

Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
30 / TBD	x/x	CW	75% / 95%
40 / TBD	x/x	CE	75% / 95%
10 / TBD	x/x	HW	75% / 75%
10 / TBD	x/x	HE	75% / 75%
-- / TBD	x/x	WB	75% / 75%
30 / TBD	x/x	EB	75% / 100%

### Landscape Buffer & Screens

See Code Section 6.2.2.D(2)

Street Name or Property Line	Width (in Ft.) Req. / Prov.	Linear Footage	Buffer Trees (1/25') Required / Provided	Evergreen Trees Req. (33%) / Prov.
South Boundary (West)	15' / 15'	609	24 / 24	8 / 8
South Boundary (East)	15' / 30'	633	26 / 26	9 / 9

Length of 6' Opaque Structure Req./Prov.	Buffer Tree Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
609 / Existing	SW	75% / 75%
633 / Existing	SE	75% / 75%

## Internal Landscaping

See Code Section 6.2.2.E

Net Site Area (SF) (excludes dedicated ROW)	Percent Minimum Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1/500 SF) Required / Provided
West 116,416 S.F.	15%	17,463 SF / 62,764 SF	35 / 27
East 118,533 S.F.	15%	17,780 SF / 67,041 SF	36 / 24
Each Lot: 2,125 S.F.	15%	319 SF / 697 SF	0.65 / 1 tree or shrubs

Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Required / Provided	Internal Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
80 / TBD	x/x	IW	75% / 80%
120 / TBD	x/x	IE	75% / 80%
65 / TBD	x/x		75% / 60%

## URBAN COLLECTION AT PALMER VILLAGE PUD DEVELOPMENT / PRELIMINARY PLAN

CONSTITUTION AND HANNAH RIDGE DR

DATE: 12-02-2019  
PROJECT MGR: A. BARLOW  
PREPARED BY: K. MARSHALL

## ENTITLEMENT

DATE:	BY:	DESCRIPTION:
03-11-20	KM	PER COUNTY REVIEW COMMENTS
06-03-20	KM	PER COUNTY REVIEW COMMENTS
07-01-20	KM	PER COUNTY REVIEW COMMENTS

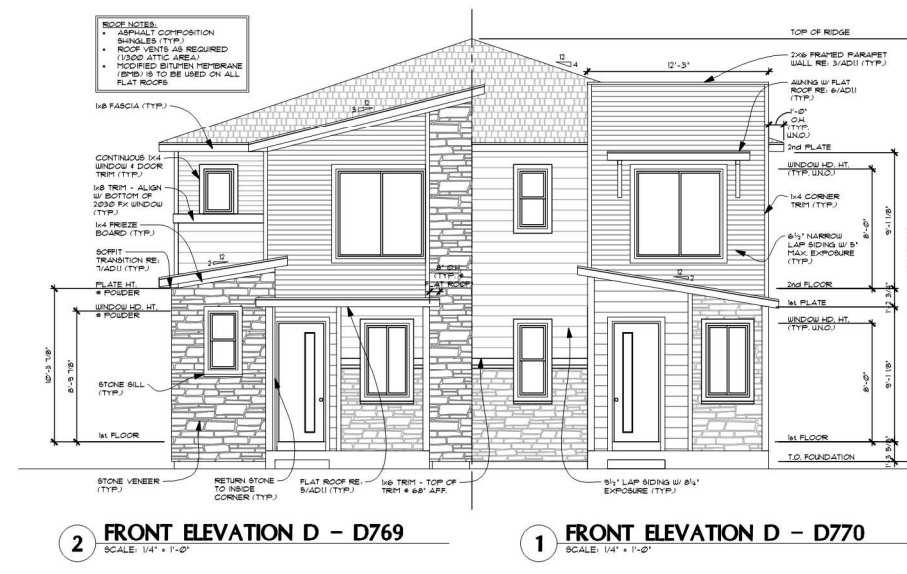
## PRELIMINARY LANDSCAPE PLAN AND NOTES

12  
12 OF 13

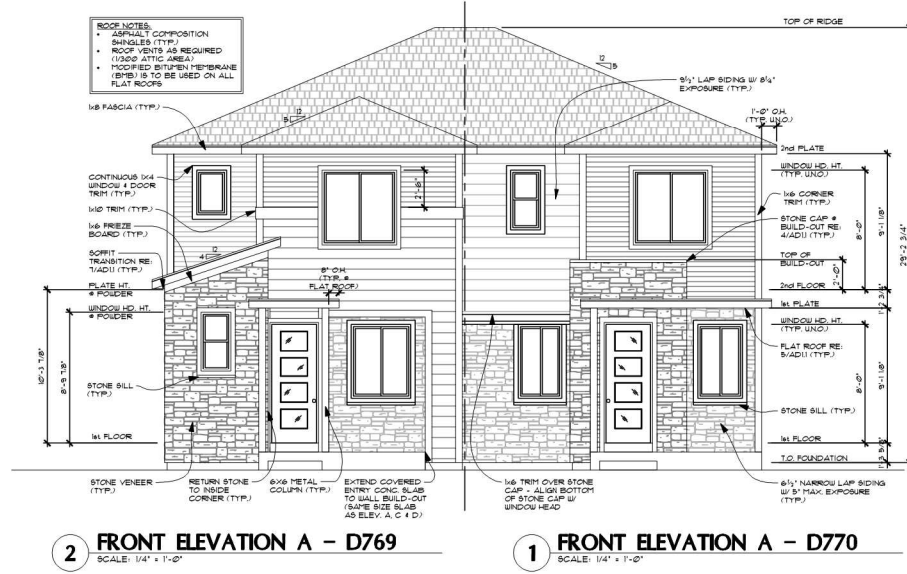


# FEATHERGRASS URBAN DUPLEXES

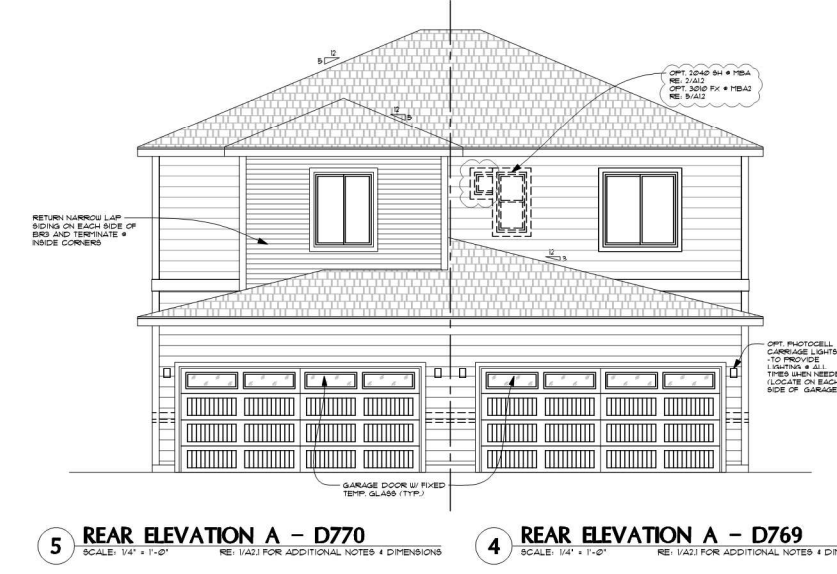
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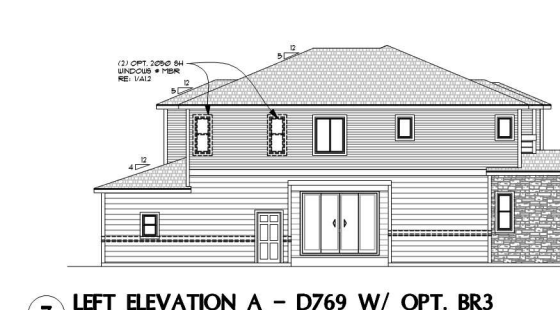
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1 FRONT ELEVATION D - D770 SCALE: 1/8" = 1'-0"



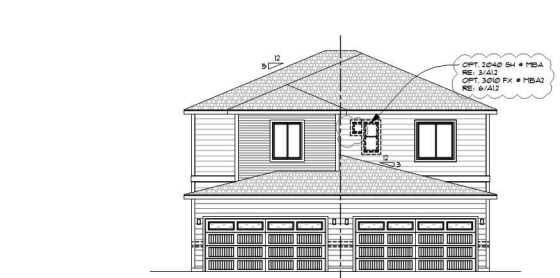
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4 REAR ELEVATION A - D769 SCALE: 1/8" = 1'-0"



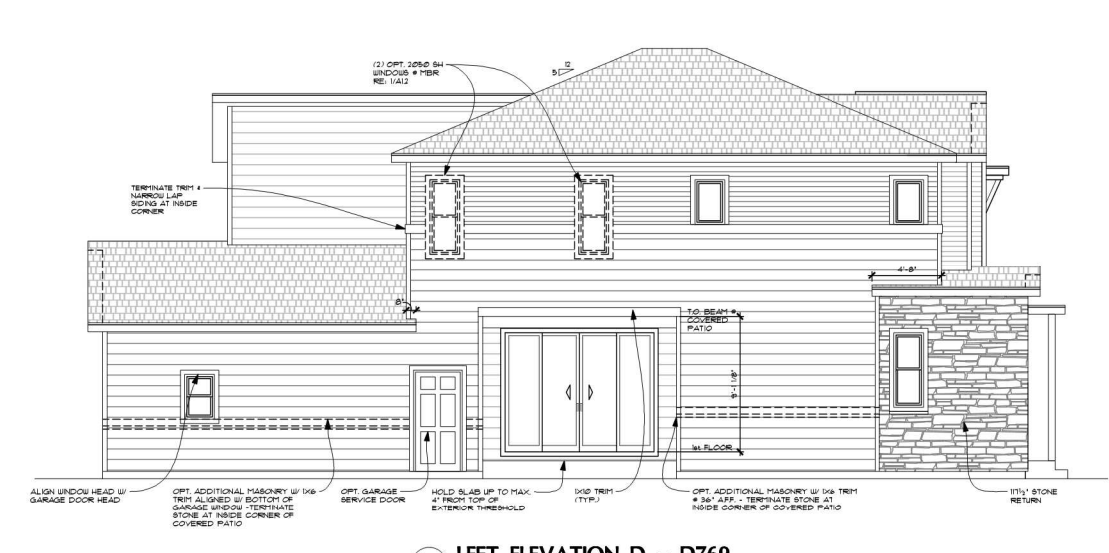
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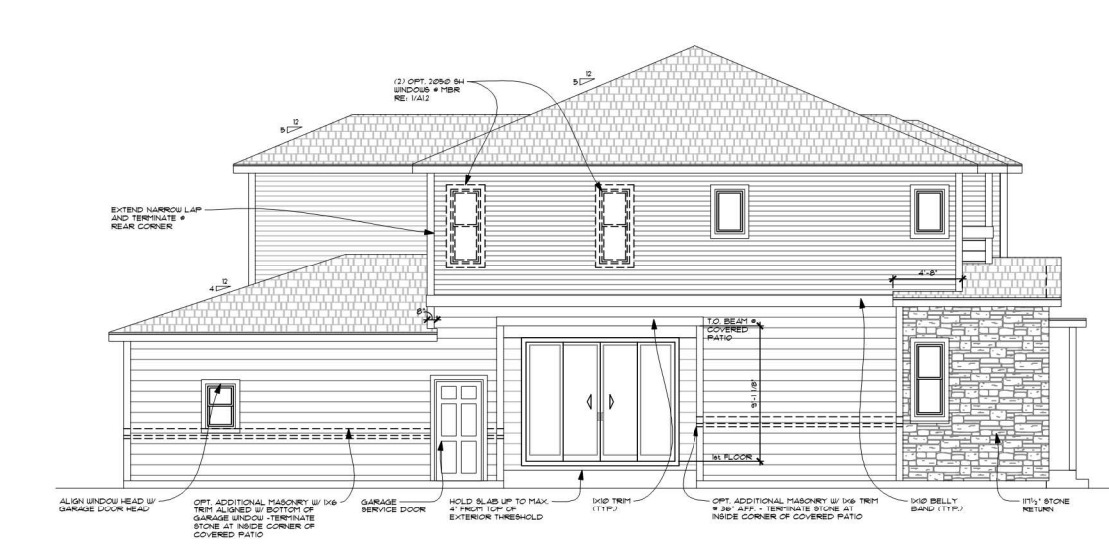
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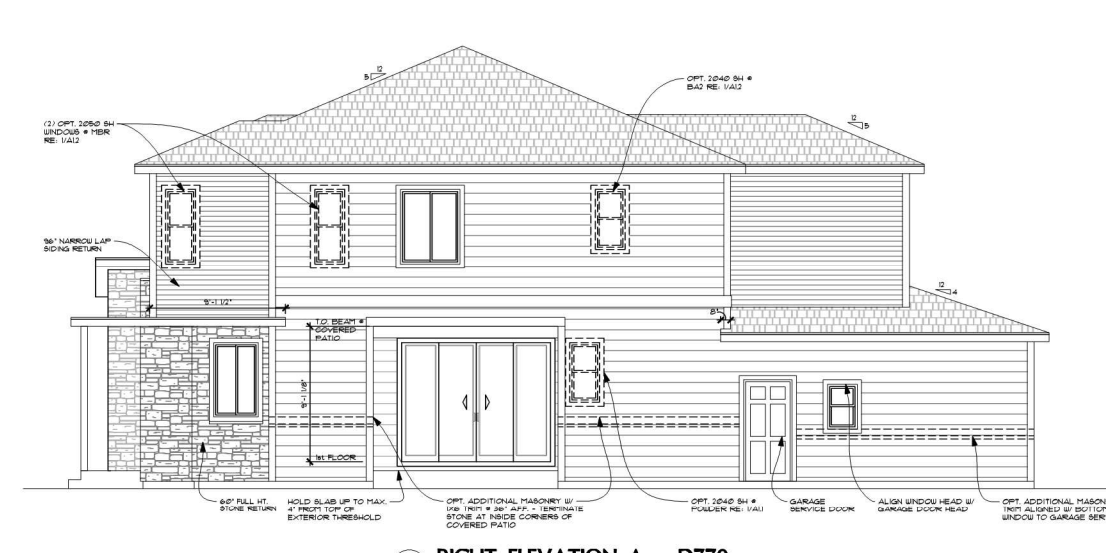
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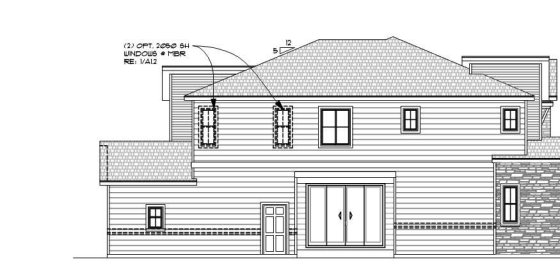
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3 LEFT ELEVATION A - D769 SCALE: 1/8" = 1'-0"



6 RIGHT ELEVATION A - D770 SCALE: 1/8" = 1'-0"



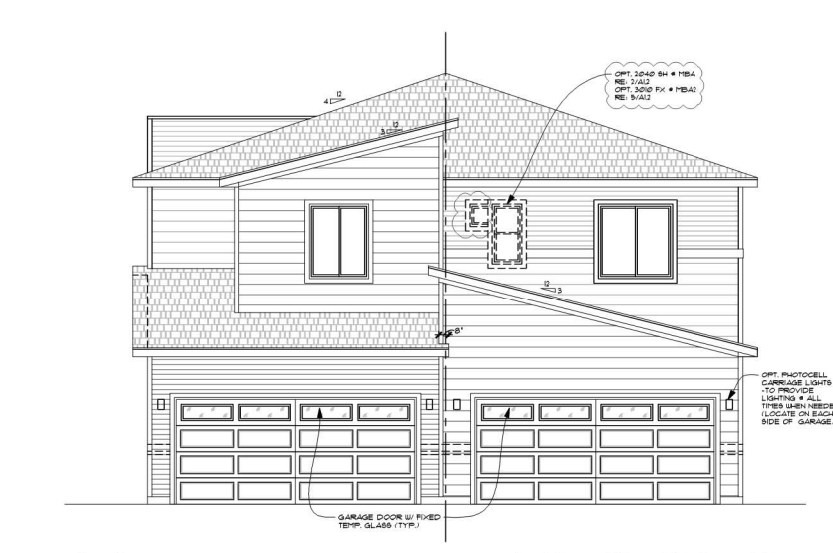
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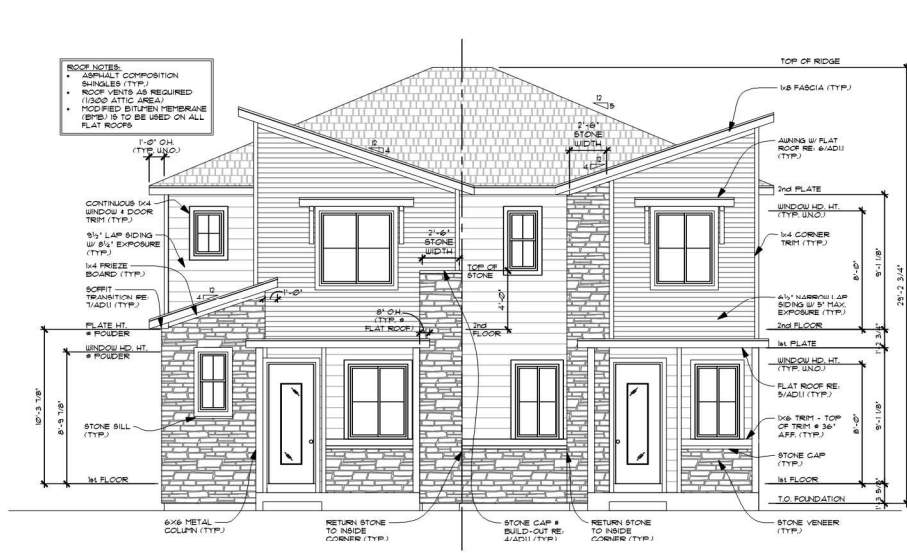
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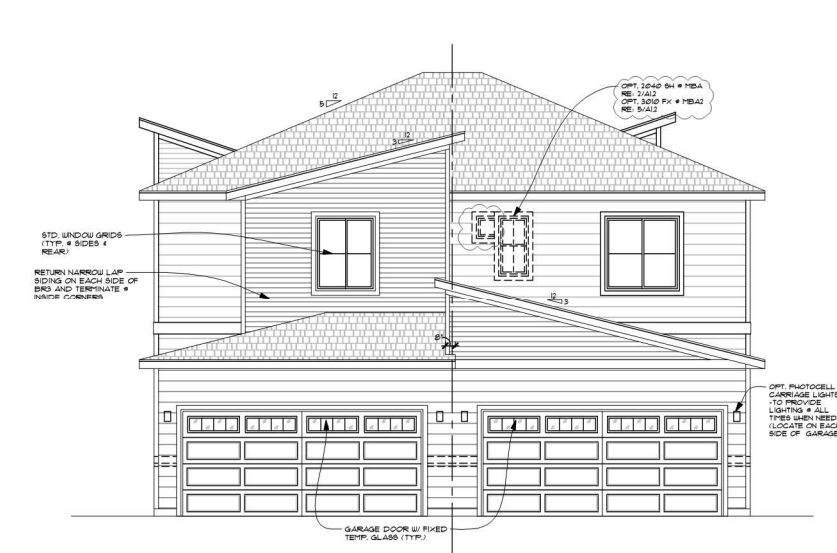
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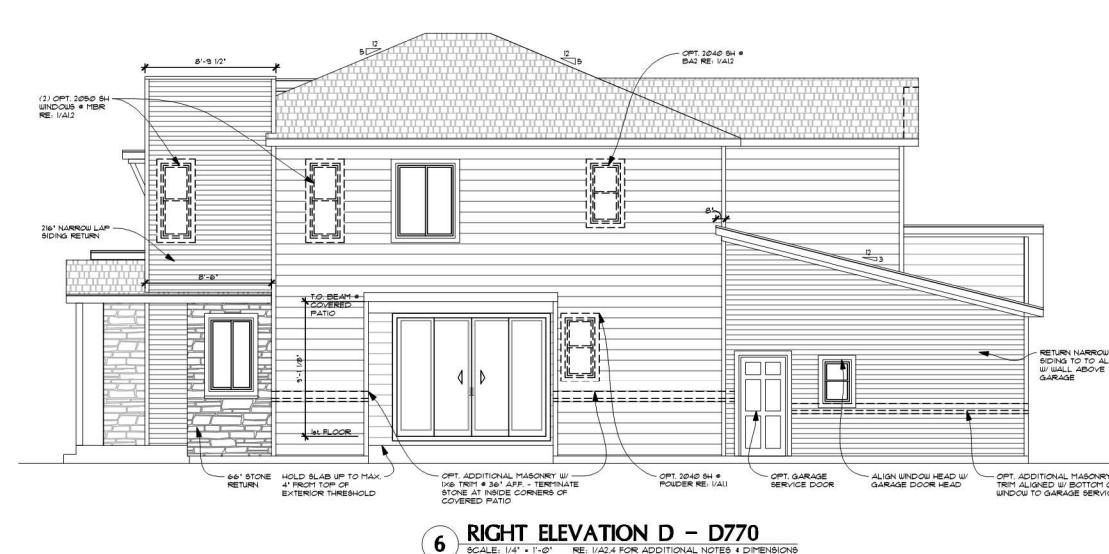
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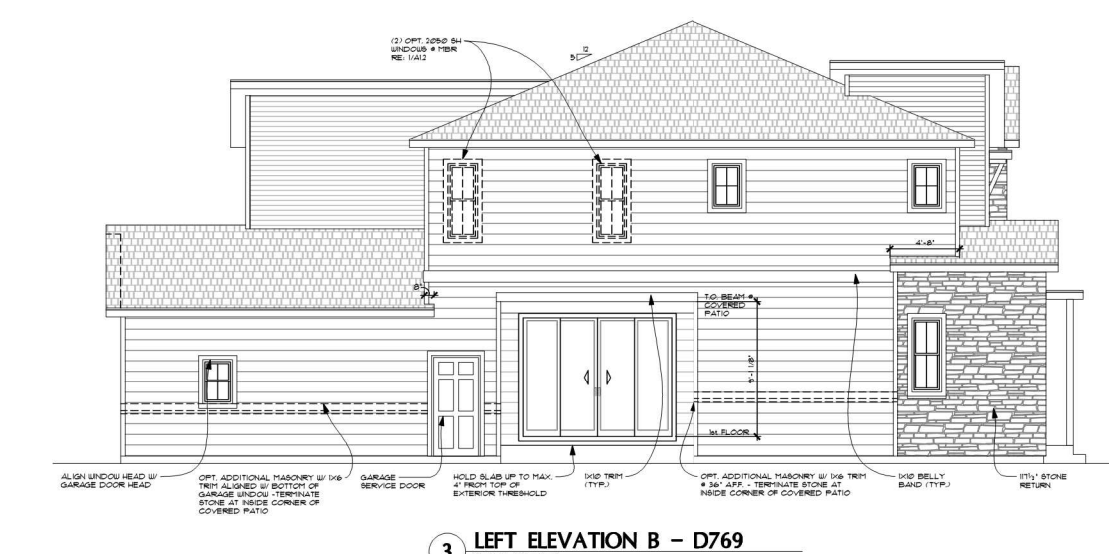
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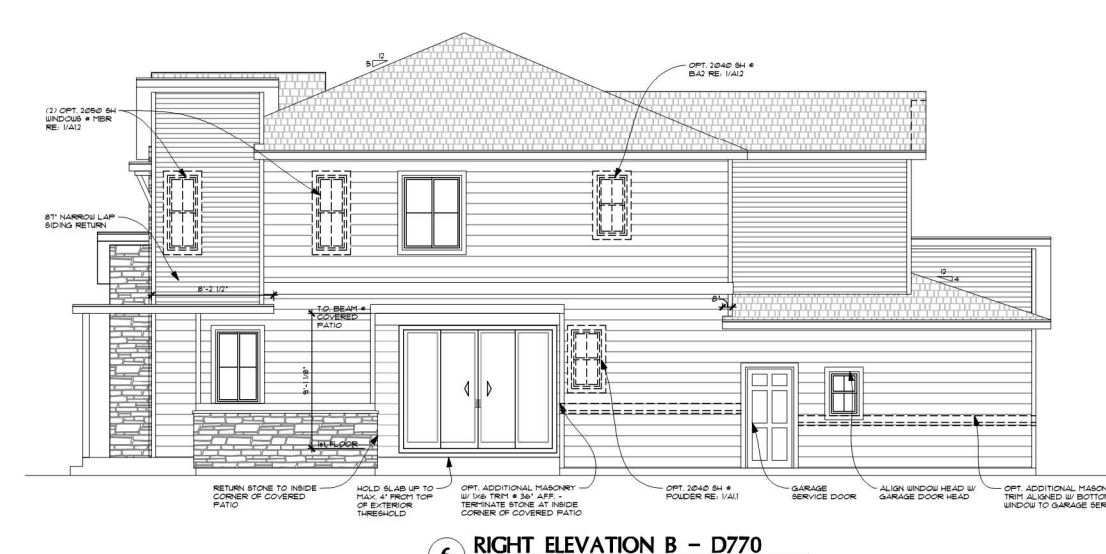
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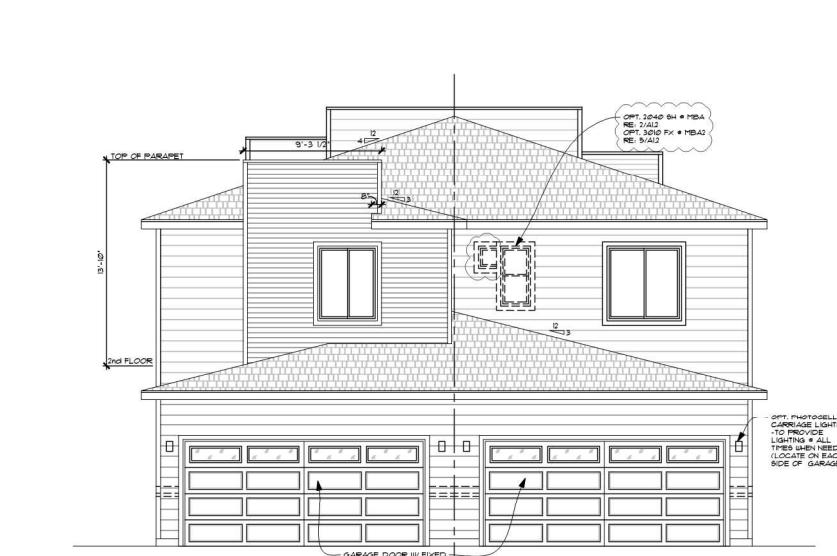
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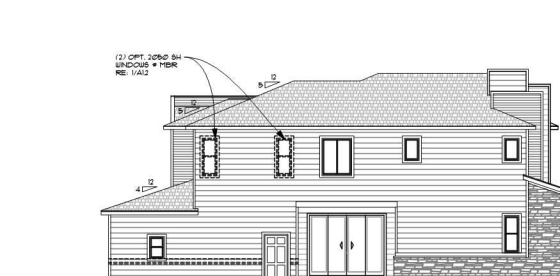
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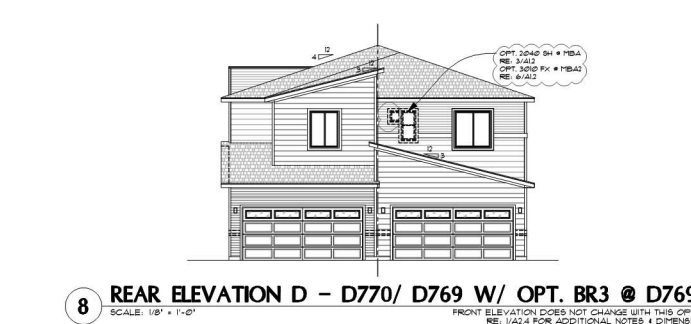
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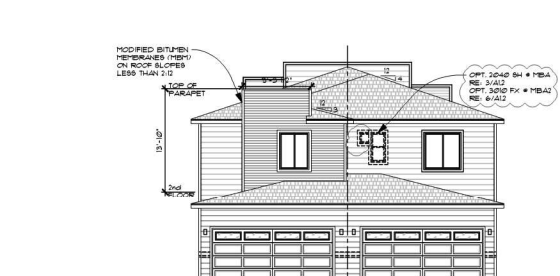
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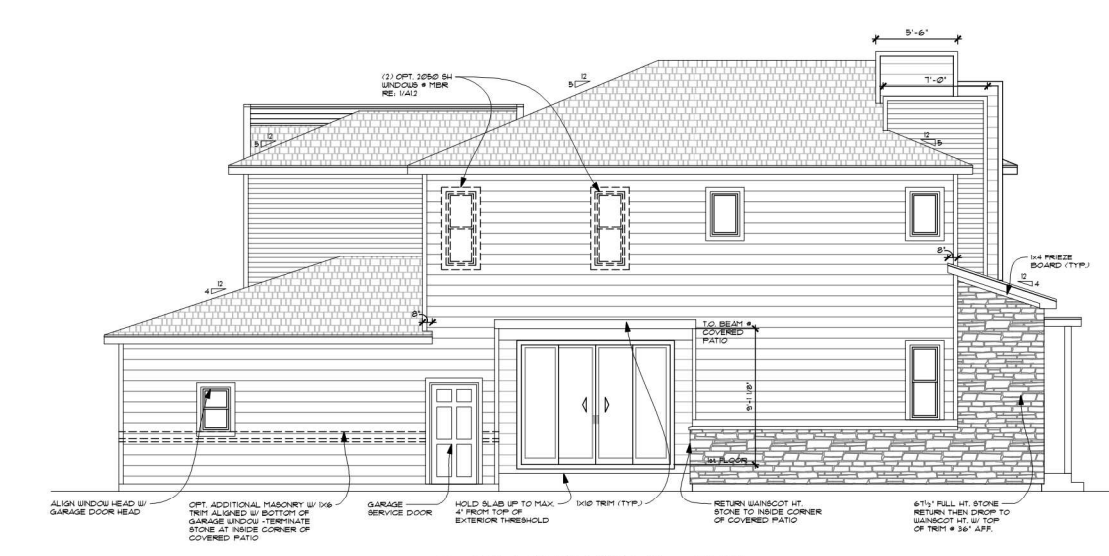
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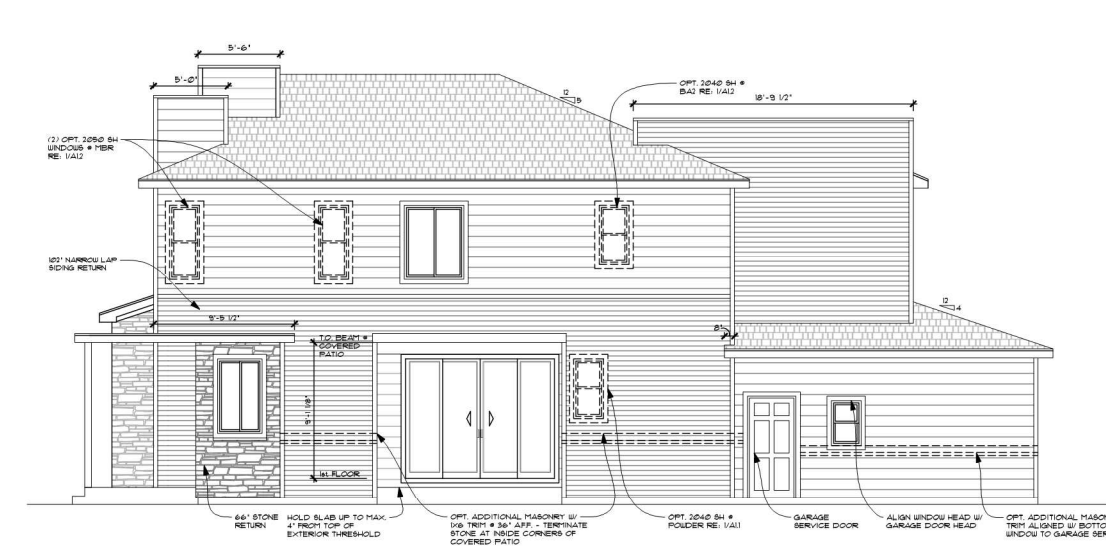
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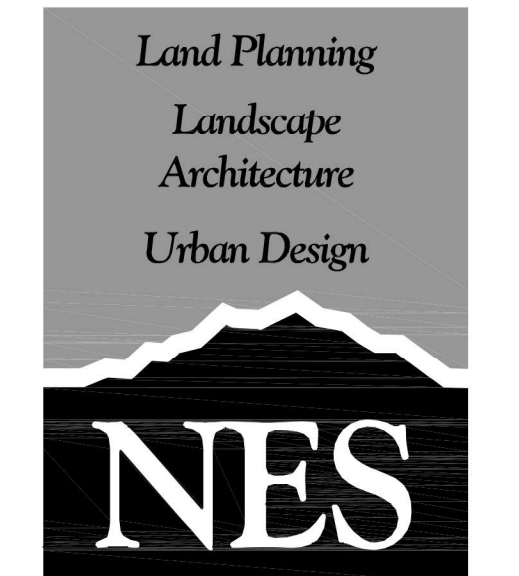
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N.E.S. Inc.  
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Colorado Springs, CO 80903  
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Fax 719.471.0267  
www.nescolorado.com  
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### FEATHERGRASS URBAN DUPLEXES PUD DEVELOPMENT / PRELIMINARY PLAN

CONSTITUTION AND HANNAH RIDGE DR  
DATE: 12-02-2019  
PROJECT MGR: A. BARLOW  
PREPARED BY: K. MARSHALL

#### ENTITLEMENT

DATE:	BY:	DESCRIPTION:

#### BUILDING ELEVATIONS



June 24, 2020

Kari Parsons  
El Paso County Development Services Department  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910-3127

RE: Urban Collection at Palmer Village  
Sec. 5, Twp. 14S, Rng. 65W, Sixth P.M.  
Water Division 2, Water Districts 10  
CDWR Assigned Subdivision No. 26871

To Whom It May Concern:

We have received the submittal concerning the above referenced proposal to approve a combined PUD/Preliminary Plan Urban Collection at Palmer Village Subdivision. This would approve the proposal to divide 51.999 +/- acres into 225 single family residential lots. The proposed supply of water is to be served by and wastewater is to be disposed of by Security Water and Sanitation Districts/Enterprises (“Security”).

This office previously provided written comments, dated December 16, 2019, regarding the proposed development during the preliminary planning stage under the name of Feathergrass Urban Duplexes. The current referral does not change the water supply requirements for the subdivision; therefore, please refer to our previous comments attached to this letter.

Should you or the applicant have questions regarding any of the above, please feel free to contact me at this office.

Sincerely,

Kate Fuller, P.E.  
Water Resource Engineer

ec: Bill Tyner, Division Engineer  
Doug Hollister, District 10 Water Commissioner







December 16, 2019

El Paso County Development Services Department  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910-3127

RE: Feathergrass Urban Duplexes - Preliminary Plat  
Sec. 5, Twp. 14S, Rng. 65W, 6<sup>th</sup> P.M.  
Water Division 2, Water District 10  
CDWR Assigned Subdivision No. 26871

To Whom It May Concern:

We have received the submittal concerning the above-referenced proposal to subdivide a 10.8 +/- acre tract of land into 100 single-family lots. According to the submittal, the proposed supply of water and wastewater disposal is to be served by Cherokee Metropolitan District (“Cherokee”).

### **Water Supply Demand**

The Water Supply Information Summary, Form No. GWS-76, provided with the submittal estimates a demand of 20.0 acre-feet/year for household use in 100 units and an additional 13.6 acre-feet/year for irrigation of 1.3 acres of lawn/garden, for a total of 33.6 acre-feet/year. This equates to approximately 0.2 acre-feet/year for household use on each lot and 10.46 acre-feet/year/acre.

Please note that standard water use rates, as found in the Guide to Colorado Well Permits, Water Rights, and Water Administration, are 0.3 acre-foot/year for each ordinary household, 0.05 acre-foot/year for four large domestic animals, and 0.05 acre-foot/year for each 1,000 square feet of lawn and garden irrigation (2.2 acre-foot/year/acre).

### **Source of Water Supply**

The source of water for the proposed development is to be served by the Cherokee Metropolitan District, and a November 22, 2019 letter of commitment from Widefield was provided with the submittal confirming 33.6 acre-feet have been committed to development.

### **Additional Comments**

Should the development include construction and/or modification of any storm water structure(s), the Applicant should be aware that, unless the storm water structure(s) can meet the requirements of a “storm water detention and infiltration facility” as defined in section 37-92-602(8), Colorado Revised Statutes, the structure may be subject to administration by this office. The applicant should review DWR’s *Administrative Statement*



*Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado, available online at: <http://water.state.co.us/DWRIPub/Documents/DWR%20Storm%20Water%20Statement.pdf>*, to ensure that the notice, construction and operation of the proposed structure meets statutory and administrative requirements.

**State Engineer's Office Opinion**

According to this office's records, it appears Cherokee has sufficient water resources to serve the proposed development. Based upon the above and pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply is adequate and can be provided without causing injury to decreed water rights. Should you have any further questions, please feel free to contact me directly.

Sincerely,



Kate Fuller, P.E.  
Water Resource Engineer

cc: Bill Tyner, Division 2 Engineer  
Doug Hollister, District 10 Water Commissioner

# EL PASO COUNTY

## OFFICE OF THE COUNTY ATTORNEY CIVIL DIVISION

**Diana K. May, County Attorney**

### Assistant County Attorneys

M. Cole Emmons  
Lori L. Seago  
Lisa A. Kirkman  
Steven A. Klafky  
Peter A. Lichtman  
Mary Ritchie  
Bryan E. Schmid  
Nathan J. Whitney

June 23, 2020

Urban Collection at Palmer Village  
PUDSP-19-11 PUD/Preliminary Plan

Reviewed by: Lori Seago, Senior Assistant County Attorney *LS*  
Edi Anderson, Paralegal

1. This is a PUD and Preliminary Plan proposal by MDC Holdings, Inc. ("Applicant") for a subdivision of 100 townhomes, plus tracts for future development, and right-of-way. The PUD rezone request covers 10.8 +/- acres of land and proposes a change in zoning from PUD (commercial) and CS to PUD (residential). The Preliminary Plan includes the PUD rezone area as well as additional tracts, for a total of +/- 23.1 acres of land. The property is zoned PUD (Planned Unit Development) and CS (Commercial Service. At this time, the Applicant seeks a finding of water sufficiency only for the 10.8 acres upon which the townhomes will be developed. The remaining property within the Preliminary Plan will remain in undevelopable tracts that may be platted in the future.

2. The Applicant has provided for the source of water to derive from the Cherokee Metropolitan District ("District"). The Water Supply Information Summary sets forth a proposed water demand of 33.6 acre-feet per year for the subdivision. The water demand for the 100 townhome units is based on 0.20 acre-feet/lot for household use, plus irrigation of 13.6 acre-feet/total for community irrigation for a total of 33.6 acre-feet/year. Based on the proposed water demand, the Applicant will need to provide a supply from the District of 10,080 acre-feet (33.6 acre-feet x 300 years) to meet the County's 300-year water supply requirement.

3. The District's General Manager provided a formal letter committing to serve the subdivision dated November 22, 2019. The General Manager noted that the "proposed location for this development is located within the District's established boundaries and therefore is eligible for service connections from the District." While the District's letter did not specify the number of lots it is committing to serve, the General Manager stated that the "Cherokee Metropolitan District staff, along with the developer,

200 S. CASCADE AVENUE  
OFFICE: (719) 520-6485



COLORADO SPRINGS, CO 80903  
FAX: (719) 520-6487

have determined that the following will be the total water demand required by this occupancy: 33.6 acre-feet.”

Type of Use	Demand (AF/yr)
Domestic	20.0
Irrigation	13.6
<b>Total</b>	<b>33.6</b>

4. The Applicant provided a *Water Resources Report for Urban Collection at Palmer Village* dated June 2020, prepared by JR Engineering, LLC. The Report noted that the District has both renewable and nonrenewable water resources; however, the “majority of the District’s water supply comes from the Upper Black Squirrel Creek aquifer, which is considered a renewable resource.” The Report further states that, as of “November of 2018, the District had a surplus of 319.803 acre-feet per year for future developments.” The Report further notes that “accounting for this development, the District will be left with a surplus of 286.203 acre-feet per year for future developments.”

5. In a letter dated December 16, 2019, the State Engineer reviewed the Water Supply Information Summary and the District’s letter of commitment dated November 22, 2019. The State Engineer noted the Applicant’s estimated water demand of 0.20 acre-feet per household or 20.0 acre-feet/year for the 100 units, plus 13.6 acre-feet/year for irrigation. The Engineer stated that “[a]ccording to this office’s records, it appears Cherokee has sufficient water resources to serve the proposed development. Based on the above and pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.”

6. Section 8.4.7(B)(10)(g), of the El Paso County Land Development Code allows for the presumption of acceptable water quality for projects such as this where water is supplied by an existing Community Water Supply operating in conformance with Colorado Primary Drinking Water Regulations unless there is evidence to the contrary that may be provided by the El Paso County Health Department.

7. Analysis and Recommendation. Based on the Applicant’s estimated water demand of 33.6 acre-feet per year, the Cherokee Metropolitan District’s commitment to supply 33.6 acre-feet year to the subdivision, and based upon the finding of sufficiency and no injury to existing water rights by the State Engineer’s Office, the County Attorney’s Office recommends a finding that the proposed water supply is **sufficient** in terms of quantity and dependability. The County Attorney’s Office recommendation is subject to the Conditions of Compliance noted below. The El Paso County Health Department may wish to confirm that the District is in compliance with the water quality regulations.

**CONDITION OF COMPLIANCE:**



- A. Applicant and all future owners of lots within this filing shall be advised of, and comply with, the conditions, rules, regulations, and specifications set by the District.
  
- B. Applicant must comply with the District's requirement that Applicant must achieve appropriate zoning and a final plat land use entitlement from El Paso County within 12 months from the date of their commitment letter (November 22, 2019) in order to use the allotment. **If Applicant does not achieve final plat land use approval from 12 months from the date of the District's commitment letter, then the foregoing water review and recommendation of sufficiency will also expire.**

cc: Kari Parsons, Project Manager, Planner III

**From:** [JOSE A RODRIGUEZ ROSA](#)  
**To:** [Tracey Garcia](#)  
**Cc:** [REYW251@GMAIL.COM](#)  
**Subject:** PUDSP-19-011 PLANNED UNIT DEVELOPEMENT URBAN COLLECTION AT PALMER RIDGE  
**Date:** Thursday, July 16, 2020 1:51:53 AM

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To whom this may concern: We received a notice of public hearing(s) concerning a request by Feathergrass Investments, LLC, for approval; of a map amend (rezoning) of 10.84 access etc for a planned unit development, etc

My name is Jose A. Rodriguez Rosa and I together with my wife are the owners of a house just in that corner (Constitution and Marksheffel, el Paso County, Colorado Springs). We are strongly opposed to the approval of that request. The reasons are many. This area is already overpopulated, and you cannot go outside for any reason without the need to take a car or transportation. The over population of this area impact all kind of services and the environment / ecosystem in this area. The only green area in this place is the one that they want to cover with a hundred units.... Just think in the impact to the environment and all the negatives that comes with all those houses been pile up all together in that small area of land....

What the county or city should really be looking at is to create a park where people can go outside and relax for a while. That area is perfect for that purpose.

Mark my words, if the city approves that request it will be a step closer to convert this place in to a overpopulated, overcrowded city situation where the cost caused by the results of over population will be a heavy weight in the resources, services and assets of the county: You will see increase in domestic violence issues, criminality, overpopulation and the elimination of a small area where different animals lives such as birds, hawks, owls, etc.

Please deny that request. There are enough houses here with extraordinarily little space to live (in the big sense of the word) and not just exist like tuna fish. The increase in taxes will not cover the costs of the loss of green spaces, the increase in the negatives common signs of overpopulation, the increase in demand for city and county services and the great impact (already underway) on the environment.

If I want to live in an overcrowded city, that is where we had bought. This is a suburban area and we want space to breath. Please do not take the small green areas left.

Thank you.

Jose and Reina Rodriguez  
719-321-7253