

FEATHERGRASS

IMPACT IDENTIFICATION STATEMENT

NOVEMBER 2019

OWNER/APPLICANT:

MDC Holdings, Inc. – Richmond American Homes
4350 South Monaco St.
Denver, CO. 80237

CONSULTANT:

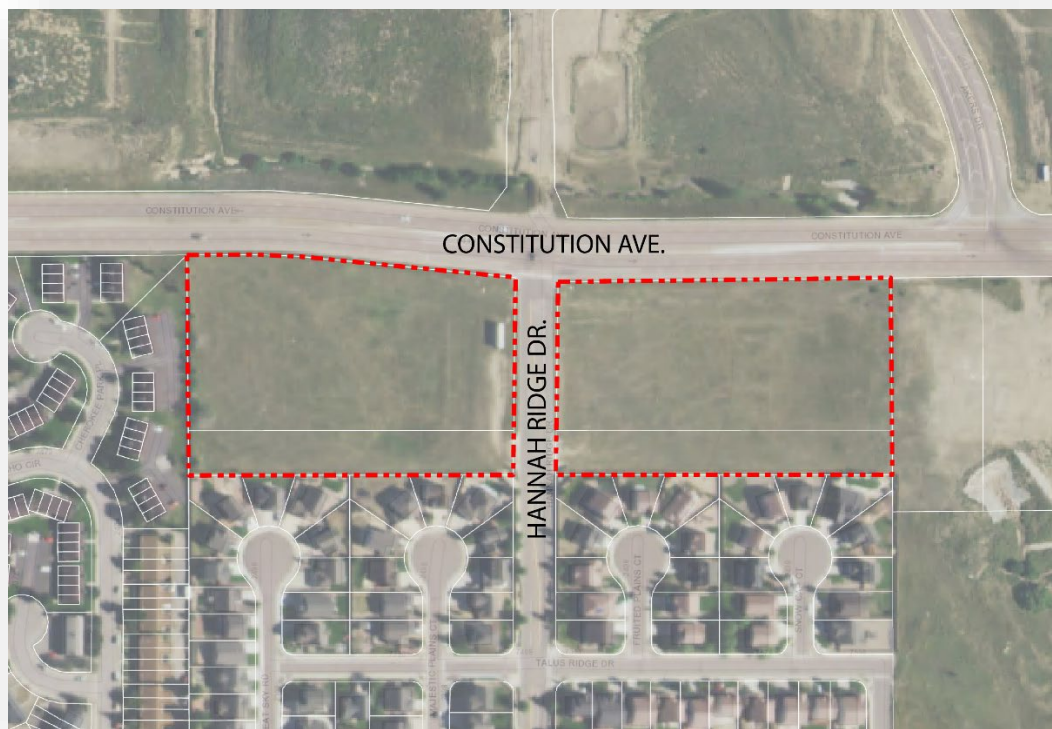
N.E.S. Inc.
619 N. Cascade Ave. Suite 200
Colorado Springs, CO. 80903

REQUEST

N.E.S. Inc. on behalf of Richmond American Homes request approval of a PUD Preliminary Plan for 100 urban duplex units.

LOCATION

The approximately 10 acre project site is comprised of two areas zoned PUD CAD-O and CS CAD-O. The site is located south of Constitution Avenue and bisected by Hannah Ridge Drive.



PROJECT DESCRIPTION

In 2013, the east portion of the site was zoned CS CAD-O to accommodate the Shops at Feathergrass and the west side is zoned PUD CAD-O. The two parcels to the south created a buffer from the commercial to the residential on the south. 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.

The project proposes 100 urban duplex units on 10.27 acres, with a gross density of 9.73 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. Emergency access is proposed on Constitution Avenue for the west portion and an emergency access road is shown from the east portion of the site through the adjacent property to the east and connecting to Constitution Avenue.

IMPACT IDENTIFICATION

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 to 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 2038 Time Frame DNL 65 Noise Contour, ~120 feet from the Constitution Ave. right-of-way centerline (centerline of roadway). Any residential buildings closer than 120-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, Oct. 2018)

IDENTIFICATION OF POTENTIAL HAZARD AREAS

FLOODPLAINS: No floodplains exist on the site.

GEOLOGIC & SOIL HAZARDS: Expansive bedrock were encountered through borings. Subexcavation and/or drilled pier foundations are viable options for construction. Some removal of existing fill may be required. Development is not restricted and conditions on site can be mitigated through typical construction methods. (Soils & Geology Report, Nov. 2018)

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 Feathergrass 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).

REFERENCE DOCUMENTS

1. WATER RESOURCES REPORT, PREPARED BY: JR ENGINEERING, NOVEMBER 2019
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, OCTOBER 2018
5. PRELIMINARY SOILS & GEOLOGY REPORT, PREPARED BY: CTL THOMPSON, INC. NOVEMBER 2018