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## FOREST LAKES PHASE 2: MAJOR AMENDMENT TO PUD DEVELOPMENT/PRELIMINARY PLAN

### LETTER OF INTENT

DECEMBER 2017

**OWNER:**

Forest Lakes Residential  
Development #2 LLC  
111 Main Street, Suite 1600  
Kansas City, MO 64105

**DEVELOPER:**

Classic Homes  
6385 Corporate Drive  
Colorado Springs, CO 80919

**CONSULTANT:**

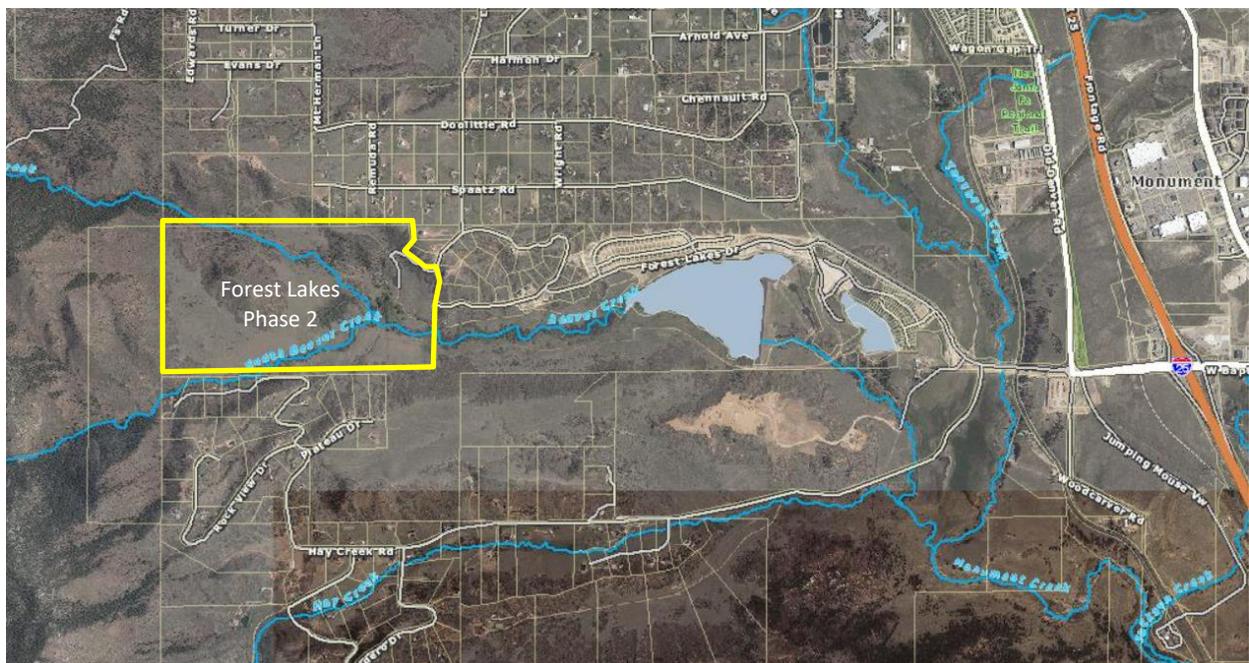
N.E.S. Inc.  
619 North Cascade Ave  
Colorado Springs, CO 80903

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### LOCATION

Forest Lakes is a development located northwest of the intersection of Interstate 25 and Baptist Road, to the southwest of the Town of Monument. The property comprises approximately 977 acres in total and Phase 2 represent 287 acres of the western portion of the property. There are two existing, man-made lakes in the eastern portion of the property that were constructed as part of the Phase 1 development. Road and utility infrastructure are in place in Phase 1 and the majority of lots in the first phase are platted and constructed. The Waterfront Park along the north side of Bristlecone Lake has also been completed.

Beaver Creek flows west to east through the western and southern half of the property and the southern branch is Preble's Meadow Jumping Mouse habitat. There is a distinctive knoll in the western portion of the Phase 2 area.



## REQUEST

Forest Lakes Residential Development LLC requests approval of the following:

1. A PUD Development Plan/Preliminary Plan for Phase 2 of the Forest Lakes development, comprising 231 single-family lots on 287 acres, at a gross density of 0.8 dwelling units per acre and a maximum height of 30 feet.
2. A PUD modification per Section 4.2.6.(F)(2)(g) of the Land Development Code:

STREET DESIGN REQUIREMENTS: A 6% intersection grade where ECM Table2-7 requires a 4% intersection grade for Urban Local Roadways at the following intersections:

- Mountain Ledge Lane at Forest Lakes Drive
- Foothills Flash Court at Forest Lakes Drive
- Montane Mesa Way at Forest Lakes Drive
- Forest Lakes Drive at Mesa Top Drive

## PROJECT DESCRIPTION

### Project History

The Forest Lakes subdivision was part of the 1,367-acre High Meadows Sketch Plan that was approved in 1984, which included 466 residential units, four lakes, a school site, and commercial/industrial areas southeast of I-25 and Baptist Road. Two of the four lakes initially planned for the site were constructed along with some rough grading for roadways before the project fell into bankruptcy.

The listing of the Preble's Meadow Jumping Mouse as a threatened species in 1995 dramatically reduced the buildable areas and the ability to construct the two additional lakes as proposed in the original Sketch Plan. A Planned Unit Development Plan and Preliminary Plan were subsequently approved in 2002 for the 977-acre residential component of the original Sketch Plan. This proposed 467 homes in a clustered design that preserved the mouse habitat along Beaver Creek and other natural features of the site. The approved plan also included a ten-acre school site, 470 acres of parks and open spaces, which included the two existing lakes on the eastern portion of the property.

The project approved in 2002 was in two phases. Phase 1 includes Filings 1 – 3 totaling 272 lots on 222 acres. These have all been platted or are in the process of being platted as follows:

- Filing 1: 33 single family lots, road right-of-way, park tract, school site
- Filing 2A: 73 single family lots, road right-of-way
- Filing 2B: 45 single family lots, road right-of-way
- Filing 2BA: 42 single family lots, road right-of-way
- Filing 3: 79 single family lots, road right-of-way, utility infrastructure installed

This application proposes to divide the previous Phase 2 into a Phase 2 and Phase 3. The focus of this PUD Development Plan/Preliminary Plan Amendment is on the changes proposed to Phase 2. Phase 3 is unchanged from the 2002 approved plan.

### **Site Layout**

This plan requests 231 single family lots on 287 acres in the western portion of the Forest Lakes. Given the acreage of the amendment area, the gross density is 0.80 units per acre. This portion of the site is accessed by Forest Lakes Drive and Mesa Top Drive. The 2002 PUD Development Plan anticipated 467 lots within the overall Forest Lakes Residential boundary (all phases). This application requests to increase the total number of lots to 565 lots over three phases. The chart below compares the changes to the phase areas:

|         | Lot Total<br>2002 Plan | Lot Total<br>2017 Plan | Difference |
|---------|------------------------|------------------------|------------|
| Phase 1 | 275                    | 272                    | -3         |
| Phase 2 | 131                    | 231                    | 100        |
| Phase 3 | 61                     | 61                     | 0          |
| Total   | 467                    | 565                    | 98         |

While the total number of lots increased, the area of impact has decreased. By using smaller more efficient lots, the development uses a more compact pattern preserving more areas for open space. The additional density does not change the street classifications of any of the roadways within Forest Lakes as indicated by the LSC Traffic Report.

### **Lot Standards**

Two general lot sizes are planned for this area. Type A Lots will have a minimum of eighty (80) feet of width at the front setback and a one hundred and twenty (120) foot depth. The lots have a twenty (20) foot front yard setback with a minimum of twenty (20) feet to the face of the garage and ten (10) feet to a side loaded garage. Side yard setbacks are planned at seven and one-half (7.5) feet with corner lot setback of ten (10) feet when directly abutting another public street. The rear setback is set at twenty (20) feet.

Type B Lots will have a minimum of sixty (60) feet of width at the front setback and a one hundred and twenty (120) foot depth. The lots have a fifteen (15) foot front yard setback with a minimum of twenty (20) feet to the face of the garage and ten (10) feet to a side loaded garage. Side yard setbacks are planned at five (5) feet with corner lot setback of ten (10) feet when directly abutting another public street. The rear setback is set at twenty (20) feet. The maximum building height for both lot types is thirty (30) feet.

### **Streets**

Public streets are planned and will use El Paso County Urban Residential Street as the standard. The extension of Forest Lakes Drive along Beaver Creek provides the primary access to the Phase 2 area. Mesa Top Drive along the northern portion of the site will provide secondary access. Both road ultimately create

looped access within the western portion of the site. The topography in this area of the project is prominent. The original approval in 2002 allowed the use of City of Colorado Springs Hillside Development Standards for streets were allowed. A PUD Modification is requested with this application allow that to continue as it relates to street grades, intersection grades and centerline radii.

### **Open Space**

A significant amount of open space is proposed for the project. The Phase 1 area has a playground, amphitheater, fishing and boating area. Originally, Phase 2 included Homestead Park less than a mile from the project. The reduced development footprint proposed by this application opens up more open space for informal trails, natural seating areas, and unique open space experiences in lieu of Homestead Park.

The Condition of Approval on record (PUD01009) only noted approval of non-standard street sections in hillside areas but the PUD plan no longer shows the non-standard section. Please clarify.

The plan illustrates a trail network that will follow the existing dirt road along the south side of the project area. The trail will then divert through the center of the development along the northern branch of Beaver Creek and then back up to the mesa top. The long-term goal is to see a connection from this development to the US Forest Service trail network to the west. A prominent hill in the northwestern portion of the site provides a unique opportunity for hiking trails with views from the top that overlook the surrounding area. A mini incline is also proposed as a new open space amenity. A small trailhead parking area is planned off Forest Lakes Drive providing access to the hill trails through Tract D. Existing vegetation will be retained in the open spaces where appropriate, having regard to the recommendations of the Wildfire Hazard & Mitigation report

### **Wildlife**

The western portion of Beaver Creek is contained within Tract F. Preble's Meadow Jumping Mouse habitat has been identified along this portion of the creek. Trail use within the PMJM no-effect area was approved in 2002 and the plan anticipates that continuing.

### **Water & Wastewater**

Water and sanitary sewer for the project will be provided by the Forest Lakes Metropolitan District. A water and sanitary sewer report is provided with the application and was prepared by the district's engineer, JDS Hydro. That report illustrates that the district is operational and has the appropriate approvals from the State of Colorado.

### **Drainage**

Storm water detention and water quality are planned within three new ponds proposed within the project area. All of the improvements for the storm water system will be owned and maintained by the Forest Lakes Metropolitan District.

## PROJECT JUSTIFICATION

### PUD Development Plan

The proposed PUD Development Plan is consistent with the approval criteria set forth in Section 4.2.6.D of the LDC as follows:

**1. The application is in general conformity with the Master Plan;**

The site lies within the Twin Valley Sub-Area of the Tri-Lakes Area Comprehensive Plan (2000) and both the Phase 1 and Phase 2 areas of Forest Lakes are designated as “medium density residential development” on the Tri-Lakes Area Concept plan. The plan does not define “medium density”, but other areas that are similarly designated include the Woodmoor, Knollwood and Gleneagle areas. These have all been developed at urban densities and lot sizes. The lot sizes already developed in Forest Lakes Phase 1 and proposed in Phase 2 are consistent with the lot sizes in these comparably designated areas but due to the clustering design, the overall density is much lower.

The County Policy Plan also encourages development that is compatible with adjacent areas:

*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 layout of the site preserves open space areas and buffer tracts adjacent to the larger lot properties to the north and south, which will provide an appropriate transition.

**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 development complies with the requirements of the LDC and will not be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County. The project proposes similar density to that approved in the 2002 PUD Development Plan. The project also offers additional housing choice and lot size variety which is needed in the area, as evidenced by the success of Phase 1 of the development.

**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 cluster design of development ensures that the project is harmonious with the character of the property and surrounding area. Appropriate land use buffers and transitions are provided with neighboring properties.

The Geotechnical Report prepared by CTL Thompson Inc. indicates that no geologic hazards were identified that preclude development of the site. The geological conditions that exist include steep

slopes, debris flow, expansive soil and bedrock, shallow hard bedrock, and shallow groundwater. These can all be mitigated with engineering design and construction methods commonly used in the area, such as spread footing foundations and slab-on-grade floors.

- 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 layout of the site preserves open space areas and buffer tracts adjacent to the larger lot properties to the north and south, which will provide an appropriate transition.

- 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 two-story residential units are similar to and compatible with the surrounding residential properties in terms of bulk and scales.

- 6. Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;**

The unique features of the site include the hill in the western portion of the site, Beaver Creek, and the beaver pond. These will be preserved and have been incorporated into the design of the project. Habitat areas and wetlands have been preserved as referenced in the Impact Identification Report prepared by CORE Consultants, Inc. Existing vegetation will be retained in the open spaces where appropriate, having regard to the recommendations of the Wildfire Hazard & Mitigation report.

- 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;**

The plan illustrates a trail network that will follow the existing dirt road along the south side of the project area. The trail will then divert through the center of the development along the northern branch of Beaver Creek and then back up to the mesa top. The long-term goal is to see a connection from this development to the US Forest Service trail network to the west. A prominent hill in the northwestern portion of the site provides a unique opportunity for hiking trails with views from the top that overlook the surrounding area. A mini incline is also proposed as a new open space amenity. A small trailhead parking area is planned off Forest Lakes Drive providing access to the hill trails through Tract D.

- 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 existing roads. Water and sanitary sewer for the project will be provided by the Forest Lakes Metropolitan District. A water and sanitary sewer report is provided with the application and was prepared by the district's engineer, JDS Hydro. That report illustrates that the district is operational and has the appropriate approvals

from the State of Colorado. A water tank was constructed to serve Phase 1 and an additional water tank is proposed in Phase 2 in the northwest corner of the property.

**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;**

The project includes interconnected open space areas and trails. Natural features have been incorporated within the design as previously described.

**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;**

There are no mineral rights owners on this property.

**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**

No deviations are required. A PUD modification is requested to address specific street intersection grades.

**12. The owner has authorized the application.**

Yes.

**Preliminary Plan**

The Preliminary Plan is consistent with the approval criteria set forth in Section 7.2.1.D.2.e of the LDC as follows:

**1. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;**

See response under PUD justification 1 above.

**2. The subdivision is consistent with the purposes of this Code;**

**3. See response under PUD justification 2 above.**

**4. The subdivision is in conformance with the subdivision design standards and any approved sketch plan;**

The subdivision design standards are met, subject to the requested PUD modification for street intersection grades. The project is generally consistent with the 2002 PUD Plan, which was based upon the 1984 Sketch Plan for this property and proposed 466 residential units.

- 5. 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;**  
Water for the project will be provided by the Forest Lakes Metropolitan District. A water resources report is provided with the application and was prepared by the district's engineer, JDS Hydro. That report illustrates that the district is operational and has the appropriate approvals from the State of Colorado.
  - 6. 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;**  
Sanitary sewer for the project will be provided by the Forest Lakes Metropolitan District. A wastewater report is provided with the application and was prepared by the district's engineer, JDS Hydro. That report illustrates that the district is operational and has the appropriate approvals from the State of Colorado.
  - 7. 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 original Geotechnical Report prepared by CTL Thompson Inc. in 2001 is still valid. The report indicates that no geologic hazards were identified that preclude development of the site. The geological conditions that exist include steep slopes, debris flows, expansive soil and bedrock, and shallow groundwater. These can all be mitigated with engineering design and construction methods commonly used in the area, such as spread footing foundations and slab-on-grade floors, as well as minimizing irrigation of landscaping to reduce problems associated with expansive soils.
  - 8. 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;**  
These matters are addressed in the Drainage Report prepared by Classic Consulting. Storm water detention and water quality are planned within three new ponds proposed within the project area. All of the improvements for the storm water system will be owned and maintained by the Forest Lakes Metropolitan District.
  - 9. 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;**  
All residential lots and tracts required for drainage and utilities will be accessible by public streets.
  - 10. 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;**  
The cluster design of the project preserves physical features and provides ample open space.
    - 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**
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**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 cluster design helps to minimize cost of transportation and utility infrastructure improvements.

**3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses;**

Open space buffers are included to provide a transition to adjacent land uses.

**4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and**

A detailed analysis of the natural features, wildlife and wetlands is provided in the accompanying Impact Identification Report prepared by CORE Consultants, Inc. The proposed development will not impact wildlife habitat areas, including the PMJM habitat. The impact to wetlands has been minimized and affects less than 0.5 acres. A Nationwide Residential Permit 29 will be obtained prior to development.

**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;**

All necessary utility commitments have been obtained. The site lies within the Tri-Lakes Monument Fire Protection District. A Fire Protection Report is included with the submittal. The traffic report demonstrates that the development is within the capacity of existing roads. Water and wastewater are to be provided by Forest Lakes Metropolitan District and a new water tank will be constructed.

**11. Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;**

All necessary utility commitments have been obtained. The site lies within the Tri-Lakes Monument Fire Protection District. A Fire Protection Report is included with the submittal. The traffic report demonstrates that the development is within the capacity of existing roads. Water and wastewater are to be provided by Forest Lakes Metropolitan District and a new water tank will be constructed.

**12. 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 Tri-Lakes Monument Fire Protection District. A Fire Protection Report is included with the submittal.

**13. 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 modification.

### **PUD Modification**

A PUD modification is requested to the Engineering Criteria Manual (ECM) street design requirements to allow a 6% intersection grade where ECM Table 2-7 requires a 4% intersection grade for Urban Local Roadways. This request relates specifically to the following intersections:

- Mountain Ledge Lane at Forest Lakes Drive
- Foothills Flash Court at Forest Lakes Drive
- Montane Mesa Way at Forest Lakes Drive
- Forest Lakes Drive at Mesa Top Drive

Section 2.3.7.C.4 of the ECM allows for a deviation from this standard up to a maximum of 8 percent in cases where the natural grade is steeper than 4 percent (hillside areas). These conditions exist in Forest Lakes Phase 2 and the modification to 6% in specific areas will allow the roadway to better fit the terrain and constraints of the site and will help to preserve natural features.

### **ACCOMPANYING REPORTS:**

The following Reports are submitted to support this application:

Geotechnical Report by CTL Thompson Inc.

Traffic Report by LSC Transportation Consultants Inc.

Preliminary Drainage Report by Classic Consulting Engineers and Surveyors

Water Resources and Wastewater Treatment Report by JDS Hydro

Environmental Report by CORE Consultants Inc.

Wildfire Hazard Evaluation Report by Stephen J. Spaulding.