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URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE

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WATERBURY PHASE 2 PRELIMINARY PLAN LETTER OF INTENT:

□ OWNER/APPLICANT AND CONSULTANT:

Owner:

4 Way Ranch Joint Venture, LLC
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Consultant/Applicant:

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□ TOTAL NUMBER OF ACRES (PHASE 2 AREA ONLY): 80.00 Acres

□ SUBDIVISION DATA:

The project is approximately 12 miles east of Colorado Springs situated northeast of Falcon, Colorado in eastern El Paso County. The project limits are bounded by Eastonville Road to the west, Stapleton Drive to the south, vacant agricultural land to the north, and an existing rural-residential dwelling unit to the east.

The entire Waterbury site is 322.00-Acres and currently zoned PUD. The Gross Density for

Waterbury Phase Two is 2.94 DU/Acre, and Net Density is 5.23 DU/Acre [The previously approved Zoning and Concept Plan density allowance is 3-5 DU/ Acre, for a maximum number of 1,610 dwelling units). The gross densities vary to allow clustering of smaller lot sizes and denser development intermixed with larger estate-size lots.

No density transfers are proposed for development of Phase Two.

❑ **EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC.:**

The existing land use for Phase Two is vacant and contains multiple drainage ways crossing in various locations as indicated on the DP drawings. The site includes several unimproved dirt roads used for ranching purposes, native stands of vegetation, utility easements, and an existing water line running north-south through the site.

Existing homes on large, multi-acre sites with outbuildings (loafing shed/ stable), driveways, and barns occupy adjacent parcels to the southwest and east of this project. Any existing off-site residences, outbuildings, dirt roads, etc., are scheduled to remain and will not be relocated or removed to accommodate the subject DP.

❑ **REQUEST, JUSTIFICATION AND APPROVAL CRITERIA FOR PRELIMINARY PLAN PHASE TWO:**

Per EPCLDC Section 4.2.6.D, this submittal of Phase Two for the proposed Waterbury Preliminary Plan is to accommodate the proposed uses as identified on the Development Plan drawings. The Phase Two Preliminary Plan addresses objectives of encouraging innovations in residential development, including provisions for multiple dwelling unit product types not previously constructed in the county, including (but not limited to) “traditional neighborhood design” type homes with alley-loaded attached and detached garages. The density mix seeks to accommodate the anticipated growth and demand for a greater variety of residential dwelling types, price ranges, design, and layout within a cohesive master- planned, amenity based community.

The Phase Two proposal incorporates approximately 19.01 Acres (24%) set aside for open space and 15.62 Acres (20%) set aside for street Rights-of-Way. Many of the open space uses, especially within the existing drainages are intended to be preserved, and in some cases improved with internal pedestrian trail corridors, trail linkage to a proposed Tier 1 Trail Easement along Eastonville Road, streetscape plantings, landscape perimeter buffering, open space, drainage facilities, and other public open space uses.

The Waterbury Phase Two Preliminary Plan is in general conformance with the requirements of the El Paso County Land Development Code and *Falcon/ Peyton Small Area Master Plan*. The recently adopted Small Area Master Plan identifies the existing Waterbury development on file as RR-5, Rural Residential; however, the remaining Waterbury property is identified as potential urban density development. The Waterbury development node as indicated in the *Falcon/ Peyton Small Area Master Plan* is envisioned as regional urban development providing open space and transition zones between higher

and lower densities, particularly along the major traffic corridors of Stapleton Drive and Eastonville Road. The Waterbury project is acceptable for urban density development because of current land use patterns in the area and it is a logical extension of urban density growth from the west to US Highway 24. The Waterbury property is specifically referenced in Section 4.4.4 of the small area master plan as an area encouraged for a master-planned, urban density development. The Preliminary Plan is consistent with and follows the recommendations of the *Falcon/ Peyton Small Area Master Plan* with this proposal.

The Preliminary Plan in combination with future subdivision process submittals will satisfy the county's requirements and intent of the PUD code as defined in Section 4.2.6 of the EPC land development code. The proposed residential usage of the Waterbury Phase Two Preliminary Plan is compatible with approved residential development in several nearby and adjacent residential communities, including Meridian Ranch, Woodmen Hills, and Falcon Hills. It is also consistent with the previously approved Phase One Preliminary Plan for Waterbury.

Present and future urbanized growth trends of the greater Falcon area, including Banning Lewis Ranch, Meridian Ranch, Woodmen Hills, and Paint Brush Hills are increasing the quantity of small lot, urban scale communities in Falcon. This trend in urban scale and higher density development and community design is redefining the Falcon area. Traditional agriculturally zoned, large multi-acre lots are no longer the norm for residential development in this vicinity.

The Waterbury project will seek to achieve a high quality of design that complements and enhances the surrounding area while mitigating and minimizing potential impacts. This may be achieved through a coordinated approach to site design and development regulation to include setbacks, pedestrian and vehicular accesses, architectural guidelines, landscape standards, and signage controls. The proposed DP incorporates no-build zones within detention pond areas, landscape buffers, and designated open space tracts. Existing drainage ways will be protected from encroachment of new development, and areas disturbed by new development will be re-vegetated with indigenous plant materials to help restore some of the natural aesthetics presently found throughout the site. As a future amenity-based community, subsequent development plans and guidelines will be created for Waterbury to encourage orderly and quality development throughout.

The 4 Way Ranch Metropolitan District will maintain the proposed open space, pedestrian corridors, and any other future community amenities within Phase Two. Separate Homeowners Associations may also be established to insure compliance with design guidelines and to maintain community facilities such as the private 20' ally rights-of-way established for the rear loaded housing type proposed within the areas of the traditional neighborhood developments.

□ **Approval Criteria for the Phase Two Preliminary Plan:**

In accordance with Chapter 4 of the El Paso County Special Purpose, Zoning Overlay, and Obsolete Districts, the proposed Preliminary Plan of Phase Two for Waterbury advances the stated purposes set forth in this section by the county. The accompanying application for Preliminary Plan approval is in general conformity with the surrounding areas, the approved Preliminary Plan for Waterbury Phase One, and the *Falcon/ Peyton Small Area Master Plan*. The proposed development is in compliance with the requirements of this code and all applicable statutory provisions.

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. In combination with future anticipated Preliminary Plan submittals, the Waterbury Phase Two Preliminary Plan addresses and meets the requirements set forth by the EPC Land Development Code, specifically Section 4.2.6(D).

Areas with unique recreational, aesthetic, or natural features have been identified and are to be preserved and incorporated into the overall design of the project; many of these areas are tentatively designated as open spaces and trails and are integrated into the Preliminary Plan to serve as usable amenities to residents and provide walking and bicycling opportunities.

The proposed Waterbury Phase Two Preliminary Plan will not overburden the capabilities of existing or planned roads, utilities, and other public facilities including but not limited to energy providers, water supply, and sanitation services. All required public services and facilities are readily available and will be provided to support the development when needed.

The Waterbury Phase Two Preliminary Plan provides a neighborhood benefit through contiguity and interconnection of open spaces, conservation of environmental features, harmonious design, and energy efficient site design that are a logical and compatible extension of Waterbury Phase One. 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 present or future extraction of such deposit unless acknowledged by the mineral rights owner.

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 into the **Waterbury Design and Development Guidelines** that accompanies this Development Application.

With specific regard to criteria defined in Section 4.2.6(D) of the El Paso County Land Development Code, the Waterbury Phase Two Preliminary Plan satisfies the following county planning code requirements:

- a) The proposed Preliminary Plan advances the stated purposes set forth in Section 4.2.6(D);
- b) The application is in general conformity with the Master Plan; the Waterbury Phase Two Preliminary Plan is in complete conformity with the previously submitted and Waterbury Development Plan and the Phase One Preliminary Plan approved by El Paso County. No changes in land use, density ratios, and general layout are proposed in the Phase Two Preliminary Plan.
- c) The Waterbury Phase Two Preliminary Plan addresses changes in the character of the overall area by providing for urban density development in an area that no longer is being developed with emphasis on rural development. Recently developed parcels that are immediately adjacent to Waterbury have been previously approved for urban density development by El Paso County, and the proposed Phase Two Preliminary Plan provides for continuous urban density development and continuity with the Waterbury Phase One Preliminary Plan.
- d) The proposed development is in compliance with the requirements of the Land Development 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 Waterbury Phase Two Preliminary Plan is in complete compliance with the Development Code and will not introduce any element that is detrimental to the health, safety, or welfare of present or future inhabitants of El Paso County. No uses or purposes are proposed for Waterbury other than those identified in the previously approved Development Plan that are compatible with the Land Development Code for PUD zoning.
- e) Waterbury is both 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 of the surrounding area and natural environment; and will not have a negative impact upon the existing and future development of the neighboring area. The proposed Phase Two Preliminary Plan for Waterbury provides for continued development that is in keeping with the PUD character and development of other adjacent communities that have been approved by El Paso County.
- f) 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 on and off-site; Peripheral areas of the development are buffered from adjacent uses with a minimum 25' landscaped setback, pedestrian trails, open space, larger lots, or a combination of these elements. .
- g) The allowed uses, bulk requirements and required landscaping and buffering are appropriate and compatible with the type of development, the surrounding area and the community. The proposed Waterbury Phase Two Preliminary Plan provides significantly more open space than is required by the Land Development Code. At 78 acres, or 24%, the plan provides 43 Acres more open space than the minimum required of 32 acres. The 19 acres of Open Space as provide for in the Waterbury Phase 2 Preliminary Plan accounts for 24% of the 78 acres of Open Space to be provided within the entire Waterbury development at build-out.

- h) Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project; however, no significant historical, cultural, aesthetic, or natural features have been identified within the Waterbury development. Recreational elements include the existing Rock Island Trail link which is located along the Highway 24 frontage of Phase One Preliminary Plan portion of the site. Internal trail corridors and regional trail links are established throughout the Waterbury development and will be designed to connect with existing trail links.
 - i) Open spaces and trails are integrated into the plan to serve as amenities to residents and provide reasonable biking and walking opportunities. Part of the Waterbury amenity package proposed includes improved open spaces, trails, and aesthetic/recreational water elements. Improved public trail links will be provided as indicated on the Phase Two Preliminary Plan to provide interconnectivity to the numerous open spaces, pocket parks, and recreational elements of a new community center. Existing conservation areas and drainage ways will be protected during construction and will be enhanced with pedestrian trail links, seating areas along the trails, and educational trail head kiosks.
 - j) An integral element of the Waterbury Phase Two Preliminary Plan is water. Bodies of water ranging from several hundred square feet to several acres in size are strategically located throughout the development and are indicated on the Phase Two Preliminary Plan. These bodies of water will serve as aesthetic enhancements to the landscape and recreational amenities.
 - k) The proposed development will not overburden the capacities of existing or planned roads, utilities, or 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.
 - l) The proposed development provides a benefit through the provision of interconnected open space, conservation of environment features, aesthetic features and harmonious design, and energy efficient site design.
 - m) 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 future extraction of such deposits unless acknowledged by the mineral rights owner.
 - n) 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 DP and development guidelines.
 - o) The owner has authorized the development.
- **LAND TO BE SET ASIDE AS OPEN SPACE:**
The proposed Waterbury Phase Two Preliminary Plan contains no known historic, cultural, aesthetic, archaeological, or significant natural features within the planning area. However, the proposed plan does incorporate numerous areas of open space and trail corridors. The Waterbury DP provides for 19.01 acres (24%) of usable open space, landscape easements, and existing drainage ways.

Several acres of open space are located within the existing drainage ways that cross the parcel in various locations as indicated on the Phase Two Preliminary Plan. These open space/ drainage ways will be protected during development and will be enhanced and improved with pedestrian trail links, seating areas along the trails, and educational trail head kiosks.

Any required landscape buffers and setbacks around perimeter of the site and along selected residential roadways will be located with more detailed submittals. Conceptually, as part of the pedestrian walkway system, a Tier 1 Trail Easement is being proposed along Eastonville Road. The proposed trail and pedestrian concepts as shown on the Phase Two Preliminary Plan meets the EPC PUD code requirements and EPC Parks Master Plan as found on the county's website. The Parks Master Plan indicates the existing Tier 1 Rock Island Regional Trail along HWY 24, a County DOT recommended bicycle lane (8' paved shoulder on road) along Stapleton Drive, and a Proposed Tier 2 County Regional Trail along Eastonville. All open space and trails integrated into the development will serve as amenities to residents and provide reasonable walking and biking opportunities. The proposed regional trail connection will help establish this as well as internal sidewalks, bike lanes, and trail connectors internal to the development.

The Phase Two Preliminary Plan proposal allows for several opportunities around the site for future locations of parks and public gathering/ common space. These spaces will create usable pockets for picnic, seating areas, and smaller passive recreational uses. No existing avigation or utility easements limit the type of open space uses that can be incorporated.

Common area landscaping guidelines will be created with future preliminary/ final plat submittals to encourage a unified theme throughout the Waterbury development.

Natural features indicated on the Phase Two Preliminary Plan include several acres of Conservation Easement and other existing features that are scheduled to be preserved.

❑ **SUBDIVISION SERVICES:**

Municipal water services for Waterbury will be provided under the previously established 4 Way Ranch Metropolitan District. Water supply is adequate for the full build-out of the ranch property and meets the requirements of El Paso County. The 4 Way Ranch Metropolitan District will also provide central wastewater service to all portions of the site. Wastewater will be collected and transported to an existing off-site treatment facility.

Two natural gas providers may serve Waterbury. All but a few residential lots will be served by Black Hills Energy who has adequate capacity to serve the site. Colorado Springs Utilities may also be a provider of natural gas. The dividing line of the two service areas runs through the southerly corner of the site. The final lot layout at final platting will determine if the few lots within CSU's service area may be transferred to Black Hills Energy.

The Waterbury development is situated entirely within the Falcon School District No. 49 jurisdiction. The proposed Phase Two Preliminary Plan area will have a beneficial effect on the school district by providing additional tax payers through the residential development. No proposed school sites are proposed to be developed within the Waterbury community. Potential school sites had been reviewed and discussed with Falcon School District officials but the applicant proposes to address District needs with fees in lieu of land. These will be negotiated with the District and Owner/Applicant.

An existing Falcon School District #49 high school is located west of the Phase Two Preliminary Plan area at Londonderry Drive and Eastonville Road.

The development area is under the jurisdiction of the El Paso County Sheriff's Department.

□ **FIRE PROTECTION SERVICES:**

The Falcon Fire Protection District (FFPD) provides services including fire suppression, fire prevention and education, emergency medical response, code enforcement and hazardous material response. The FFPD currently is a combination of career and volunteer staff and has 21 career firefighter/ emergency medical technicians (EMTs) and 20 volunteer-reserve firefighter/ EMTs. It also supports a reserve emergency medical services program comprised of 13 EMTs who respond to emergency medical calls. All alarm responses are made within an 8 minute average for District 1 and the department operates from five stations for the protection of residents and businesses.

The district's stations include:

- Falcon Fire Headquarters Building, also includes Station 3, located at 7030 Old Meridian Road and is staffed by two Falcon firefighter/EMTs.
- Station 1, the newest station, located at Meridian Ranch Boulevard and Stapleton Drive. It is staffed 24/7 with four firefighters on each of the three shifts.
- Station 2, on North Meridian Road in the north end of the District, is not staffed.
- Station 6, on Jones Road in the south end of the District, is not staffed.

The Waterbury project is located within District 1 approximately 2 miles from the new Station 1 and approximately 3.5 miles from Station 3/ Headquarters.

FFPD has a new insurance rating (ISO) of 5 for all properties located within five road miles of any station and within 1000 feet of a fire hydrant. It has an insurance rating of 7 for all properties located within five road miles of any station but beyond 1000 feet of a fire hydrant; and an insurance rating of 10 for properties located outside the five road mile area. The FFPD is supported by a property tax rate of 5.712 mills.

To help assure timely responses in outlying areas, select volunteers are equipped to respond directly to the scene of an emergency bringing medical supplies, oxygen, and automatic defibrillators. All volunteers are issued their own protective equipment and will frequently report directly to the scene of a fire emergency to provide valuable information to responding firefighters and immediate protective actions as required.

□ **MINERAL EXTRACTION:**

The El Paso County *Master Plan for Mineral Extraction* identifies the site as being in the Upland Deposits evaluation study area. The Upland Deposit areas contain sand and gravel with silt and clay. These deposits are typically remnants of older streams deposited on topographic highs or bench like features. The purpose of the *Master Plan for Mineral Extraction* is to address mineral resource protection requirements identified in the Preservation of Commercial Mineral Deposits Act of 1973, provide guidance to the county's governing bodies in evaluating land use proposals that involve mineral processing, and to serve as a general reference describing mining in El Paso County. The mineral extraction master plan does not identify the site as having any significant mining resources of note nor is there any existing mining on site. Therefore, the proposed development would not limit or impact any proposed future commercial mineral resource extraction operations.

□ **DEVIATION REQUESTS:**

Several traffic-related deviation requests were approved by El Paso County for Phase One Preliminary Plan that are relevant to Phase Two:

- A deviation for the intersection spacing within the site along York Street- the south access entry street off of Eastonville Road. The deviation is to allow the first internal intersection to be 220 feet east of the Eastonville intersection (centerline spacing) was approved.
- A deviation for an offset tee intersection configuration for York Street, the project's south site access on Eastonville Road, rather than aligning York Street with Londonderry Drive was approved.
- A deviation to allow a projected ADT of 4,575 vehicles per day on the section of River Head Road just north of Dumont Drive and 3,700 just north of Sunken Meadow Road where the ECM calls for a maximum of 3,000 ADT for Urban Local Roadways was approved.
- A deviation to create a rectangular traffic control device on Wading River Road roughly half way between Eastonville and its terminus at the roundabout to the east. The "major street" entry and departure points on east and west sides of the rectangular feature have been designed based on most of the same design elements used in roundabout design was approved.

A deviation request was also submitted and approved by the El Paso County Department of Transportation on April 21, 2011 (Procedure No. R-FM-051-07. DEV11005) to implement a full-movement intersection at Stapleton Drive and Saybrook Road of Waterbury, Phase One. The new intersection will provide much improved access and circulation to the development areas both north and south of Stapleton Drive as well as provide a controlled crossing for pedestrians into the approved mixed-use commercial center to the south.

- ❑ **TOTAL RESIDENTIAL UNITS AND DENSITIES FOR EACH DWELLING TYPE:** The overall density for Waterbury is approved at 3-5 DU/ AC, on 322.016 Acres, for a total of 1,610 Units. Density transfers may occur in which specific areas exceed 3-5 DU/ AC so long as the overall density of the project remains at 3-5 DU/ AC. Any density below this cap may be used in subsequent phases.

The proposed Gross Density range for the Waterbury Phase Two Preliminary Plan is 2.94 DU/ Acre (Net Density, less R.O.W., Alley Ways, and Open Space is 5.23 DU/Acre), which allows for a potential of 418 dwelling units allowed. The Phase Two Preliminary Plan submittal indicates 235 dwelling units of varying lot sizes, dwelling unit type, and product mix ratios.

<u>Type of Use</u>	<u>Total Acres</u>	<u>% of Property</u>
Detached Single Family (235 Units)	44.97 AC	56%
Rights-Of-Way	15.62 AC	20%
Private Alley Ways	0.40 AC	<1%
Open Space (all uses)	<u>19.01 AC</u>	<u>24%</u>
Total:	80.00 AC	100%

- ❑ **COMMERCIAL SITES PROPOSED:**
There are no proposed commercial sites within any portion of the Waterbury Phase Two Preliminary Plan. A development plan recently approved by El Paso County exists immediately south of the proposed DP and provides a mixed-use residential/commercial project. Connections and access will be provided between the Waterbury projects as indicated on the Preliminary Plans.
- ❑ **AREAS OF REQUIRED LANDSCAPING:**
See the Phase Two Preliminary Plan for general open space areas. More detail design of the landscaped areas, easements, open space, and detention facilities will be provided with Final Plat submittals.
- ❑ **PROPOSED ACCESS LOCATIONS:**
The Waterbury project is bordered by two major transportation corridors. Stapleton Drive (130' R.O.W.) has recently been constructed from existing Bandanero Drive to US Highway 24, and is the southern boundary of the site. Eastonville Road exists as the project's northwestern boundary. Stapleton Drive will provide access to the development from both

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Eastonville Road and US Highway 24.

The primary access into Waterbury Phase Two Preliminary Plan is proposed from the extension of Phase One Saybrook Road. Other primary accesses into the development include River Head Road accessed via Dumont Drive to the southeast and through Wading Brook Road from Eastonville Road to the northwest.

A Traffic Impact Study has been prepared for the entire Waterbury development and is included with this submittal. Refer to the traffic study for detailed analysis of the proposed roadways, classifications, traffic patterns, and ADT.

END.