

## PREAMBLE COLLECTION AT HANNAH RIDGE FILING NO. 3

### IMPACT IDENTIFICATION STATEMENT

**DECEMBER 2024**

**OWNER/APPLICANT:**

Elite Properties of America  
2138 Flying Horse Club Drive  
Colorado Springs, CO 80921

**CONSULTANT:**

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

**TSN:** 5332403009

**ACREAGE:** 7.444-ACRES

**ZONING:** PUD CAD-O

### REQUEST

N.E.S. Inc., on behalf of Classic Homes, requests approval of the following applications:

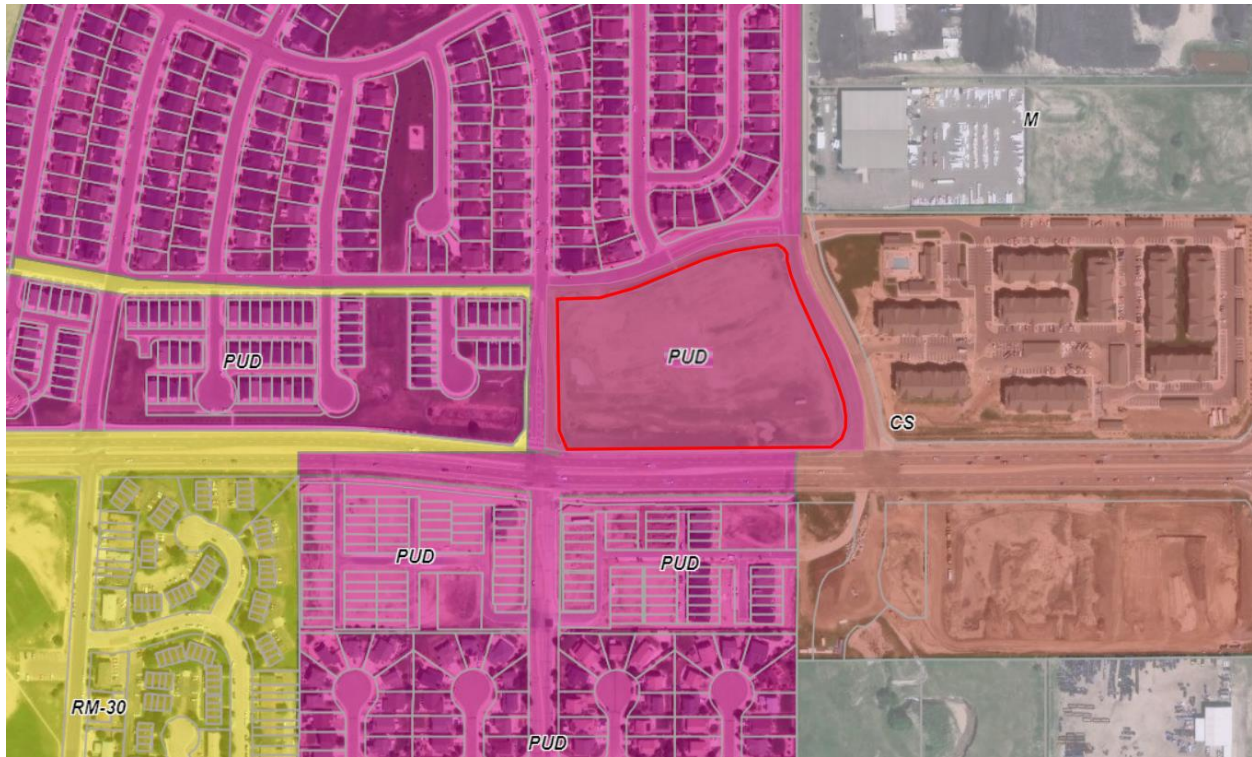
1. Administrative approval of a Final Plat for 38 new residential lots, 2 private roads, and 4.14-AC of open space and stormwater detention.

### LOCATION, ZONING, AND SURROUNDING LAND USE

The approximately 7.44-acre project site lies northeast of Constitution Ave and Hannah Ridge Dr, less than a quarter-mile from the Constitution/Marksheffel intersection. The site is within the Cimarron Hills enclave of El Paso County. To the north and west is existing single-family residential development, to the south is two-family residential, and to the east is existing multi-family residential.



The site was rezoned to PUD in June 2022. The properties to the north, west, and south are also zoned PUD. The property to the east is zoned CS (Commercial Service).



## PROJECT DESCRIPTION

The proposed Final Plat, Preamble at Hannah Ridge filing no. 3, proposes 38 residential lots on 7.44-acres with a gross density of 5.1 du/acre and 4.17-acres of open space. Access to the development is provided by a Public residential road (Equine Ct) on the north side of the development and individual lot access will be gained from Equine Ct and three private roadway tracts named Nightwind Hts and Sure Thing Hts (Tracts B, C, and D). Tract A is 4.17-acres in size and will capture all the open-space and stormwater detention for the proposed subdivision. The name of this subdivision differs from the guiding Preliminary Plan to reflect the proposed housing product that will be developed however the plan substantially conforms with the previous approval.

The associated PUD Preliminary Plan for the site is Midtown Collection at Hannah Ridge filing no. 3 was approved in June of 2022 to allow 42 single-family residential lots on 7.44 acres with a gross density of 5.64 du/acre and 3.951-acres of open space. The associated Final Plat, titled Preamble at Hannah Ridge filing no. 3, will differ slightly from the approved Preliminary Plan but remain in general compliance with the previous approval. The changes include a reduction in the number of residential lots and an increase in the amount of open space as described above. Despite these changes, the proposed Final Plat substantially conforms to the approved Preliminary Plan in overall layout, access, and off-site impacts.

### **COMPATIBILITY/TRANSITIONS**

The Preamble at Hannah Ridge filing 3 subdivision is adjacent to detached single-family residential development to the north with a density of 4.97 du/acre and detached single-family to the west at 6.69 du/acre. The subdivision to the south, across Constitution Ave, is also developed as attached single-family residential at a similar density. The property to the east is developed as Multi-family residential at a higher density. Tract A provides a substantial buffer between Constitution Avenue and the proposed residences. The multi-family development to the east also concentrates most of their open-space on the west side of the site which will provide a transition between the proposed lower-density single-family.

### **ACCESS AND TRAFFIC**

Access to the site will be provided by a proposed public, residential street (Equine Ct) that intersects with Hunter Jumper Drive to the north. Equine Ct will have a cul-de-sac at its south end and will intersect with 3 private roadway tracts. Tracts B, C, and D (Nightwind Hts and Sure Thing Hts) will provide direct lot access for the residences in the development. The single-point of access to the overall subdivision was approved by the local fire district.

### **PUD MODIFICATIONS**

#### **EXISTING PUD MODIFICATIONS / PROPOSED DEVIATION REQUESTS:**

Chapter 4.2.6.F.2.g 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), provided at least one of the benefits identified in Chapter 4.2.6.F.2.h are met.

Nature of Request:

Specific Criteria from which modification is sought:

**8.4.4.C:** *Divisions of land lots, and tracts, shall be serviced by public roads*

**8.4.4.D.1:** *Maximum number of lots on dead-end road (25).*

**8.4.4.E.3:** *Private roads shall be constructed and maintained to ECM standards.*

**2.2.5.E:** *The closest intersection to a collector shall be 175 feet.*

**2.3.8.A:** *Cul-de-sac shall be used only when absolutely necessary.*

#### **Proposed nature and extent of modification:**

**8.4.4.C:** *Divisions of land lots, and tracts, shall be serviced by public roads:*

Primary access to the subdivision is provided via a public residential street and lots 23 – 25 will have direct access to this public county road. The remaining lots within the subdivision are proposed to access from Private roads that will be HOA owned and maintained.

**8.4.4.D.1:** *Maximum number of lots on dead-end road (25).*

This subdivision will have 38 lots on a dead end road however this subdivision is surrounded by Public County Roads including Hunter Jumper Drive, Akers Drive, Hannah Ridge Drive, Constitution Ave.

**8.4.4.E.3:** *Private roads shall be constructed and maintained to ECM standards.*

The proposed private roads will provide adequate access to the individual residential lots.

**2.3.8.A: Cul-de-sac shall be used only when absolutely necessary.**

Use of private roads is generally limited except in situations where they are not likely to be needed for the convenience and safety of the general public which is the condition proposed with the short, dead-end private roadways. The proposed private roadways are only intended to serve the single-family lots in the subdivision. Further, the private roads will be built to County standards and will be posted as “private” with street signage.

The fire protection district serving this site (Falcon Fire) has reviewed the condition and did not object to the proposed conditions. In addition, the entire 38 lot community being served by the single point of access (public cul-de-sac) is completely surrounded by existing El Paso County streets (Constitution Avenue, Hannah Ridge Drive, Hunter Jumper Drive and Akers Drive providing ample non-vehicular access to the community. Due to the classification of these roadways and limited size of the roadway frontage for this site, additional access points are not proposed, or practical. The use of the proposed cul-de-sac on the proposed public street (southerly extension of existing Equine Court), is logical due to the small size of the subdivision and the inability to connect to Constitution Avenue.

**PUD MODIFICATION JUSTIFICATION**

For approval of modifications of a general development standard in the LDC or criteria or standard of the ECM, the BOCC shall find that the proposal provides for at least one of the following benefits:

- **Preservation of natural features;**

*N/A as no natural features exist on the site.*

- **Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;**

*Justification: The unique nature of this community allows for homes to face open space areas providing a more pedestrian focused entry point for the homes by situating the entrances away from the roads within the subdivision. Further, because of this, each home will have direct access to the contiguous open space within the subdivision. The subdivision is also providing more than the required open space and more than the required contiguous open space.*

- **Provision of a more efficient pedestrian system;**

*Justification: The proposed sidewalk network promotes community interaction as users will share a sidewalk in most areas that connects to open space. Additionally, the Rock Island Regional Trail is less than a half a mile to the west of the site and can be accessed via public sidewalks. The layout of the subdivision also separates pedestrian and driveway access more than typical suburban communities providing enhanced pedestrian connectivity to interior and adjacent pedestrian routes.*

- **Provision of additional open space;**

*N/A.*

- **Provision of other public amenities not otherwise required by the Code; or**

N/A.

- **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.**

Justification: *The proposed PUD Plan reflects a variation on product type, community design and pedestrian circulation that is unique to El Paso County. Usable open space on the PUD is 1.33 AC or 18% of the site. 4.184 acres (56.20% of the overall site) is proposed as open space and will include common areas, drainage corridors, and a full spectrum detention facility and perimeter landscape areas.*

#### **UTILITIES**

Water and sewer will be provided by Cherokee Metropolitan District. The district has provided a detailed Service Commitment letter stating that they have capacity to serve the development. The total water demand will be 8.34 AF/year Based on a conservatively low 0% consumptive use of domestic water, the development is expected to produce approximately 7,000 gallons of wastewater demand per day for this area of the district.

The proposed units will not have gas hookups so gas service will not be provided to the development. Mountain Valley Electric has provided a commitment letter to serve the development.

#### **DRAINAGE**

This proposed development remains consistent with the previously approved MDDP and Final Drainage Report for Hannah Ridge at Feathergrass Filing No. 1. The existing storm facilities continue to adequately handle both the 5-yr. and 100-yr. developed flows. The proposed detention facility meets current criteria and provides full spectrum design. The proposed development will not adversely impact surrounding developments.

#### **FLOODPLAINS**

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 12/7/2018.

#### **SOILS AND GEOLOGY**

The Soils and Geology report prepared by Entech Engineering, Inc. states that the existing geologic engineering and geologic conditions at the site will impose some constraints on development and construction of the site. The majority of these conditions can be mitigated through proper engineering design and construction practices. The proposed development and use are consistent with the anticipated geologic conditions.

#### **VEGETATION AND WILDLIFE**

The overall site is covered in natural grasses with no other significant vegetation. An open drainage way runs along the south side of the parcel to the north of Constitution Avenue

#### **WILDFIRE**

The primary wildland fuel type at the site is dry climate grassland and it is surrounded by developed properties. The Colorado State Forest Service has determined little to no wildfire hazard potential for the site. The fire intensity scale is lowest. Development of the site will reduce available wildfire fuels in this area.

#### **DISTRICTS/ENTITIES SERVING THE PROPERTY**

- Cherokee Metro District
- Mountain Valley Electric Association
- Falcon Fire Protection District
- El Paso County School District 49

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

##### **YOUR EL PASO MASTER PLAN**

The new County Master Plan denotes the site as a urban residential placetype which consists of established neighborhoods immediately adjacent to equally dense or more dense urban neighborhoods in incorporated areas, as well as new, largely residential neighborhoods in previously undeveloped areas where centralized utility services are available. The Preamble at Hannah Ridge filing 3 subdivision is in a built out area and is surrounded by similar and higher residential densities than what is proposed and is therefore consistent with the intent of this placetype.

This area is located within a priority development area and is denoted as a “Transition” area on the Areas of Change map. Transition areas are fully developed parts of the County that may completely or significantly change in character. In these areas, redevelopment is expected to be intense enough to transition the existing development setting to an entirely new type of development. This area is developed with similar type of development and this project will be an infill project within the County enclave.

The proposed subdivision is consistent with Core Principle 1, Land Use and Development, which seeks to “manage growth to ensure a variety of compatible land uses that preserve all character areas of the county,” in addition to goal 1.1, “ensure compatibility with established character and infrastructure capacity.”

It is also consistent with Core Principle 2, Housing & Communities, which seeks to “preserve and develop neighborhoods with a mix of housing types”, as well as Goal 2.1 to “Promote development of a mix of housing types in identified areas.”

##### **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.*

Water, wastewater, storm water will be provided by Cherokee Metro District.

The project is located within Region 5 which does not show any projected growth areas for 2040 or 2060.

“Region 5 consists of areas served by 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 in 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 project demand is 6,468-acre feet. The 2060 water supply is projected to be 10,131-acre feet per year and the projected demand is 9,608-acre feet.

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

The 2040 Roadway Plan map shows the Constitution Avenue as a new 6-lane principal arterial roadway.

#### **EL PASO COUNTY PARKS MASTER PLAN**

The Parks Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. The Preamble at Hannah Ridge filing 3 subdivision will contain 4.41-acres of useable open space within the subdivision boundary. About a quarter mile to the west of the site is a regional trail that connects to Cimarron Eastridge Park which will be easily accessible for future residents.

#### **PROJECT JUSTIFICATION**

##### **Final Plat Approval Criteria - Chapter 7.2.3(f)**

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

The relevant County Plans for Preamble at Hannah Ridge filing 3 Final Plat are Your El Paso County Master Plan, the County Water Master Plan, the 2040 Major Transportation Corridor Plan, and the County Parks Master Plan. The project is in general conformity with these plans as described above.

**2. The subdivision is in substantial conformance with the approved preliminary plan;**

The Preamble at Hannah Ridge filing no. 3 Final Plat is relevant to the Midtown Collection at Hannah Ridge filing 3 PUD Preliminary Plan. The layout of the Final Plat differs slightly from the approved plan but is still in general conformance with the Preliminary Plan. The number of lots proposed in the subdivision was reduced from 42 residential lots to 38 lots, however, the open space in the subdivision was increased from 3.951-acres to 4.14-acres. The reduction in lots and increase in open space is due to a change from the Midtown Collection product, which was slightly smaller, to the Preamble product which led to a modest increase in lot size. The access point and roads serving the development will remain the same. Development standards will also remain the same.

- 3. The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;**

The Final Plat is in conformance with the subdivision design standards of the Land Development Code; A few PUD Modifications are requested as described above, otherwise, all development standards are met. All relevant reports and studies have been included with the application submittal demonstrating conformance with all other planning, engineering, and surveying requirements of the County.

- 4. Either 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, or, with respect to applications for administrative final plat approval, such finding was previously made by the BoCC at the time of preliminary plan approval;**

The finding of water sufficiency for this subdivision will be approved with the PUD Preliminary Plan for Midtown Collection at Hannah Ridge Filing 3, and due to a decrease in the number of residential lots, this plat can be reviewed and approved administratively.

- 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;**

A public sewage disposal system has been established for the proposed 38 lots into the Cherokee Metro District sewer system.

- 6. All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(c)];**

A Soils and Geology Report was completed for the site and included with the application submittal. As described above, the geologic hazard conditions encountered at the site can be mitigated through proper engineering.

- 7. Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;**

All drainage improvements required for this project comply with State Statute, the code, and the ECM. A Drainage Report detailing the improvements is included with the application submittal.

- 8. Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;**

Access to the subdivision is from Equine Ct, a public residential street, that intersects with Hunter Jumper Drive on the north side of the development. 3 lots will access directly from Equine Ct., but the remaining 35 lots will access from private roads. All public roads will be built to County standards or the necessary modifications have been requested and the private tracts are designed to be sufficient for access.



**9. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;**

All necessary services are available to serve the proposed subdivision. Commitment letters from utility service providers are included with the application submittal including will-serve letters from Cherokee Metro District for water and wastewater services, and MVEA for electric. Natural Gas is not needed for this development as all appliances and power will be via electric service. The site is within the Falcon Fire Protection District which will provide emergency services to the subdivision. As noted above, access to the site will be provided via a combination of public rights-of-way and private tracts. Public ROW will be constructed to County standards, the private tracts are designed to be sufficient for access.

**10. The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;**

The water supply system proposed in this subdivision will be part of the Cherokee Metro District system. This system used for domestic and fire use will be installed and maintained in accordance with NFPA standards. A Fire Protection Report is included with this application submittal.

**11. Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;**

Off-site impacts from this project will be minimal due to the small number of proposed units.

**12. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;**

Construction drawings submitted with this Plat Application and the FAE and financial guarantee will be provided to the County based on the SIA prior to Plat recordation

**13. The subdivision meets other applicable sections of Chapter 6 and 8; and**

This subdivision meets all other applicable sections of the LDC, Chapters 6 and 8

**14. The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.]**

The extraction of any known commercial mining deposit will not be impeded by this subdivision.