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DEVELOPMENT

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HILLPOINTE APARTMENTS: SDP

LETTER OF INTENT, PPR2613

October 20, 2026

OWNER/DEVELOPER:
Hillpointe, LLC.
3773 Cherry Creek Drive North
Denver, CO 80209
MFoster@hillpointe.com

CONSULTANT:
HR Green Development, LLC
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Colorado Springs, CO 80920
Blaine.perkins@hrgreen.com

SITE DETAILS

- TSN: 5408007001, 5408007004, 5408007008
- Address: 485 Meadowbrook Parkway
- Acreage: 14.09 Acres
- Existing Zoning: RM30 CAD-O (ANAV)
- Proposed Zoning: No Change [RM30 CAD-O (ANAV)]
- Current Use: Vacant

APPLICATION REQUEST

- HR Green on behalf of Hillpointe, LLC. requests approval of a Site Development Plan (PPR2613) application for 14.09 acres comprising three existing parcels, to be platted at one lot (Lot 1 Cimarron Hills Southeast Mixed Use Filing No. 1) with another application (SF2420). A Rezone to RM30 CAD-O (ANAV) of this property was completed as a metes and bounds rezone (P265) and is not referred to as Lot 1 until such time that SF2420 Final Plat recordation.

SITE LOCATION

The site is located east of Peterson Road, north of US Highway 24, south of an extension of Meadowbrook Parkway, and west of the Aura Crossroads Apartment complex. The site is to be platted via SF2420 as Lot 1 Cimarron Hills Southeast Mixed Use Filing No. 1 and is the easternmost lot within the final plat. To the east is the Aura Crossroads multifamily development which is Lot 1 Crossroads Mixed Use Filing No. 1, a CR RS-5000 CAD-O zoned lot that is accessed from Meadowbrook Parkway. The surrounding areas of the Site are platted with SF2420 as future development tracts that are zoned CR (Commercial Regional). A Rezone Application for this site, via its metes and bounds via File No. P265, was approved at BoCC on September 11, 2026 to allow the proposed conditions of the multi-family apartment development as RM30 CAD-O (ANAV). Nearby properties and existing developments include commercial parcels such as the Super 8 by Wyndham hotel, Sand Creek Golf Course, Peterson Discount Liquors, and Econo Lodge hotel located to the west of the site including areas on the west side of Peterson Road. Commercial property is located north of the Site and the nearest single-family detached subdivisions are approximately 1,200 feet due north and northeast of the Site.

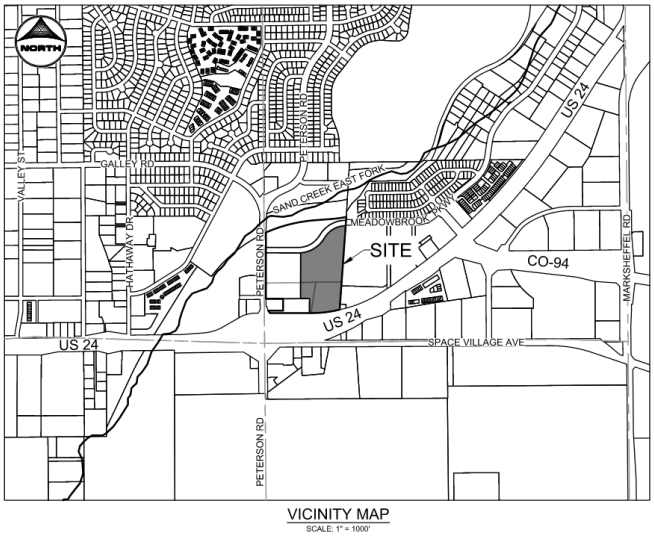

Figure 1: Vicinity Map of the Hillpointe Apartments site located south of Meadowbrook Parkway and east of Peterson Road.

PROJECT DESCRIPTION & CONTEXT

The proposal is to develop the site for multi-family residential apartments totaling 300 dwelling units. The site consists of nine (9) apartment buildings with 36-unit and 24-unit building floorplates, on-site parking areas, detached garages, an amenities area with a clubhouse, fitness center, and pool, a mail building, an outdoor pickleball court, and a dog park.

Zoning:

The properties are currently undeveloped and zoned, CR (Commercial Regional) CAD-O (ANAV). The subzone ANAV requires Airport Activity Notice and Disclosure or equivalent prior to permit. The Lot 1 site is zoned as RM-30 CAD-O (ANAV) for the development of the multi-family apartments (application P265, September 2026). The site is adjacent to mostly CR zoned properties with nearby RS-5000, M, CC, CS, I2- and PUD zoning within the vicinity of the development.

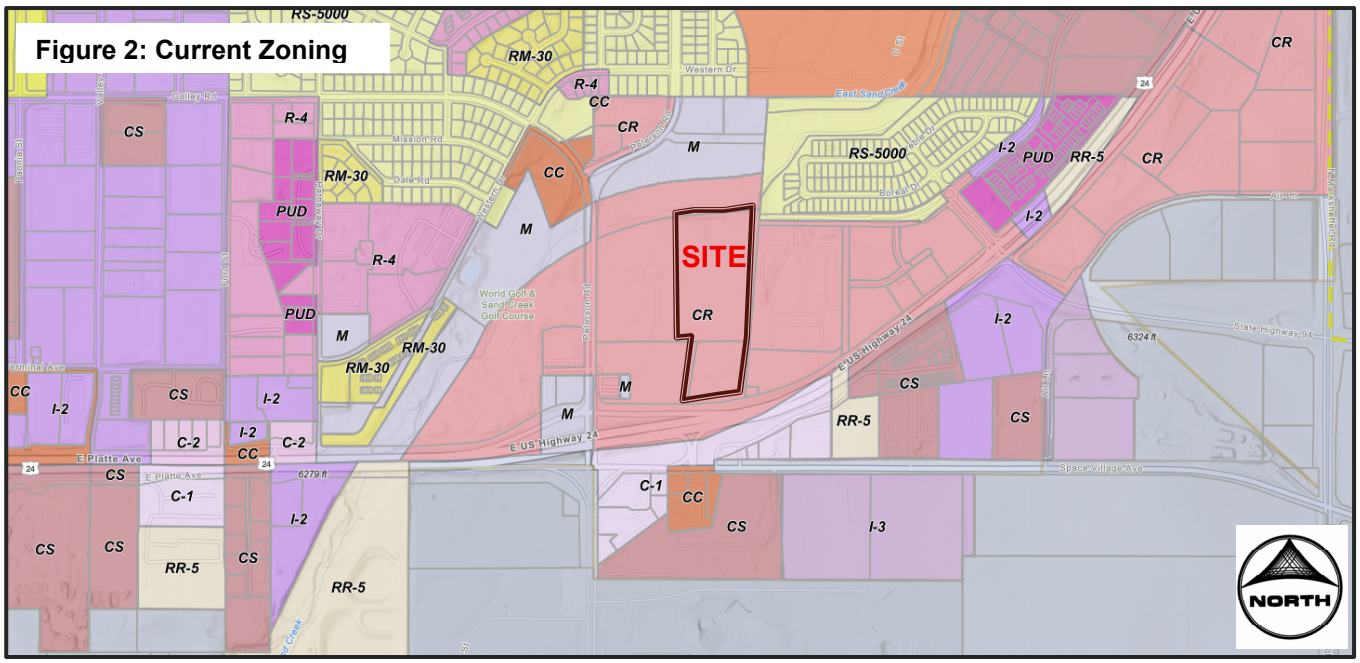

Figure 2: Zoning of Site and adjacent parcels. (Scale: 1"=500')

Access:

The primary access to the development is proposed as a shared drive access from Meadowbrook Parkway located approximately 555 feet (centerline-to-centerline) from Peterson Road. This primary access has a centerline along the lot line of Lot 1 and its adjacent CR zoned future development Tract to the west, as a future primary access to that future development. The secondary access to the site and subdivision is the existing access at the Super 8 by Wyndham Hotel located west of the Site, aligning with the south property boundary of Lot 1. This is a right-in / right-out secondary access as the Colorado Department of Transportation mandated closing off the open median within Peterson Road that allowed southbound left turns to the Super 8 Hotel site. The secondary access is to be a fully paved private roadway to have continued access for the Super 8 Hotel. With the primary access off of Meadowbrook Parkway and the existing secondary access from Peterson Road by the Hotel site, there is sufficient access for traffic flow and emergency services.

A deviation is required to allow the primary access within 660' of the minor arterial roadway of Peterson Road. The secondary access has been reviewed by Cimarron Hills Fire Department and an approval letter has been issued.

Traffic:

A Traffic Impact Study prepared by SM Rocha is included with the Site Development Plan application (PPR2613) as well as the Rezone Application P265. The Traffic Impact Study analysis of future traffic conditions indicates that the addition of site-generated traffic is expected to create minimal negative impact to traffic operations for the existing and surrounding roadway system upon roadway and intersection control improvements assumed within this analysis. The Traffic Impact Study notes roadway improvements associated with site development are expected to be limited to site access and frontage as required by the governing agency. With all conservative assumptions defined in the Traffic Impact Study analysis, the study intersections are projected to operate at future levels of service comparable to Year 2045 background traffic conditions. The study for this development of Lot 1 utilizes the master traffic study conducted by Matrix Design Group for the Final Plat of the subdivision of Cimarron Hills Southeast Mixed Use Filing No. 1, application SF2420.

The development is assessed under the multi-family land use which is a Road Impact Fee of $2,585 per dwelling unit.

Operations:

The proposed apartment buildings are a multi-family residential use. The amenities areas have varying hours of operations. The clubhouse is anticipated to be open between the hours of 8 AM to 5 PM on weekdays and weekends. The pool is anticipated to be open between the hours of 9 AM to 4 PM on weekdays and weekends. The fitness center is anticipated to be open and accessible 24-hours by RFID granted to residents only. The mail building is anticipated to be open and accessible 24-hours by RFID granted to residents and USPS only with unlocked operation hours of 6 AM to 6 PM for delivery services.

Parking:

The parking table from the Site Development Plan outlines the requirements and proposed parking on site, they are summarized below. There is sufficient space in the proposed parking areas to provide the parking required for the proposed use as will be outlined in the Site Development Plan.

PARKING SPACE CALCULATIONS						
AREA TYPE	# OF DU'S OR AREA	SEAT:PARKING RATIO	REQUIRED SPACES	ADA STANDARD STALLS REQ'D.	ADA VAN STALLS REQ'D	
RESIDENTIAL, MULTI-FAMILY						
STUDIO OR EFFICIENCY		1.1 SPACES PER DU				
1 BEDROOM		1.5 SPACES PER DU				
2 BEDROOM	300	1.7 SPACES PER DU	510	11	5	
3 BEDROOM		2.0 SPACES PER DU				
GUEST		1 SPACE PER 3 DU				
TOTAL	**300**		510	11	5	
	STD. SURFACE STALLS	ADA SURFACE STALLS	STD. GARAGE STALLS	ADA GARAGE STALLS	TOTAL STALLS	PARKING RATIO
PROPOSED PARKING	430	24	58	2	514	1.71

Utilities:

The development requires extensions of Cherokee Metropolitan District owned public main throughout the Lot 1 development and the point of ownership and maintenance turnover will be at each building meter which are within interior building mechanical/water rooms. From the private meters in each of the apartment buildings and amenities buildings the water and wastewater plumbing is considered private services for domestic sanitary sewer and water. A meter pit for irrigation metering is required and the public main extends to the irrigation meter and is considered private main and irrigation service from that point. Proof of Utilities and Intent To Service has been provided by the Metro District. The Department of Water Resources recognizes the water sufficiency via the Final Plat application SF2420. Colorado Springs Utilities primary electric is to be extended into the site for private electric services with transformers to be sited throughout the development as needed. There is no proposed natural gas extension into the site. The Final Plat for the Cimarron Hills Southeast Mixed Use Filing No. 1 (SF2420) subdivision contains the construction drawings for the public main extensions including stubs to the development for extension of private facilities. Coordination efforts are on-going with Colorado Springs Utilities for their Eastern Wastewater Main Extension project in this area and it is coordinated with the final plat application (SF2420) for the sanitary sewer construction within Meadowbrook Parkway. This application is proposing no permanent structures within the existing utility easement at the frontage (Meadowbrook Parkway) area of the site to avoid conflicts with CSU future construction activities. All utilities internal to Lot 1 are privately owned and maintained. Transitions from public to private infrastructure occur at the edge of the Cherokee Metro District Utility Easement line within Lot 1. The Developer and the design team have coordinated with CSU's Eastern Wastewater Extension project team to strategize on future abandonment of the existing CSU sanitary sewer

at the frontage of the site along Meadowbrook Parkway within an existing utility easement. Permanent structures are kept out of future abandonment areas and landscaping including trees are allowed in the vicinity of this easement with the exception of two points of future construction for abandonment of the CSU owned sanitary line where flow-fill and capping of the existing main is to occur.

Wetlands & Floodplain:
There are no wetlands within the project boundaries. The site is located in Zone X (FEMA Floodplain Map No. 08041C0754G dated December 7, 2018), indicating the flood risk of the site is deemed by FEMA to be 'minimal'. There is a Floodway Zone AE located approximately 300 feet north of the site and a 100-year flood zone AE located approximately 250 west of the site with established base flood elevations (BFE's). These flood zones, while in the vicinity of Lot 1, do not directly affect the construction and permitting of the development. Consideration for existing BFE's are made in design.

Wildlife:
No Natural Features Reports or Ecological studies were conducted as a part of SF2420.

Wildfire:
The primary wildland fuel type is grassland. The Colorado State Forest Service has determined a moderate-high wildfire hazard potential and listed a moderate risk, as this area is currently undisturbed grassland. Development of the site will reduce the available wildfire fuels in this area with the clearing and removal of grassland and other existing vegetation throughout the whole site. The site is to be stabilized with rock, lawn/sod, shrubs, and trees strategically placed to meet landscape criteria and minimize fire risk.

Drainage:
A Final Drainage Report, prepared by HR Green Development is submitted with the Site Development Plan (PPR2613) application showing conformance with the current EPC standards. Full spectrum detention is provided by the existing private regional extended detention basin dedicated to the subdivision, as designed and approved with the Final Plat (SF2420). Infrastructure specific to the Lot 1 development are designed and approved with the PPR2613 application. Water quality treatment is provided for all applicable areas of the site except for excluded areas which do not exceed 20 percent of the development site or 1 acre per the El Paso County base design standard requirements. All proposed drainage facilities meet or exceed the current EPC standards.

Geologic Hazards:
A Soils and Geology Report is included with the SDP application, prepared by Valleyshore Engineering. Within this report is a detailed analysis showing the current potential geologic hazard constraints and mitigation measures that will be necessary for development. Additional information provided by CTL Thompson is included within the SF2420 Cimarron Hills Southeast Mixed Use Filing No. 1 application for geotechnical and geological information of the subdivision.

Mineral Rights Certification:
A mineral rights certification affidavit was submitted with the applications showing that there was not a mineral estate owner on the property.

Landscaping
Landscaping for the site will be shown on the provided Landscape Drawings within the SDP application. A twenty-five foot landscape setback along Meadowbrook Parkway (north) and US Highway 24 (south). There are ten-foot landscape setbacks along the east and west lot boundaries, adjacent to multi-family development to the east and a future Commercial Regional zoned future development Tract to the west. The required five-percent internal landscaping has been met with appropriate internal trees and shrubs on site. Thirty one motor vehicle (parking lot island) trees are required on-site based on the number of parking spaces provided. Any substitutions or alternative landscape design meets EPC Criteria by assigning the proper ratio of shrubs in lieu of trees.

Districts Serving the Property:
The following districts will serve the property:

- Colorado Springs School District #11
- Colorado Springs Utilities (Electric)
- Cherokee Metro District – Water and Wastewater
- Cimarron Hills Fire Protection District

PROJECT JUSTIFICATION

1.The subdivision is in conformance with the goals, objectives, and policies of the master plan;

EL PASO COUNTY MASTER PLAN - The proposed multi-family apartment development is in conformance with the assigned placetype of Urban Residential as prescribed by the County, as shown in orange in Figure 3 below. The proposed urban residential development is surrounded by Employment Areas (light blue) and across the highway to the south is Military Installations (dark blue).

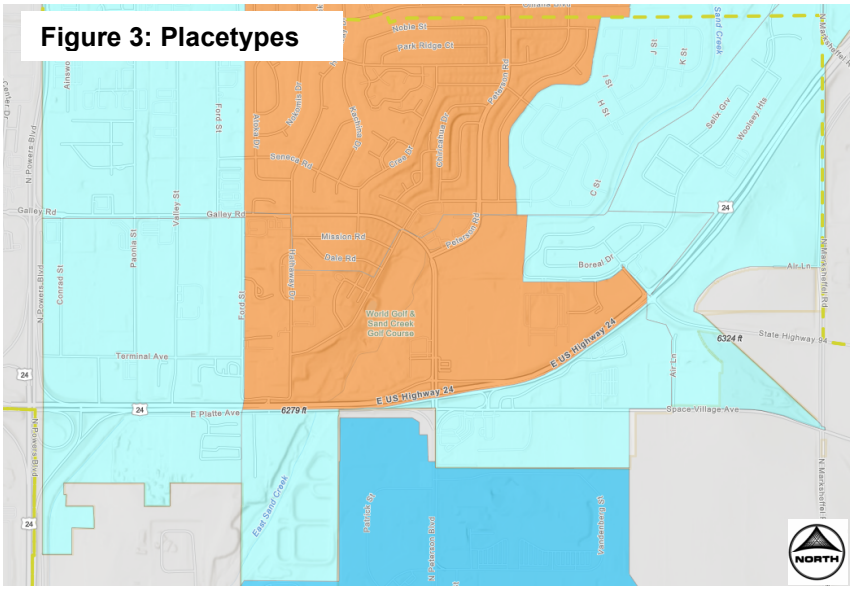

Figure 3: El Paso County Master Plan placetypes map. The Hillpointe Apartments site falls within Urban Residential. (Scale: 1" = 1,500')

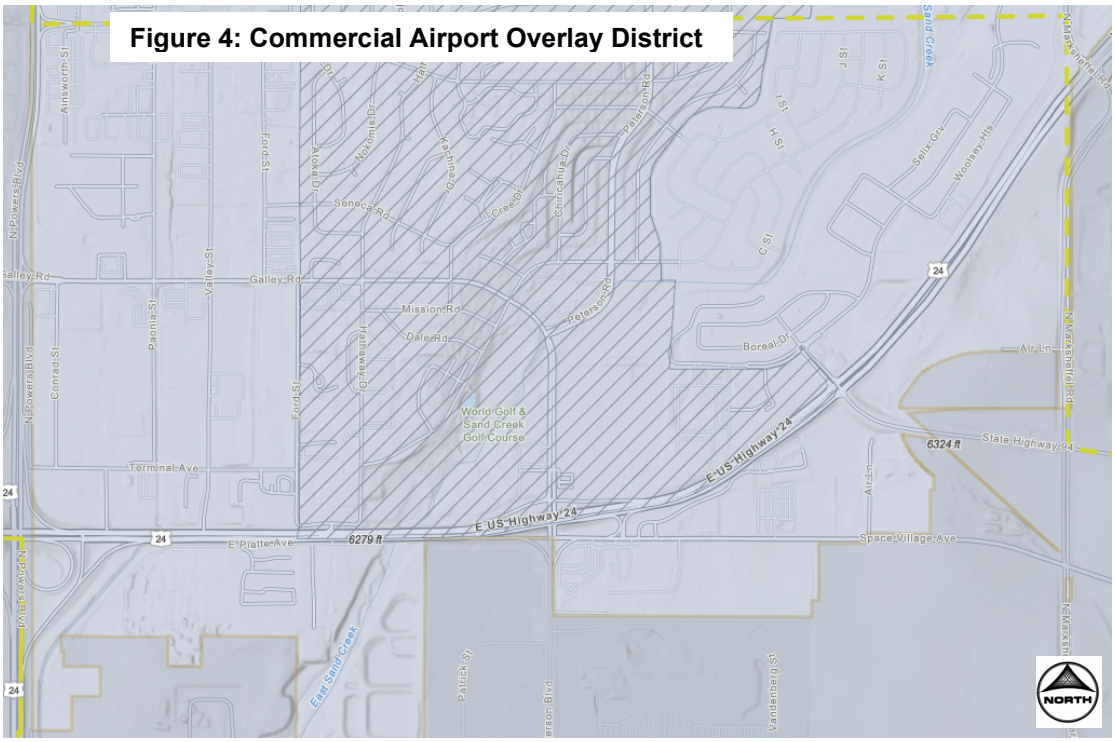

Figure 4: EPC Master Plan Prioiry Development Areas and Zoning Overlay Map. (Scale: 1" = 1,000')

WATER MASTER PLAN

- *Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.*
- *Goal 3.1 – Promote cooperation among water providers to achieve increased efficiencies on infrastructure.*
- *Goal 3.2 – Promote cooperation among water providers to achieve increased efficiencies on treatment.*
- *Goal 5.1 – Identify the potential water supply gap at projected full development build-out (2060).*
- *Goal 5.4 – Promote the long-term use of renewable water.*
- *Goal 5.5 – Identify any water supply issues early on in the land development process.*
- *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.*

The project is located in Region 3 and is served by the Cherokee Metropolitan District The district meets or exceeds all state and federal regulations. They strive to cooperate with surrounding providers and customers to ensure proper conservation and storage. Such actions intended to conserve water include the construction of a new water treatment facility and seasonal irrigation policies for all residential and commercial properties. The proposed development will meet all standards set by local, state, and federal

regulations. The developer seeks to maintain quality ground and drinking water, contribute to the local economy, and ensure resources use is sustainable. The applicant understands the water needs for the proposed development. Available data and the water commitment letters for the final plat will allow for predictable water demand to be calculated and compared with availability in the surrounding area.

EL PASO COUNTY PARKS MASTER PLAN - The El Paso County Parks Master Plan does not identify any County master-planned facilities that would be impacted by this project.