

# Kimley»Horn

April 25, 2022

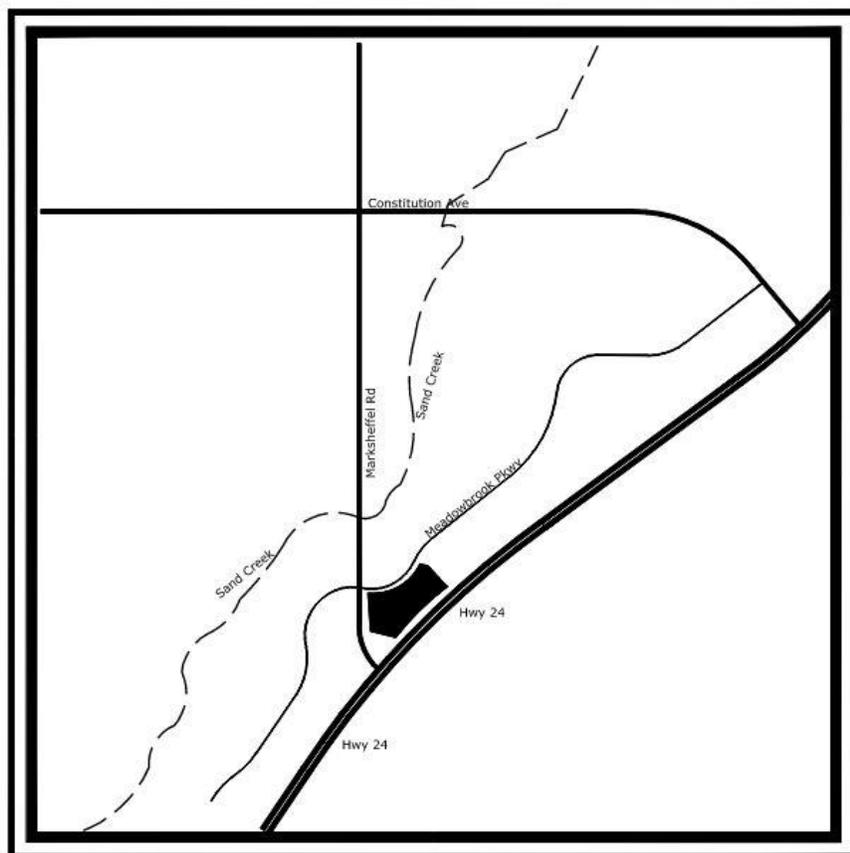
**Owner/Applicant:**

Rockwood Homes LLC  
5436 Carvel Grove  
Colorado Springs, Co 80922  
Attn: John Raptis

**Prepared By:**

Kimley-Horn and Associates  
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**RE: *Claremont Ranch – Impact Identification Statement – Tract F, Claremont Ranch  
Subdivision, Filing No. 7***



## VICINITY MAP

N.T.S

## REQUEST & JUSTIFICATION

The applicant is requesting that El Paso County accept a Sketch Plan Amendment for a zoning change of Tract F of the Claremont Ranch Subdivision Filing No. 7 from the PUD zone district 'Hotel/Commercial' to 'Multi-Family Residential' (RM-30) with a maximum gross density of 30 DU/AC.

## SITE LOCATION, SIZE, ZONING

The Claremont Ranch Sketch Plan (396.32 AC) is generally located at the northeast corner of the Marksheffel Road and U.S. highway 24 intersection. The Sketch Plan is bound by Constitution Ave on the North (and east), SH 24 on the south, and Marksheffel Road on the west. The proposed amendment includes an approximately 9.8-AC parcel located at the southwest corner of the Claremont Ranch subdivision (See Vicinity Map for Details), specifically the SE corner of Marksheffel/SH 24. The 9.8-AC parcel (ID No. 5404304013) is legally described as Tract F Claremont Ranch Subdivision Filing No. 7. The parcel (tract) is in the PUD zone district with Commercial Aviation Development-Overly (CAD-O).

## EXISTING AND PROPOSED FACILITIES & STRUCTURES

### Existing site characteristics:

The existing site is vacant/undeveloped land and consist of native grasses and shrubs. There is a large slop that runs along the southern property line. The Site has not been graded and generally falls from southwest to northeast at approximately 2-5% with the southern portion sloping more significantly up to 20% in some sections. As part of the development improvements, the site will be over lot graded before construction commences on the multi-family development. There are no existing above ground structures on-site.

### Proposed Infrastructure and Utilities

The proposed development associated with the sketch plan amendment will include approximately 150 multifamily dwellings, resident parking, landscaping, a stormwater detention pond, and utilities.

Water and wastewater services will be provided by Cherokee Metro District. There is adequate infrastructure along Meadowbrook Pkwy for the proposed development to tie into.

## IMPACT IDENTIFICATION

### Potential Hazard Areas

#### Hydrologic Features/ Flood Hazard/ Floodplain

There are no major hydrologic features within the project site. Review of FEMA Firm Panel '08041C0756G', effective date 'December 7,2018' shows the proposed project are is outside of a FEMA flood risk area. The parcel is identified as Zone X – Area of Minimal Flood Hazard.

#### Wetlands

There are no jurisdictional wetlands found within the proposed project site.

## **Geological & Soil Hazards**

There are no anticipated geological or soil hazards associated with this site. Possible geologic hazards encountered at this site may include artificial fill, collapsible soils, expansive soils, areas of erosion, and groundwater. Mitigation would likely be accomplished with the implementation of common engineering and construction practices. At this time a soils and geologic hazard study has not been prepared.

## **Vegetation & Wildlife**

The proposed project area is designated by the U.S. Geological survey as an area of urban development with no significant vegetation or wildlife.

## **Sites of Historical Significance**

This site is currently vacant land and has no known historical significance.

## **Potential Sources**

### **Air Quality**

The proposed multifamily development is not anticipated to negatively impact air quality. Any air quality concerns during potential earthwork can be mitigated with construction practices. There are no expected long term air quality concerns.

### **Water**

The proposed multifamily residential development is not anticipated to be a source of water pollution.

### **Noise**

The El Paso County land development code requires impacts of noise to be minimized to residents. A noise study will be conducted and included along with later submissions. All proposed noise mitigation will be in compliance with El Paso County Land Development Code 8.4.2 Environmental Design Considerations.

### **Traffic**

Based on the analysis presented in the provided Traffic impact study, Kimley horn believes Claremont Filing 7 will be successful incorporated into existing and future roadway network. The development will have one proposed access point on Meadowbrook Parkway. The access will be a proposed full movement access. The proposed access measures 550 feet from the Marksheffel Drive (measured right-of-way to centerline). the proposed access is expected to meet operational, vehicle queue, and sight distance standards per the Traffic Impact Study and is recommended to remain as proposed. A copy of the Traffic Impact Study has been provided with this submittal.

## **Social and Visual Impacts**

As for social impacts, the proposed rezoning and associated development will provide the community with high quality reasonably priced home options for working class citizens. Additionally, the site's location allows convenient access to major roadways and commerce areas, as well as local bus routes to support and promote the use public transportation. As for visual impacts, it is recommended by the

County to use transitional uses, buffering, and screening to mitigate any potential negative impacts to nearby residential and rural areas. The multi-family site will provide transition from the existing single-family homes to the east and the existing commercial and industrial sites to the west. The required buffers and setbacks per code will be utilized for landscaping opportunities to screen and to add to the aesthetic of the surrounding area.

## JURISDICTIONAL IMPACTS

Necessary services to meet the multifamily demands are available and currently serving adjacent and nearby residential, commercial, industrial land uses and densities. Specific services include water/wastewater, fire protection, police protection, public schools for compulsory education, public parks and recreation opportunities, and public drainage/transportation facilities and associated infrastructure.

### Districts Serving the Property

- Water & Wastewater Services: Cherokee Metro
- Natural Gas: Colorado Springs Utilities
- Electric Service: Mountain View Electric Association
- Fire Protection: Cimarron Hills Fire Department
- Police Protection: El Paso County Sheriff's Department
- Roads: El Paso County Road and Bridge
- Public Schools: Falcon School District #49
- Parks, Trails, Open Spaces: El Paso County, Cherokee Metro

Cherokee Metro District (CMD) provided a letter of commitment to provide both water and wastewater services. "Based on a conservatively low 0% consumptive use of domestic water, the development is expected to produce 27,000 gallons of wastewater per day, representing 1% of CMD's wastewater capacity. This usage is in line with anticipated wastewater demand for this area of the district." Per the Water Resource Report provided by the CMD, the water source has adequate supply to accommodate the proposed multi-family development.

Although the site is outside of the Colorado Springs City limits, Colorado Springs Utilities (CSU) is capable of providing gas to the development. Presently, CSU has the availability to serve the site and there have been no indications through correspondence with CSU that the proposed multi-family will have a significant impact on their system capacities. Additionally, Mountain View Electric Association, Inc. already provides electric services to this region and has stated they are capable of servicing a new development in this area.

As all the utility jurisdictions have confirmed their abilities to service the development of the site, it can be said the services provided to the proposed multi-family development would allow the integration of new development with existing utility infrastructure and new services. The subsequent subdivision and site development plan submittal and review will include detailed reports and analysis of system or service deficiencies if any. Impacted service providers will outline respective infrastructure and/or operational needs to meet projected demands. Coordination between the independent utility entities,

the developer, and the county will ensure critical efficiency and effectiveness in service delivery as the development contributes to the growth of the County.

It is understood, if development continues to occur in far lying areas, new fire and emergency facilities may need to be constructed to provide appropriate levels of service as extended response times are a major safety concern. However, the site falls within a serviceable area with adequate existing roadway connections and infrastructure and will not require extended response times or additional emergency facilities. The development will work closely with the County and the necessary first responders during the planning process to design appropriate access suitable to support emergency response times.

Based on the Traffic Impact Study prepared by Kimley-Horn in support of the zone change, the Project is expected to generate approximately 1,038 weekday daily trips, with 70 of these trips occurring during the morning peak hour and 86 of these trips occurring during the afternoon peak hour. Based on the analysis presented in the report, it is believed that the Project will be successfully incorporated into the existing and future roadway network with an adequate level of service per County requirements.

Through the subdivision regulations, the County accepts and holds lands for school sites where the school district may subsequently request transfer of the land upon demonstration of a need to develop a school. In the alternative, a school fee could be collected for each residential lot platted, which can be requested by the school district annually. With these regulations in place, the site can be accommodated and help fund the school system.

Lastly, the site is subject to park fees upon the Final Plat process and therefore can contribute to both the funding of regional and urban parks. These additional funds help maintain existing parks and open space or help fund new projects, positively impacting the County.

### **Compliance with County Master Plans**

#### **EI Paso County Master Plan**

- Compliance with Key Outreach Theme “Lack of affordable housing and a diverse housing stock”
- **Core Principle 2:** “Preserve and develop neighborhoods with a mix of housing types.”
  - **Goal 2.3:** “Locate attainable housing that provides convenient access to goods, services, and employment.

The proposed development conforms with the EI Paso County Master plan in providing attainable mixed housing types while aesthetically and functionally conforming with existing surrounding neighborhoods. The proposed development also provides convenient access to goods, services, and employment while creating transition between the existing single family residential to the east and existing commercial and industrial to the west.

#### **EI Paso County Water Plan**

- **Goal 1.1:** Ensure an adequate water supply in terms of quantity, dependability, and quality for existing and future development.
- **Goal 3.7:** Encourage the interconnection of infrastructure owned by water providers and projects that will have access to more than one water source, both to foster conjunctive use and to better accommodate water supply emergencies.
- **Goal 6.0:** Require adequate water availability for proposed development.
- **Policy 6.0.2:** Encourage developments to incorporate water efficiency principles
- **Policy 6.0.4:** Encourage development that incentivizes and incorporates water efficient landscaping principles.
- **Policy 6.1.3.1:** Encourage new developments that incorporate water conservation techniques such as xeric landscaping.
- **Policy 6.1.3.2:** Provide developers with clear landscape guidance that results in attractive landscaping and reduced water requirements.

Cherokee Metro has sufficient water supply and existing infrastructure in the area of proposed development. Cherokee Metro has provided a water commitment letter to serve the development.

Please contact me at (719) 453-0180 or [Kevin.Kofford@kimley-horn.com](mailto:Kevin.Kofford@kimley-horn.com) should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Kevin Kofford, P.E.  
Civil Engineering Project Manager