



Please provide justification to prove whether this meets the criteria to be considered a minor or major sketch plan amendment

Major Revision is defined as any one of the following: 1) A change in land use type(s) for 25% or more of the existing Sketch Plan area; 2) 25% or greater increase in projected population or employment; 3) 25% or greater addition or area to the original Sketch Plan; 4) 10% or greater decrease in total park and/or open space area. Minor Revision is any revision required pursuant to Section 47.B.9 (as may be amended) that does not meet the thresholds of a major revision.

CLAREMONT RANCH SKETCH PLAN AMENDMENT

February 14, 2022

APPLICANT-OWNER/CONSULTANT INFORMATION:

OWNER

ROCKWOOD HOME LLC
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PLANNING/ENGINEERING

KIMLEY-HORN & ASSOCIATES
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TRANSPORTATION ENGINEERING (TRAFFIC IMPACT STUDY)

KIMLEY-HORN & ASSOCIATES
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LOCATION, ACREAGE, PARCEL ID INFO, & 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. (See Sketch Plan Exhibit for details). 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 NE corner of Marksheffel/SH 24. The 9.8-AC parcel (ID No. 5404304013) is legally described as Tract F Claremont Ranch Subdivision Fil No. 7. The parcel (tract) is in the PUD zone district with Commercial Aviation Development-Overly (CAD-O). **Include the property address.**

REQUEST

The owner/applicant(s) requests approval of an amendment to the Claremont Ranch Sketch Plan to change proposed land use of 10.3 AC from 'Hotel/Commercial to 'Multi-family Residential' with a max gross density of 30 DU/AC.

BACKGROUND

The 1997 Claremont Ranch Sketch Plan included a mix of commercial, single family, multi family, neighborhood commercial, retail/commercial, industrial, and open space land uses. The Sketch Plan area has been primarily implemented. Multiple Sketch Plan Amendments have been approved to refine land use densities.

CLAREMONT RANCH FILING 7

Filing 7, located southeast of Sand Creek, east of Marksheffel Road and Northwest of Highway 24, consisting of 54.208 AC, was rezoned from RR-3 to PUD. The intent of that rezoning was for the construction of 70 single-family dwelling units, one tract for future high-density single-family development for 116 dwelling units, and one tract each for future commercial, and commercial and hotel use. The Sketch Plan Amendment proposes a multifamily use where a hotel use was previously planned. The multifamily use is in response to growing local demands for attainable housing.

ZONING COMPLIANCE

Development of the site shall be in conformance with the zoning requirements of the RM-30 zone, including landscape buffering/screening requirements of the Code summarized below:

- Maximum density: 30 DU/AC
- Structural Setbacks (from property boundary):
 - Front 25-feet feet
 - Side/Rear: 15-feet
 - The minimum distance between buildings shall be 10 feet.
- Max Lot Coverage: 60%
- Max Height: 40-feet
- Roadway Landscape Buffers:
 - Non-Arterial: 10 feet (1 tree/30 feet of Meadowbrook Pkwy frontage)

There also needs to be a discussion of how this is compatible with the CAD-O and any applicable subzones

6 ft opaque fence or wall is also required

- Buffer Between Non-Residential, Multifamily Residential and Single-Family/Duplex Uses.
 - 15-feet along frontages adjacent to single-family residential uses
 - 15-feet along residential boundary where compatibility is a concern
 - 1 tree/25-feet of common property line
 - A minimum 1/3 trees shall be evergreen
- Internal Landscaping Requirements:
 - A minimum of 15% of the lot or parcel shall be landscaped.
 - A minimum of one tree shall be provided for every 500 square feet of required internal landscape area.

JUSTIFICATION

Criteria for Approval. In approving a sketch plan, the BoCC shall find that:

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

This property is located in the Employment Center placetype. Please revise.

COUNTY MASTER PLAN

The development is located in an Urban Residential Placetype, the overall Claremont Ranch contains established neighborhoods and urban residential densities compatible with the proposed multifamily use of the site. The Urban Residential placetype encourages a mixture of residential densities and housing types within a neighborhood. Primary land uses in the placetype include are single-family detached residential, single-family attached residential and multifamily residential. The Sketch Plan amendment proposes multifamily development with a gross max density of 30 DU/AC consistent with the urban density placetype objectives.

A discussion of what those densities are would strengthen this argument.

The amendment area (and original Sketch Plan) is also identified as an Enclave on the Key Areas chapter of the County Master Plan. Per the Plan the character and intensity of new development or redevelopment in enclaves should match that of the development in the municipality surrounding it. The planned residential densities are compatible and consistent with the surrounding residential densities in Claremont Ranch and surrounding urban densities located in the City of Colorado Springs.

This site is also located in the Colorado Springs Airport Key Area. Please address.

The site is within a "Transition" Area as shown on the Areas of Change Map. These areas are described as being fully developed areas that may experience substantial changes in character. Redevelopment In these areas is expected to be intense enough to transition the land use patterns to an entirely new type of development. The proposed multi-family use will provide a transition from the planned attached residential on the north, existing detached residential to the east, and

commercial/light industrial uses to the west and northwest. The proposed land use transition and scenario is consistent with the Transition Area designation in the Areas of Change chapter.

The Sketch Plan amendment is also consistent with to the Housing & Communities goals and policies that promote, which seeks to “preserve and develop neighborhoods with a mix of housing types” (Core Principle 2) to “promote development of a mix of housing types in identified areas” (Goal 2.) and “locate attainable housing that provides convenient access to goods, services, and employment” (Goal 2.3). The proposed multi-family development provides attainable and workforce housing that is located close to transportation corridors leading to nearby and regional employment, shopping, entertainment, and recreation opportunities.

WATER MASTER PLAN ANALYSIS

WATER MASTER PLAN CONFORMANCE & CONSIDERATIONS

- **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.

The development area is located in REGION 5 as identified on the El Paso County Water Master Plan Planning Regions Map and is within the Cherokee Metro Water and Wastewater District Service Area. Region 5 consists of areas served by CMD and is not expected to experience significant growth by 2060. However, the District may expand water and sewer service to growth areas outside of Region 5.

- **The proposed subdivision is in conformance with the requirements of this Code:**
The proposed development will conform with the requirements of the Code unless otherwise varied through waivers during the final plat and site development plan application review. A deviation will be requested to reduce access spacing requirements from the Meadowbrook / Marksheffel intersection to provide two points of access into/out of the site.

How is it compatible?
This states but does not justify.

- **The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the sketch plan area;**

The proposed multifamily use is compatible with the surrounding single-family detached residential and commercial land uses (and densities) inside and adjacent to the sketch plan area. The proposed use is an appropriate transitional land use between adjacent commercial uses and existing single-family detached residential development. Compatibility can be increased through the proper use of buffers, landscaping, building massing and orientation, and lighting controls.

- **The water supply report provides sufficient information to identify probable compliance with the water supply standards and identifies any need for additional water supplies;**

Water Supply report will be provided with future platting applications.

- **Services are or will be available to meet the needs of the subdivision including, roads, police and fire protection, schools, recreation facilities, and utility service facilities;**

Required services are currently available to serve the needs of the future development. Existing Services (and providers) include:

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

- **The soil/geological suitability for the subdivision;**

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.

This does not adequately address this criteria.

- **The subdivision will not interfere with the extraction of any known commercial mining deposit [c.r.s. §§ 34-1-302(1), et seq.];**
No economically viable commercial deposits will be impacted by the subdivision project.
- **The design of the subdivision protects the natural resources or unique landforms;**
No natural landforms or resources will be impacted by the subdivision design.
- **The proposed methods for fire protection are adequate to serve the subdivision;**
The property is currently within the service boundaries of the Cimarron Hills Fire District. The district will provide comments on any service needs to be offset by the developer.

Noise impacts & compliance:

A noise analysis will be provided to evaluate noise levels surrounding the development with upcoming development applications. the property is impacted by potential noise generating from the adjacent Highway 24 and by flight operations from the Colorado Springs Airport and Peterson Air Force Base. the applicant understands that additional noise mitigation in the form of buffers, mitigation walls/fencing, site/building orientation, and construction methods and materials may be required to reduce noise impacts to internal residential units and common open space areas.

The subdivision is appropriate and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints.

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

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Kevin Kofford, P.E.

Civil Engineering Project Manager