

*LETTER OF INTENT*

**For**

**TRAILS AT ASPEN RIDGE  
Filing No. 4**

Owners:

**COLA, LLC.**

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Colorado Springs, CO 80921

Applicant:

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Prepared by:



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Project No. 21.886.038

**SITE LOCATION, SIZE, AND ZONING:**

The Trails at Aspen Ridge Filing No. 4 (Tax Schedule No. 5509305003) is a proposed residential subdivision within the boundaries of the Trails at Aspen Ridge development, a proposed mixed-use development on 175 acres. This proposal is for a final plat for 124 detached single-family lots and open space on 17.90 acres. Additionally, there is a remainder parcel of 17.46 acres (Tract G), for a total of 35.36 acres, as shown in the legal description.

The site lies in Section 9 of Township 15 South, Range 65 West. The proposed development is south and east of Bradley Road and Powers Boulevard. The property is presently zoned PUD and is part of recently approved Trails at Aspen Ridge Planned Unit Development Site Plan Amendment (PUDSP-213) on June 1, 2021. The proposed single-family residential use is in conformance with the approved PUDSP and Waterview East Sketch Plan Amendment approved October 24, 2018.

**REQUEST AND JUSTIFICATION:**

The purpose of this application is to request approval of a Final Plat for 124 single-family lots on 17.90 acres. This letter serves as a request to receive El Paso County approval of both the Final Plat and Construction Drawings of the site.

**FINAL PLAT REVIEW CRITERIA:**

1. *The subdivision is in conformance with the goals, objectives, and policies of the Master Plan.*
  - This application is in conformance by maintaining density and land use in accordance with the Waterview Sketch Plan and the Trails at Aspen Ridge PUDSP Amendment. This plan is also within the parameters of the adjacent proposed residential properties to the east: Bradley Heights (approved in the City of Colorado Springs) and Trails at Aspen Ridge Filing No. 1 (SF192) to the south. Access to the site will be provided from Legacy Hill Drive as well as Trails Filing No. 1 in accordance with the approved Trails at Aspen Ridge Filing No. 1 Final Plat. Capacity of these roads is addressed in the Traffic Impact Study approved with the overall PUDSP.
2. *The subdivision is in substantial conformance with the approved preliminary plan.*
  - The application is in substantial conformance with the Trails at Aspen Ridge PUDSP Amendment and is compatible with the existing and permitted land uses in the area.
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 subdivision is in conformance with the subdivision standards and regulations and has been designed to the requirements of the Code and the Engineering Criteria Manual.
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 Cord, 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.*

- A sufficient water supply has been committed to by the Widefield Water and Sanitation District with water of sufficiency findings determined by the State of Colorado and the El Paso County Attorney's office with approval of the PUDSP Amendment on June 1, 2021. WWSD has provided letters stating that they commit to serving 124 lots at 0.35 AF/SFE (43.40 AF/year) as well as the landscaping for the site (4.40 AF/year) for a total commitment of 47.80 AF/year.
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 wastewater system will be provided for the subdivision by the Widefield Water and Sanitation District. The District has provided commitment letters for this development that designate a total of 25,420 gallons/day (205 gallons/day per house) with no adverse impacts to downstream infrastructure.
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)].*
- Entech Engineering, Inc. has provided a Soils, Geology, and Geologic Hazard report to accompany this application. This report has identified potential Geologic Hazards on site related to development of the property along with proposed mitigation of the hazards. The applicant will incorporate the recommended mitigation during final design and construction on site.
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.*
- Adequate drainage improvements complying with the State Statute, the Code, and the ECM were included in the plan drawings. A preliminary drainage report for the overall development was submitted with the PUDSP-213 application and a Final Drainage Report has been included with this 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.*
- Legal and physical access will be provided to all parcels by rights-of way.
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 public services will be available to serve the proposed subdivision as this area has been master planned with the anticipation of development such as this for several years.
10. *The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code.*
- The proposed subdivision complies with the fire protection standards of Chapter 6

including water supply, roads, and access. A fire protection report illustrating the available fire protection measures has been provided with this submittal. In addition, a will serve letter from Security Fire District has been provided with this submittal.

### **El Paso County Master Plan Consistency Evaluation**

#### **Baseline Considerations:**

1. *Is there a desirability or demand within the community for this use?*  
The proposed Trails at Aspen Ridge Filing No. 4 would help to fulfill desirability and demand for additional housing and housing types within El Paso County. As illustrated in the recently approved Master Plan, the county should increase density to help reduce land cost per unit for development with a primary focus on Suburban Residential placetypes. In addition, Trails at Aspen Ridge is located near a large economic driver in Peak Innovation meeting Goal HC3: Locate attainable housing that provides convenient access to good, services and employment.
2. *Does the market support the need for the use? Would the use be viable if built right now?*  
There is a very high demand for the proposed land use and density as El Paso County and the City of Colorado Springs is experiencing a severe housing shortage. This filing continues development of the overall community meeting Goal LU1: Ensure compatibility with established character and infrastructure capacity meeting Goal LU4: Continue to encourage policies that ensure “development pays for itself”.
3. *Would the use be providing necessary housing or essential goods and/ or services?*  
The proposed Trails at Aspen Ridge Filing No. 4 would help to increase the density to permit more single family homes than was previously approved will help provide necessary and needed housing in this area. The proposed density increase supports Goal HC1: Promote development of a mix of housing types in identified areas and Goal HC3: Locate attainable housing that provides convenient access to good, services and employment. The Trails at Aspen Ridge development is near existing highways; will utilize existing infrastructure to help keep lot cost down; and would be located near an existing commercial activity center which provides numerous job opportunities near housing.

#### **SMALL AREA PLAN & POLICY PLAN:**

The 1998 El Paso County Policy Plan establishes broad goals and policies intended to serve as a framework for land use applications and development in the County. The County Wide Policy Plan ties the specific small area plans, and other Master Plan elements such as the Master Plan for Mineral Extraction, the El Paso County Department of Parks and Leisure Services Master Plan and the Major Transportation Corridors Plan together. The Policy Plan provides general direction in terms of density, buffers, transitions, and infrastructure where no small area plan exists. The Trails at Aspen Ridge Filing 4 development meets the requirements of these planning tools as outlined in more detail within the section below.

The Trails at Aspen Ridge project will not have a negative impact upon the existing and future development of the area. The design approach supports *Policy 6.1.1: Allow for a balance of mutually supporting interdependent land uses, including employment, housing and services in the more urban and*

*urbanizing areas of the County and Policy 6.1.3: Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access by providing additional single-family residences to support local employment opportunities as well as a cohesive design with adjacent land uses.*

**EXISTING AND PROPOSED FACILITIES:**

The site is currently vacant. Proposed services in the development include the following:

- Water – Widefield Water and Sanitation District
- Sanitary Sewer – Widefield Water and Sanitation District
- Electric Service – Mountain View Electric
- Natural Gas Service – Colorado Springs Utilities
- Telephone Service – Qwest
- Fire Protection – Security Fire Protection District

No offsite improvements are currently anticipated.

**TRAFFIC IMPACT FEES:**

The applicant requests that platted lots within the Trails at Aspen Ridge Filing No. 2 be included in the county-wide 10 mill Public Improvements District (PID 2) fee program formed and implemented as part of the Traffic Impact Fee resolution.

The calculated Traffic Impact Fee for Springs at Waterview Residential development is estimated to be \$151,404 (124 lots x \$1,221.00 per lot) based on the inclusion in the 10 mill PID 2 and current fees.

Pursuant to Section E, Credits and Reimbursements, of the Board of County Commissioners’ Road Impact Fee Implementation Document, the applicant may request in coordination with county staff that the County and Applicant enter into a credit agreement prior to final plat approval to determine an estimate of credits to which Applicant is entitled.

**IMPACT IDENTIFICATION:**

Wildlife

A Wildlife Impact Report was approved with the Waterview East Preliminary Plan. This report indicates a potential for minor wildlife impact to the burrowing owl and recommended mitigation. Development will follow the mitigation guidelines identified in this report.

**SITE GEOLOGY:**

Entech Engineering, Inc. has provided a Soils, Geology, and Geologic Hazard report to accompany this application. This report has identified potential Geologic Hazards on site related to development of the property along with proposed mitigation of the hazards. The applicant will incorporate the recommended mitigation during final design and construction on site.

A “Soil, Geology, and Geologic Hazard, Springs at Waterview East, South Powers Boulevard and Bradley Road, El Paso County, Colorado” (Entech Engineering, revised February 8, 2019) report is included with the submittal package. As part of this report, 10 exploratory test borings were completed. Geologic hazards (as described in Section 6.0 of the report) were found to be present at this site. Potential geologic

hazards found on the site to include: collapsible soils, highly expansive soils, potential seasonal shallow groundwater and shallow bedrock. Where avoidance is not readily achievable, the existing geologic and engineering conditions can be satisfactorily mitigated through proper engineering, design, and construction practices. Mitigation measures and a map of the hazard areas can be found in the report. In addition to the previously identified mitigation alternatives, subsurface drainage systems should be implemented in areas where high subsurface moisture conditions are anticipated periodically. Exterior, perimeter foundation drains should be installed around below-grade habitable or storage spaces. Surface water should be efficiently removed from the building area to prevent ponding and infiltration into the subsurface soil.

**EL PASO COUNTY WATER MASTER PLAN:**

The Trails at Aspen Ridge Filing No. 4 is located within the Widefield Water and Sanitation District’s (WWSD) boundaries and will rely upon municipal services for water supply. There are no proposed wells within the Trails at Aspen Ridge development. A proposed water pumphouse will be constructed with Filing No. 3 in order to provide sufficient water pressure to the filing as well as future filings. The WWSD has provided letters of intent to serve as well as water provider commitment letters for the Trails at Aspen Ranch Overall PUDSP Amendment, the Filing No. 1, Filing No. 2, No. 3 and currently Filing No. 4. The district has also provided the water quality report as required by El Paso County. The Colorado State Engineer’s office has also provided a sufficiency of water finding for both quantity and quality for the Trails at Aspen Ridge project as a whole. The proposed subdivision complies with the fire protection standards of Chapter 6 including water supply, as detailed in the Fire Protection Report provided with this submittal package. In addition, the Trails at Aspen Ridge meets the stated Goals and Policies:

- Goal 1.2 – Integrate water and land use planning
- Goal 4.2 – Support the efficient use of water supplies
- Goal 6.1.2 – Promote water conservation

through the integrated master planning of planning, landscape, and water resource best management practices. Water conservation is achieved through higher densities with smaller individual yards and more common open. The common open space emphasizes water conservation using native turf seeds and limited high water sod.