

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR
 PLANNING AND COMMUNITY DEVELOPMENT

TO: El Paso County Planning Commission
Jay Carlson, Chair

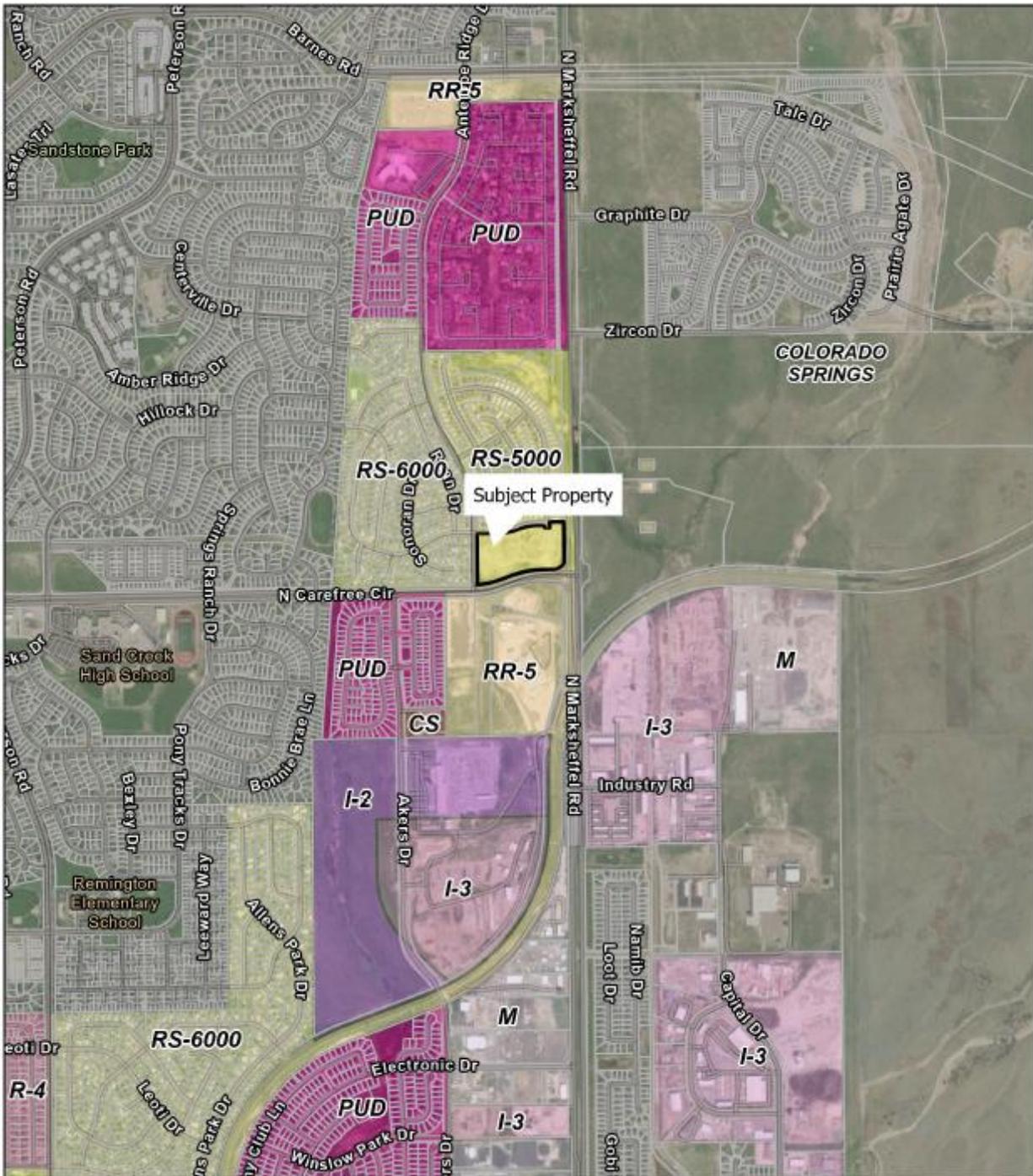
FROM: Kylie Bagley, Principal Planner
Daniel Torres, P.E., Principal Engineer

RE: Project File Number: SP223
Project Name: Windermere Preliminary Plan Minor Amendment Phase 2
Parcel Number: 5329416011
Commissioner District: 2

OWNER:	REPRESENTATIVE:
Colorado Windermere #2 LLC 4146 Austin Bluffs Parkway #361 Colorado Springs, CO 808918	Kimley-Horn and Associates, Inc. 2 North Nevada Avenue, Suite 300 Colorado Springs, CO 80903
Planning Commission Hearing Date:	7/17/2025
Board of County Commissioners Hearing Date:	8/28/2025

EXECUTIVE SUMMARY

A request by Kimley-Horn and Associates, Inc. for approval of a 9.26-acre Preliminary Plan Amendment creating 150 multi-family units. The Amendment serves to bring the previously approved Preliminary Plan into compliance with the recently approved Rezoning. The property is zoned RM-30 (Residential Multi-Dwelling) and is located at 7653 Mardale Lane and is directly northeast of the intersection of North Carefree Circle and Marksheffel Road.



Zoning Map

A. AUTHORIZATION TO SIGN: Preliminary Plan, with a finding of sufficiency for water quality, quantity, and dependability, authorizing the Planning and Community Development Department Director to administratively approve all subsequent Final Plat(s) consistent with the Preliminary Plan as well as any other documents necessary to carry out the intent of the Board of County Commissioners.

B. APPROVAL CRITERIA

In approving a Preliminary Plan, the BoCC shall find that the request meets the criteria for approval outlined in Section 7.2.1.D.2 of the El Paso County Land Development Code (as amended):

- *The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;*
- *The subdivision is consistent with the purposes of this Code;*
- *The subdivision is in conformance with the subdivision design standards and any approved sketch plan;*
- *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;*
- *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;*
- *All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. §30-28-133(6)(c)];*
- *Adequate drainage improvements complying with State law [C.R.S. §30-28- 133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;*
- *The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;*
- *Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;*

- *The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;*
- *Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;*
- *The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and*
- *The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.*

C. LOCATION

North:	RS-5000 (Residential Suburban)	Single-Family Residential
South:	RR-5 (Residential Rural)	Utility Land Use
East:	City of Colorado Springs	Vacant Land
West:	RS-6000 (Residential Suburban)	Single-Family Residential

D. BACKGROUND

The property was previously rezoned from RR-5 (Residential Rural) to RS-5000 in 2014 (PCD File No. P144). The Windermere Preliminary Plan (PCD File No. SP193) was approved for 55.58 acres with the intent to plat 201 single-family lots. All the lots within the Windermere Preliminary Plan have been platted as single-family

lots except for the remaining 9.26 acres. The property was rezoned from RS-5000 to RM-30 (Residential Multi-Dwelling) in 2024 (PCD File No. P229). The applicant is currently requesting an amendment to the previously approved Preliminary Plan to allow multi-family structures on the 9.26-acre property.

E. LAND DEVELOPMENT CODE AND ZONING ANALYSIS

The Preliminary Plan application meets the Preliminary Plan submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the El Paso County Land Development Code (as amended).

F. MASTER PLAN COMPLIANCE

The proposed Preliminary Plan is consistent with the Master Plan analysis which was provided with the Map Amendment (Rezoning) application (PCD File No. P229) and approved by the Board of County Commissioners on September 12, 2024.

A. Water Master Plan Analysis

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.

Policy 1.1.1 – Adequate water is a critical factor in facilitating future growth and it is incumbent upon the County to coordinate land use planning with water demand, efficiency and conservation.

Goal 1.2 – Integrate water and land use planning.

The Water Master Plan includes demand and supply projections for central water providers in multiple regions throughout the County. The property is located within Planning Region 5 of the Plan, which is an area anticipated to experience growth by 2040. The following information pertains to water demands and supplies in Region 5 for central water providers:

The Plan identifies the current demand for Region 5 to be 4,396 acre-feet per year (AFY) with a current supply of 4,849 AFY. The projected demand in 2040 for Region 5 is at 6,468 AFY with a projected supply of 68,000 AFY in 2040. The projected demand at build-out in 2060 for Region 5 is at 9,608 AFY with a projected supply of 10,131 AFY in 2060. This means that by 2060 a surplus of 523 AFY is anticipated for Region 5.

See the water section below for a summary of the water findings and recommendations.

3. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential. El Paso County Environmental Services was sent a referral and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies upland deposits in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

The applicant is amending the previously approved Preliminary Plan which was approved in 2019. An addendum to the previously submitted soils and geology report was provided and reviewed. The subject property does not have any associated hazards.

2. Floodplain

The FEMA Flood Insurance Rate Map panel number 08041C0734G which has an effective date of December 7, 2018, indicates that the site is not located within a regulatory floodplain.

3. Drainage and Erosion

The property is located within the Sand Creek drainage basin (FOFO4000), which is a studied drainage basin with associated drainage and bridge fees. Drainage and bridge fees will be due at the time of Final Plat recordation.

Per the submitted preliminary drainage report, the site generally drains to the east and southeast toward an existing full spectrum detention pond that was constructed with Windermere Filing No.1. The existing pond was sized to account for this development's flow. A final drainage report was submitted and is currently in review with the site development plan application (PCD File No. PPR2442) for this site. Additionally, a grading and erosion control plan providing the necessary control measures is currently in review with the site development plan application.

4. Transportation

The submitted traffic study identifies that access to the site will be provided through two full movement access points on Mardale Lane, which is classified as an urban local roadway.

The development is projected to generate 1,080 average daily vehicle trips. Roadway improvements have been identified in the traffic study including the installation of a traffic signal at the intersection of Antelope Ridge Drive and North Carefree Circle. As indicated in the traffic study and comments provided by the City of Colorado Springs, \$100,000 in escrow shall be provided for this development's proportional share of the signal improvement at Antelope Ridge Drive and North Carefree Circle with the subsequent Final Plat application.

The El Paso County Major Transportation Corridors Plan does not depict roadway improvement projects in the immediate vicinity of the development. The property is subject to the El Paso County Road Impact Fee program (Resolution 24-377), as amended.

H. SERVICES

1. Water

Water sufficiency has been analyzed with the review of the proposed Preliminary Plan. The applicant has shown a sufficient water supply for the required 300-year period. The State Engineer and the County Attorney's Office have recommended that the proposed subdivision has an adequate water supply in terms of quantity and dependability. El Paso County Public Health has recommended that there is an adequate water supply in terms of quality.

2. Sanitation

Wastewater service is provided by Cherokee Metro District.

3. Emergency Services

The property is within the Falcon Fire Protection District, which is committed to providing fire protection services to the proposed development. The District was sent a referral and has no outstanding comments.

4. Utilities

Mountain View Electric Association will provide electricity to the subject property and Colorado Springs Utilities will provide natural gas services.

5. Metropolitan Districts

The subject property is located within the Cherokee Metropolitan District. The District will provide municipal water and sewer services

6. Parks/Trails

Fees in lieu of park land dedication will be due at the time of recording the Final Plat(s).

7. Schools

The site is within the boundaries of the Falcon School District. Fees in lieu of school land dedication shall be paid to El Paso County for the benefit of Falcon School District at time of recording the Final Plat(s).

I. STATUS OF MAJOR ISSUES

There are no major outstanding issues.

J. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission and Board of County Commissioners find that the request meets the criteria for approval outlined in Section 7.2.1 (Subdivisions) of the El Paso County Land Development Code (as amended) staff recommends the following conditions and notations:

CONDITIONS

1. Applicable drainage, bridge, school, and park fees shall be paid with each Final Plat.
2. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated 5/22/2025, as provided by the County Attorney's Office.

NOTATIONS

1. Subsequent Final Plat filings may be approved administratively by the Planning and Community Development Director.

2. Approval of the Preliminary Plan will expire after twenty-four (24) months unless a Final Plat has been approved and recorded or a time extension has been granted.

3. Preliminary Plans not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.

4. The developer shall provide escrow for this developments' proportional share of the signal improvements identified by the City of Colorado Springs with the subsequent Final Plat application.

K. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 62 adjoining property owners on July 1, 2025 for the Planning Commission and Board of County Commissioner meetings. Responses will be provided at the hearing.

L. ATTACHMENTS

Map Series

Letter of Intent

Plat Drawing

State Engineer's Letter

County Attorney's Letter

Draft Resolution



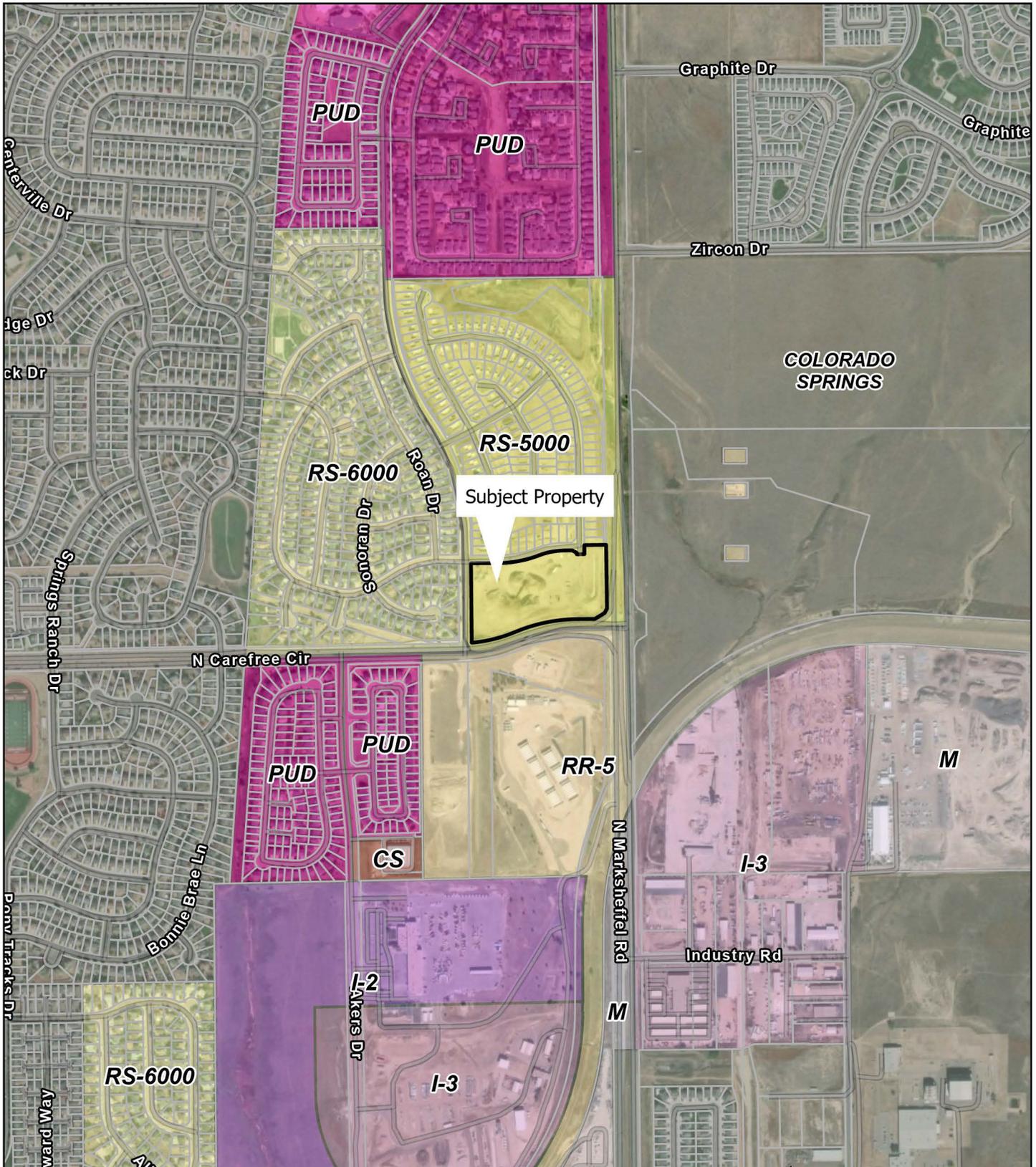
Aerial Map

File No. SP223

Map Series No. 1



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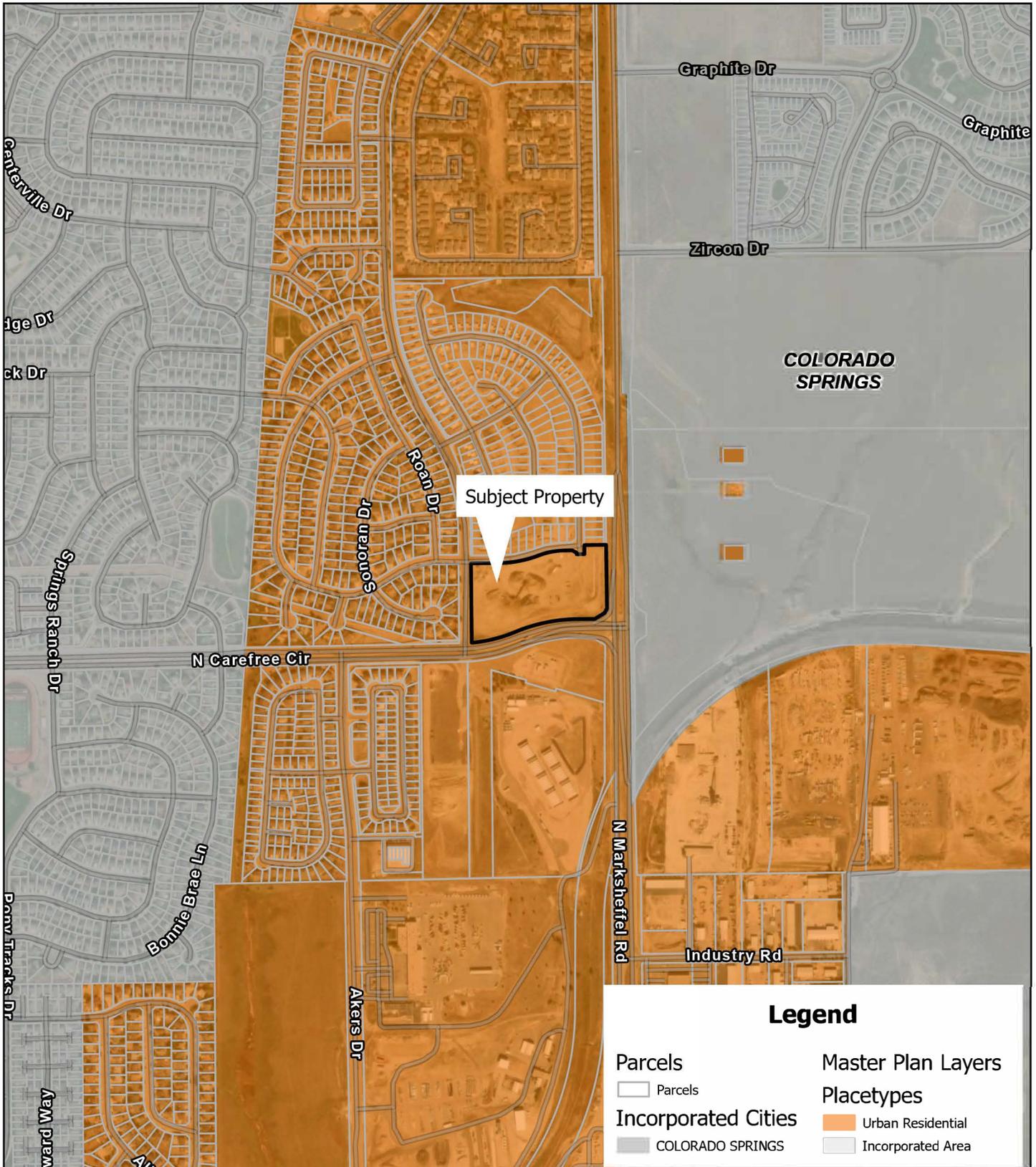
Zoning Map



File No. SP223

Map Series No. 2





Legend

Parcels	Master Plan Layers
Parcels	Placetypes
Incorporated Cities	Urban Residential
COLORADO SPRINGS	Incorporated Area

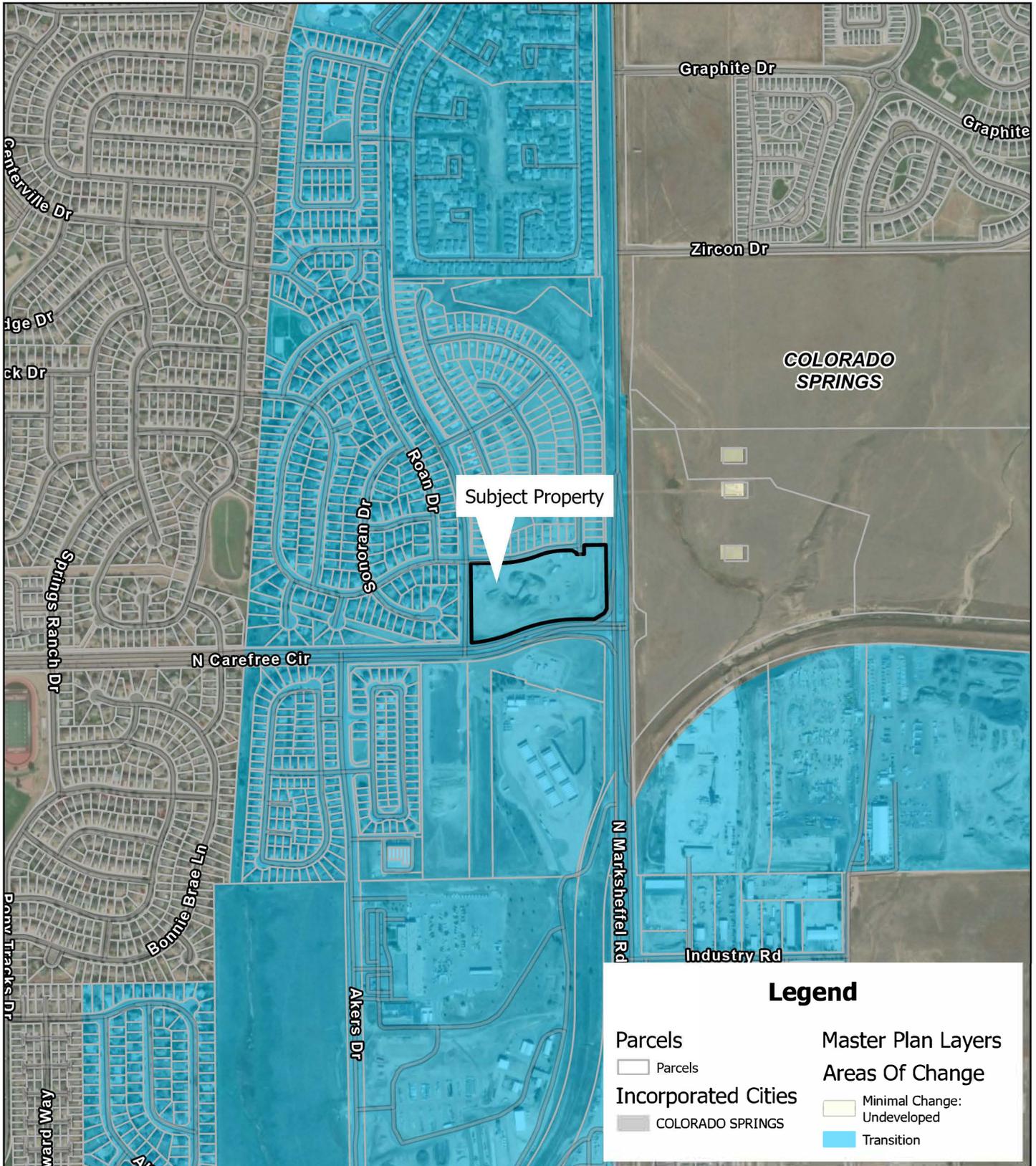


Placetypes Map

File No. SP223

Map Series No. 3





Legend

Parcels	Master Plan Layers
Parcels	Areas Of Change
Incorporated Cities	Minimal Change: Undeveloped
COLORADO SPRINGS	Transition



Areas of Change Map

File No. SP223

Map Series No. 4



June 19, 2024

El Paso County Planning & Community Development
Attn: Kylie Bagley, Planner
2880 International Circle
Colorado Springs, CO 80910
719-373-8562 direct

**RE: Letter of Intent & Justification Statement
Windermere Filing No. 2, Parcel Nos. 53294-16-011
Preliminary Plan Amendment**

Dear Ms. Bagley,

Please accept this letter of intent and the enclosed supplemental material as Kimley-Horn's application and request for approval of an amendment to the Preliminary Plan for Windermere, on behalf of James Todd Stephens, Eagle Development Company, YES Antelope Ridge, LLC, and JTS Family Trust to be developed as a mixed-density residential property. The previously approved Preliminary Plan proposed 203 single-family lots on the approximately 55.58-acre site. This amendment proposes to convert 40 single-family lots to a multi-family lot for up to 277 dwelling units. The amended Preliminary Plan area will consist of 163 single-family lots on 46.32 acres and up to 277 multi-family units on 9.26 acres. We request approval of this amendment to the Preliminary Plan which has been prepared in accordance with El Paso County criteria. We also request pre-development overlot grading, utility installation, water sufficiency and administrative plat approval. No deviations or variances are requested at this time.

The site was considered for annexation to the City of Colorado Springs, however significant off-site utility connections required to make the project work in the City/CSU water, wastewater and electric services territory were not feasible.

Location

The site is located at the northwest corner of Marksheffel Road and North Carefree Circle. Antelope Ridge Drive forms the western boundary, and Chateau at Antelope Ridge subdivision lies to the north. The site contains the 9.13-acre, identified as Tract B, Windermere Filing No. 1.

Zoning / Land Use

The site is currently zoned for RS-5000 CAD-O (Residential Suburban / Commercial Airport District) and is currently undeveloped. The land to the west of the site is zoned as suburban RS-6000, and a PUD zoned subdivision lies to the north. The land to the south opposite N. Carefree Cir. is zoned RR-5 and owned by the City of Colorado Springs. The land to the east of Marksheffel Road is zoned R5/CR PIP2/CR SS AO and R1-6 PBC/CR PIP2/CR R5/CR SS AO for use as part of the Banning Lewis Ranch Master Plan with the City of Colorado Springs.

Existing Facilities

Sanitary Sewer is located at the east central portion of the site. Water mains are located in Antelope Ridge Drive. Existing electric and communication facilities are located on the site perimeter. A natural

gas main is located along Antelope Ridge Drive on the west end of the site. An existing detention facility at the north end of the project has already been temporarily capturing flows from the north. This pond is owned by Yes! Communities and will be expanded to meet current design criteria. The new pond is to be maintained by Windermere Metropolitan District. Coordination with the adjacent property owners is currently in progress.

Preliminary Plan

The project consists of 203 single family lots at a minimum of 5,000 s.f. each. These single family lots will be located in parcels currently zoned RS-5000. The gross density of the RS-5000 parcels will be a minimum of 3.6 units per acre to a maximum of 6.2 units per acre, according to RS-5000 zoning standards. There is a concurrent rezone application being submitted for the southernmost parcel in the preliminary plan area. This rezone proposes to convert 9.26 acres of RS-5000 zoning to RM30 in order to facilitate multi-family development. The project will be constructed in two phases.

Phase 1 consists of approximately 26 acres and includes 163 residential lots, a neighborhood park and a detention facility. The Tracts in Phase 1 are A, C, D, F and G (5 Tracts). These tracts are all used for landscape and public utilities & improvements. Tract A is also to be used for drainage and a private detention pond. Tract C is also to be used for a park, mail kiosks and drainage. Tract D and Tract F are also to be used for drainage.

Phase 2 will consist of approximately 9.13 acres and include up to 277 multi-family units and a detention facility.

Road ROW consists of approximately 7.46 acres and Tracts consist of approximately 8.55 acres. The detention facility in Phase 1 captures flows from the Chateau at Antelope Ridge subdivision to the north and from Pronghorn Meadows subdivision to the west. The existing facility is being replaced with an expanded pond of larger capacity meeting current drainage criteria to include a concrete trickle channel at the bottom, an outlet structure and pipe that will reduce the release of flows, and a reinforced spillway on the east side of the facility.

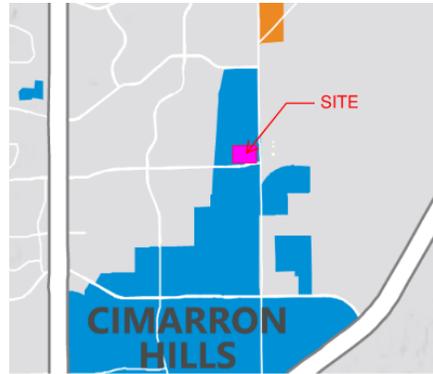
Criteria for Approval

- **The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;**

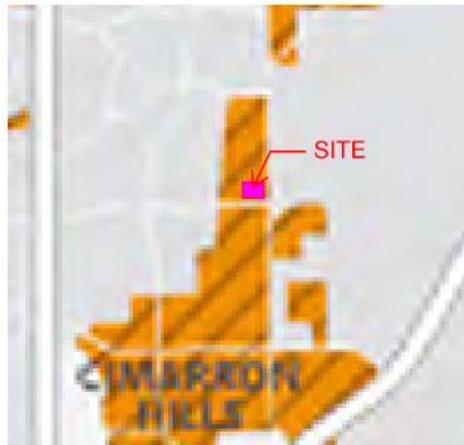
The site is captured in the Key Areas and Areas of Change within the “Your El Paso County” Master Plan:



Key Areas (The Enclaves)



Areas of Change (Transition)



Housing and Community Framework (Urban Residential/Priority Development)

The project site also falls within the noted “Housing and Community Framework” zone of the Master Plan’s Place-Type category. Based on these maps, the proposed zone change and proposed use is supported by the Master Plan. The site is identified as an Urban Residential use, in an area of proposed change and in an area of development.

The project will build on the framework of the existing and currently developing neighborhoods and will provide an appropriate transition in use between the single family residential and the adjacent corridors and light industrial uses.

While the site is within the annexation “Priority Zone”, access to the major City utilities is limited in this area. At this time, it is not cost effective to seek the needed extensions for water and wastewater while Cherokee Metro District continues to provide the local services.

Per section 7.2.1.D.2 in the Land Development Code, this project meets the following criteria:

- **The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.** The development is consistent with the intent of the Policy Plan as it is intended to provide additional housing at various densities in an urbanizing area. Annexation into the City of Colorado Springs was explored, but found to be cost prohibitive due to offsite utility extensions needed, wastewater in particular.
- **The subdivision is consistent with the purposes of this Code.** The stated purpose of the Code is to preserve the improve the public health, safety, and general welfare of the citizens and businesses of El Paso County. This development will provide additional housing options in the area in a location that is appropriate for higher density residential development.
- **The subdivision is in conformance with the subdivision design standards and any approved sketch plan.** There is no approved sketch plan for this property. The subdivision design standards are met.
- **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.** Cherokee Metropolitan District has a sufficient water supply to support this development. The raw water supplied to the District is generally of good quality. The quality of the water is monitored, and the District has been successful in complying with regulatory limits. (Water Resources Report, June 2020). See commitment letter from Cherokee Metropolitan District
- **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.** Cherokee Metropolitan District will serve the project and has sufficient capacity. Public sewage disposal is addressed in the "Wastewater Report for Windermere" prepared by Drexel, Barrell & Co. See commitment letter from Cherokee Metropolitan District.
- **All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)].** The geologic hazards anticipated to affect this site are potentially seasonally high groundwater at lots 72-74 and Tract B, expansive soils, compressible soils, hard bedrock, floodplain and drainage areas, corrosive minerals, fill soils, proposed grading, erosion control, cuts and masses of fill and radon. The most significant geologic constraints to development recognized at this site are high groundwater and hard bedrock. The geologic conditions encountered at this site are relatively common to the immediate area and mitigation can be accomplished by implementing common engineering and construction practices. None of these conditions are anticipated to preclude the proposed development. See geotech reports by RMG, dated October 26, 2020 and March 30, 2022 for mitigation measures.
- **Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design.** Drainage improvements are addressed in the Preliminary Drainage Report and in the grading and erosion control plans prepared by Drexel Barrell, Inc. Detention and water quality are provided on site and meets the DCM criteria.

- **The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development.** Public infrastructure is to be constructed with the development to include roads, drainage and utilities and are adequate to serve and mitigate the demand produced by the development.
- **Legal and physical access is or will be 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 access to the site is provided off of existing Antelope Ridge Dr., a collector roadway, and via public roads within the development.
- **The proposed subdivision has established an adequate level of compatibility by**
 - (1) **incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision;** There are no natural physical features on the site. Open space is provided throughout the development including approximately 8.55 acres.
 - (2) **incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County;** Appropriate provision is made in this regard given the context of the site and surrounding area. The plan was designed to minimize cost of transportation and utility infrastructure improvements.
 - (3) **incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses;** Landscaping is included to buffer the development from adjacent uses where appropriate. The development provides a transition between the smaller single-family lots to the north and commercial uses to the south.
 - (4) **incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design;** There are no identified environmentally sensitive areas on the project site.
 - (5) **incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities.** The Traffic Report prepared by LSC Transportation Consultants requires that Antelope Ridge be restriped to provide a southbound left-turn lane for each of the two site access points and that a northbound right turn lane be added to the northern access point. Once improved as such, the proposed access points will function within acceptable traffic engineering parameters. The reports relating to water supply, wastewater treatment, and drainage demonstrate that there will be no negative impact on the levels of service of County services and facilities.
- **Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision.** Water and sanitary sewer service are to be provided by Cherokee Metropolitan District. Mountain View Electric Association Inc. and Colorado Springs Utilities will provide electric and natural gas services to the subdivision respectively. Falcon Fire Protection District will provide fire protection and emergency services. A neighborhood park will be provided as a tract within the subdivision.

- **The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code.** The site lies within the Falcon Fire Protection District.
- **The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.** The proposed subdivision meets the applicable sections of these parts of the Code for R5-5000 and RM-30 zoning.

Traffic / Access / Noise

It is requested the Windermere Subdivision be placed in the 10 mill Traffic Improvement District.

The Windermere subdivision is accessed via two full-movement access points from Antelope Ridge Drive on the west side of the subdivision. The southern access lines up with the existing intersection with Pronghorn Circle, approximately 540 feet north of North Carefree Circle. The north access point will be approximately 770 feet north of the southern access point.

A Traffic Analysis prepared by LSC Transportation Consultants Inc. shows that all site access points will operate at satisfactory levels of service as stop-sign-controlled intersections based on the projected short term and 2040 total traffic volumes. The intersection of North Carefree Circle & Antelope Ridge does not currently operate at an acceptable level of service for the southbound left-turn AM peak flow. Warrants for a signal however, are not currently met. Warrants for a signal are anticipated to be met by, but not before 2040. See the TIS for further explanation. The proposed road improvements required for site development will be restriping on Antelope Ridge to provide southbound left-turn lanes approaching each of the two site access points and adding a northbound right-turn lane at the north access. No other offsite traffic improvements are proposed.

LSC has also produced a noise study to analyze the impact of projected road traffic noise from traffic on Marksheffel Road and North Carefree Circle on the proposed residential development. The report concludes that the 2040 noise levels will exceed the 67 decibel req threshold in two places, and it is recommended that an 6-8 foot precast concrete panel noise fence be installed along the back of lots abutting Marksheffel Road. Further noise analysis will be completed at the final plat stage to determine whether the noise fence needs to be extended along N. Carefree Circle.

The developer agrees to provide escrow or direct contribution to the City of Colorado Springs for the future anticipated signal at the intersection of Marksheffel Rd and N. Carefree Circle. The developer will comply with the City's requirements at the final plat stage.

Utilities

Water and sanitary sewer services will be provided by Cherokee Metropolitan District. Electric and natural gas will be provided by Mountain View Electric Association Inc. and Colorado Springs Utilities (Gas) respectively. The communications provider will be contracted by the developer.

Schools

The project is located within Falcon District No. 49. Sand Creek High School and Evans Elementary School are located approximately ¾ mile to the west of the site, and Springs Ranch Elementary School is located approximately ¾ mile to the north west of the site. No land dedication is required at this time; fees in lieu of land are required.

Drainage

The site currently lies within the Sand Creek Drainage Basin. Drainage improvements will be constructed in accordance with the approved Final Drainage Report and Construction Documents as

applicable, including a sub-regional WQ/Detention pond on the north end of the site and a local WQ/Detention pond on the south end. The ponds will be graded at the time of pre-development overlot grading, as well as the installation of wet utilities. The detention ponds and onsite drainage shall be owned and maintained by the Sands Metropolitan District #4

Parks / Open Space

The 1.00 acre park to be constructed in Tract C will serve the entire development project. As the park is less than 3 acres, it does not qualify as an urban park for the purposes of meeting the dedication requirements as outlined in the El Paso County Parks and Open Space Standards in Section 8.5.3 of the Land Development Code. The fees per subdivision lot in lieu of park land dedication are \$116 for Urban Parks and \$467 for Regional Parks. The required fees in lieu for this project are:

	2020 Fees/dwelling unit	Total (440 dwelling units)
Urban Neighborhood	\$116	\$51,040
Urban Community	\$179	\$78,760
Regional	\$467	\$205,480
Total	\$744	\$335,280

Require fees in lieu of land for regional park purposes in the amount of \$205,480, and urban park purposes in the amount of \$58,464. Dedication of urban park improvements under a park lands agreement is an acceptable alternative to urban fees, provided that the agreement is approved by the County and executed prior to recording the final plat.

Metropolitan District

The property is located within the Cherokee Metropolitan District. Sands Metropolitan District #4 will be responsible for the stormwater detention pond and maintenance.

Deviation Requests

No deviations are requested at this time.

Contact Information

Kimley-Horn and Associates, Inc. and Drexel, Barrell & Co. represent Windsor Ridge Homes. Following is the contact information for all parties.

Owner/Developer:

Windsor Ridge Homes
 James Todd Stephens
 4164 Austin Bluffs Pkwy #36
 Colorado Springs, CO 80918
 719-499-6136 phone
 719-200-9594 cell
todd@windsorridgehomes.com

Owner:

Eagle Development Company
212 N. Wahsatch Ave., Suite #301
Colorado Springs, CO 80903
719-635-3200 phone
jmark@lanhuisco.com

Current North Pond Owner:

Yes Antelope Ridge, LLC
Craig Schellbach
5605 N. MacArthur Blvd, Suite 280
Irving, TX 75038
972-379-9616 phone
cschellbach@yescommunities.com

Planning Consultant:

Kimley-Horn and Associates, Inc.
Mr. Jim Houk, PLA, Associate
2 North Nevada Avenue, Suite 300
Colorado Springs, CO 80903
719-284-7280 phone
jim.houk@kimley-horn.com

Engineering Consultant:

Drexel, Barrell & Co.
Mr. Tim McConnell, P.E., Principal, Regional Manager
3 South 7th Street
Colorado Springs, CO 80905
719-260-0887 phone
719-260-8352 fax
tmccConnell@drexelbarrell.com

We trust you find our application for the Windermere Preliminary Plan Amendment acceptable. We look forward to working with the County in processing the application and submittal package. Please call if you have any questions or require any additional information.

Respectfully,



Kimley-Horn and Associates, Inc.

Jim Houk, PLA
Associate

WINDERMERE FILING NO. 2

PRELIMINARY PLAN

TRACT B, WINDERMERE FILING NO. 1

PREPARED BY:



DREXEL, BARRELL & CO.
 REGISTERED SURVEYORS
 1410 W. 10TH ST.
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: TIM D. MCCONNELL, P.E.
 (719) 560-0887
 COLORADO SPRINGS • LAFAYETTE

CLIENT:

COLO WINDERMERE #2, LLC
 4164 JUSTIN BLVD, #1581
 COLORADO SPRINGS, CO 80918
 (719) 560-9994
 CONTACT: JAMES TODD STEPHENS

WINDERMERE FILING NO. 2
 N. MARKSHEFFEL ROAD
 EL PASO COUNTY, COLORADO

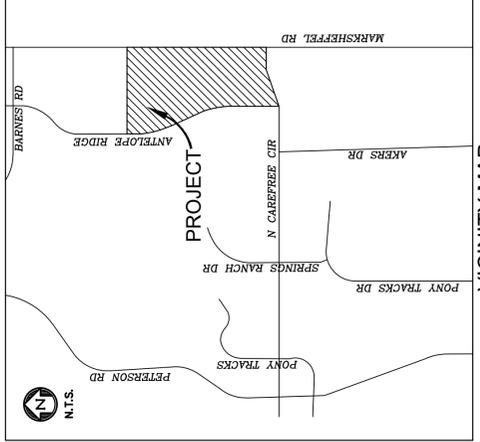
SHEET INDEX

PP01	COVER SHEET
PP02	OVERALL SITE PHASE PLAN
PP03	PRELIMINARY SITE PLAN
PP04	PRELIMINARY GRADING PLAN
PP05	PRELIMINARY UTILITY PLAN

LEGAL DESCRIPTION:
 TRACT B WINDERMERE FILING NO. 1

GENERAL NOTES

- ALL STREETS SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS, UNLESS A SPECIFIC WAIVER OR DEVIATION HAS BEEN APPROVED. UPON ACCEPTANCE BY EL PASO COUNTY, ALL STREETS SHALL BE MAINTAINED BY THE COUNTY DEPARTMENT OF TRANSPORTATION, EXCEPT FOR THE LANDSCAPING REFERRED TO IN NOTE #2.
- LANDSCAPE ENTRY FEATURES, AND LANDSCAPE TRACTS SHALL BE OWNED AND MAINTAINED BY THE SANDS METROPOLITAN DISTRICT #4. ALL DOUBLE FRONTAGE LOTS SHALL HAVE A MINIMUM FRONTAGE OF ONE (1) PER 30 FEET OF FRONTAGE. THESE TREES CAN BE CLUSTERED ALONG THE FRONTAGE AS DETERMINED BY THE SUBDIVIDER.
- THE DETENTION POND SHALL CONTINUE TO BE OWNED AND MAINTAINED BY THE SANDS METROPOLITAN DISTRICT #4.
- CONTOUR INTERVAL SHOWN ON PLAN 1'.
- PUBLIC UTILITY/PRIVATE DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS UNLESS OTHERWISE INDICATED:
 FRONT: FIVE (5) FEET
 SIDE: FIVE (5) FEET
 REAR: FIVE (5) FEET
 SUBDIVISION PERIMETER: TWENTY (20) FEET
- PUBLIC UTILITY, PUBLIC DRAINAGE AND PUBLIC IMPROVEMENT EASEMENTS SHALL BE PROVIDED AS FOLLOWS:
 SEVEN (7) FEET IN WIDTH ADJACENT TO ALL PROPOSED PUBLIC ROW
- THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- ALL OPENSOURCE/ LANDSCAPE TRACTS SHALL BE LIMITED TO NON-MOTORIZED USE ONLY, EXCEPT FOR MAINTENANCE AND EMERGENCY VEHICLES.
- FLOOD PLAIN: THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0543G & 08041C0539G, EFFECTIVE DECEMBER 7, 2018.
- WINDERMERE FILING 2 SHALL BE LIMITED TO A TOTAL OF 150 LOTS. PHASES MAY BE COMBINED AND COMPLETED OUT OF ORDER WITHOUT A PRELIMINARY PLAN AMENDMENT.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY, PRELIMINARY DRAINAGE REPORT, WATER RESOURCE REPORT, WASTEWATER DISPOSAL REPORT, GEOLOGY AND SOILS REPORT, FIRE PROTECTION REPORT, WILDFIRE HAZARD REPORT, NATURAL FEATURES REPORT, DEVELOPMENT EROSION CONTROL REPORT.
- NO GRADING SHALL BE CONDUCTED UPON ANY LOT PRIOR TO THE APPROVAL OF THE EROSION CONTROL AND OVERLOT GRADING PLANS BY THE EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT.
- WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE CHEROKEE METRO DISTRICT SUBJECT TO THE DISTRICT'S RULES AND SPECIFICATIONS.
- MOUNTAIN VIEW ELECTRIC ASSOCIATION INC. WILL PROVIDE ELECTRIC SERVICE TO THIS SUBDIVISION.
- COLORADO SPRINGS UTILITIES WILL PROVIDE NATURAL GAS SERVICE TO THIS SUBDIVISION.
- WITHIN ALL SIGHT TRIANGLES, NO OBSTRUCTION GREATER THAN THIRTY INCHES (30") ABOVE THE GUTTER FLOWLINE OF THE ADJACENT ROADWAY IS ALLOWED.
- NO STRUCTURES OR MAJOR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN THE DESIGNATED DRAINAGE EASEMENTS; FENCES SHALL NOT IMPED RUNOFF FROM REACHING DRAINAGE SWALES.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. SIDE LOT SWALES SHALL BE CONSTRUCTED BETWEEN EACH LOT TO THE STREET BY THE HOMEBUILDERS.



- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT AND UNITED STATES POSTAL SERVICE REGULATIONS.
- ALL RESIDENTIAL STREETS HAVE 5' ATTACHED SIDEWALKS WITH PEDESTRIAN RAMPS PER EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- NO DIRECT LOT ACCESS SHALL BE PROVIDED TO ANTELOPE RIDGE DRIVE, NORTH CAREFREE CIRCLE OR MARKSHEFFEL ROAD.
- THE SHALLOW GROUNDWATER CONDITION(S) SHALL BE MITIGATED ON A LOT BY LOT BASIS AT THE TIME OF THE SUBSURFACE SOILS INVESTIGATION. UNDERDRAINS TO BE INSTALLED BY THE DEVELOPER AND MAINTAINED BY THE WINDERMERE METROPOLITAN DISTRICT.
- THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER TO ACCEPT RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE SUBSURFACE SOILS AND BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION NO. 19-471) OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS. AN AVIGATION EASEMENT WILL BE OBTAINED PRIOR TO FINAL PLAT RECORDATION.
- IF GROUNDWATER IS ENCOUNTERED WITHIN 4 TO 6 FEET OF FINISHED FLOOR ELEVATION, AN UNDERSLAB DRAINAGE LAYER MAY BE REQUIRED. IN AREAS OF VERY SHALLOW WATER, BASEMENT AND CRAWL SPACE CONSTRUCTION MAY NOT BE FEASIBLE. BASEMENTS ARE PROHIBITED ON LOTS 72-74 AND 169-173.

SITE DATA:

OWNER: JAMES TODD STEPHENS, EAGLE DEVELOPMENT COMPANY & YES ANTELOPE RIDGE, LLC (TRACT A, CHATEAU AT ANTELOPE RIDGE)

DEVELOPER: WINDSOR RIDGE HOMES/JAMES TODD STEPHENS

PROPOSED SITE AREA: 55.68 ACRES
RS-5000 AREA: 46.32 ACRES
RM-30 AREA: 9.22 ACRES

ZONING: RM-30 & RS-5000

PROPOSED LAND USE: SINGLE FAMILY ATTACHED - 150 LOTS
GROSS DENSITY: RM-30 16 DU/AC

TAX SCHEDULE #: 53294-16-011

SOIL & GEOLOGY CONDITIONS: THE SITE HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS AS NOTED BELOW. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN "SOILS AND GEOLOGY STUDY, WINDERMERE SUBDIVISION" BY RMG, OCTOBER 26, 2020, AND "ADDENDUM TO SOILS & GEOLOGY STUDY - PROPOSED SUBDIVISION" BY RMG, MARCH 30, 2022. IN FILE NO. SP-19-003 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

EXPANSIVE SOILS: THROUGHOUT SITE

COMPRESSIBLE SOILS: THROUGHOUT SITE

HARD BEDROCK: THROUGHOUT SITE

FLOODPLAIN AND DRAINAGE AREAS: NORTHEASTERN CORNER OF SITE AND DETENTION AREA

FILL SOILS: SOUTHERN AND WESTERN BANKS OF EXISTING DETENTION POND

PROPOSED GRADING, EROSION CONTROL, CUTS AND MASSES OF FILL: THROUGHOUT SITE

RADON: THROUGHOUT SITE

IN THE ABSENCE OF GROUNDWATER MONITORING PROGRAM AND PRIOR TO THE APPROVAL OF THE PLAT, CGS RECOMMENDS IT BE DEMONSTRATED WHERE MITIGATION OF PERSISTENT GROUNDWATER IS TAKING PLACE FROM:
 - RAISING SITE GRADES;
 - NO GARDEN-LEVEL BASEMENT CONSTRUCTION; AND/OR
 - AN UNDERDRAIN SYSTEM

ISSUE	DATE
INITIAL ISSUE	2/21/19
APPROVED	3/23/21
REVISED	6/07/24

DESIGNED BY: KGV
DRAWN BY: KGV
CHECKED BY: TDM

FILE NAME:
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF:
 DREXEL, BARRELL & CO.

LAND USE	UNITS	NET DENSITY	% OF LAND
PHASE 1: SINGLE FAMILY DETACHED	150 LOTS	150 DU/AC	54.5%
PHASE 2: SINGLE FAMILY ATTACHED	80 UNITS	15 DU/AC	16.7%
ROAD ROW	N/A	N/A	13.4%
TRACTS	N/A	N/A	15.4%
TOTAL	163 LOTS	6.3 DU/AC	100%
	277 UNITS		

DRAWING SCALE:
 HORIZONTAL: N/A
 VERTICAL: N/A

PRELIMINARY PLAN

PROJECT NO. 21187-03CS07
 DRAWING NO.

CVR

WINDERMERE PRELIMINARY PLAN

E 1/2 OF SECTION 29, T13S, R65W OF THE 6TH P.M.
EL PASO COUNTY, COLORADO

PREPARED BY:
DREXEL, BARRELL & CO.
REGISTERED PROFESSIONAL ENGINEERS
1010 W. 10TH ST.
COLORADO SPRINGS, COLORADO 80903
CONTACT: TIM D. MCCONNELL, P.E.
(719) 590-0887
COLORADO SPRINGS - LAPALETTE



CLIENT:
WINDERMERE #2, LLC
4165 JUSTIN BLUES, WY 74581
COLORADO SPRINGS, CO 80918
(719) 200-9994
CONTACT: JAMES TODD STEPHENS

WINDERMERE FILING PLAN NO. 2
N. MARKSHEFFEL ROAD
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2/21/19
APPROVED	3/23/21
REVISED	6/07/24

DESIGNED BY: SBN
DRAWN BY: SBN
CHECKED BY: TDM
FILE NAME:

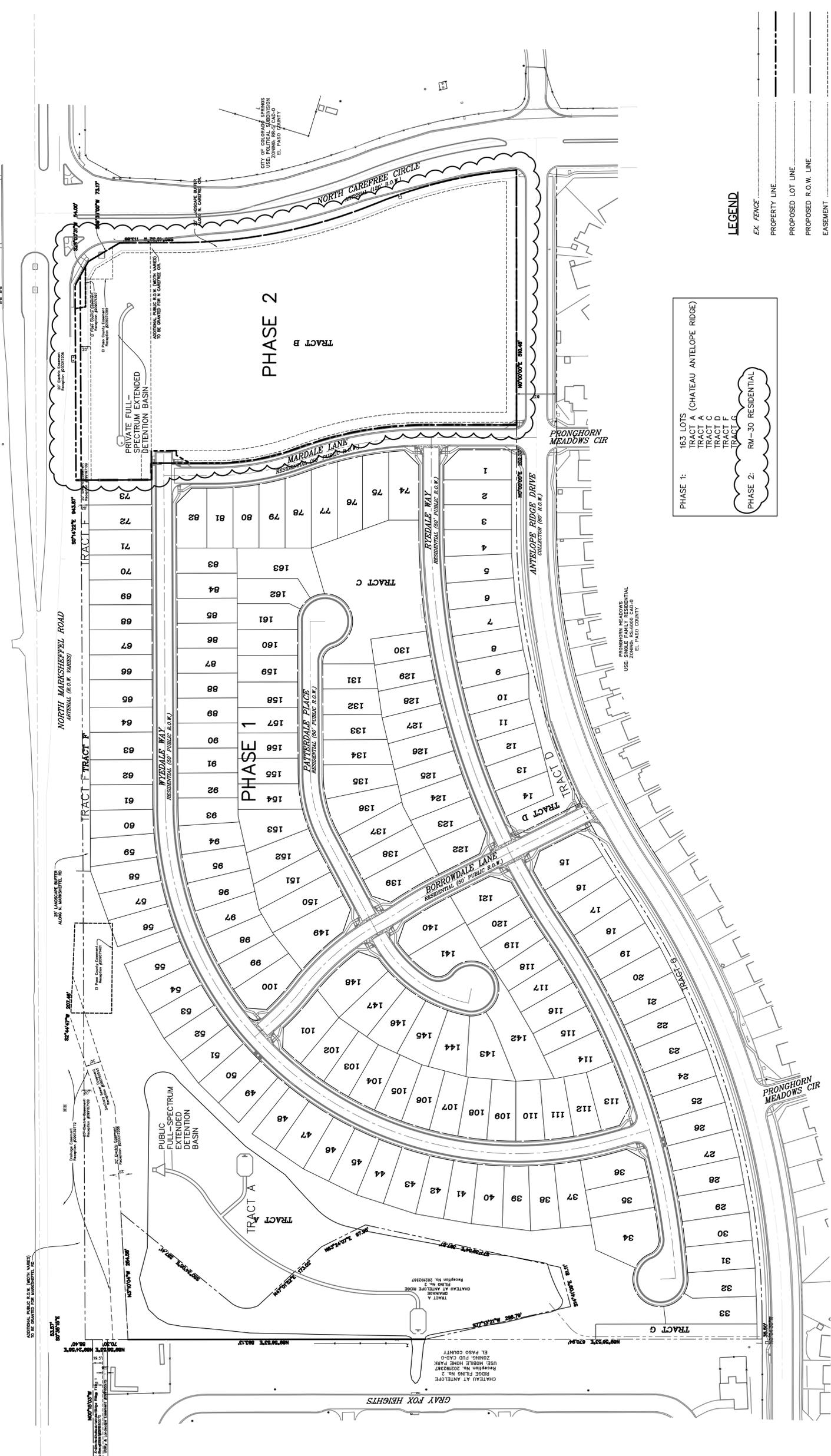
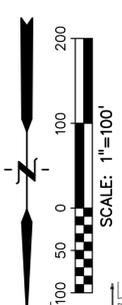
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF:
DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: 1" = 100'
VERTICAL: N/A

OVERALL SITE
PHASE PLAN
PROJECT NO. 21187-03CS07
DRAWING NO.

PP02

SHEET: 2 OF 5
COUNTY FILE NO.: SP-22-003



LEGEND

- EX. FENCE
- PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED R.O.W. LINE
- EASEMENT
- PROPOSED WALL

- PHASE 1:
163 LOTS
TRACT A (CHATEAU ANTELOPE RIDGE)
TRACT B
TRACT C
TRACT D
TRACT E
TRACT F
TRACT G
- PHASE 2:
RM-30 RESIDENTIAL

BLA NO. 2, LLC AND
USE: R-4 RPPZ/CB PRC/CR
CITY OF COLORADO SPRINGS

BLA NO. 1, LLC AND
USE: R-4 RPPZ/CB PRC/CR
CITY OF COLORADO SPRINGS

BLA NO. 2, LLC AND
USE: R-4 RPPZ/CB PRC/CR
CITY OF COLORADO SPRINGS

BLA NO. 1, LLC AND
USE: R-4 RPPZ/CB PRC/CR
CITY OF COLORADO SPRINGS

ADDITIONAL PUBLIC R.O.W. (WITHIN WARD) TO BE DONATED FOR N. CAREFREE CIR.

ADDITIONAL PUBLIC R.O.W. (WITHIN WARD) TO BE DONATED FOR N. CAREFREE CIR.

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WINDERMERE FILING NO. 2

PRELIMINARY PLAN

E 1/2 OF SECTION 29, T13S, R65W OF THE 6TH P.M.
EL PASO COUNTY, COLORADO

PREPARED BY:

DREXEL, BARRELL & CO.
 REGISTERED PROFESSIONAL ENGINEERS
 1410 W. 10TH ST. SUITE 100
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: TIM D. MCCONNELL, P.E.
 (719) 560-0887
 COLORADO SPRINGS • LAFAYETTE

CLIENT:
COLO WINDERMERE #2, LLC
 4164 JUSTIN BLVD. WY # 2581
 COLORADO SPRINGS, CO 80918
 (719) 200-9994
 CONTACT: JAMES TODD STEPHENS

WINDERMERE FILING NO. 2
 PRELIMINARY PLAN
 N. MARKSHEFFEL ROAD
 EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2/21/19
APPROVED	3/23/21
REVISED	6/07/24

DESIGNED BY: KGV
 DRAWN BY: KGV
 CHECKED BY: TDM
 FILE NAME: 21187-03PP

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF
DREXEL, BARRELL & CO.

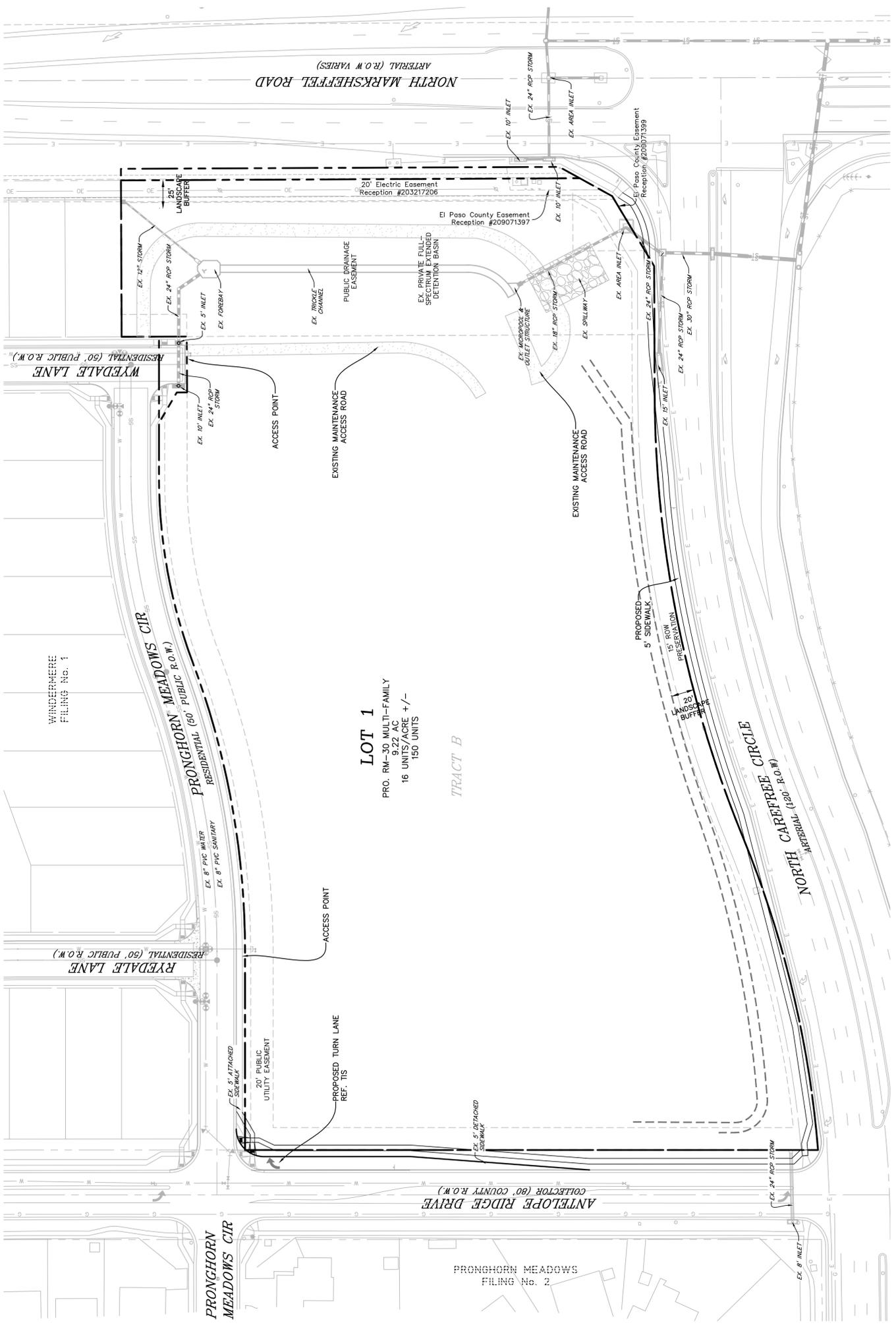
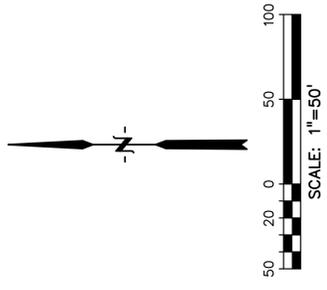
DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: N/A

PRELIMINARY PLAN
 PROJECT NO. 21187-03CS07
 DRAWING NO.

PP

LEGEND

PROPOSED INTERMEDIATE CONTOUR.....	5522
PROPOSED INDEX CONTOUR.....	5520
EX. INTERMEDIATE CONTOUR.....	5584
EX. INDEX CONTOUR.....	5586
PROPERTY LINE.....	
PROPOSED LOT LINE.....	
PROPOSED R.O.W. LINE.....	
EASEMENT.....	



WINDERMERE FILING NO. 2

PRELIMINARY PLAN

E 1/2 OF SECTION 29, T13S, R65W OF THE 6TH P.M.
EL PASO COUNTY, COLORADO

PREPARED BY:



DREXEL, BARRELL & CO.
REGISTERED PROFESSIONAL ENGINEERS
1410 W. 10TH ST.
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CONTACT: TIM D. MCCONNELL, P.E.
(719) 560-0887
COLORADO SPRINGS • LAFAYETTE

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4164 JUSTIN BLUES, NW #581
COLORADO SPRINGS, CO 80918
(719) 200-9994
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N. MARKSHEFFEL ROAD
EL PASO COUNTY, COLORADO

ISSUE	DATE
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DESIGNED BY: KGV
DRAWN BY: KGV
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FILE NAME: 21187-03PP

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF
DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

PRELIMINARY
GRADING
PLAN

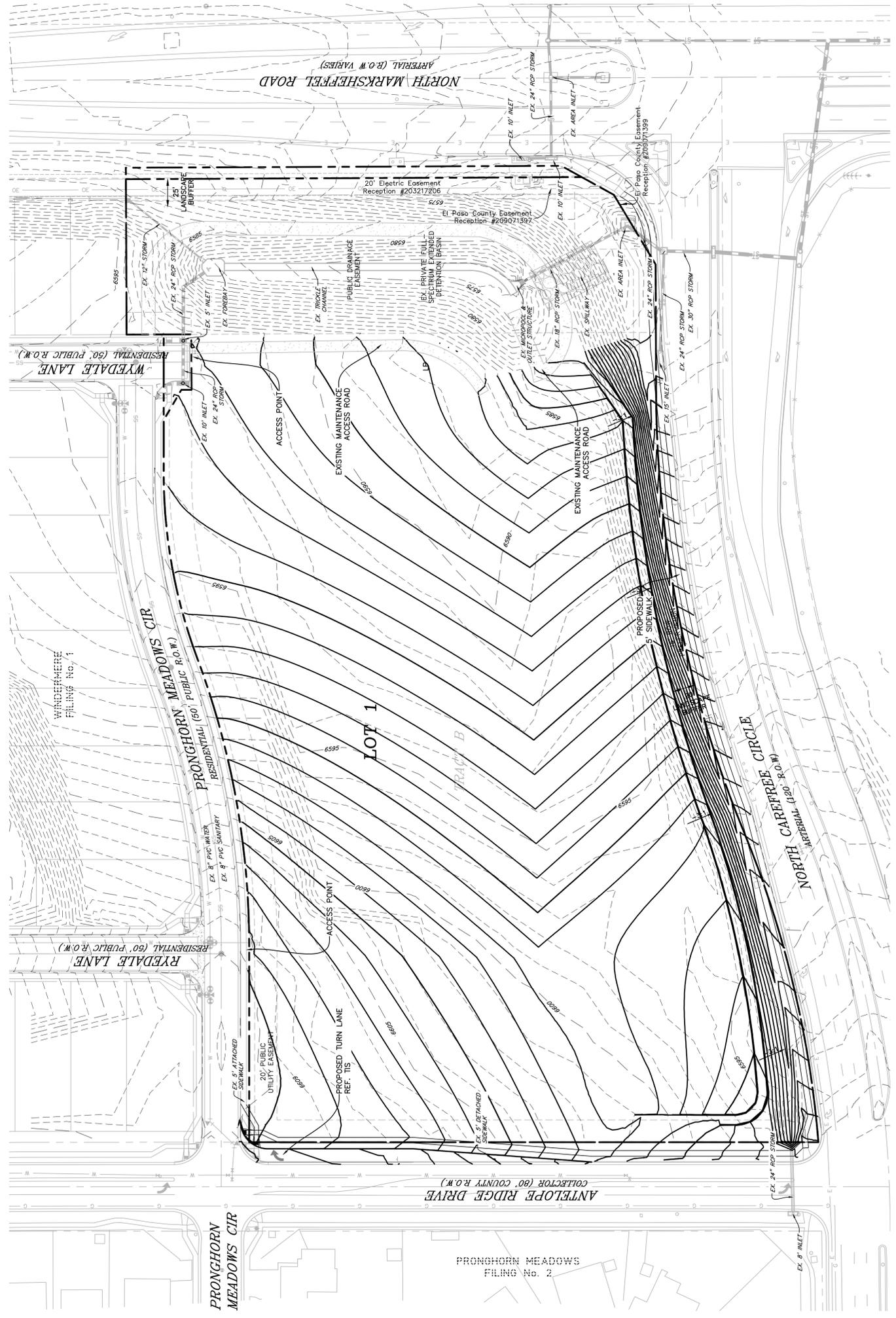
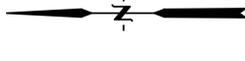
PROJECT NO. 21187-03CS07
DRAWING NO.

GR

SHEET: 4 OF 5

LEGEND

PROPOSED INTERMEDIATE CONTOUR-5522
PROPOSED INDEX CONTOUR-5520
EX. INTERMEDIATE CONTOUR-5364
EX. INDEX CONTOUR-5365
PROPERTY LINE	-----
PROPOSED LOT LINE	-----
PROPOSED R.O.W. LINE	-----
EASEMENT	-----



WINDERMERE FILING NO. 2

PRELIMINARY PLAN

E 1/2 OF SECTION 29, T13S, R65W OF THE 6TH P.M.
EL PASO COUNTY, COLORADO

PREPARED BY:



DREXEL, BARRELL & CO.
REGISTERED PROFESSIONAL ENGINEERS
1400 WEST 10TH AVENUE
DENVER, COLORADO 80202
CONTACT: TIM D. MCCONNELL, P.E.
(719) 560-0887
COLORADO SPRINGS • LAFAYETTE

CLIENT:

COLO WINDERMERE #2, LLC
4164 JUSTIN BLUES, WY # 2581
COLORADO SPRINGS, CO 80918
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WINDERMERE FILING NO. 2
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N. MARKSHEFFEL ROAD
EL PASO COUNTY, COLORADO

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DESIGNED BY: KGV
DRAWN BY: KGV
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PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF
DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

PRELIMINARY
UTILITY
PLAN

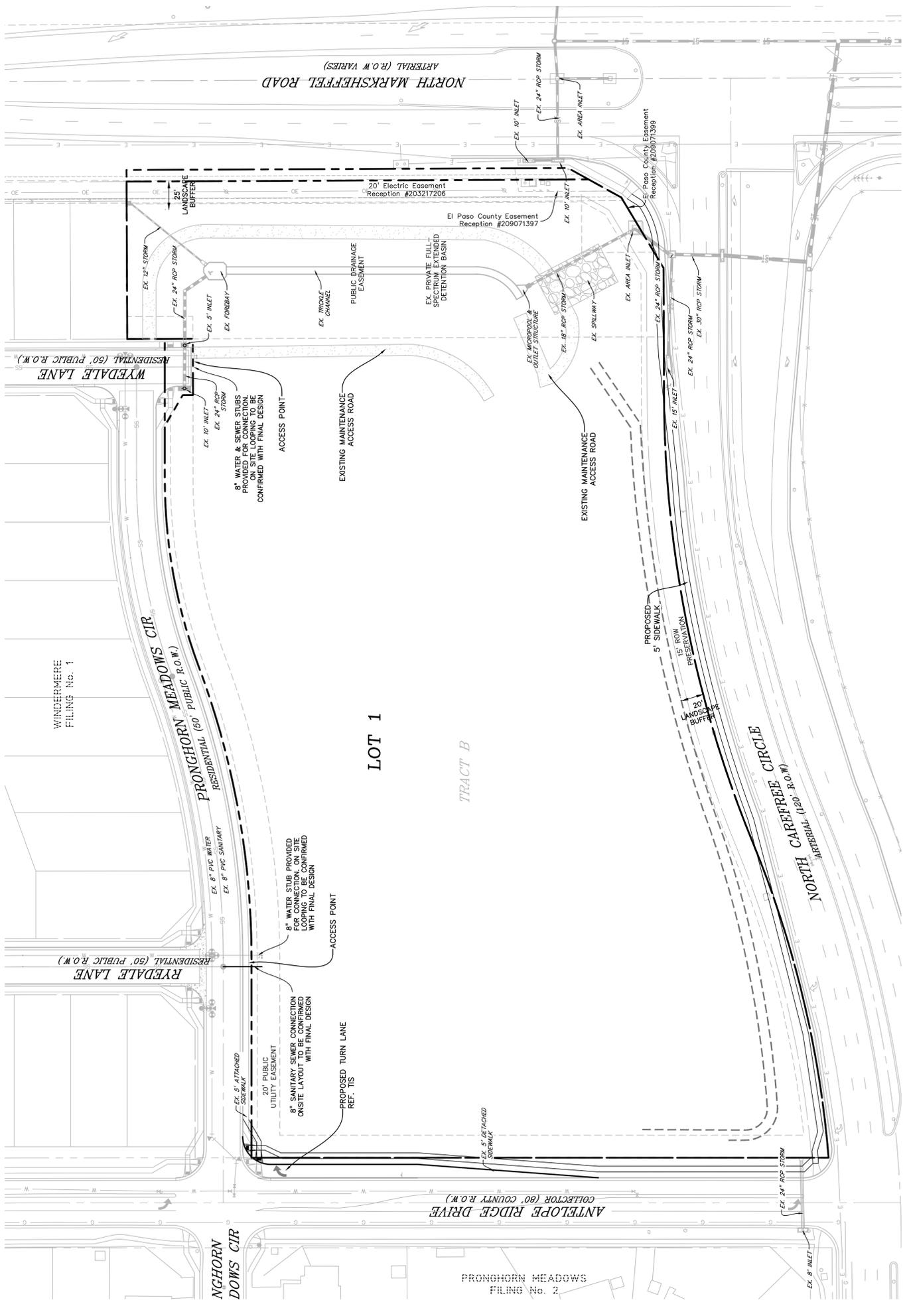
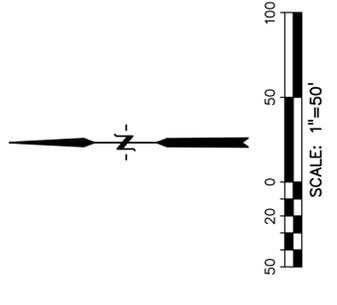
PROJECT NO. 21187-03CS07
DRAWING NO.

UT

SHEET: 5 OF 5

LEGEND

PROPOSED INTERMEDIATE CONTOUR.....	-5522
PROPOSED INDEX CONTOUR.....	-5520
EX. INTERMEDIATE CONTOUR.....	-5364
EX. INDEX CONTOUR.....	-5365
PROPERTY LINE.....	---
PROPOSED LOT LINE.....	---
PROPOSED R.O.W. LINE.....	---
EASEMENT.....	---





June 26, 2024

Kylie Bagley
El Paso County Planning and Community Development
Transmission via EDARP portal

**Re: Windermere Preliminary Plan Minor Amendment Phase 2, Tract B
EA21172 SP223
E ½ of Section 29, T13S, R65W, 6th PM
Water Division 2, Water District 10
CDWR Subdivision #32385**

Dear Kylie Bagley;

We have reviewed your June 20, 2024 submittal concerning the above referenced proposal to subdivide 9.3 acres into 150 multi-family residential units with 4.29 acres of landscaped area.

Water Supply Demand

According to the submittal, the proposed uses and estimated water requirements for development are 30 acre-feet for residential use (150 households X 0.2 acre-feet per household) and the 8.6 acre-feet for irrigation (4.29 acres at 2.0 acre-feet per acre).

Source of Water Supply

The proposed water supplier is the Cherokee Metro District (“District”). The District has provided a letter dated April 1, 2024 committing to serve the subdivision. Information in our files indicates the district has approximately 830 acre-feet per year of Denver Basin ground water available for additional commitments.

State Engineer’s Office Opinion

Based upon the above and pursuant to Section 30-28-136(1)(h)(l) C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.

Our opinion that the water supply is **adequate** is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.

Our opinion that the water supply can be **provided without causing injury** is based on our determination that the amount of water that is legally available on an annual basis, according to the statutory **allocation** approach, for the proposed uses is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision

Our opinion is qualified by the following:

The Division 2 Water Court has retained jurisdiction over the final amount of water available pursuant to the above-referenced decree, pending actual geophysical data from the aquifer.

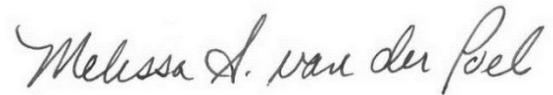


Additional Comments

The application materials indicate that the project will collect storm flows in a detention pond. The applicant should be aware that, unless the structure can meet the requirements of a “storm water detention and infiltration facility” as defined in section 37-92-602(8), Colorado Revised Statutes, the structure may be subject to administration by this office. The applicant should review DWR’s *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*, to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The applicant is encouraged to use *Colorado Stormwater Detention and Infiltration Facility Notification Portal*, located at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>, to meet the notification requirements.

Should you have any questions, please contact me at 303-866-3581.

Sincerely,



Melissa A. van der Poel, P.E.
Water Resources Engineer

cc: Subdivision File 32385
Martha Archuleta, Water Data Analyst



EL PASO COUNTY

Office of the County Attorney

Civil Division

KENNETH R. HODGES, COUNTY ATTORNEY

Nathan J. Whitney, First Assistant County Attorney | Steven A. Klaffky, Chief Deputy County Attorney

May 22, 2025

SP-22-3 Windermere Preliminary Plan Minor Amendment Phase 2

Reviewed by: Lori L. Seago, Senior Assistant County Attorney
April Willie, Paralegal

WATER SUPPLY REVIEW AND RECOMMENDATIONS

Project Description

1. This is a proposal by Colo Windermere #2 LLC (“Applicant”) to amend the Windermere Preliminary Plan, originally approved on March 23, 2021. The original preliminary plan contained 203 single-family lots, 163 of which were platted with the Windermere Filing No. 1 final plat. This preliminary plan amendment contemplates replatting the remaining 40 lots, comprising 9.13 acres, into a single lot for 150 multi-family dwelling units. The 163 platted lots are zoned RS-5000 CAD-O (Residential Suburban - Commercial Aviation District Overlay). The remaining 40 lots have been rezoned to RM-30 CAD-O (Residential Multi-Dwelling – Commercial Aviation District Overlay).

Estimated Water Demand

2. Pursuant to the *Water Supply Information Summary* (“WSIS”), the annual demand for the amended preliminary plan as a whole is 89.1 total acre-feet. This allows for 80.5 acre-feet per year for household use (.26 acre-feet/year/unit), and 8.6 acre-feet per year for irrigation of 4.3 acres. Based on this, the Applicant must provide a supply of 26,730 acre-feet of water (89.1 acre-feet/year x 300 years) to meet the County’s 300-year water supply requirement for the subdivision.

Proposed Water Supply

3. The Applicant has provided for the source of water to derive from Cherokee Metropolitan District (“District”). As identified in the Water Resources Report, the annual water demand for the development is 89.1 acre-feet per year comprised of 163 single family households at 0.31 acre-feet/year/household, 150 multi-family households at 0.20 acre-feet/year/household and irrigation of 4.3 acres totaling 8.6 acre-feet/year. Per the

Water Resources Report, Cherokee’s total water supply is approximately 4,364.8 acre-feet/year, while its existing water commitments total 4,152.1 acre-feet per year before the addition of the proposed development.

4. The General Manager of the District provided a letter dated January 13, 2025, committing to provide water service for Windermere Subdivision, which is located within the District’s established boundaries. The District commits to 89.1 acre-feet per year.

The District notes that these commitments are “hereby made exclusively for this specific development project at this site within the District.” The District’s commitment is only a conditional commitment: “[t]o confirm this commitment you must provide the District with a copy of the final plat approval from El Paso County Development Services within 12 months of the date of this letter. Otherwise, the District may use this allocation for other developments requesting a water commitment.”

State Engineer’s Office Opinion

5. In a letter dated June 26, 2024, the State Engineer reviewed the application to subdivide the 9.3 acres into 150 multi-family residential units.¹ The State Engineer confirmed that the Cherokee Metropolitan District has committed to serving the subdivision. Further, the State Engineer declared that “pursuant to Section 30-28-136(1)(h)(l), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.”

Recommended Findings

6. Quantity and Dependability. Applicant’s water demand for Windermere Preliminary Plan Minor Amendment Phase 2 is 89.1 acre-feet per year to be supplied by Cherokee Metropolitan District. **Based on the water demand of 89.1 acre-feet/year for the development and the District’s availability of water sources, but given the conditional nature of the District’s commitment to serve, the County Attorney’s Office recommends a finding of conditional sufficiency as to water quantity and dependability for Crossroads North.**

7. Quality. Section 8.4.7(B)(10)(g) of the El Paso County Land Development Code allows for a presumption of water quality when water is supplied from an existing Community Water Supply operating in conformance with the Colorado Primary Drinking Water Regulations unless there is evidence to the contrary.

8. Basis: The County Attorney’s Office reviewed the following documents in preparing this review: the Water Supply Information Summary, the Water Resources Report dated May 2025, the Cherokee Metropolitan District letter dated January 13, 2025,

¹ The letter only evaluates Windermere Preliminary Plan Minor Amendment Phase 2 to include 150 households estimated to use 30 acre-feet for residential use and 8.6 acre-feet for irrigation, not the entire preliminary plan area which this review encompasses.

and the State Engineer's Office Opinion dated June 26, 2024. The recommendations herein are based on the information contained in such documents and on compliance with the requirements set forth below. ***Should the information relied upon be found to be incorrect or should the below requirement not be met, the County Attorney's Office reserves the right to amend or withdraw its recommendations.***

REQUIREMENTS:

A. Applicant and all future owners of lots within this filing shall be advised of and comply with the conditions, rules, regulations, and specifications set by the District.

B. Applicant must obtain final plat approval for the 9.13 acres of multi-family development and provide evidence thereof to the District within 12 months of the District's commitment letter dated January 13, 2025 (approval must be provided by January 13, 2026), to retain the District's water commitment. **If Applicant fails to do so, this recommended finding of conditional sufficiency will be deemed moot and no longer valid. Once Applicant provides proof to the District that satisfies the District's condition of final plat approval, this conditional finding of sufficiency will automatically convert to a full sufficiency finding.**

cc: Kylie Bagley, Project Manager, Planner

PRELIMINARY PLAN (RECOMMEND APPROVAL)

_____ moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. SP223

WINDERMERE PRELIMINARY PLAN MINOR AMENDMENT PHASE 2

WHEREAS, Kimley-Horn and Associates, Inc. did file an application with the El Paso County Planning and Community Development Department for approval of a Preliminary Plan for the Windermere Preliminary Plan Minor Amendment Phase 2 Subdivision for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by this Commission on July 17, 2025; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission members during the hearing, this Commission finds as follows:

1. The application was properly submitted for consideration by the Planning Commission;
2. Proper posting, publication, and public notice were provided as required by law for the hearing before the Planning Commission;
3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted, and that all interested persons and the general public were heard at that hearing;
4. All exhibits were received into evidence;
5. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations; and

6. For the above-stated and other reasons, the proposed Preliminary Plan is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

WHEREAS, this Commission further finds that the request meets the criteria for approval outlined in Section 7.2.1.D.2.e of the Land Development Code ("Code") (as amended), as follows:

1. The proposed Subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
2. The Subdivision is consistent with the purposes of the Code;
3. The Subdivision is in conformance with the subdivision design standards and any approved Sketch Plan;
4. 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 the Code (this finding may not be deferred to Final Plat if the applicant intends to seek Administrative Final Plat approval);
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 the Code;
6. All areas of the proposed Subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed Subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)];
7. Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of the Code and the Engineering Criteria Manual ("ECM") are provided by the design;
8. The location and design of the public improvements proposed in connection with the Subdivision are adequate to serve the needs and mitigate the effects of the development;
9. Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with the Code and the ECM;
10. The proposed Subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the Subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use

pattern to support a balanced transportation system, including auto, bike, and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the Subdivision to provide a transition between the Subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed Subdivision so the proposed Subdivision will not negatively impact the levels of service of County services and facilities;

11. Necessary services, including police and fire protection, recreation, utilities, open space, and transportation systems are or will be available to serve the proposed Subdivision;
12. The Subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code;
13. The proposed Subdivision meets other applicable sections of Chapter 6 and 8 of the Code; and

WHEREAS, (Sufficiency) 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 the Code;

NOW, THEREFORE, BE IT RESOLVED, the El Paso County Planning Commission recommends that the petition of Kimley-Horn and Associates, Inc. for approval of a Preliminary Plan for the Windermere Preliminary Plan Minor Amendment Phase 2 Subdivision for property located in the unincorporated area of El Paso County meets the criteria for approval outlined in Section 7.2.1.D.2.e of the Land Development Code and be approved by the Board of County Commissioners with the following conditions and notations:

CONDITIONS

1. Applicable drainage, bridge, school, and park fees shall be paid with each Final Plat.
2. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated 5/22/2025, as provided by the County Attorney's Office.

NOTATIONS

1. Subsequent Final Plat filings may be approved administratively by the Planning and Community Development Director.

2. Approval of the Preliminary Plan will expire after twenty-four (24) months unless a final plat has been approved and recorded or a time extension has been granted.
3. Preliminary Plans not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.
4. The developer shall provide escrow for this developments' proportional share of the signal improvements identified by the City of Colorado Springs with the subsequent Final Plat application.

BE IT FURTHER RESOLVED that this Resolution and the recommendations contained herein shall be forwarded to the El Paso County Board of County Commissioners for its consideration.

_____ seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: (circle one)

Sarah Brittain Jack	aye / no / non-voting / recused / absent
Jim Byers	aye / no / non-voting / recused / absent
Jay Carlson	aye / no / non-voting / recused / absent
Becky Fuller	aye / no / non-voting / recused / absent
Jeffrey Markewich	aye / no / non-voting / recused / absent
Eric Moraes	aye / no / non-voting / recused / absent
Bryce Schuettpelz	aye / no / non-voting / recused / absent
Wayne Smith	aye / no / non-voting / recused / absent
Tim Trowbridge	aye / no / non-voting / recused / absent
Christopher Whitney	aye / no / non-voting / recused / absent

The Resolution was adopted by a vote of ____ to ____ by the El Paso County Planning Commission, State of Colorado.

DONE THIS 17th day of July 2025 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: _____
Chair

EXHIBIT A

A PARCEL OF LAND LYING WITHIN THE EAST HALF OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, CHATEAU AT ANTELOPE RIDGE FILING NO. 2, AS SHOWN ON THE PLAT THEREOF RECORDED UNDER RECEPTION NO. 202192387, OF THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO, SAID CORNER ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF ANTELOPE RIDGE DRIVE AND CONSIDERING THE SOUTH LINE OF SAID LOT 1, AS SHOWN ON SAID PLAT, TO BEAR N89°56'53"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE EAST RIGHT-OF-WAY-LINE LINE OF ANTELOPE RIDGE DRIVE:

1. S00°09'38"E, 35.51 FEET TO A POINT OF CURVE TO THE LEFT;
2. 928.37 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF REVERSE CURVE, SAID ARC HAVING A RADIUS OF 1560.00 FEET, A CENTRAL ANGLE OF 34°05'50" AND BEING SUBTENDE BY A CHORD THAT BEARS S17°05'40"E, 914.73 FEET;
3. 762.65 FEET ALONG THE ARC OF SAID REVERSE CURVE TO A POINT TANGENT; SAID ARC HAVING A RADIUS OF 1280.00 FEET, A CENTRAL ANGLE OF 34°08'17" AND BEING SUBTENDE BY A CHORD THAT BEARS S17°04'26"E, 751.42 FEET;
4. S00°00'18"E, 202.36 FEET TO THE POINT OF BEGINNING;

THENCE N89°59'46"E, 177.94 FEET TO A POINT OF CURVE TO THE LEFT; THENCE 264.28 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF REVERSE CURVE, SAID ARC HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 20°27'45" AND BEING SUBTENDE BY A CHORD THAT BEARS N79°45'54"E, 262.88 FEET;

THENCE 169.67 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 20°27'58" AND BEING SUBTENDE BY A CHORD THAT BEARS N79°46'01"E, 168.77 FEET;

THENCE N90°00'00"E, 125.29 FEET; THENCE N00°14'54"W, 33.28 FEET; THENCE N89°45'06"E, 150.34 FEET TO THE WEST RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD AS DESCRIBED IN THAT DOCUMENT RECORDED UNDER RECEPTION NO. 209071394 OF THE RECORDS OF EL PASO COUNTY; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE SAID WEST RIGHT-OF-WAY LINE:

1. S00°15'17"E, 390.53 FEET;
2. S29°00'24"W, 54.00 FEET;

3. S59°08'42"W, 73.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NORTH CAREFREE CIRCLE AS DESCRIBED IN THAT DOCUMENT RECORDED UNDER RECEPTION NO. 205015091 OF THE RECORDS OF EL PASO COUNTY;

THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID NORTH RIGHT-OF-WAY LINE:

1. S89°48'47"W, 113.86 FEET TO A POINT OF CURVE TO THE LEFT;
2. 407.83 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF REVERSE CURVE, SAID ARC HAVING A RADIUS OF 1060.00 FEET, A CENTRAL ANGLE OF 22°02'40" AND BEING SUBTENDED BY A CHORD THAT BEARS S78°47'28"W, 405.32 FEET;
3. 288.60 FEET ALONG THE ARC OF SAID REVERSE CURVE TO THE EAST RIGHT-OF-WAY LINE OF ANTELOPE RIDGE DRIVE, SAID ARC HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 17°35'28" AND BEING SUBTENDED BY A CHORD THAT BEARS S76°33'51"W, 287.47 FEET;

THENCE THE ALONG THE EAST RIGHT-OF-WAY LINE OF ANTELOPE RIDGE DRIVE N00°00'18"W, 510.52 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINS AN AREA OF 403,264 SQUARE FEET (9.2577 ACRES) OF LAND, MORE OR LESS.