

PERCHERON FILING 7 PDZ DEVELOPMENT PLAN

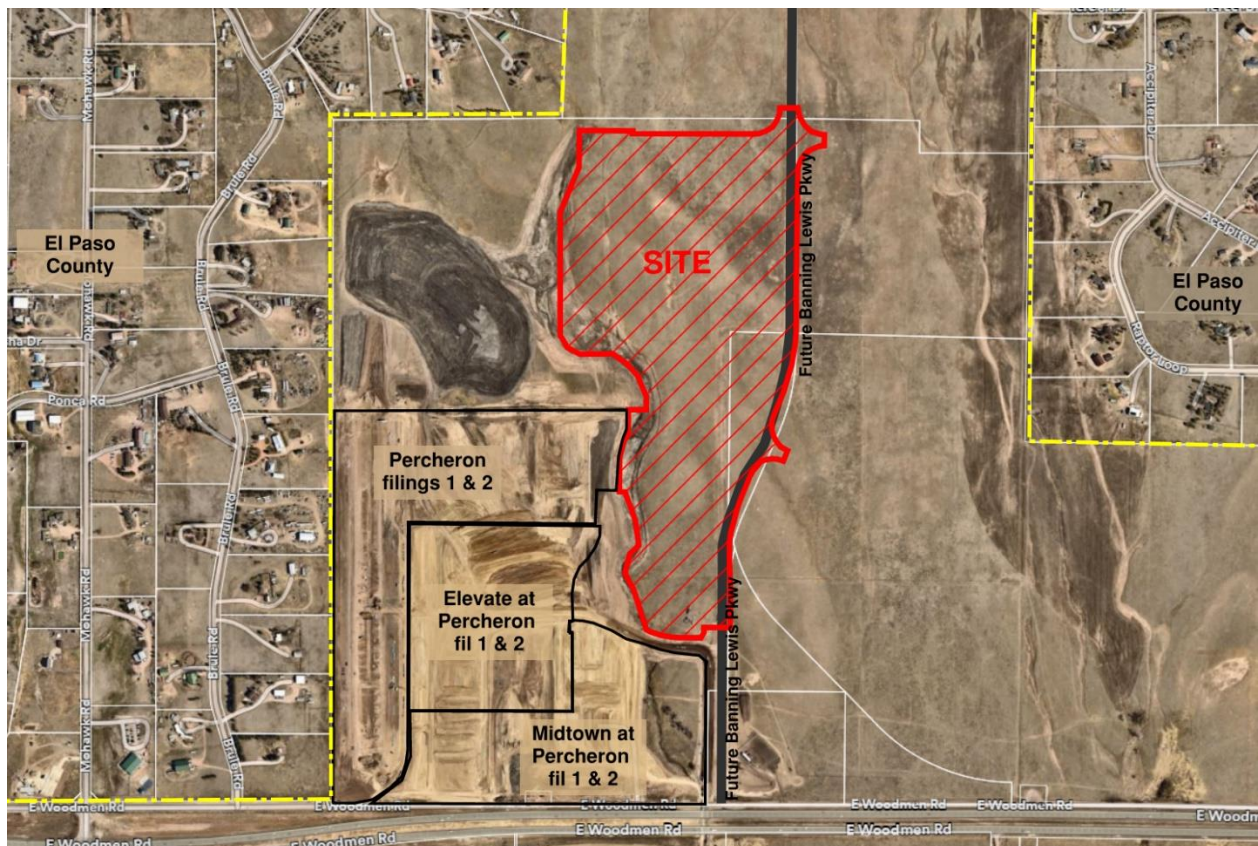
PROJECT STATEMENT

JULY 2025

REQUEST

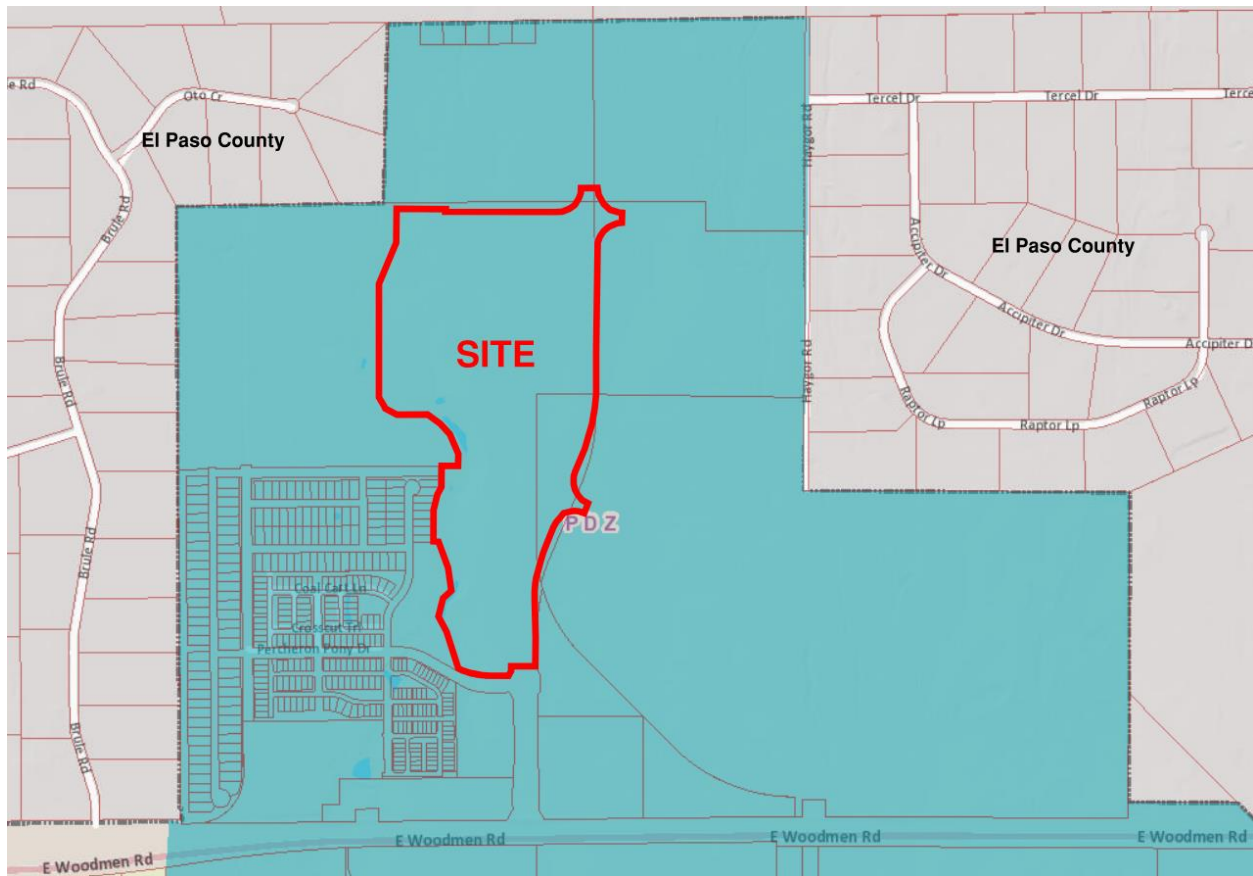
N.E.S. Inc., on behalf of Nor'wood Development Group, requests approval of a PDZ Development Plan for Percheron Filings 7 comprised of 95 detached single-family residential lots.

LOCATION AND SURROUNDING LAND USE



The 70.38-acre project site is centrally located in the area north of Woodmen Road within the Percheron Master Plan area. The surrounding land uses include detached single-family residential to the west, south, and southwest (Percheron filings 1 & 2, Percheron filings 3 – 6, Elevate at Percheron filings 1 & 2, and Midtown at Percheron filings 1 & 2), and vacant land planned for future residential development to the north and east across Banning Lewis Pkwy.

ZONING



The site is zoned PDZ AP-O (Planned Development Zone; multi-family residential, open space and parks, as defined by the Banning Lewis Ranch North Zoning and Design Standards with Airport Overlay; Ord 21-14). All surrounding properties are also zoned PDZ AP-O (Ord. 21-14).

PROJECT DESCRIPTION

Percheron Filing No. 7 is the next phase in the development of the Percheron Land Use Plan. The proposal is to develop 70.38 acres with 95 detached single-family lots and several tracts. Tracts A, C, and E are planned for future development and will remain vacant until future entitlements are submitted. Tracts B, D, and F will be used for drainage and open space and Tract F will be developed as a park. All tracts will be owned and maintained by the North Meadows Metro District No. 3. The gross density for the project is 1.4 du/ac including all tracts and right-of-way. The net density of this development plan includes only the area within the Development Plan that is proposed to be developed with this application. This area excludes Tracts, A, C, D, E, and Banning Lewis Pkwy and is 4.1 du/acre which is consistent with the Residential Low (RL) land use category on the Percheron Land Use Plan.

ACCESS AND TRAFFIC

A portion of Banning Lewis Pkwy, a Principal Arterial, will be constructed with this application but will not provide access to the development. Access to the site will be gained from the north off March Viking Drive and from the south off Carlana Street which are both 67' east/west collectors. Saddle Trot Drive intersects with March Viking Drive to the north and Sunline Drive intersects Carlana Street to the south. All internal roads providing access to the individual lots are proposed as 50' residential roads. All roads within the development include 5' detached sidewalks on both sides. A 10' pedestrian trail is proposed within Tracts D and F on the west side of the development. The trail connects to the sidewalk system and will provide pedestrian connectivity to the future park and for multiple filings within the Percheron Land Use Plan. Each lot will have 2 off-street parking spaces and on-street parking is allowed on the residential roads within the development.

DEVELOPMENT STANDARDS (established by Ord 21-14)

Lot Standards	RL-Residential Low Density
Front Setback	15' minimum
Side/ Side Adjacent to R.O.W	5' minimum/10' minimum
Rear	20' minimum
Minimum Lot Size	6,000 SF
Minimum Lot Width	40' (at front setback)
Maximum Lot Coverage	45%
Maximum Building Height	35'

PARKS AND OPEN SPACE

Tract F, in the northwest corner of the plan, will be developed into a 2.3-acre park which will be developed by the Percheron Park and Recreation District and will be owned and maintained by North Meadows Metro District No. 3. Tract D includes a portion of the Sand Creek channel and is intended for drainage and open space. Tract D includes a 10' concrete trail that will connect to the future park to the north and the sidewalk system within the development.

DRAINAGE

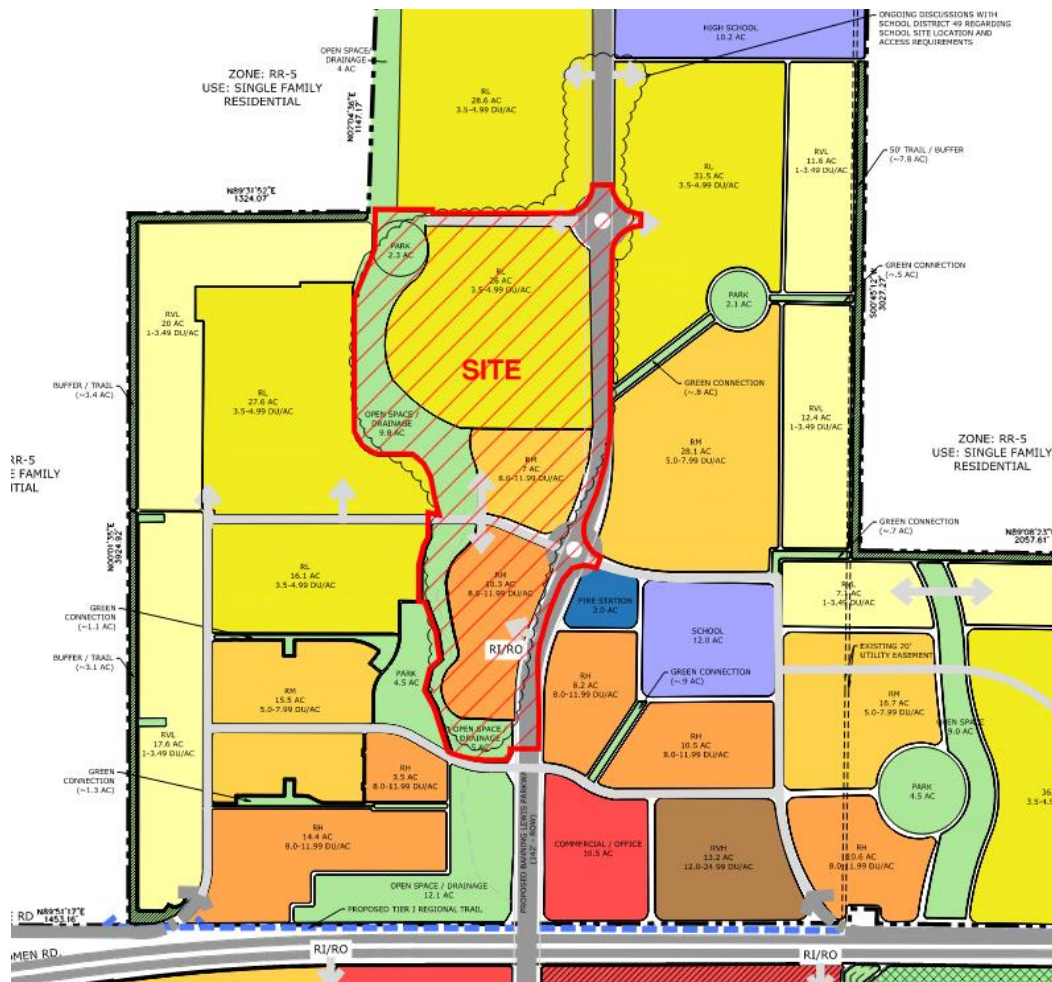
Two regional private full-spectrum detention and water quality ponds are provided in Percheron Filing 7. Pond 1 is in Tract D directly southwest of the proposed residential development adjacent to the stream channel. Pond 2 is on the southern end of Tract E. These ponds will detain and treat all stormwater run-off from this single-family residential development and the future Percheron Filing 8 development. A drainage report has been included with this submittal.

UTILITIES

Sanitary sewer, water, electric, and gas will be provided as per the utility plans included with this submittal.

The Percheron Filing No. 7 Development Plan spans multiple land use categories in the Percheron Land Use Plan (PDZL-25-0003). The proposed residential development sits within the Residential Low (RL) land use category with a density range of 3.5 – 4.99 du/acre. The net density of this development plan includes only the area within the Development Plan that is proposed to be developed with this application. This area excludes Tracts, A, C, D, E, and Banning Lewis Pkwy and is 4.1 du/acre. Tract A is also within the RL land use category shown on the Land Use Plan and is currently designated as a future development tract and will be included in a future application. At that time, the proposed density for the adjusted developable area will be calculated and updated.

Tract D is 8.2 acres in size and is intended for drainage and open space. The proposed acreage and location of this drainage and open space is generally consistent with the Percheron Land Use Plan. Tract F is 2.3 acres and is set aside for future park development which is consistent with the 2.3-acre park designated on the approved Land Use Plan. Tracts A, C, and E are intended for future development and will be included in future entitlement applications. These tracts sit within the Residential Low (RL), Residential Medium (RM) and Residential High (RH) land use categories and future applications will align with the intended land uses and densities set forth in the Land Use Plan. The densities and tract designations are wholly consistent with the intent of the approved Percheron Land Use Plan.



PROJECT JUSTIFICATION

CONFORMANCE WITH DEVELOPMENT PLAN CRITERIA (CODE SECTION 7.5.515 D.)

The decision-making body shall review the Development Plan application or amendment and approve, approve with conditions, or deny the application based on the following criteria:

A. The decision-making criteria in Section [7.5.409](#) (General Criteria for Approval) apply unless modified by this Subsection 4;

1. Compliance with this UDC: The proposed use and development shall comply with all applicable standards in this UDC, unless the standard is lawfully modified or varied.

The proposed project complies with the provisions of the UDC. This site is zoned PDZ and is subject to the Percheron Design Standards. The development demonstrates that the proposed project is consistent with all applicable standards.

2. Compliance with Other Applicable Regulations: The proposed use and development shall comply with all other City regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant entities with jurisdiction over the property or the current or proposed use of the property. This includes, but is not limited to, floodplain, water quality, erosion control, and wastewater regulations.

The project meets all city, state, and federal regulations and the property is not within a floodplain. Stormwater is managed by two private, full-spectrum detention facilities within Tracts D and E of the development. A Drainage Study demonstrating compliance with applicable standards is included in the application submittal. Wastewater for the site will be accommodated by a new sanitary sewer line.

3. Compliance with Engineering Standards and Utilities: The proposed use and development shall comply with standards for roadway design and construction, access, drainage, water, sewer, emergency/fire protection, and others established by federal, state, county, service district, City, Colorado Springs Utilities, and other regulatory authorities. Utility services must be connected as required by this UDC.

The project meets all engineering and utility standards. This project will include an extension of Banning Lewis Pkwy, a Principal Arterial, and an internal network of 50' residential roads. All new roads will include 5' detached sidewalks on either side and all new roads and sidewalks will be constructed to City Engineering standards. Two access points will be provided to the development which complies with emergency/fire protection requirements. Curb and gutter will be installed to city standards to ensure compliance with drainage requirements.

- 4. Compliance with Prior Approvals: The proposed use and development shall be consistent with the terms and conditions of any prior land use approval, plan, or plat approval for all or part of the property that is in effect and not proposed to be changed. This includes consistency with any Annexation Agreement, Land Use Plan, or approved phasing plan for development and installation of public improvements and amenities. (Ord. 23-03)**

The proposed project fully complies with the Percheron Land Use Plan (PDZL-25-0003). The proposed Development Plan spans multiple land use categories and the proposed development and land uses are consistent with the intent of the approved Percheron Land Use Plan as described above.

- B. The application complies with all applicable Use-specific standards in Part 7.3.3 related to the proposed use(s);**

There are no use-specific standards relevant to this use.

- C. The details of the site design, building location, orientation, and exterior building materials are compatible and harmonious with the surrounding neighborhood, buildings, and uses, including not-yet-developed uses identified in approved Development Plans;**

This project is compatible with the surrounding land uses. The surrounding land uses include detached single-family residential to the west, south, and southwest (Percheron filings 1 & 2, Percheron filings 3 – 6, Elevate at Percheron filings 1 & 2, and Midtown at Percheron filings 1 & 2), and vacant land planned for future residential development to the northeast and directly east across Banning Lewis Pkwy. The proposed development will include trails that connect to a greater trail network within Percheron which will provide pedestrian connectivity for all future residents.

- D. Significant off-site impacts reasonably anticipated as a result of the project are mitigated or offset to the extent proportional and practicable;**

Traffic from this development has been anticipated in previously submitted studies and accounted for in the project design. Stormwater management for the Percheron Master Plan area has been anticipated, studied, designed, and is implemented as development occurs. The drainage from this portion of the development is being managed by two regional private full-spectrum detention and water quality ponds in tracts D and E of the development. A drainage study has been included with this submittal.

- E. The Development Plan substantially complies with any City-adopted plans that are applicable to the site, such as Land Use Plans, approved master plans for a specific development, neighborhood plans, corridor plans, facilities plans, urban renewal plans, or design manuals;**

This development is within the Banning Lewis Ranch North Master Plan boundaries which is a privately initiated master plan that is considered ‘active’ and this Development Plan complies with the requirements of this Master Plan. The proposed development is also within the boundaries of the Percheron PDZ Land Use Plan and is compliant with the requirements of this Plan as described

above. The Development Plan is consistent with the Engineering Criteria Manual, Landscape Manual, and all other applicable city plans and standards.

F. The project meets dimensional standards applicable to the zone district, or any applicable requirement in an FBZ or PDZ district;

The property is zoned PDZ and is subject to the Percheron PDZ Zoning & Development Standards. All dimensional standards within the PDZ zone district are met with the proposed plan. This includes setbacks, height, and lot coverage standards. No variances or relief requests are being sought with this Development Plan.

G. The project grading, drainage, flood protection, stormwater quality, and stormwater mitigation comply with the City's Engineering Criteria, the drainage report prepared for the project on file with the Stormwater Enterprise Manager, and other federal, state, and City regulations;

The grading, drainage, stormwater quality and mitigation comply with the City's Engineering Criteria, and state and federal standards as detailed in the drainage study and grading plans included with this submittal. The property is not in a floodplain so additional floodplain standards do not apply.

H. The project complies with all the development standards of Article 7.4 (Development Standards and Incentives), including access and connectivity requirements in Part 7.4.4 (Access and Connectivity), the landscaping and green space requirements in Part 7.4.9 (Landscaping and Green Space), and the parking and loading requirements in Part 7.4.10 (Parking and Loading);

The development meets the standards of Article 7.4 as applicable. This includes compliance with the landscape and green space, access and connectivity, and parking and loading requirements. A preliminary landscape plan was submitted with the Development Plan demonstrating the site has adequate green space to support the use. All required parking has been accommodated on site.

I. The project complies with all applicable requirements of any Overlay District in which the property is located, as listed in Part 7.2.6 (Overlay Districts);

This site is in the ANAV subzone of the Airport overlay. Single-family residential is a permitted use in this subzone and there are no specific development requirements that apply, except that:

1. Requirements Prior to Building Permit Issuance: Within the Airport Navigation (ANAV) subzone the following requirements apply and must be met prior to Building Permit issuance:

a. Unless previously granted for the property, an aviation easement must be granted and recorded.

b. Referral to Airport Advisory Commission or its designee for review and comment to ensure that any proposed structure does not penetrate the elevations shown on the Colorado Springs Airport Map.

c. Referral to Airport Advisory Commission or its designee for review and comment is required if the land use or permit request is for a communication facility, wastewater treatment facility, lift station or other use that uses electronic communications or emitting electromagnetic radiation that may create electrical interference with radio communication and navigational aids.

An aviation easement will be granted and recorded when the site is platted and the development plan application will be routed to the Airport Advisory Commission as part of the standard review process.

J. The project preserves, protects, integrates, or mitigates impacts to any identified sensitive or hazardous natural features associated with the site;

A geologic hazard report was not required with this application. There are no sensitive or hazardous features identified on the site.

K. The project connects to or extends adequate public utilities to the site. As required by Colorado Springs Utilities, the project will extend the utilities to connect to surrounding properties; and

The property is served by municipal utilities adjacent to the site. New lines, including sanitary sewer and water, electric, and gas will be provided as per the utility plans included with this submittal.

L. If necessary to address increased impacts on existing roadways and intersections, the project includes roadway and intersection improvements to provide for safe and efficient movement of multi-modal traffic, pedestrians, and emergency vehicles in accordance with the Engineering Criteria, public safety needs for ingress and egress, and a City accepted traffic impact study, if required, prepared for the project.

Access to the development will be gained from Carlana Street to the south and March Viking Drive to the north, both roadways are east/west 67-foot collectors that have adequate capacity to accommodate traffic from this development. All roads within and around the development are designed to accommodate emergency vehicles. There are 5' detached sidewalks on both sides of the roadways throughout the development.

\\nes02\projects\norwood\banning lewis ranch north\percheron phase 1 north\admin\submittals\percheron 3- 5\3rd submittal\upload docs\percheron 3 and 4 pdz dp - project statement - 3rd submittal.docx