

Meadowbrook Crossing Fire Protection Report

Preliminary Plan and Final Plat



VICINITY MAP

Prepared By:
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Site Location, Size, Zoning:

Thomas & Thomas, on behalf of Meadowbrook Crossing LLC, recently submitted a proposal seeking a zone change which was approved by the El Paso County Planning Commission on December 6, 2016. The rezone was from I-2 (Limited Industrial) and CR (Commercial Regional) to RS-5000, Residential Suburban District, to accommodate single-family residential units of a minimum 5,000 square foot sized lot. The site consists of a single parcel, which is 32.273 acres with an allowable gross density of 4-6 DU/ Acre for a potential of 186 dwelling units.

The 32.273 acres site is located along Meadowbrook Parkway north of Highway 24 and east of Peterson Road in eastern Colorado Springs. The entire site is currently vacant with the East Fork of Sand Creek running in a southwesterly direction in the northwestern corner of the site. The creek and drainage way will be improved as required as of the preliminary plan process and through a LOMR/ CLOMR submittal.

The Preliminary Plan and Final Plat shows the detailed design of the single-family detached residential community and describes the lot sizes, transportation systems, public rights-of-way, and easements necessary for development. The site plan includes 114 new single family lots located on 32.273 acres resulting for a density of 3.53 DU/Acre.

Fire Protection Report:

It is anticipated that the Cimarron Hills Fire Department will provide fire protection services for the site. The Cimarron Hills Fire Department fire station is located at 1885 Peterson Road, approximately 3.5 miles from the proposed site. The estimated emergency response time is approximately 7 minutes. There are no existing fire hydrants at and or near the proposed site; however, fire hydrants will be provided as required. The Cimarron Hills Fire Department will respond to fire and medical emergencies at the site. The fire department currently has (12) full time fire and emergency medical personnel. All personnel are trained to the EMT-Basic Level and three Advanced Life Support capable. In addition there are (12) part time fire and emergency medical personnel; (1) 75' Aerial Fire Apparatus; (1) Engine; (1) Brush Truck; and (3) support vehicles.