



MILLER DOWNS

PROJECT STATEMENT

The purpose of this project is to finalize the subdivision of approximately 21.37 acres located along Wyoming Lane and immediately east of the Quail Brush Creek subdivision within the City of Colorado Springs (the "Site"). The proposed Final Plat is consistent with the approved Development Plan for Miller Downs at Wyoming Lane Addition No. 1, City File No. DEPN-25-0072, and establishes the lots, tracts, rights-of-way, and easements necessary for development of the approved residential community. The approved Development Plan identifies 109 single family detached residential structures, including one existing residence, together with associated public streets, open space, drainage facilities, utility extensions, trail connections, and streamside preservation areas.

As shown on the approved Development Plan, the Site is accessed from extensions of New Meadow Drive and Spruce Hill Court through the adjacent Quail Brush Creek development. The proposed subdivision includes residential lots, public streets, public utility easements, drainage facilities, open space tracts, trail connections, a full spectrum detention basin, and streamside preservation areas associated with Sand Creek. Existing natural features, including the wetland area and Sand Creek corridor, are incorporated into the project through the approved open space, landscape, drainage, and streamside overlay design.

The proposed Final Plat establishes the lots, tracts, public rights-of-way, public utility easements, drainage easements, and public improvement easements necessary to serve the subdivision. Public infrastructure will be provided through extensions of Colorado Springs Utilities facilities from the adjacent Quail Brush Creek development. The plat also provides the easements and tract configurations necessary to accommodate drainage, stormwater quality facilities, open space maintenance, trail connectivity, and utility service throughout the development. No public easements dedicated by plat to the City are proposed to be vacated as part of this application.

The proposed Final Plat is appropriate and should be approved because it implements the approved Development Plan, complies with the applicable subdivision requirements of the Unified Development Code, and incorporates the lots, easements, rights-of-way, and tracts necessary to support the approved residential development. The plat provides adequate access, public utilities, drainage infrastructure, open space preservation, and environmental protections consistent with City standards and prior land use approvals. The proposed subdivision is compatible with the surrounding residential development pattern and satisfies the requirements of Section 7.5.519.C of the Unified Development Code for approval of a Final Plat.

Pre-Application Response

No pre-application was not required since this Final Plat is following the approval of the Development Plan.

