

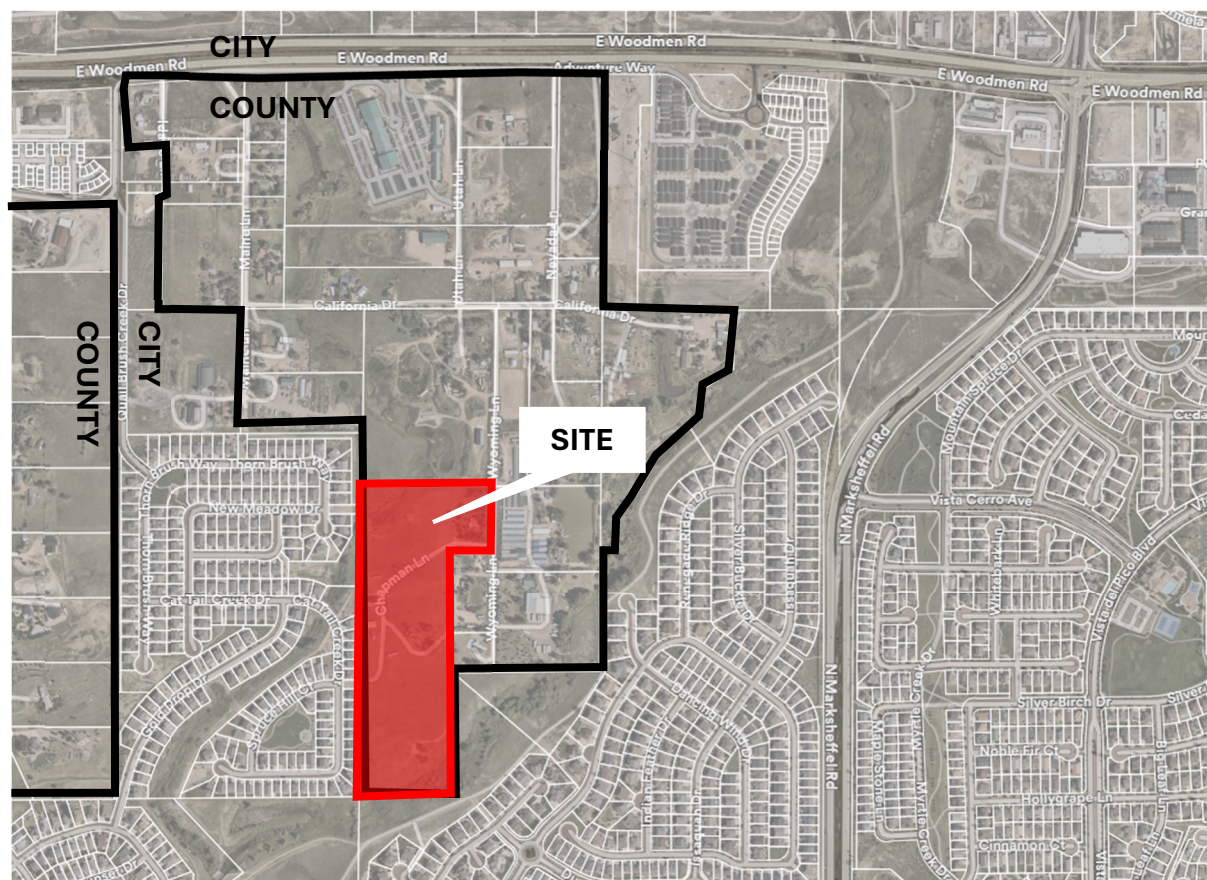
June 3, 2025

Tamara Baxter
Planning & Community Development
30 S. Nevada Ave, #701
Colorado Springs, CO 80901
Phone (719) 385-5905

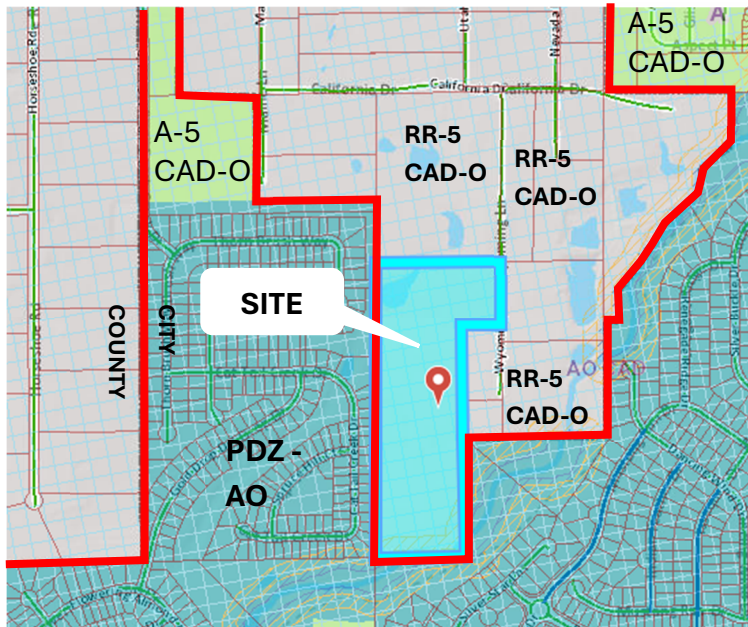
RE: Miller Downs

PROJECT DESCRIPTION:

Overall: This submittal is for a Development Plan for +/-21.37AC located along Wyoming Lane and immediately east of the Quail Brush Creek Subdivision. The proposed site is surrounded by detached single family to the west, Sand Creek with detached single family residential to the south, large lot single family residential to the north with wholesale nursery and large lot single family residential to the east.



The existing site contains one single family residential structure, several outbuildings and mobile homes. The applicant intends to create a single 2.5AC lot in the NEC of the property on which they will maintain the existing single-family residence. This residence will continue to utilize its existing connection to well and septic with the permission of CSU and the State of Colorado. The existing outbuildings and under-utilized mobile home outside of the created northeast corner 2.5AC lot will be demolished and removed. The remaining area of the parcel will be developed as single family residential and connected to Colorado Springs Utilities.



Surrounding zoning to the site is PDZ AO (Planned Development Zone -Airport Overlay) to the west, south and a segment of Sand Creek to the southeast. Directly east and north of the site is zoned RR-5 CAD-O. The entirety of the parcel is within an airport overlay. A small portion in the southeast corner of site is located within the Sand Creek Outer Buffer. Improvements to the Sand Creek Channel are under a separate application.

The proposed development plan includes a mix of detached and attached single family units to create a gross density of 6.59 DU/AC. Access into the development is proposed from an extension of New Meadow Drive, an existing residential drive within the Quail Brush Creek residential development. A second access is proposed from an extension of Spruce Hill Ct., an existing residential roadway within the Quail Brush Creek Residential Development. A separate existing access point from Wyoming Lane will continue to provide access to the existing residence and proposed 2.5AC residential lot located in the NEC of the project site. This access may be used as an emergency exit for emergency use only.

A wetland exists in the northwest corner of the project site. This wetland (PUSC) is classified as a seasonally flooded freshwater pond habitat with an unconsolidated bottom. Sand Creek (R4SBA) an intermittent riverine stream is located in the southeast corner of the site. Improvements and modifications to the stream and wetland are under a separate development application.

Development Plan Review Criteria – UDC 7.5.515.D**1. The decision-making criteria in Section 7.5.409 (General Criteria for Approval) apply unless modified by this Subsection 4;**

The proposed development plan is in compliance with the UDC. The proposed residential uses comply with the R-Flex Medium Zone, all other City regulations, standards and City Engineering Standards. A drainage and traffic report have been included with the submittal.

The property is located within the Sand Creek streamside overlay with the inner and outer buffer overlaying the site. Streamside inner and outer buffer landscape requirements are shown in the development plan with the stream incorporated as an amenity. A trail and pocket park are located within the outer stream buffer and will provide an overlook of the stream. A detention basin is located in the southwest corner of the site. This basin will capture and treat stormwater and prevent sediment from entering the stream. Trails within the development have been linked to provide an inclusive trail network supportive of active lifestyles. A separate Sand Creek Channel Improvement plan will regrade and restore native vegetation along the creek. All proposed plantings within the streamside overlay are from Appendix A of the Landscape and Policy Manual and recommended for stream side improvements.

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

Proposed uses for the site are single family residential, detention, trails, open space and park features. These are allowed uses within the R-Flex Medium Zone. The proposal is consistent with the UDC zone standards.

3. 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;

The proposed development plan will complement the existing detached single family residential to the west and south. The development plan proposes a density transition by matching lot sizes along the boundary of the existing Quail Brush Creek Neighborhood. From here, lot sizes then transition to smaller lots interior to the development. The larger lots are again proposed along the eastern and northern boundary to transition residential densities to un-incorporated El Paso County 5 acres lots. Proposed open spaces, trails and pocket parks within the development will support wildlife and wildlife habitats in the area and will provide a soft transition and pedestrian connections to the Quail Brush Creek Neighborhood. All roads will be developed to City of Colorado Springs Traffic standards. All open spaces, parks, trails and the detention basin spaces will be owned and maintained by the metro-district.

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

The initial review included potential traffic impacts. The regional access to the development will be provided by Powers Boulevard and Highway 24. Primary access will be provided by Woodmen Road and Dublin Boulevard, with more localized access provided by Adventure Way and Black Forest Road. Direct access will be provided by Quail Brush Creek Drive along Adventure Way, Ficus Street along Black Forest Road

and Fieler Drive along Dublin Boulevard. An existing access located along Wyoming lane will be used as an access for the existing house and emergency egress only. A traffic study completed by Kimley-Horn in May of 2025 analyzed the proposed development and surrounding background traffic. The study concluded that this development can be constructed without the need for any offsite improvements and the adjacent intersections that will provide access to the residential neighborhood.

The study projected for the development to generate approximately 1,130 weekday trips with 79 of these trips occurring during the morning peak hour and 100 of these trips occurring during the afternoon peak hour. Based on these traffic counts, no offsite improvements are necessary for this development. As shown in the traffic study, all intersections operate acceptably and vehicles are maintained in the existing turn lane lengths. All queues are expected to be accommodated with the existing turn lane lengths through 2050 with the addition of project traffic. Therefore, no improvements or modifications to the turn lane lengths are anticipated. Existing streets within the Quail Brush Creek neighborhood were designed and constructed with a narrower 30-foot width, which provides traffic calming to reduce vehicle speeds throughout the neighborhood. Within the proposed development, on-street parking will be allowed on one side of the street, in front of the attached single family units, which will create a calming effect on traffic without prohibiting movement. Therefore, as constructed, it is believed that the internal street network within the existing residential neighborhood will provide safe and adequate roadway connections to and from the proposed Miller Downs development.

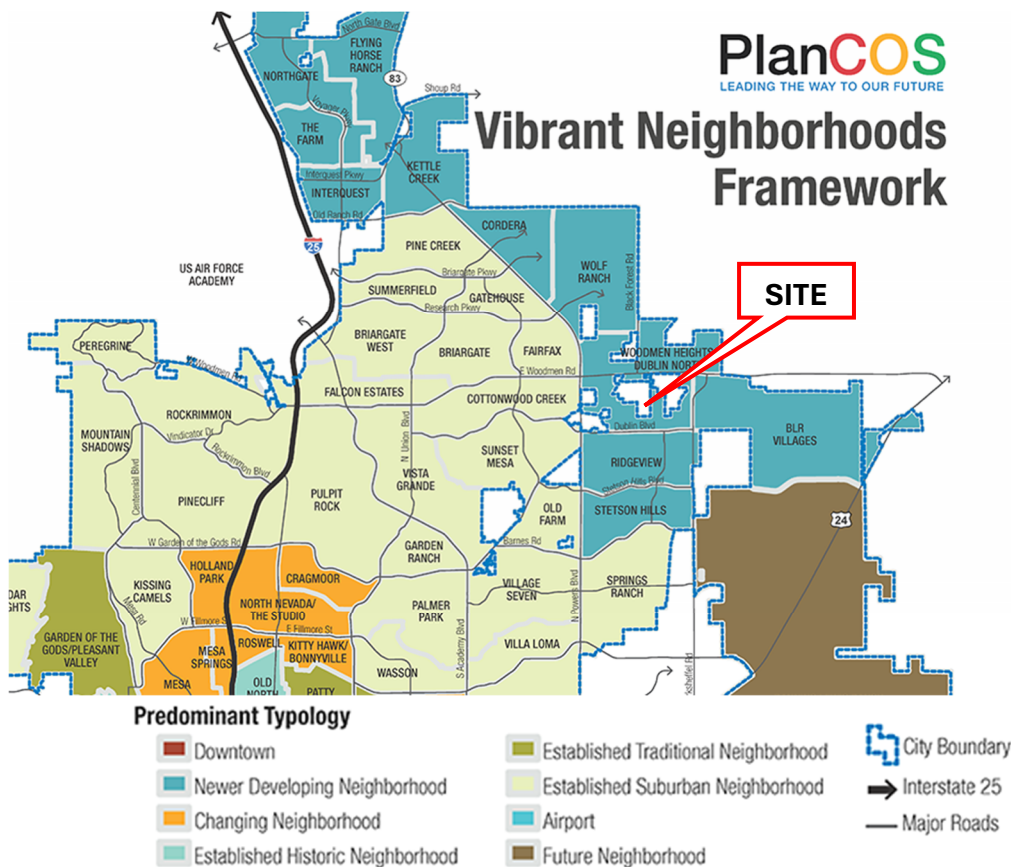
Second, drainage impacts have been evaluated. The drainage impacts have been analyzed with mitigation measures outlined in the drainage report. A full spectrum detention basin is proposed in the southwest corner of the site. This basin will capture and treat all stormwater generated and prevent sediment from entering the creek. No creek or natural drainage will be impacted.

Last, an existing wetland is located in the northwest corner of the site. This freshwater wetland will remain and has been incorporated into the site as an amenity. Preservation of this wetland coupled with a large open space corridor along Sand Creek will preserve habitat and species for many of the existing wildlife species valued by the neighborhood. USFWS IPaC mapper showed endangered species potentially present on the site as: the Eastern Black Rail, Piping Plover birds, Monarch Butterfly and Suckley's Cuckoo Bumble Bee insects and Ute Ladies' Tresses flowering plant. Both the Eastern Black Rail and Piping Plover species are wetland dependent and primarily associated with herbaceous, persistent, and emergent wetland cover. Preservation of the existing wetland in the northwest corner will preserve valuable habitat areas for both bird species. The Monarch Butterfly and Suckley's Cuckoo Bumblebee may potentially be present on the site. The Federal Register does not identify critical habitat for either of these species on this site.

Ute's Ladies Tresses is a flowering plant that is located in riparian and wetland habitats. Preservation of the existing freshwater wetland and Sand Creek corridor will preserve habitat for the Ute's Ladies Tresses. With this development plan, native species and habitat will be preserved as much as possible.

5. 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;

The proposed development is located immediately adjacent to the approved Dublin North Master Plan and Quail Brush Creek PUD Concept Plan. Although the associated parcel is not included in either plan, both the Master and Concept Plan(s) identify future traffic connections to this proposed development. Both proposed access points from the Quail Brush Creek Neighborhood are in alignment with both the Dublin North Master Plan and Quail Brush Creek PUD Concept Plan. The development is supportive of the Vibrant Neighborhood Typology and is consistent with the Woodmen Heights/Dublin North Newer Developing Neighborhood Framework. The proposed mix of attached and detached single family housing on this site will support PlanCOS Vibrant Neighborhood topology recommendations to integrate diversity of housing types, maximize connectivity and transition between housing types.



The development plan is consistent with the following PlanCOS Vibrant Neighborhoods: Goals and Policies:

- **Policy VN-1.A: Prioritize Replicable, Effective, and Up-to-Date Neighborhood Plans and Programs for those areas with the most Potential for Change and Need of Direction.**

- Strategy VN-1.A-2: **Amending zoning** and subdivision regulations, as necessary, to implement Neighborhood Plans (e.g. redistricting, **new zoning** or design overlays and/or changes to dimension requirements).
 - **Policy VN-2.A: Promote Neighborhoods that incorporate common desired elements.**
 - Strategy VN-2.A-3: Support land use decisions and projects that provide a **variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families** through various life stages and income levels.
 - **Policy VN-3.A: Preserve and Enhance the Physical Elements that define a Neighborhood's Character.**
 - Strategy VN-3.A-5: Update plans and City Code to **encourage a blend of uses that positively affect neighborhoods.**
 - Strategy VN-3.A-7: Encourage neighborhood plans and initiatives that reflect neighborhood identity and built environment **supporting residents of all age ranges and abilities.**
 - **Policy VN-3.E: Encourage and support the integration of mixed-use development in neighborhoods**
 - Strategy VN-3.E-3: Though a combination of Zoning Code changes and development review decisions, encourage and **support flexible site and building designs and residential densities** that are adaptable to the specific site.
- 6. The project meets dimensional standards applicable to the zone district, or any applicable requirement in an FBZ or PDZ district;**
The project meets or exceeds the dimensional standards of the R-Flex medium zone. The proposed gross density is within the allowed range of 5-16 DU/AC. Each lot is a minimum of 1,500 Sq. ft or greater with a front setback of 10 ft or greater on all units. Side setbacks are 5 ft for all units, with a 15 ft building setback and tract adjacent to all corner lots. Rear building setbacks are 10 ft or greater for all lots.
- All required parking is provided interior the site. On street parking is allowed on one side of the street in front of the attached single family. A total of 140 new units are proposed with 308 spaces required. All roadways will be constructed to Colorado Springs standards with on- street parking allowed as indicated on the plans and tandem parking allowed on driveways of detached units.
- Green space requirements for compact lots are met with the provided open space, trails and park space interior to the development.
- 7. 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;**
A drainage report demonstrating compliance with the City's Engineering Criteria has been submitted to the City. A full spectrum detention basin is proposed in the southwest corner of the site. This structure will be constructed to City Engineering Criteria and will be maintained by the metro district. The structure will protect the creek and the site from

sediment, contaminants and pollution. Three PIAs are proposed interior to the development, each of these will encourage infiltration and groundwater recharge.

Significant features along Sand Creek have been identified and incorporated into the Sand Creek Channel Improvement plan. This plan will stabilize and restore the natural habitat of the creek, preserving many trees, and enhancing native vegetation and wildlife habitat(s) areas.

8. 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 project complies with the zoning use and dimensional standards of article 7.4 in the UDC. Attached and detached single family with open space, trails and park space are allowed uses within the R-Flex Medium zone. The proposed gross density of 6.59 DU/AC is within the allowed density range of 5-16 DU/AC within the R-Flex Medium Zone. These uses are supportive of the Vibrant Neighborhood goals of PlanCOS.

Access into the site is provided from an extension of New Meadow Dr. and Spruce Hill Ct. within in the Quail Brush Creek residential development. A traffic study completed by Kimley-Horn in May of 2025 analyzed the proposed development and background traffic over an expanded area. The study concluded that no offsite improvements are necessary to accommodate the project. At build out all intersections are shown as operational and vehicles maintained in the existing turn lane lengths.

All required parking, including guest parking, will be provided interior to the site. All residential roads are public with parking permitted on one side of the street. Tandem parking is provided on driveways of detached units. A private access drive (alley) and easement provides access to each of the attached single-family units. A 7' apron then provides access from the access drive into the unit. No parking is permitted on the 7' apron.

All greenspace requirements are met interior to the development with metro-district maintained park features, open spaces, and trails. A small park and trail connection is proposed to overlook Sand Creek and incorporate the creek as an amenity to the site. All residential roadways have a minimum 10 ft landscape setback and a tree planted at 1 tree per 30 linear feet. Street trees are located within the proposed 7 ft tree lawn. A total of 2.14 AC (10%) of greenspace is provided interior to the site. Open spaces are predominantly divided between two tracts. One tract preserves the existing freshwater wetland in the northwest corner of the site. The second tract preserves the Sand Creek corridor. Public sidewalks are proposed to connect the two open spaces and promote access to both amenities. A small southern park and trail is proposed to overlook Sand Creek. All open spaces, trails and parks will be maintained by the metro district.

9. 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 project is located within the airport overlay district. An avigation for this overlay will be recorded with the Final Plat. Any and all comments from the Airport Advisory

Commission or its designee will be addressed as sufficiently as possible. Notice to the FAA will be submitted prior to construction.

Second, the southern portion of the site is within the Sand Creek overlay with the inner and outer buffer overlying the site. Disturbed areas within the inner and outer stream side buffer will be revegetated. All proposed plants have been selected per Appendix A of the Landscape Design Manual. Significant features along Sand Creek have been identified and incorporated into the Sand Creek Channel Improvement plan. This plan will stabilize and restore the natural habitat of the creek, preserving many trees, and enhancing native vegetation and wildlife habitat(s) areas. Analysis of the stream side overlay criteria has been submitted with the rezoning application. Proposed plantings within this overlay are shown on the landscape plan submitted with this plan.

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

See above. The project intends to preserve the existing wetland located in the northwest corner of the site. Significant features along Sand Creek have been identified and incorporated into the Sand Creek Channel Improvement plan. This plan will stabilize and restore the natural habitat of the creek, preserving many trees, and enhancing native vegetation and wildlife habitat(s) areas. Proposed plantings within this overlay are shown on the landscape plan submitted with this plan.

A Geotechnical Report, created by Entech Engineering in July of 2021, found the proposed site to be suitable for development. Geologic hazards encountered on site will impose some constraints, these hazards can either be avoided by development or satisfactorily mitigated through proper engineering design and construction practices. This report is currently being updated. An updated version will be submitted to the City.

Specific mitigation measures for each of these hazards is outlined in the report. The most significant hazards associated with the site are those associated with drainage areas and potential seasonal shallow groundwater conditions. These can be satisfactorily mitigated by either avoidance, regrading, or through proper engineering design, construction, and drainage systems. Foundations for this site are anticipated as standard spread footings possibly in conjunction with over excavation in areas of expansive soils or loose soils. Subsurface drains and dewatering systems may be necessary in some areas where seepage and perched water occurs. Additional investigation is recommended as grading and development plans are prepared, prior to construction.

11. 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;

The proposed development will be served by Colorado Springs Utilities. Utilities have been planned and will be extended from the adjacent Quail Brush Creek development immediately west of the development. An existing well will remain on the newly created 2.5 AC lot. This existing residence will continue to utilize its existing connection to well and septic with the permission of CSU and the State of Colorado. It is understood that this well will be surrendered should this lot be developed in the future.

- 12. 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.**

See above. The traffic impact study completed by Kimley-Horn in May of 2025 analyzed projected traffic and existing background traffic over an expanded area. The study concluded that no offsite improvements are necessary to accommodate the Miller Downs project. All intersections were shown to operate at acceptable levels and vehicles are maintained in the existing turn lane lengths. The study concluded that this development can be constructed without the need for any offsite improvements at the adjacent intersections that will provide access to the residential neighborhood.

Please contact Kimley-Horn and Associates if you have any questions or need additional information in regard to this application.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Jim Houk, PLA
Project Manager