
EAGLEVIEW SUBDIVISION FINAL PLAT

LETTER OF INTENT

DECEMBER 2022

OWNER:

PT EAGLEVIEW LLC,
1864 WOODMOOR DR, STE 100,
MONUMENT, COLORADO 80132

APPLICANT:

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CONSULTANT:

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SITE DETAILS:

TSN: 5226000001; 5226000002

ADDRESS: ARROYA LN

ACREAGE: 121.21 ACRES

CURRENT ZONING: RR-2.5

CURRENT USE: VACANT

PCD FILE #:

Please add PCD File
SF-22-42

Update this pending BoCC hearing on preliminary plan reconsideration

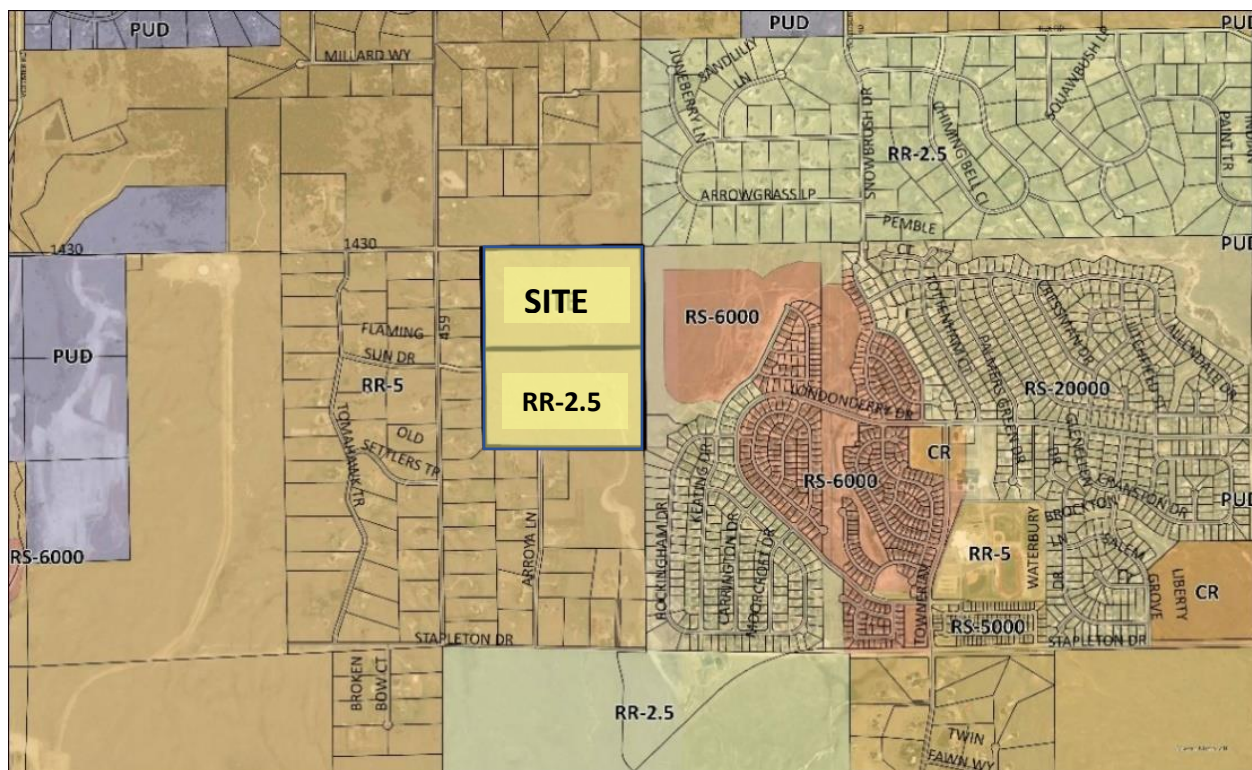
REQUEST

N.E.S. Inc. on behalf of PT Eagleview LLC requests approval of a Final Plat for Eagleview Subdivision Filing No. 1 Reconsideration of the Preliminary Plan (approved in 2007 and since expired) is currently under consideration. The Final Plat is consistent with the currently proposed Preliminary Plan, and is comprised of 38 lots.

As of now, assessor shows this as RR-2.5

LOCATION

The 121.21-acre project site lies southeast of the intersection of Raygor Road and Arroya Lane in northeast El Paso County. The site is surrounded by residential development, including RR-5 to the west and north, vacant land zoned RS-6000 due east, and RR-2.5 to the south. The Paintbrush Hills Subdivision is to the southeast. The assessor's site shows this site as RR-5. This information is incorrect. The correct zoning is shown below.



PROJECT DESCRIPTION & CONTEXT

On February 14, 2008, the Board of County Commissioners approved a rezone from RR-5 to RR-2.5 (Resolution No. 08-77). A concurrent application for the Eagleview Subdivision Preliminary Plan (SP-06-021) to include 38 single-family residential lots on the 121.21-acre site was also approved. This plan has since expired. Reconsideration of the Preliminary Plan is in progress, with only minor changes to the street configuration to establish better continuity on the site and avoid street naming issues. Street name changes are being included with the final plat.

There are 38 proposed lots with an average lot size of 2.95 acres. The minimum lot size is 2.5 acres. Buildings will not exceed 30 feet in height.

ACCESS AND CIRCULATION: Access to the site is proposed by three existing intersections at Raygor Road/Arroya Lane, Raygor Road/Flaming Sun Drive, and Stapleton Drive/Arroya Lane. There are three deviations included in this submittal, which are outlined on page 5 of this letter of intent. A Traffic Impact Study, provided by LSC Transportation Consultants, is included in this submittal.

County Road Impact Fee: The applicant will be required to participate in this program. The full amount of Road Impact Fees will be paid at the time of building permit.

WATER: Water will be provided by individual site wells. The proposed residential development is not a source of water pollution. Individual wells are the responsibility of the property owner, and a well permit must be obtained from the State Water Engineer. Well water will come from the Dawson aquifer per the water rights conferred by Court Case number 746-BD. A Water Resources Report, prepared by JDS Hydro, is included in this submittal. The property has adequate water supply to meet the needs of the subdivision. Applicant is seeking a finding of water sufficiency with the Preliminary Plan.

WASTEWATER: The site is suitable for individual on-site wastewater treatment systems (OWTS). Contamination of surface and subsurface water resources should not occur provided the OWTS sites are evaluated and installed according to El Paso County and State Guidelines and properly maintained. Certified engineer designed OWTS are required where this is shallow bedrock and groundwater. OWTS shall not be located within 25-feet of drainage areas. A Wastewater Disposal Report, provided by JDS Hydro, is included in this submittal.

GAS: Black Hills Energy will provide natural gas service to the property, and has provided a will-serve letter accordingly.

ELECTRIC: Mountain View Electric provides electric services to the site.

BUFFERS, TRAILS AND OPEN SPACE: Roadway landscape areas at a width of 10' are required, and will be provided along all streets which are non-arterial streets. Buffering is not required due to single-family-to-single-family adjacency and compatibility. Sidewalks will be provided as required by El Paso County. Due to expensive drainage facilities within the property, there are no trails proposed within the development.

DRAINAGE: A final drainage report, provided by Kimley Horn is included in this submittal. The report outlines the site design for the 5-year and 100-year storm drainage system. The site runoff and storm drain facilities will not adversely affect the downstream and surrounding developments. One sub-regional detention pond is proposed and will capture and control a portion of the onsite and upstream offsite flows.

Drainage facilities identified in the DBPS shall be constructed to El Paso County standards, and are to be owned and maintained by the County upon acceptance.

File #:

Discuss and explain how a Metro/HOA will be formed to maintain designated drainage areas. The Construction drawings Sheet #4 and FDR denote areas and structures to maintained by a Metro. The Preliminary Plan denoted Metro maintenance. Explain which entity will maintain specific drainage channels and drainage easements to include on private lots. County would maintain SR1 to main channels to the north. See CDs

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FLOODPLAINS: A review of El Paso County FEMA FIRM panels indicates no portions of the project area are within a FEMA flood risk area. Thus, the flood risk is deemed by FEMA as ‘minimal.’

GEOLOGIC & SOIL HAZARDS: The Soils and Geology Report for the proposed residential development, prepared by Entech Engineers, is included in this submittal. Geologic hazards encountered at the site include seasonally shallow groundwater, drainage areas, artificial fill, expansive soils, and potentially unstable slopes along the main drainage areas. The geologic conditions of the site are common and mitigation can be accomplished by implementing common engineering and construction practices. None of these conditions are anticipated to preclude the proposed development (Soils, Geology and Geologic Hazard Study, prepared by Entech Engineering Inc. November 2021). There are various drainage easements that are designated as no-build areas. Lots with drainage easements include lots 4-6, 9-32, 34-38.

VEGETATION & WILDLIFE: The area is within the Foothill Grasslands ecoregion, composed of a mixture of tall and mid-grasses and isolated pine trees. Much of the site seems to have been lightly disturbed by cattle grazing in the past. No globally-sensitive vegetation communities are present on site. There are several noxious weeds on site. A Noxious Weed Management Plan was prepared by Bristlecone Ecology and is included in this submittal. The site provides a moderate quality habitat for some grassland and riparian wildlife, and while development would inevitably affect some potential habitat for wildlife, expected impact is relatively low.



WILDFIRE: The primary wildland fuel type is grassland with scattered trees. The Colorado State Forest Service has determined a low wildfire hazard potential and no specific fire mitigation plans or other actions are necessary.

Districts Serving the Property:

- Falcon School District 49
- Mountain View Electric
- Black Hills Energy – Gas
- Falcon Fire Protection District
- El Paso County Conservation District
- Pikes Peak Library District
- Upper Squirrel Creek Ground Water District
- A new Metropolitan District will be formed to serve this development.

PROPOSED DEVIATIONS: Three deviation requests are included in this submittal.

Deviation 1 – A deviation from ECM standard section 2.3.8.A Roadway Terminations – Cul-de-Sacs, requiring that rural Cul-de-Sacs/non-through roads shall have a maximum length of 1,600 feet.

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Delete any deviation requests that have already been approved with the preliminary plan. The list of proposed deviations should only be for any additional/new deviation requests being submitted with the final plat application.

Deviation
and Urban

If no deviation request is being requested with SF2242 then remove this section of the letter of intent or provide a brief summary of the deviations that have been approved with the preliminary plan application (SP216).

Deviation 2 – A deviation from the ECM standards 2.3.2 Design Standards by Functional Classification, Table 2-3: Roadway Design Standards for Rural Collectors and Locals, Criteria for a Rural Minor Collector Roadway – Design ADT. The current Raygor Road ROW and cross section do not meet the ECM standard for a rural minor collector; therefore, a deviation is required. This request details that Raygor Road ROW and cross section do not meet the ECM standard for a minor collector, and a deviation is requested. The proposed alternative is to provide an 18-percent fair share of the cost to upgrade Raygor Road to a 28-foot-wide paved standard including two-foot paved outside shoulders plus two-foot gravel shoulders. Instead of paying an escrow for the 18 percent of the cost of this improvement, the applicant proposes to complete the improvement on the north end of Raygor between Pine Park Trail and Burgess. This is the segment with the highest volume and this construction of a portion in lieu of escrow would put the improved road in-place for the highest volume portion rather than having the funds sit in escrow.

Deviation 3 – A deviation from the ECM standards 2.3.4.A.1: Vertical Alignment- Crest Vertical Curves, and Table 2-12 Stopping Sight Distance and K value by roadway design speed. The crest vertical curve on Burgess Road at the Burgess Road/Raygor intersection does not meet the requirements for stopping sight distance and K value by roadway design speed, which is 50 mph (posted 45 mph). Burgess is an

existing roadway and this is an existing deficiency. This deficiency is related to east/west through traffic rather than traffic turning to/from Raygor Road. This project will not add straight through traffic at this intersection and the applicant/owner should not be held responsible for correcting an existing deficiency, and should not be held liable for any safety problem that exists or may develop in the future due to this existing deficiency.

COMMUNITY OUTREACH: Other than notification required prior to submittal, no community outreach has occurred to date. It is anticipated that a neighborhood meeting will be held after first review by the County and prior to a Planning Commission hearing.

PROJECT JUSTIFICATION

a. Consistency with Approved Sketch Plan

There is no approved Sketch Plan for this property. The proposed subdivision is in conformance with the subdivision design standards, which are discussed in more detail below. The subdivision design standards set out in Chapter 8 of the Land Development Code are met, including but not limited to:

- Adequate provision for traffic, drainage, open space, recreation and parks;
- Provision of properly designed roads to provide for safe and convenient vehicular circulation and identification of required road improvements;
- Adequate provision for water, sewer and other utilities;
- Ensuring that structures will harmonize with the physical characteristics of the site;
- Ensuring that land is divided into lots that are of adequate size and configuration for the purpose for which they are intended to be used; and
- Protecting the natural resources, considering the natural vegetation.

b. County Master Plan Compliance

The Master Plan for the County comprises the recently adopted El Paso County Master Plan, the Water Master Plan, the 2040 Major Transportation Corridor Plan, and the Parks Master Plan.

YOUR EPC MASTER PLAN

Update instances referencing the preliminary plan to say final plat

The project site is denoted as a Suburban Residential placetype within a priority development area in the County Master Plan. This placetype consists of predominantly single family detached residential areas, and is supportive of single-family attached, multifamily residential, commercial retail, parks, and open space. Aligning with the Preliminary Plan, this placetype deviates from the traditional grid pattern of streets, containing a more curvilinear pattern. The Suburban Residential placetype suggest a density of up to 5 du/ac and the Preliminary Plan proposes single-family detached residential development at a density of 0.31 du/ac. This is consistent with the suburban density placetype objectives.

In the Areas of Change chapter of the County Master Plan, the Preliminary Plan area is identified as a “New development” area. New Development Areas will be significantly transformed as new development takes place. These areas are often on undeveloped or agricultural areas, and are expected to be complimentary to adjacent development. This site provides a consistent transition from the higher density subdivision to the east, and the larger, more rural development to the north, west, and south.

In the Key Area Influences chapter, this site is also designated as a potential area for annexation. This is indicative of the sites’ location adjacent to an urbanizing part of the County. However, the Applicant has chosen not to annex into the City and to pursue a rural residential development within the County, consistent with the previously approved Preliminary Plan.

While the site is adjacent to a forested area, is not considered a forested area. Parts of the County near forested areas must critically ensure development does not negatively impact the natural environment. The development proposed will not negatively impact Black Forest. It provides a transition between the natural environment and the higher density residential in Paint Brush Hills to the east. This transitional density also supports Core Principle 2, Housing & Communities, which seeks to “preserve and develop neighborhoods with a mix of housing types”, as well as Goal 2.2 to “preserve the character of rural and environmentally sensitive areas.”

The Preliminary Plan is also consistent with Core Principle 1, Land Use and Development, which seeks to “manage growth to ensure a variety of compatible land uses that preserve all character areas of the county,” in addition to goal 1.1, “ensure compatibility with established character and infrastructure capacity.” The proposed minimum 2.5 acre lots will provide a transition from the 5-acre lots to the west and south of the site and the Paint Brush Hills suburban subdivision to the east.

2040 MAJOR TRANSPORTATION CORRIDOR PLAN (MTCP)

The 2040 Functional Classification map shows adjacent roads Briargate and Meridian as principal arterials. Burgess Road is a minor arterial, and Woodmen Road is an expressway.

The 2040 Improvements map identified the most proximate roadway improvement to the site is the Briargate proposed new roadway connection, with county road capacity improvements to Stapleton Drive. The 2060 corridor preservation plan depicts that Briargate Pkwy will become a principal arterial. Burgess Road is expected to be improved between 2040 and 2060. There are no planned improvements to the immediate streets accessing the site in the MTCP.

EL PASO COUNTY PARKS MASTER PLAN

The Parks Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. The site is 4 miles from the Pineries Open Space and 7 miles from Black Forest Regional Park. It is in close proximity to various trailheads as well. There is a proposed county trail going through the site on the El Paso County Master Plan, however, this trail is being diverted

through The Ranch and Sterling Ranch developments, as the current location necessitates going through multiple 5-acre lots to the south.

c. Consistency with Water Master Plan

The project is located within region 3, the Falcon area. This growth area is projected to experience significant growth by 2040. By 2060, the AF per year is expected to nearly double in region 3. Region 3 has sufficient supply and existing infrastructure in the area to serve this development. By 2060, a 14% increase in supply is needed.

A Water Resources Report, prepared by JDS Hydro, is included in this submittal. The report indicates an anticipated 0.47 acre-feet of water per year for each lot. The current water rights and augmentation plan in place are adequate to meet the estimated overall demand of 17.90 AF/year for thirty-eight (38) lots. Further discussion of water quantity sufficiency and dependability of supply are included in the Water Resources Report.

Per El Paso County criteria, the 300-year supply of water for the subject property appears to be more than adequate for full buildout, which would include both the 2040 and 2060 scenarios.

The proposed residential development satisfies the following policies of the County Policy Plan and the Water Master Plan.

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

Goal 4.2 – Support the efficient use of water supplies.

Policy 4.3.6 – Encourage well monitoring throughout the County, with an emphasis on the Denver Basin aquifer fringe areas.

Policy 4.1.2 – Encourage more systematic monitoring and reporting of water quality in individual wells.

Goal 6.0 – Require adequate water availability for proposed development.

d. Consistency with Plat Approval Criteria

The Eagleview Subdivision Filing No. 1 Final Plat is in substantial compliance with the under consideration Preliminary Plan and is consistent with the County's subdivision design standards and regulations. All areas of the proposed subdivision that may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and the proposed subdivision is compatible with such conditions. Adequate drainage improvements are proposed that comply with State Statute C.R.S. 30-28-133 (3)(c)(VIII) and the requirements of the Land Development Code and the Engineering Criteria Manual. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to

serve the proposed subdivision. A finding of water sufficiency and dependability was requested and is being processed for the Preliminary Plan, of which the Eagleview Subdivision Filing No. 1 is the same.

The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development Code. Necessary off-site improvements have been evaluated through the various reports submitted with the Final Plat, as well as the under consideration Preliminary Plan, and will mitigate the impacts of the subdivision in accordance with the applicable requirements of Chapter 8 of the Land Development Code. All public facilities and infrastructure reasonably related to the Final Plat have either been constructed or are financially guaranteed through the Subdivision Improvements Agreement so the impacts of the subdivision will be adequately mitigated. The extraction of any known commercial mining deposit will not be impeded by this subdivision.