



Meadowbrook Park

**Final Plat
Letter of Intent**

APPLICANT-OWNER/CONSULTANT INFORMATION:

OWNERS

COLORADO SPRINGS EQUITIES, LLC
90 S. CASCADE AVENUE, SUITE 1500
COLORADO SPRINGS, CO 80903

MEADOWBROOK CROSSING, LLC
90 S. CASCADE AVENUE, SUITE 1500
COLORADO SPRINGS, CO 80903

MEADOWBROOK DEVELOPMENT, LLC
90 S. CASCADE AVENUE, SUITE 1500
COLORADO SPRINGS, CO 80903

PLANNING

KIMLEY-HORN & ASSOCIATES
2. NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903

ENGINEERING

MS CIVIL CONSULTANTS
102 E. PIKES PEAK, 5TH FLOOR
COLORADO SPRINGS, CO 80903

SURVEYING

CLARK LAND SURVEYING, INC
177 S. TIFFANY DRIVE, UNIT 1
PUEBLO WEST, CO 81007

Meadowbrook Park PUD Site Location, Size, & Zoning:

Parcel ID Nos.: 5408000053, 5408008002, & 5408403001

Area/Acreage: ±8.01 AC

Existing Zoning: PUD CAD-O

Location: The final plat limits are generally defined by US Highway 24 on the southern boundary, Meadowbrook Parkway on the western and northernmost boundaries, and the Claremont Business Park Filing 2(A) subdivision boundary on the easternmost edge.

Request & Justification

This Meadowbrook Park Final Plat application includes the following requests:

- Administrative Approval of the associated Final Plat to create 67 single-family residential lots and ten (10) tracts (Tracts A-J) for public improvements and utilities, private roads and pedestrian facilities (sidewalks), drainage, landscaping and open space uses, and future development; all tracts to be owned and maintained by Meadowbrook Crossing Metropolitan District No. 1.
- Recognition of proposed PUD Modifications to implement with final plat map. Corresponding Modifications from the approved PUD to the Final Plat include Sections 8.4.4.C (Public Roads Required/Frontage) 8.4.4.E (Private Road Allowances), 8.4.6.C.1 (Standards for Easements), & 8.4.6.C.2 (Easement Location and Dimensions);, & 8.4.3 (Minimum Frontage) submitted with the Meadowbrook Park PUDSP u
- Recognition of BOCC findings of sufficient water quality, quantity, and dependability determined with the August 24, 2021 Meadowbrook Park PUDSP approval;

The final plat will implement the land uses identified within the approved Meadowbrook Park PUDSP.

Lots will be subject to 60 Mills to the Meadowbrook Crossing Metropolitan District No. 1 (50 Mil debt service, 10 Mil Operation & Maintenance). Additional Fees include a \$1,750 “homeowner fee” and \$2,500 “builder fee” will be due at lot closing. These ‘additional fees’ are designated per the approved service plan to be used in support of proposed improvements and ongoing delivery of services

PUD MODIFICATIONS IMPLEMENTED BY THE FINAL PLAT The following Modifications are proposed by the Meadowbrook Park PUD and preliminary plan which will be implemented by the final plat. These are presented for reference in comparing the final plat details against the respective ECM and LDC criteria typically applicable to final plats and associated construction related plans and graphic plat elements.

LDC/ECM SECTION	CATEGORY	STANDARD	PUD MODIFICATION	JUSTIFICATION	APPROVAL CRITERIA
8.4.4.E	PRIVATE ROAD ALLOWANCES	MODIFICATION REQUIRED	PERMIT USE	<ul style="list-style-type: none"> FACILITATE REDUCTION OF AUTOMOBILE DOMINANCE; INCREASED PEDESTRIAN EMPHASIS RIGHT-OF-WAY WIDTH WHERE SUITABLE ALTERNATIVE PROVISIONS ARE MADE FOR PEDESTRIAN WALKWAYS AND UTILITIES; 	<ul style="list-style-type: none"> LIVEABLE ENVIRONMENT MORE EFFICIENT PEDESTRIAN SYSTEM ADDITIONAL OPEN SPACE OPEN SPACE/AMENITY DESIGN
8.4.4.E.3	DESIGNED TO COUNTY STANDARDS	BUILT TO EPC OR APPROVED MODIFICATION STANDARD	INCLUDES DESIGN FOR PRIVATE RD CROSS SECTION, INCLUDING PEDESTRIAN RAMPS	<ul style="list-style-type: none"> DESIGN SPEED WHERE IT IS UNLIKELY THE ROAD WILL BE NEEDED FOR USE BY THE GENERAL PUBLIC; STANDARD SECTION THICKNESS MINIMUMS AND PAVEMENT TYPE WHERE SUITABLE AND PERPETUAL MAINTENANCE PROVISIONS ARE MADE; 	<ul style="list-style-type: none"> LIVEABLE ENVIRONMENT MORE EFFICIENT PEDESTRIAN SYSTEM ADDITIONAL OPEN SPACE OPEN SPACE/AMENITY DESIGN
8.4.4.C	PUBLIC ROAD	DIVISIONS OF LAND, LOTS AND TRACTS SHALL BE SERVED BY PUBLIC ROADS	INCLUDES DESIGN FOR PRIVATE RD CROSS SECTION, INCLUDING PEDESTRIAN RAMPS	<ul style="list-style-type: none"> MAXIMUM AND MINIMUM BLOCK LENGTHS; MAXIMUM GRADE. 	<ul style="list-style-type: none"> LIVEABLE ENVIRONMENT MORE EFFICIENT PEDESTRIAN SYSTEM ADDITIONAL OPEN SPACE OPEN SPACE/AMENITY DESIGN
ECM 2.1.3	STANDARD DRAWINGS	STANDARD URBAN LOCAL & LOCAL LOW VOLUME CROSS SECTIONS	USE OF MODIFIED CROSS SECTION DESIGN WITH ELEVATED CROWN (PER PUD DETAILS)	FACILITATE REDUCTION OF AUTOMOBILE DOMINANCE; INCREASED PEDESTRIAN EMPHASIS	<ul style="list-style-type: none"> LIVEABLE ENVIRONMENT MORE EFFICIENT PEDESTRIAN SYSTEM ADDITIONAL OPEN SPACE OPEN SPACE/AMENITY DESIGN
ECM 2.3	ROADWAY DESIGN	100' CENTERLINE CURVE RADIUS; 12' LANE WIDTH; 30' LOCAL PAVEMENT WIDTH; 24' LOW VOLUME PAVEMENT WIDTH	40' CENTERLINE RADIUS (NEAR SOLUM GRV/MEADOWBROOK ACCESS); 10' TRAVEL LANE FOR LOW VOLUME ROADS; 29' & 20' PAVEMENT WIDTHS (PER PUD DETAILS)		
8.4.5. & 8.4.6.	EASEMENT LOCATIONS AND DIMENSIONS <i>(same criterion in Section 8.4.5 (Drainage) and Section 8.4.6 (Utilities))</i>	EASEMENTS ALONG LOT/TRACT LINES & USE OF BLANKET EASEMENTS	PERMIT 6' UTILITY EASEMENT CORRIDOR BETWEEN LOTS COMPRISED OF 1' AND 5' ALTERNATING EASEMENTS CORRESPONDING TO SIDE YARD SETBACKS BETWEEN LOTS/BUILDING ENVELOPES INSTEAD OF STANDARD 5' PER SIDE LOT LINE. COMMON SPACE INCLUDES BLANKET UTILITY EASMENTS TO PROVIDE FLEXIBILITY TO UTILITY PROVIDERS FOR SUBDIVISION WIDE DELIVERY AND MAINTENANCE.	ADEQUATE UTILITY EASEMENTS HAVE BEEN PROVIDED IN LOT/TRACT NETWORK AND ROADWAY CROSS SECTIONS FOR DESIGN, INSTALLATION, DELIVERY, AND MAINTENANCE. HOUSES WILL BE BUILT ON REINFORCED SLABS. NO WINDOW WELLS WILL BE PRESENT TO ENCROACH SIDE YARD DRAINAGE EASEMENTS.	<ul style="list-style-type: none"> LIVEABLE ENVIRONMENT MORE EFFICIENT PEDESTRIAN SYSTEM ADDITIONAL OPEN SPACE OPEN SPACE/AMENITY DESIGN

(See 'DEVIATION REQUEST AND DECISION FORM IN ASSOCIATION WITH A REQUEST FOR A PUD MODIFICATION FROM THE ECM' attached for reference)

Final Plat Review/Approval Criteria and Justification

- **The subdivision is in conformance with the goals, objectives, and policies of the Water Master Plan; the subdivision is in general conformance with the applicable elements of the El Paso County Master Plan.** (See separate Master Plan conformity discussion included in this narrative report)
- **The subdivision is in substantial conformance with the approved preliminary plan;** The final plat (subdivision) substantially conforms to the Meadowbrook Park PUDSP (PCD File No. PUDSP-20-8).
- **The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;** The subdivision is consistent with the County planning, engineering, and surveying design criteria, mapping, and reporting requirements.
- **Either a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code, or, with respect to applications for administrative final plat approval, such finding was previously made by the BoCC at the time of preliminary plan approval;** Cherokee Metropolitan District has committed to provide water service to the subdivision for potable and irrigation use. Findings of sufficiency are pending State and County are pending revised sufficiency letters from each that reflect a reduction of lots from 70 to 67 residential lot units.
- **A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. § 30-28-133(6)(b)] and the requirements of Chapter 8 of this Code;** Cherokee Metropolitan District has committed to provide wastewater service to the proposed subdivision. A finding was made by the EL Paso County Health Department that the District has sufficient and adequate capabilities and capacities for service.
- **All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(c)];** A "Soils and Geology Study for the Meadowbrook Park, 67 Single Family Residential Development, El Paso County, Colorado", was completed by RMG - Rocky Mountain Group, last dated August 26,

2020, Job No. 17164. No lots have been identified by the referenced RMG report as being impacted by geologic hazards. The overall development area has been found to be impacted by the geologic constraints listed below:

- ❖ hydrocompactive soils (moisture sensitive soils)
- ❖ isolated steep slopes
- ❖ erosion
- ❖ faults and seismicity
- ❖ radon

The constraints listed are not considered hazards, nor are they considered unusual for the Front Range region of Colorado. Appropriate planning and engineering practices have been followed in design of the project to minimize risk associated with the listed constraints.

The development is to be constructed, slab on grade, lots are not permitted to have basements. Side lot swales are required within each 6-ft corridor between homes. No lots have been identified by the referenced RMG report as being adversely impacted by springs or groundwater; groundwater was not encountered in test borings during the field exploration.

The RMG report indicates that the site soil appears to be well drained, and natural moisture contents were low. Therefore, no perimeter drains are recommended or proposed. Appropriate surface grading and drainage should be established during construction, per the approved civil construction documents, and maintained over the life of the structure by the homeowner. Additional mitigation measures can be found in said report, File PUDSP208, available at the El Paso County Planning and Community Development Department.

- **Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;** On-site drainage and water quality improvements comply with applicable local, state, and federal stormwater management criteria and requirements.
- **Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;** Access to the subdivision has been provided via two private roads that connect to Meadowbrook Parkway. Internal lots are accessed via a private road network. Private roads were approved in accordance with a PUD modification approved with the Meadowbrook Park PUDSP (PCD File No. PUDSP-20-8). The PUD private road modifications were found to be in conformance with applicable criteria in the ECM.
- **Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the**

proposed subdivision; Necessary urban services including, public safety, recreation, utilities, stormwater management, and transportation, have been secured and are available to serve the proposed subdivision. Public and Urban Service providers include:

Public Services and Utilities

Public services and utilities are, or will be, provided by the following	
Water & Wastewater Services:	Cherokee Metropolitan District
Natural Gas:	Colorado Springs Utilities
Electric Service:	Colorado Springs Utilities
Fire Protection:	Cimarron Hills Fire Protection District
Public Schools:	Colorado Springs District #11
Library Services:	Pikes Peak Library District:
Roads:	El Paso County Road and Bridge
Police Protection:	El Paso County Sheriff's Department
Special District Services:	Meadowbrook Crossing Metro District
Environmental (Protection):	Central Colorado Conservation District

The following letters of service commitment have been received and provided in support of this development application:

- a. Colorado Springs Utilities
- b. Cherokee Metropolitan District
- c. Cimarron Hills Fire Protection District

- **The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;** A fire commitment service letter has been provided by the Cimarron Hills Fire Protection District. The District has reviewed the subdivision plans for conformance with District design and operational guidelines criteria and has approved with respect to conformance with their development criteria
- **Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;** Off-site impacts have been evaluated and deemed to be roughly proportional and will mitigate the impacts of the subdivision.

The site is located adjacent to US Highway 24 which is classified as a six (6) lane expressway. A Noise impact study, titled "Meadowbrook Park Noise Analysis", dated October 2020, has been submitted which evaluated vehicular noise impacts generated by adjacent Highway traffic. The Noise Analysis concluded traffic noise levels from the surrounding roadway network are not anticipated to impact the proposed residences within the Meadowbrook Park development. Noise walls are not recommended. Indoor noise reduction to an interior noise level of 40db shall be achieved by approved construction techniques as evidenced by a noise reduction

certificate provided during the building permit, inspection, and certificate of occupancy process as administered by the regional building department.

A roundabout is proposed for traffic control at the intersection of Newt Drive and Meadowbrook Parkway that will be constructed with the Crossroads at Meadowbrook Filing No. 1 Final Plat. The roundabout is neither warranted nor triggered by the Meadowbrook Park Development. The roundabout will be financed and constructed by the Meadowbrook Crossing Metro District. No escrow is required or recommended to be provided from this development to fund or offset associated costs of the roundabout. property within this development is subject to District mill levies and fees which the District may appropriate as permissible to offset associated development costs.

- **Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;** Required on-site development and public improvements have been collateralized in the SIA and identified on the associated financial assurance estimate. The final plat will be subject to applicable bridge, drainage, park, school, and road impact fees which will be paid at the time of plat recordation unless otherwise specified or required. Road impact fees will be paid prior to building permit issuance.
- **The subdivision meets other applicable sections of Chapter 6 and 8;** With the approved PUD Modifications implemented with the final plat for private roads, the subdivision meets the applicable sections of Chapter 6
- ***The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.].*** No severed mineral rights have been identified which would be negatively affected by this subdivision.

WATER MASTER PLAN CONFORMANCE

Water Master Plan Conformance:

Required analysis, reports, and documentation of service commitments, including available water supply information have been provided for review with the associated Meadowbrook Park PUD (preliminary plan) in support of the objectives, goals and policies of the El Paso County Water Master Plan. The following is provided for reference. The final plat remains in conformance with the Water Master Plan, including the following:

- **Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.**
Cherokee Metropolitan District has committed to provide water service to the subdivision for potable and irrigation use. Findings of sufficiency are pending

State and County are pending revised sufficiency letters from each that reflect a reduction of lots from 70 to 67 residential lot units

- **Policy 6.0.8 – Encourage development patterns and higher density, mixed use developments in appropriate locations that propose to incorporate meaningful water conservation measures.**

The development proposes higher residential densities of 8.7 DU/AC compared to 4-6 DU/AC densities achieved with more conventional urban density PUD's. Higher densities are achievable in part by the availability of central water and sewer from Cherokee Metro District (CMD).

- **Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.**

All development within the overall Meadowbrook Park is served by centralized utilities. Utility extensions, improvements, or upgrades necessary to support the proposed development will be the sole responsibility of the developer and shall be installed in accordance with the respective service provider requirements and procedures.

- **Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.**

A water supply plan including water supply information summary that documents the planned and committed water supply from Cherokee Metropolitan District is adequate to meet the needs of the development.

Water Commitments

(Note: Please refer to the Water Provider Supplement to Water Resource Report for Meadowbrook Park, prepared by CMD District Engineering Staff for detailed information regarding the District. This information was specifically provided by the District to address elements of the County Water Master Plan with reference to this specific project.)

CMD's water commitments stand at 4,111.7 AFY before the addition of the proposed development. These commitments are broken down below in Table 3. The Tipton and Kane commitments are related to an arrangement from the mid-2000's where developers reserved commitments on two new wells. The water from these wells is considered fully committed to these developers even if they have not yet begun the projects associated with the reserved commitments. Due to a complex legal history, the "Kane" water right was not tied to a specific physical water well but instead operates as a commitment served from CMD's general supply portfolio.

Water Balance

With 4,443.0 AFY of exportable supply and 4,111.7 AFY of commitments, CMD has a water balance of 331.3 AFY before the subject development. After commitment of 18.7 AFY to this development, the District will have 312.6 AFY remaining for additional commitments.

EL PASO COUNTY MASTER PLAN CONFORMANCE

The County Master Plan locates the development within and “Enclaves or Near Enclaves” area, in the Colorado Springs Airport/Peterson Airforce Base Area, and within the 2-Mile Notification Zone for Military Installations (Peterson AFB) on the Key Area Map. The site is not recommended for annexation by the City Annexation Guide. The Meadowbrook Park PUDSP application has been referred to the City of Colorado Springs, Peterson AFB, and Colorado Springs Airport Advisory Commission. The Airport Advisory Commission recommended no objection to the proposed uses with avigation easements be provided, noise study determination of 40dB indoor noise levels, provision of noise disclosure, notice/disclosure to buyers of proximity to airport, airport lighting notice/disclosure, and submittal of Notice of Proposed Construction or Alteration FAA Form 7460-1. Peterson AFB concurred with the Airport Advisory comments and recommendations.

The development is identified as an area anticipating “New Development” on the Areas of Change Map with as a projected “Employment Center” by the Placetypes Map. The Plan recommends prioritization of nonresidential growth in this area to help expand Employment Center land uses and densities in this area.

The Meadowbrook Park Final Plat and Industrial zoning reflects the prioritization of supporting commercial land uses. Approval of the residential zoning is supportive of the local economic consumer base needed to sustain the future land uses in the commercial and industrial zones shown on the Sketch Plan.

This final plat will create lots and tracts of land to implement land uses pending authorization by the approval of the Meadowbrook Park PUDSP which has been reviewed for master plan conformance prior to the May 2021 adoption of the Your El Paso Master Plan. The Final Plat is consistent with the following **Land Use** and **Housing & Communities** goals identified in the new County Master Plan:

- ***Goal 1.1 - Ensure compatibility with established character and infrastructure capacity.***

Meadowbrook Park and proposed densities (8.7DU/AC) are compatible with contiguous and surrounding land uses and densities (residential/commercial) reflected in the Meadowbrook Crossing and Claremont Business Park and US 24/94 Subdivision Developments.

Urban services including water, wastewater, electric service, natural gas service, fire protection, roadway and transportation, and drainage and stormwater management services are currently available and are serving residential development within Meadowbrook Park. Additional facilities and services will be extended to or constructed within the planned development in fulfillment of this policy criterion.

Existing major roads and infrastructure facilities (including wet/dry utilities) within Meadowbrook Park have been planned to meet the demand of the densities proposed with this PUD. The project area will be served by more than two (2) points of access to public roads from internal private streets.

The following letters of service commitment have been received and provided in support of this development application:

- Colorado Springs Utilities
- Cherokee Metropolitan District
- Cimarron Hills Fire Protection District

• ***Goal 1.2 - Coordinate context-sensitive annexation and growth strategies with municipalities.***

The area is identified in the 3-mile Land Use Map (Map 3-1 Potential Annexation Areas) of the City of Colorado Springs Annexation Guide as an existing employment center. This map has not been updated to recognize the mixed use, employment, commercial, and residential area growth and development trends within this specific area. This area identified as Cimarron Hills by the Guide, is not eligible or considered for annexation.

• ***Goal 1.3 - Encourage a range of development types to support a variety of land uses.***

Planned uses, dimensional and bulk requirements established in the have been identified in the PUD that establish a defined uniform community character while being comparable to surrounding residential uses. Landscaping and buffering are appropriate and compatible with the existing mixed-use commercial, industrial, and residential development in the immediate vicinity and the physical and aesthetic character of the contiguous area.

Meadowbrook Park and proposed densities (8.7DU/AC) are compatible with contiguous and surrounding land uses and densities (residential/commercial) reflected in the Meadowbrook Crossing and Claremont Business Park and US 24/94 Subdivision Developments. The proposed densities are consistent with the overall residential densities along the nearby Peterson Rd, Marksheffel, and Constitution corridors.

• ***Goal 1.4 - Continue to encourage policies that ensure “development pays for itself”.***

Development in the proposed Meadowbrook Park will be developer and district funded including:

- Developer funded site and infrastructure improvements (roads, site preparation, and wet/dry utilities)

- Applicable drainage/bridge, park, and school fees payable at individual plat recordation
 - Applicable County Road Impact Fees
 - Utility Service Design, Construction, and/or Service Connection (Tap) Fees
- **Core Principle 2: Preserve and develop neighborhoods with a mix of housing types.**
Meadowbrook Park and proposed densities (8.7DU/AC) are compatible with contiguous and surrounding land uses and densities (residential/commercial) reflected in the Meadowbrook Crossing and Claremont Business Park and US 24/94 Subdivision Developments.

The development creates opportunities for consumers to transition from nearby and planned multifamily and attached housing in the immediate and surrounding area, to single-family housing within the Meadowbrook Park and onward/inward transition to permanent housing within the Meadowbrook Crossing development.

- **Goal 2.1 - Promote development of a mix of housing types in identified areas.**
The Meadowbrook Park PUD Subdivision design and Final Plat layout is a response to current market demands for affordable and attainable single-family housing within a traditionally designed neighborhood. The proposed unit types provide for both single/multiple car garages with select rear loading options, side entry, and optional third story floor plans, that maximize the amount of living space within a reduced building footprint and lot area. The urban density and more compact sites and housing designs provide alternative housing selections for purchasers within a more desired affordability range (index) within the existing housing market.
- **Goal 2.3 - Locate attainable housing that provides convenient access to goods, services, and employment.** The PUD (and Final Plat) provides housing selection options within the target homebuyer market for urban lots within planned communities located near or within proximity to employment, education, health care, entertainment, and retail centers. Proximity to major thoroughfares facilitates increased accessibility to desired services and uses as well as urban and rural recreation opportunities.