

OLD RANCH ROAD LAND USE PLAN MAJOR MODIFICATION COTTAGES AT KETTLE CREEK DEVELOPMENT PLAN

PROJECT STATEMENT

OCTOBER 2024

TSN: 6228001007

ADDRESS: 2210 OLD RANCH RD

REQUEST

N.E.S. Inc. on behalf of Highlander Development, LLC and Goodwin Knight requests approval of a Major Modification to the Old Ranch Road Land Use Plan, and approval of the Cottages at Kettle Creek Development Plan.

SITE LOCATION

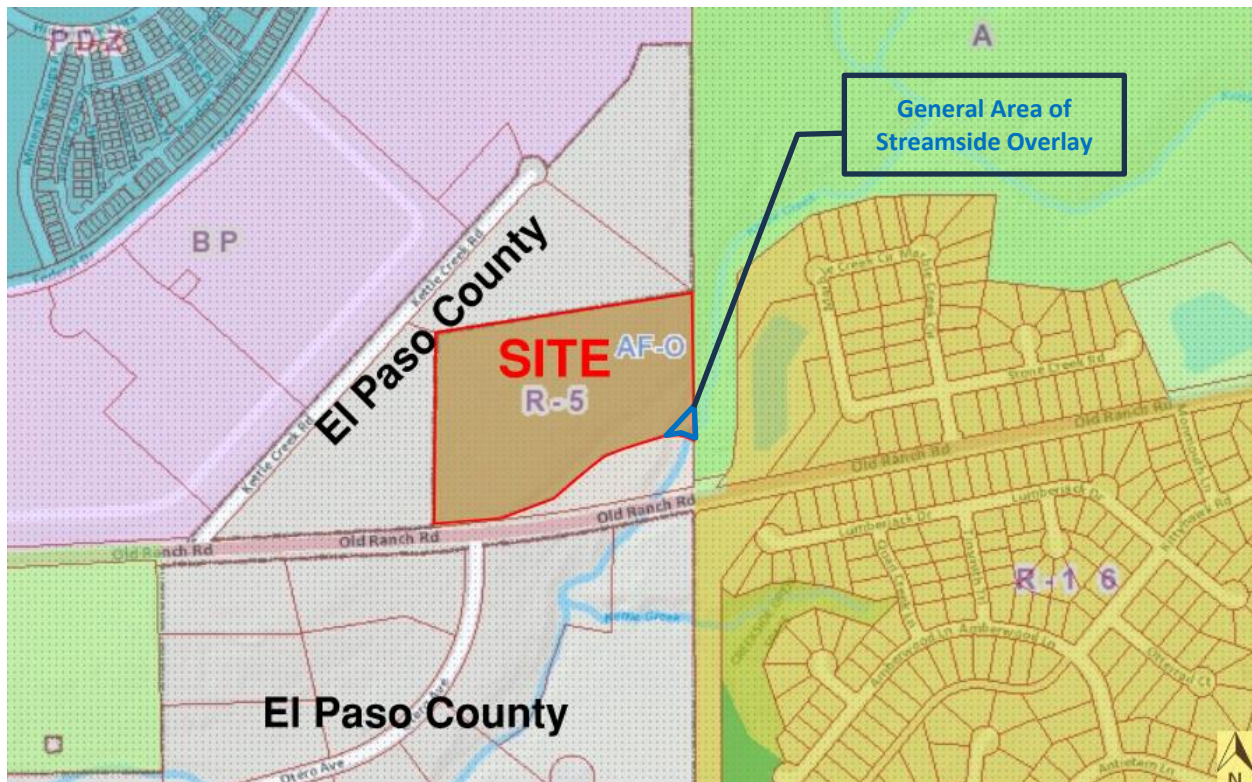
The subject property is comprised of an 11.1073-acre vacant parcel located, east of Voyager Parkway, on the north side of Old Ranch Road. The Site lies in an area of mixed-use, which includes industrial and residential development. Single-family residential development lies to the east within the City of Colorado Springs, and immediately to the north, west and south, on both sides of Old Ranch Road are rural residential uses within El Paso County. Additional land uses in the area include the Fairlane



Technology Park within the City of Colorado Springs and urban residential development to the north and west, and open space surrounding Kettle Creek to the east. Voyager Parkway is located approximately 0.55 mile to the west. Kettle Creek traverses the very southeastern corner of the property.

ZONING AND LAND USE

The property is zoned R-5 (Multi-Family Residential), SS (Streamside Overlay). The property is also subject to AF-O zoning (USAFA Overlay). It should be noted that the City's GIS Zoning Map does not show the Streamside Overlay, however that is an administrative issue being resolved by the City.



The surrounding zoning is a mix of City and County zoning. To the north, west and south is RR-2.5 (Residential 2.5-Acre lots) within the County, and to the east is A (Agriculture) for the open space areas and R1-6 further to the east in the residential area.

The property is subject to the Old Ranch Road Concept Plan, (Land Use Plan) approved in conjunction with annexation of the property in 2023. The Land Use Plan designates the property for single- and multi-family residential development up to 14 DU/AC, and religious institution development with a maximum height of 45'. The currently proposed Development Plan proposes duplex rental units on one development lot, which meets the definition of multi-family development. This Development Plan does not include a religious institution and expands the residential use across the entire developable area of the site. The Land Use Plan is being amended

to eliminate the religious institution use; the common lot line between the residential and former religious institution lots, modify the maximum density slightly from 14.00 DU/AC to 15.3 DU/AC, to add a fire access road in the northwest corner of the site that connects to Kettle Creek Rd and add a future access connection to the adjacent land to the north. The maximum density allowed in the R-5 zoning district is 25 DU/AC.

PROJECT DESCRIPTION

The Cottages at Kettle Creek Development Plan is one 11.1073-Ac development lot for multi-family development. The Development Plan proposes 170 rental units in duplex buildings on one common lot. The development will also provide seven 4-bay, one-story garages; a one-story clubhouse with office, mail room, fitness center, common area, and dog wash. Outdoor amenities include; tot lot and shelter; and dog park, pickball court, trails, seating and picnic areas.

Buildings

All residential buildings will be two stories, with an upper and lower unit. The eighty-five duplex buildings will be comprised of four building types. Twelve buildings will have a side entry with one-bedroom units, thirty-four buildings will have a front entry with one-bedroom units, twenty-six buildings will have a front entry with two-bedroom units, and thirteen buildings will have a front entry and efficiency units. All duplex buildings will have hipped roofs with an overall maximum height of 25'-6".and the accessory buildings will have sloped roofs. The development will incorporate a mix of residential building materials including horizontal fiber cement lap siding, fiber cement shake singles, vertical fiber cement panel, stone veneer accents, and asphalt shingles. The unit mix will be 54% 1-bedroom units (92), 31% 2-bedroom units (52) and 15% studio units (26).

The clubhouse building will be one-story with an overall height of 15'-8". Building materials will be consistent with those used on the duplex buildings. Garages will have 4 stalls, one of which will be accessible. The maximum building height will be 15'-9". Building materials will be consistent with those used on the duplex buildings.

Trash and recycling areas will be located throughout the development in enclosures as required by code.

Amenities

The development has a clubhouse and management office building with a fitness center, restrooms, mail area, and dog wash and common room. Outdoor amenities gathering patio with fire pit, grill and picnic areas; tot lot and lawn areas, active open space trails, and pet exercise area park. Approximately 134,539 sf (27.8%) of the property is non-buildable open space due to Preble's meadow jumping mouse habitat and streamside overlay. This area will serve as passive open space. A breeze trail is proposed in the area between the residential portion of the site and the Preble's habitat. This trail will activate the area it is in as well as connect the unbuildable open space and streamside area to the broader development by connecting to the internal residential and amenity space sidewalk system.

Access

Access to the site is via one full-movement accesses on Old Ranch Rd in alignment with Otero Ave, a planned future full-movement access to the undeveloped land to the north in El Paso County, and an emergency access road in the northwest corner of the property that connects to Kettle Creek Rd in El Paso County.

Because IFC regulations require two separate accesses for a residential development of this density, the developer has met with CSFD to discuss the options. Regulations also have specific separation requirements. The development site only has frontage on Old Ranch Rd, and that frontage does not provide adequate width for two accesses. Due to this constraint, a future connection to the land to the north, which, upon development of that property, will provide a full-movement secondary access to Kettle Creek Rd. In the interim, the second access (for emergency purposes only) will be located at the northwest corner of the property. The emergency access will travers the adjacent property and connect to Kettle Creek Rd, which will require an easement from the adjoining property owner to the west. The applicant is currently negotiating to provide the easement along the adjacent property's north property line. The easement will be thirty feet wide and approximately 120 linear feet in length. The intent is to build a twenty-six-foot-wide fire lane through the easement, which will be designed, built and maintained to support the imposed loads of fire apparatus, including surfacing to provide all-weather driving capabilities.

The developer has also discussed the easement connection and improvement to Kettle Creek County Rd with El Paso County Public Works. All indications from the county engineer were positive. Such connection will require improvements to Kettle Creek Rd, which would be handled as a Construction Drawing Review application through the County Review System.

Traffic

A Traffic Impact Study (TIS) was completed for the proposed development in conjunction with annexation and rezoning of the property. The study has been updated based on elimination of the religious institution use and additional residential units, which slightly increased the density. The TIS makes the following findings and recommendations:

- The proposed development has the potential to generate approximately 1,224 daily vehicle trips with 82 of those occurring during the morning peak hour and 97 during the afternoon peak hour.
- Analysis of future traffic conditions indicates that the addition of site-generated traffic is expected to create no negative impact to traffic operations for the existing and surrounding roadway system upon consideration of the various roadway and intersection control movements assumed within this analysis.
- The study intersections are projected to operate at future levels of service comparable to Year 2044 background traffic conditions.
- Pursuant to performed queue analysis, although some delays are anticipated, vehicle queues can be accommodated on-site without negatively impacting the adjacent roadway network.

- Proposed site access has long-term operations at LOS D during peak traffic periods and upon build-out.
 - Exceptions include the southbound turning movement which has operations at LOS F during the morning peak traffic hour.
 - It is not uncommon for signalized intersections to or from an arterial roadway, in urban areas, to operate with noticeable delays during peak traffic hours.
 - It is, however, likely that turning movement will operate better than the results obtained.
- An eastbound left turn deceleration lane at Site Access along Old Ranch Road is required since the development’s peak hour left turn ingress volumes exceed the City’s threshold of 25 VPH.
- A westbound right turn deceleration at Site Access along Old Ranch Road is not required since the development’s peak hour right turn ingress volume does not exceed the City’s threshold of 50 VPH.
- Turn Lane Queue and Storage Recommendations:
 - Old Ranch Road/Voyager Parkway westbound left and right should be increased and southbound left should be increased.
 - Old Ranch Road/Otero Avenue/Site Access eastbound and westbound should be 155’.

Parking

Parking on the site is comprised of detached garage parking and open surface parking. The City Code standard for multi-family development is based on bedroom count and is shown in the following table:

Unit Type	# of Units	Required Spaces Per Unit	Spaces Required
Efficiency	26	1.0	26
One-Bedroom	92	1.0	92
Two-Bedroom	52	1.5	78
Total	170	---	196

The development is required to provide 196 parking spaces, including six (6) accessible spaces, one (1) of which must be van accessible. The development exceeds the parking requirement by providing 207 spaces, including twelve (12) accessible spaces of which six (6) are van accessible. One accessible space is provided in each of the six (6) 4-bay garages and six (6) accessible spaces are provided in open surface lots throughout the development.

The UDC requires secure, long-term parking for bicycles, based on the residential building gross floor area. For this development, 28 bicycle parking spaces are required. Of the 28 required bicycle parking spaces, 6 must be in secured long-term storage lockers or areas. Since garages are provided on-site, are available to anyone that wants to lease one, and are appropriate for long-term bicycle parking, garages will serve as the secured long-term bicycle storage.

Twenty-four (24) garages are located throughout the site with all apartment buildings having convenient access to a garage. Other bicycle parking spaces are provided within 20’ of entrances.

Utilities

The Cottages at Kettle Creek will be served by Colorado Springs Utilities. Water service for the site will be provided by an existing 12" line in Old Ranch Road. One water connection will be made at the south end of Jumping Heights. The second water connection will be made at the southern end of Kettle Creek Road. The two water connections form a public loop on site that will provide fire flow to the public fire hydrants. Additionally, two public 8" stubs are provided off the proposed water main extension to serve future development to the north. A private water system will connect to the proposed public loop to provide water service to the duplexes. This private water system will have to master meter & backflow prevention assemblies to meter private water use.

Sanitary sewer for the site will outfall to an existing 8" sanitary line approximately 750 feet south of the site along Otero Blvd. The site will not have any gas service. Electric service for the site will be designed and provided by Colorado Springs Utilities.

Park, Open Space, Trails, Landscaping and Buffering

City of Colorado Springs Parks Department has requested payment of fees in lieu of land dedication for parks.

As noted above, the property is comprised of approximately 134,539 sf of undevelopable land that is occupied by Preble's meadow jumping mouse habitat and Streamside overlay related to a very small segment of Kettle Creek traversing the southeast corner of the site. This entire area must be protected from development encroachment, and therefore will serve as passive open space for the development. This area will be protected from encroachment by a 4' high, split rail fence, which will provide a barrier but preserve views of the open space area.

City Code requires multi-family developments to provide 15% of the land area in open space, 2/3 of which must be active and 1/3 of which may be passive. The development is comprised of 483,952 sf of land area. Total open space provided is comprised of 179,833 sf (37.2%), of which 45,294 sf (9.4%) is active and 148,311 sf (27.8%) is passive. The active open space areas are connected and usable and intermingle with the passive open space area.

Because of the extensive amount of passive undevelopable open space on the site, the applicant is requesting alternative compliance to provide 9.4% active open space on the property instead of the required 10%. The proposed active open space areas are good quality, programmed spaces that include sun deck, firepit and picnic areas, tot lot and viewing area, small gathering and/or pet waste areas sprinkled throughout the development, pet exercise area, and breeze trail with exercise stations and overlook seating areas along the passive open space area. The trail, pet exercise area, work out stations, and overlook areas bring activity adjacent to the passive open space and streamside area of the site, and connect these areas to the residential portion of the development. See Alternative Compliance Letter and Final Landscape Plan submitted with this application.

The Development Plan provides the required 20' landscape setback along Old Ranch Road (minor arterial). A 15' landscape buffer is provided along the north and west property lines. Landscaping as

required for the Streamside Overlay is provided, however, due to Preble's habitat, will be provided along the trail to minimize disturbance and impacts to habitat areas (see separate request for alternative landscape compliance). All other landscaping is provided in compliance with the Landscape Policy Manual.

PROJECT JUSTIFICATION

CONFORMANCE WITH DEVELOPMENT PLAN REVIEW CRITERIA (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;

A. Compliance with this UDC: The proposed use and development shall comply with all applicable standards in this UDC, unless the standard is lawfully modified or varied.

The Development Plan meets all the R-5 and SS-O zoning district standards, as well as the standards for parking, lighting and landscaping. Alternate compliance is requested to allow 9.4% active open space instead of the required 10%, based on the extensive amount of unbuildable Preble's meadow jumping mouse habitat and Streamside Overlay open space on the site.

B. Compliance with Other Applicable Regulations: The proposed use and development shall comply with all other City regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant entities with jurisdiction over the property or the current or proposed use of the property. This includes, but is not limited to, floodplain, water quality, erosion control, and wastewater regulations.

The Development Plan complies with all City regulations, as well as all applicable state and federal regulations.

C. Compliance with Engineering Standards and Utilities: The proposed use and development shall comply with standards for roadway design and construction, access, drainage, water, sewer, emergency/fire protection, and others established by federal, state, county, service district, City, Colorado Springs Utilities, and other regulatory authorities. Utility services must be connected as required by this UDC.

The Development Plan complies with all standards for roadway design and construction, access, drainage, water, sewer, emergency/fire protection, and all other applicable agency regulations. The property is served by connection to Colorado Springs Utilities, including water, sanitary sewer, electric.

D. Compliance with Prior Approvals: The proposed use and development shall be consistent with the terms and conditions of any prior land use approval, plan, or plat approval for all or part of the property that is in effect and not proposed to be changed. This includes consistency with any Annexation Agreement, Land Use Plan, or approved phasing plan for development and installation of public improvements and amenities. (Ord. 23-03)

This is a newly annexed property and there are no prior City land use approvals for the site.

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

There are no use-specific standards for multi-family residential uses in the R-5 zone district.

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;

There are no known approved Development Plans for land immediately adjacent to the property. The Development Plan provides two-story duplex buildings comprised of four layouts. All duplex buildings will have hipped roofs with an overall maximum height of 25'-6". The development will incorporate a mix of residential building materials including horizontal fiber cement lap siding, fiber cement shake singles, vertical fiber cement panel, stone veneer accents, and asphalt shingles.

The clubhouse building will be one-story with an overall height of 15'-8". Building materials will be consistent with those used on the duplex buildings. Garages will have 4 stalls, and a maximum building height of 15'-9". Building materials will be consistent with those used on the duplex buildings.

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

There are no expected off-site impacts that will result from the development.

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 Development Plan complies with the recently amended Concept Plan for the property. There is no approved master plan for the property or immediate area. The Development Plan is compliant with the streamside protection standards, Landscape Policy Manual and Engineering Criteria Manual.

6. The project meets dimensional standards applicable to the zone district, or any applicable requirement in an FBZ or PDZ district;

The property is not in and FBZ or PDZ zone district.

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;

The Development Plan complies with the City Engineering Criteria Manual, the drainage report prepared for the project and included with this submittal, and all other state, federal, and City regulations.

- 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 Development Plan complies with all standards of the UDC as stated above, except for a minor request for alternate compliance to allow 9.4% active open space instead of the required 10%.

- 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);**

The Development Plan complies with all the requirements of the Streamside Overlay zone district.

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

As discussed in the Streamside Overlay Criteria below, the Development Plan preserves, protects, integrates and mitigates impacts to Kettle Creek as well as the Preble's meadow jumping mouse habitat.

- 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; and**

The Development will be served by Colorado Springs Utilities, including water, sanitary sewer, and electric. No gas service is planned.

- 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.**

The Development Plan provides an additional 13-feet of right of way for Old Ranch Road.

A Traffic Impact Study (TIS) was completed for the proposed development. The TIS found that the proposed development has the potential to generate approximately 1,224 daily vehicle trips with 82 of those occurring during the morning peak hour and 97 during the afternoon peak hour. Analysis of future traffic conditions indicates that the addition of site-generated traffic is expected to create no negative impact to traffic operations for the existing and surrounding roadway system upon consideration of the various roadway and intersection control movements assumed within the analysis. Study intersections are projected to operate at future levels of service comparable to Year 2044 background traffic conditions. Pursuant to performed queue analysis, although some delays are anticipated, vehicle queues can be accommodated on-site without negatively impacting the adjacent roadway network. While site access has long-term operations at LOS D during peak traffic periods and upon build-out (which is an acceptable LOS), exceptions include the southbound turning movement which has operations at LOS F during the morning peak traffic hour. However, it is not uncommon for signalized intersections to or from an arterial roadway, in urban areas, to operate with noticeable delays during peak traffic hours and it is likely that turning movement will operate better than the results obtained. The Study recommends the following improvements:

- An eastbound left turn deceleration lane at Site Access along Old Ranch Road since the development's peak hour left turn ingress volumes exceed the City's threshold of 25 VPH.
- Old Ranch Road/Voyager Parkway westbound left and right should be increased and southbound left should be increased.
- Old Ranch Road/Otero Avenue/Site Access eastbound and westbound should be 155'.

CONFORMANCE WITH STREAMSIDE OVERLAY REVIEW CRITERIA (7.2.603 C.)

- 1. Has the natural landform been maintained within the overlay area and does grading conform to the specific grading limitations of this Section as well as all other City grading and filling regulations?**

The development plan retains all of the streamside area's natural open space, except for grading related to a storm sewer outlet pipe from the new on-site detention pond to the creek. As such, the majority of the Streamside buffer areas will be left in a natural state, which protects the stream ecosystem. The site is designed to have minimum impact on the creek and adjacent Streamside buffers but will take advantage of the views of the natural area, which helps to include the stream in the development for patrons.

- 2. Does the development incorporate the stream ecosystem into the project design and complement the natural streamside setting? Has the project been designed to link and integrate adjacent properties with the stream corridor using accessways, creek front plazas, employee recreational areas or other site planning and landscaping techniques which include the stream corridor as an amenity?**

The site is designed to have minimum impact on the creek and adjacent Streamside Buffers but will take advantage of the views of the natural area, which helps incorporate and bring attention to the stream. There is a vast natural open space through which the stream traverses, to the east of the subject property. While this land is privately owned, and will likely be developed at some point, the portion of that property is narrow and will likely be left in open space just as the area on the subject property will be. Because the area adjacent to the stream on the subject property is habitat for the Preble's meadow jumping mouse, a trail and other active open space amenities are proposed adjacent to, but outside of the habitat area.

- 3. Has the project been designed to minimize impact upon wildlife habitat and the riparian ecosystem which exists on or adjacent to the site? Does the project design protect established habitat or any known populations of any threatened or endangered species or species of special concern?**

Both the inner and outer buffers are designated as critical habitat for the Preble's meadow jumping mouse, as is the area within 150' of the outer buffer. No grading or development, except for a drainage pipe outfall and planting of streamside buffer trees, is proposed within these areas. The US Department of Fish and Wildlife Services is reviewing a request for concurrence related to the Preble's meadow jumping mouse habitat on the property. Further, the required Streamside Overlay and south property line buffer plantings are being planted along the breeze trail between the homes and the Preble's meadow jumping mouse habitat instead of within the habitat areas.

4. Have existing or potential community trail networks and other recreational opportunities been identified and incorporated into the project design?

There are no planned trails within the Streamside Overlay buffers on the property. The Parks and Open Space Department does not wish to acquire the property, and did not request the provision of formal trail construction due to the Preble's meadow jumping mouse habitat on the property. There is a breeze trail between the developed lots and the Preble's meadow jumping mouse habitat's western boundary.

5. Has the project been designed to protect the subject property from potential flood damage and to accommodate flood storage and conveyance needs?

The property has been designed in conformance with the City's Engineering Criteria Manual for stormwater management. On-site ponding is proposed to accommodate historic drainage through the property as well as new runoff from the development and is designed to accommodate the 100-year storm event. The pond will outlet to the stream, which will be conveyed by pipe from the pond to the stream.

6. Have all significant natural features within the project streamside area been identified, and has the project been designed to minimize the impact on these features?

There are no significant natural features in this streamside area, except for habitat for the Preble's meadow jumping mouse, which is addressed in criteria #3 above.

7. Does the project identify and implement the recommendations of any approved subarea plans (such as the City Greenway Master Plan, City Open Space plan or a specific drainage basin planning study) and of any approved public works projects and habitat conservation plans?

The project is within the Kettle Creek drainage basin. The Drainage Report for the project addresses the recommendations of the Kettle Creek drainage basin plan and is included with this submittal.

8. Does the project design:

a. Implement a riparian buffer between the developed portions of the site and the adjacent waterway to assist in preventing point and nonpoint source pollutants and sediment from entering the waterway?

The required buffers are noted on the streamside plan that forms part of the Development Plan. The proposed development does not impact the inner or outer streamside buffer, except for grading and installation of a drainage pipe that outlets to the creek. The on-site detention pond, which is located on the opposite side of the development from the stream, includes water quality which is intended to prevent sediment entering the waterway.

b. Exclude impervious surfaces from the inner buffer zone and meet imperviousness restrictions across the entire overlay area on the site?

Yes.

c. Incorporate all stormwater PCMs required by Stormwater Enterprise throughout the developed site and adjacent to the buffer to encourage on site filtration of stormwater and protect water quality?

Yes.

d. Incorporate visual buffers of the stream between identified existing and/or proposed projects on opposing sides of the stream?

Additional landscaping is proposed along the trail between the residential development and the Preble's meadow jumping mouse habitat's western boundary, which will provide a buffer to the stream and the properties on the opposite side of Kettle Creek.

9. Are inner and outer buffer zone landscaping standards met and does the application meet all other requirements of Part 7.4.9 (Landscaping and Green Space)?

Both the inner and outer buffers are designated as critical habitat for the Preble's meadow jumping mouse, as is the area within 150' of the outer buffer. The required Streamside Overlay and south property line buffer plantings are being planted along the breeze trail between the homes and the Preble's meadow jumping mouse habitat instead of within the habitat areas to limit disturbance. In conjunction with this application, a request for alternative landscape compliance is being requested to relocate the Streamside Overlay and south property boundary buffer plantings, as well as to allow 9.4% active open space instead of the required 10%. The alternative landscape compliance is being requested due to site constraints caused by extensive land (3.1 acres) being within the Preble's meadow jumping mouse habitat and streamside overlay.

10. Have disturbed areas been revegetated to minimize erosion and stabilize landscape areas and does the project landscaping design specify plants selected from the riparian plant communities as set forth in Appendix A of the Landscape Policy Manual?

All disturbed areas have been revegetated to minimize erosion. Proposed trees are consistent with the riparian plant communities identified in the Landscape Policy Manual. The proposal meets all other requirements of the city's landscape code, except as identified in the alternative landscape compliance request.

11. Have stream bank and slope areas been identified, including those over fifteen (15) percent slope, has the disturbance to these areas and any protective or stabilizing vegetative cover been minimized, and does the plan provide for the revegetation and stabilization of any disturbed areas required by this UDC?

Stream bank and slope areas have been identified, and slopes over 15% are noted on the Streamside Plan included as part of the Development Plan. The area of the streamside to be disturbed in the inner and outer buffer is related to grading for a drainage pipe that outlets from the new detention pond to the stream. Revegetation and bank stabilization measures will be implemented as needed in the inner buffer. Native grasses are proposed for the disturbed portion of the outer buffer area.

12. Have opportunities to reclaim the drainageway been identified and implemented where practical? For this criterion, reclamation includes any action that improves the quality of that drainageway visually, functionally, or recreationally, and that brings the drainageway into a more natural condition.

The proposed landscaping plantings required within the inner and outer buffer are being planted along the trail between the residential development and the western boundary of the Preble's meadow jumping mouse habitat to minimize disturbance.

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