

## **Colorado Springs, CO**

Planning and Development  
30 S. Nevada Ave., Suite 701  
Colorado Springs, CO 80903



### **Final Report - Corrections Required** **Application No. DEPN-24-0160**

**Report Date: 11/08/2024**

**Description : Multi-family development with 170 rental duplex units on one development lot. Also a request for alternate landscape compliance related to placement of streamside overly and property boundary buffer plantings, and to be allowed to provide 9.4% active open space where 10% is required.**

**Address : 2210 Old Ranch RD Colorado Springs CO 80920**

**Record Type : Development Plans**

**Document Filename : Cottages at Kettle Creek - Traffic Impact Study\_Oct2024.pdf**

#### Comment Author Contact Information:

<b>Reviewer Name</b>	<b>Reviewer Email</b>	<b>Reviewer Phone No.:</b>
Zaker Alazzeh	Zaker.Alazzeh@coloradosprings.gov	-
Amy Vanderbeek	amy@pprbd.org	-
Austin Cooper	Austin.Cooper@coloradosprings.gov	-
Jonathan Scherer	Jonathan.Scherer@coloradosprings.gov	-

#### General Comments

<b>Comment ID</b>	<b>Reviewer : Department</b>	<b>Review Comments</b>
46	Jonathan Scherer : City Engineering - SWENT	Info Only: Please contact the Lead Reviewer, Jonathan, with any questions. Please reference the Planning review number in all communications. jonathan.scherer@coloradosprings.gov
47	Jonathan Scherer : City Engineering - SWENT	The drainage memo (STM-REV24-1079) was approved 9/26/24.
48	Jonathan Scherer : City Engineering - SWENT	A PDR/FDR is required for this project. The PDR (STM-REV24-1247) has been reviewed. All major comments on the PDR must be resolved prior to approval of this DP.
49	Jonathan Scherer : City Engineering - SWENT	Info Only: The Stormwater Enterprise (SWENT) has recently updated Criteria regarding required submittals.  For all Development Plans (DPs) which previously required a Final Drainage Report (FDR) submittal (generally, all DPs with 1 acre or more of earth disturbance proposed), a Preliminary Drainage Report (PDR) submittal is now acceptable instead of an FDR submittal. This change in Criteria allows for such DPs to be approved without requiring detailed, final drainage design calculations at the planning stage of the project.  For DPs with less than 1 acre of earth disturbance proposed, a Final Drainage Letter (FDL) submittal is required.

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		<p>A PDR submittal is now acceptable instead of an FDR submittal in support of a Final Plat (FP). The PDR must be approved before the FP can be recorded.</p> <p>An FDR may still be submitted in support of DP or FP approval if final design information is available at the time of the DP or FP submittal. FDR Addendums are no longer accepted. All required final calculations must be included in the FDR prior to FDR approval.</p> <p>FDR approval is still a prerequisite for Construction Drawing (CD) approval (e.g., GEC Plan, Drainage Plan/Profile, PCM Plan, etc.).</p> <p>Master Development Drainage Plans (MDDPs) are no longer required for DPs with 10 or more acres of earth disturbance proposed.</p> <p>Please see SWENT's website for updated checklists: <a href="https://coloradosprings.gov/stormwater-enterprise/page/stormwater-review">https://coloradosprings.gov/stormwater-enterprise/page/stormwater-review</a></p>
50	Jonathan Scherer : City Engineering - SWENT	It appears that a portion of the floodway is on the Site, revise floodplain statement too.
51	Jonathan Scherer : City Engineering - SWENT	The Four Step Process and detention requirements must be met for this site, as disturbance is greater than 1 acre. Show provisions for WQ/Detention or provide a note on the cover sheet stating the name and location of the existing facility that provides water quality and detention for the site. The note must include the full FDR name that designed the PCM, who prepared that report, and the approval date of the report. If this Site is a redevelopment, detention may not be required if the downstream drainage system is shown to have capacity for the proposed developed flow.
52	Jonathan Scherer : City Engineering - SWENT	This development is adjacent to Kettle Creek. Per the DPBS, stream improvements may be required. Please reach out to SWENT to determine if channel improvements are required.
53	Jonathan Scherer : City Engineering - SWENT	A portion of the development appears to be within the 100-year floodplain. Please coordinate with the PPRBC floodplain administrator on any requirements needed for work within the floodplain. Please include all related correspondence and/or approval from floodplain administrator in the PDR/FDR for this site.
82	Austin Cooper : Planning	Please provide an Amendment History Table stating the City File #, Approval Date, and Purpose.
84	Austin Cooper : Planning	Upon resubmittal, please go to your Accela project page by looking up your application record number (ex. DEPN-24-0000 or SUBD-24-0000). Once there, select the button that says "Digital Projects". This will take you to a page where all open reviewer comments will be displayed and you will have the option to type in responses. You are required to respond to all open review comments before you can resubmit. After entering all responses, the website will prompt you to move forward and upload your revised documents. Please reach out to your Planner if you have any questions or issues with your resubmittal.
85	Austin Cooper : Planning	Please include your signed copy of the public notice affidavit with the resubmittal package. The project will not be approved until this document has been provided back to your Planner.
86	Austin Cooper : Planning	Staff reserves the right to provide additional comments with new or updated information provided in subsequent submittals.
87	Austin Cooper : Planning	Staff is still receiving comments from the neighborhood at the time the review letter is being sent. Staff will send a completed list of comments to the applicant that they will need to respond to in a comment response letter due at time of resubmittal.
21	Amy Vanderbeek : Regional Building-Enumerations	<ol style="list-style-type: none"> <li>1. Note: There are only 2 of the standalone services to duplexes and house panel service meters.</li> <li>2. The trash enclosure does not meet the requirement based on height to have an address assigned and separate permit issued.</li> <li>3. Provide the location of the irrigation meter so that an address can be assigned.</li> </ol>

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		<p>4. I am only seeing 6 garages not 7. Please label the 7th.  5. Regarding the shaded seating area, how is it shaded? Gazebo, canopy?  6. Each duplex structure will be assigned a single address with unit numbers 101 &amp; 201. Contact me when you are ready to have the area addressed.</p> <p>Amy Vanderbeek  Enumerations Plans Examiner  Pikes Peak Regional Building Department  O: 719-327-2930 E: Amy@pprbd.org</p>

Corrections in the following table need to be applied before a permit can be issued

Comment ID	Page Reference	Reviewer : Department	Review Comments
14	1	Zaker Alazzeh : City Eng - Traffic Engineering	Traffic Engineering reviewed the Traffic Impact Study (TIS) and determined that the TIS was complete and provided the adequate information and analyses per the requirements of the Traffic Criteria Manual and Traffic Engineering staff. The applicant will be responsible for the TIS recommended traffic mitigation measures and roadway improvements.

# TRAFFIC IMPACT STUDY

For



**Cottages at Kettle Creek  
Colorado Springs, Colorado**

October 2024

Prepared for:

Goodwin Knight  
8605 Explorer Dr., Suite 250  
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Prepared by:



**SM ROCHA, LLC**  
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