

LETTER OF INTENT

For

**TRAILS AT ASPEN RIDGE
Filing No. 2**

Owners:

COLA, LLC.

555 Middle Creek Parkway, Suite 380
Colorado Springs, CO 80921

Applicant:

COLA, LLC.

555 Middle Creek Parkway, Suite 380
Colorado Springs, CO 80921

Prepared by:



Matrix

Matrix Design Group

2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
(719) 575-0100
fax (719) 572-0208

May 2021

Project No. 19.866.014

SITE LOCATION, SIZE, AND ZONING:

The Trails at Aspen Ridge Filing No. 2 (Tax Schedule No. 5500000412) is a proposed residential subdivision within the boundaries of the Trails at Aspen Ridge development, a proposed mixed-use development on 175 acres. This proposal is for a final plat for 98 detached single family lots and open space on 24.03 acres.

The site lies in Section 9 of Township 15 South, Range 65 West. The proposed development is south and east of Bradley Road and Powers Boulevard. The property is presently zoned RS-5000 and is part of the Waterview Sketch Plan. The proposed single family residential use is in conformance with the approved Waterview Sketch Plan.

REQUEST AND JUSTIFICATION:

The purpose of this application is to request approval of a Final Plat for 98 single-family lots on 24.03 acres. This letter serves as a request to receive El Paso County approval of both the Final Plat and Construction Drawings of the site. Widefield Water and Sanitation District will provide water and wastewater services to the site. The district has provided will serve and commitment letters as part of this application.

This request for final plat meets the criteria for the approval outlined in Section 5.3.5 of the El Paso County Land Development Code by the following:

- The application is in general conformance with the County Master Plan and previous county approvals; in this case the Waterview Sketch Plan and Trails at Aspen Ridge PUDSP.
- The proposed Land Use and Zone District is compatible with the existing and permitted land uses in the area.
- The site is suitable for the intended use.

The proposed Final Plat is in conformance with the County Policy Plan based on the following:

Policy 6.1.3: Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use, and access.

This application meets the above policy by maintaining density and land use in accordance with the Waterview Sketch Plan and Trails at Aspen Ridge PUDSP. This plan is also within the parameters of the adjacent proposed residential properties to the east: Bradley Heights (approved in the City of Colorado Springs) and Trails at Aspen Ridge Filing No. 1 (SF192) to the south. Access to the site will be provided from Legacy Hill Drive in accordance with the approved Trails at Aspen Ridge Filing No. 1 Final Plat. Capacity of these roads is addressed in the Traffic Impact Study approved with the overall PUDSP.

Policy 6.1.6: Direct development towards areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.

This application meets this policy by utilizing existing urban supporting facilities provided by Widefield Water and Sanitation District. Service will be provided based on the recently approved inclusion

agreement with the District. Water and Sanitary Sewer services will be provided by extending water and sewer lines from Trails at Aspen Ridge Filing No. 1 north to the property.

Policy 10.1.2: Carefully consider the impacts that proposed new developments will have on the viability of existing and proposed water and wastewater systems.

The Widefield Water and Sanitation District has indicated the ability to serve the property as well as the State Engineers Office from previous reviews. The proposed project is within the service boundary of the Widefield Water and Sanitation District; an inclusion agreement has recently been approved.

Policy 10.2.2: Carefully consider the availability of water and wastewater services prior to approving new development.

The Widefield Water and Sanitation District has indicated the ability to serve the property as well as the State Engineers Office from previous reviews. The proposed project is within the service boundary of the Widefield Water and Sanitation District; an inclusion agreement has recently been approved. Water and Sanitary Sewer service will be provided by extending water and sanitary sewer lines from Trails at Aspen Ridge Filing No. 1 north to the property.

This request meets the criteria for approval outlined in Section 7.2.1 of the El Paso County Land Development Code by the following:

- The application for Final Plat is in conformance with the County Master Plan.
- The proposed subdivision is consistent with the adjacent subdivision design.
- The proposed water supply is adequate and will be provided by the Widefield Water and Sanitation District.
- The proposed sewage disposal is to be provided by the Widefield Water and Sanitation District.
- Adequate drainage solutions are provided and follow Preliminary Drainage Report, MDDP, and DBPS recommendations.
- Necessary services (fire protection, police, recreation, utilities) have been provided and will continue to be provided by the Widefield Water and Sanitation District, Security Fire Protection District, El Paso County, Colorado Springs Utilities (gas), and Mountain View Electric (electric).
- Fire Protection will be provided by the Security Fire Protection District.
- Offsite impacts are minimal and will be mitigated as part of construction.
- Adequate public facilities and infrastructure are provided.
- The subdivision meets all other El Paso County criteria.
- No mineral extraction is planned for this site.

EXISTING AND PROPOSED FACILITIES:

The site is currently vacant. Proposed services in the development include the following:

- Water – Widefield Water and Sanitation District
- Sanitary Sewer – Widefield Water and Sanitation District
- Electric Service – Mountain View Electric
- Natural Gas Service – Colorado Springs Utilities
- Telephone Service – Qwest
- Fire Protection – Security Fire Protection District

No offsite improvements are currently anticipated.

TRAFFIC IMPACT FEES:

The applicant requests that platted lots within the Trails at Aspen Ridge Filing No. 2 be included in the county-wide 10 mill Public Improvements District (PID 2) fee program formed and implemented as part of the Traffic Impact Fee resolution.

The calculated Traffic Impact Fee for Springs at Waterview Residential development is estimated to be \$119,658 (98 lots x \$1,221.00 per lot) based on the inclusion in the 10 mill PID 2 and current fees.

Pursuant to Section E, Credits and Reimbursements, of the Board of County Commissioners' Road Impact Fee Implementation Document, the applicant may request in coordination with county staff that the County and Applicant enter into a credit agreement prior to final plat approval to determine an estimate of credits to which Applicant is entitled.

IMPACT IDENTIFICATION:

Wildlife

A Wildlife Impact Report was approved with the Waterview East Preliminary Plan. This report indicates a potential for minor wildlife impact to the burrowing owl and recommended mitigation. Development will follow the mitigation guidelines identified in this report.

SITE GEOLOGY:

Entech Engineering, Inc. has provided a Soils, Geology, and Geologic Hazard report to accompany this application. This report has identified potential Geologic Hazards on site related to development of the property along with proposed mitigation of the hazards. The applicant will incorporate the recommended mitigation during final design and construction on site.

EL PASO COUNTY WATER MASTER PLAN:

The Trails at Aspen Ridge Filing No. 2 is located within the Widefield Water and Sanitation District's (WWSD) boundaries and will rely upon municipal services for water supply. The WWSD has provided letters of intent to serve as well as water provider commitment letters for the Trails at Aspen Ranch Overall PUDSP, Filing No 1 and Filing No. 2. The WWSD has also provided the water quality report as required by El Paso County. The Colorado State Engineer's office has provided a sufficiency of water finding for both quantity and quality for the Trails at Aspen Ridge project as a whole. There are no proposed wells within the Trails at Aspen Ridge development.

The Trails at Aspen Ridge development meets the stated Goals and Policies through integrated master planning of site design, landscape, and water resource best management practices. Water conservation is achieved through higher densities with smaller individual yards and more common open. The common open space emphasizes water conservation using native turf seeds and limited high water sod.

- Goal 1.2 – Integrate water and land use planning
- Goal 4.2 – Support the efficient use of water supplies
- Goal 6.1.2 – Promote water conservation