



Preliminary Plan (SP262) & Map Amendment (CR261)

Applicant: **Evergreen Devco, Inc.** | Sean Murphy

Engineer: **Galloway & Company, LLC** | John Radcliffe, Jeff Odor

About Evergreen

Founded in 1974 with offices in Colorado, Arizona, Utah and California

Long-Term Relationships with our Community Partners and Tenant Clients

Specialize in Retail, Industrial & Multi-Family Development

More than **650** Successfully Completed Retail, Industrial & Multi-

Family Developments over the last **50** Years



Centennial & Fillmore, Colorado Springs



Woodmen & Meridian, Falcon



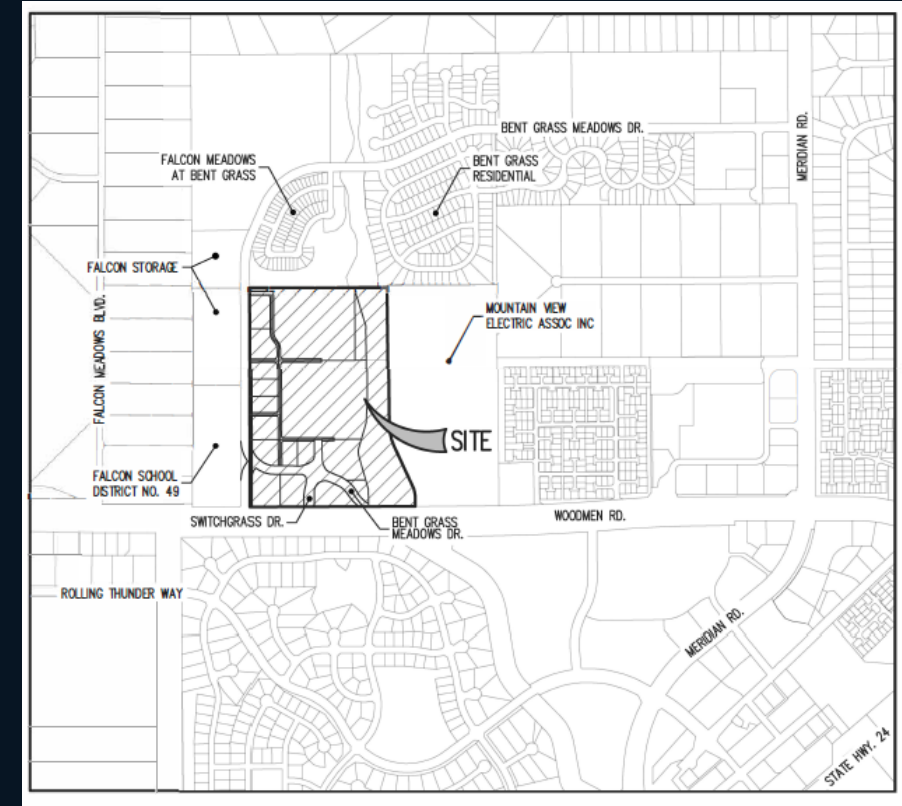
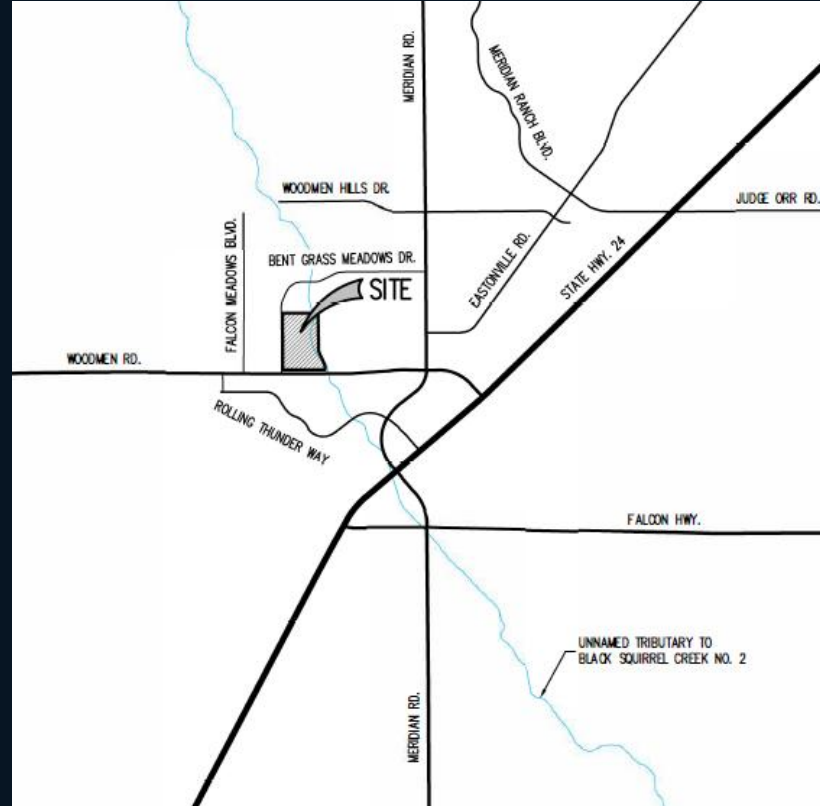
Mesa Ridge & Syracuse, Fountain



Constitution & Marksheffel, Colorado Springs

Project Location

- Northeast corner of Bent Grass Meadows Drive and Woodmen Frontage Road.
- 53.91-acre development site
- Undeveloped land, currently comprised of three vacant parcels.
- Northern 17-acre parcel zoned I-2.
- Southern 36.7-acre parcels zoned CR (*zoned CR from I-2 in 2007 by current owner*)



Preliminary Plan Overview

14 Lots – 37 acres

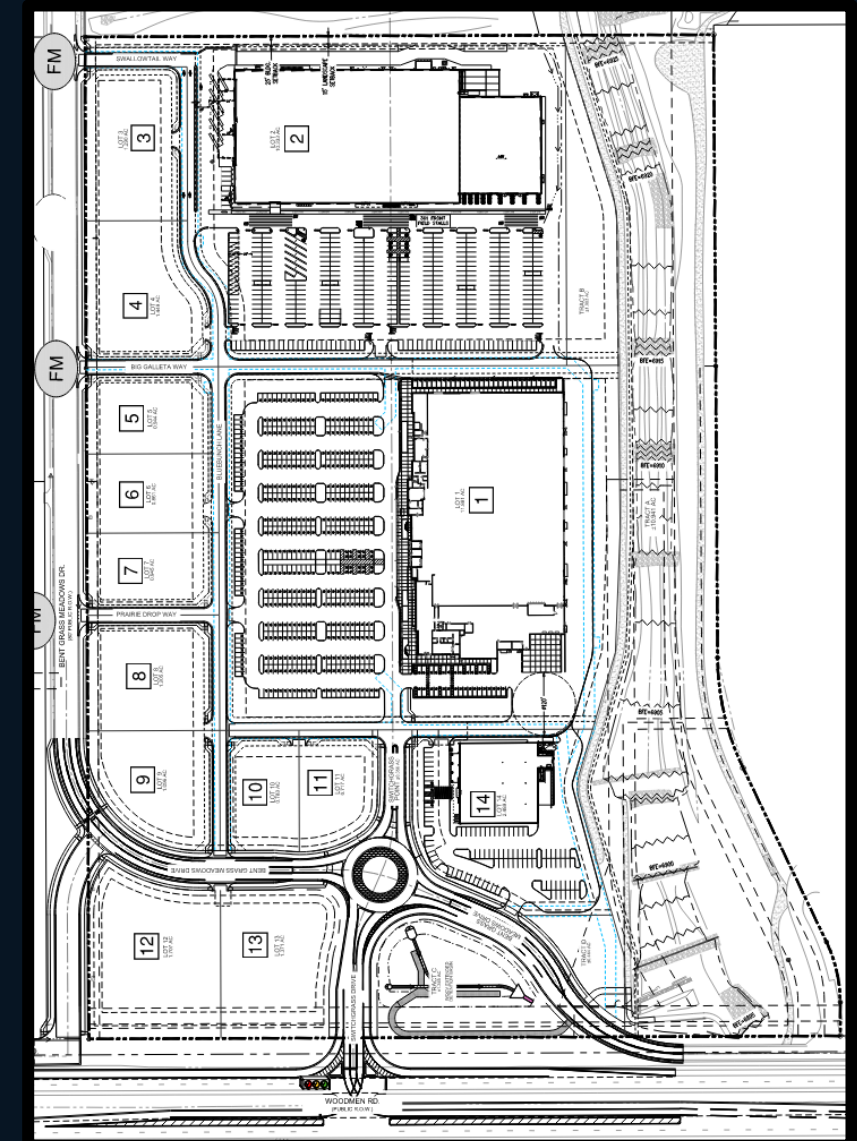
14 lots sized for a variety of restaurants, retailers and services
Two lots sized for “big box” users

5 Tracts – 14 acres

Open space, drainage ponds, pedestrian access, and roadways.
Approx. 11 acres for existing drainage channel (Tract A)

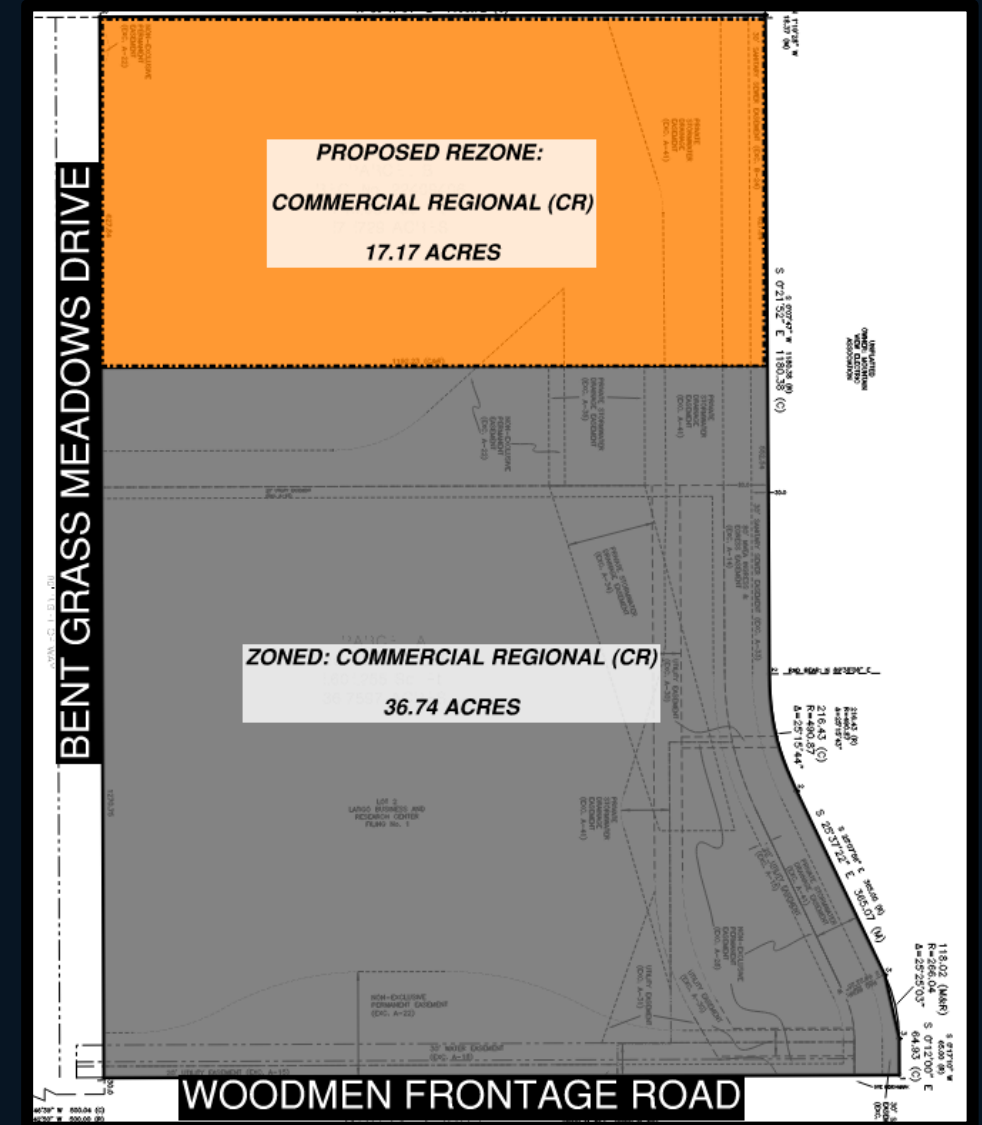
R.O.W. – 2.8 acres

Right of way dedication for alignment of Bent Grass Meadows Drive and Switchgrass Drive

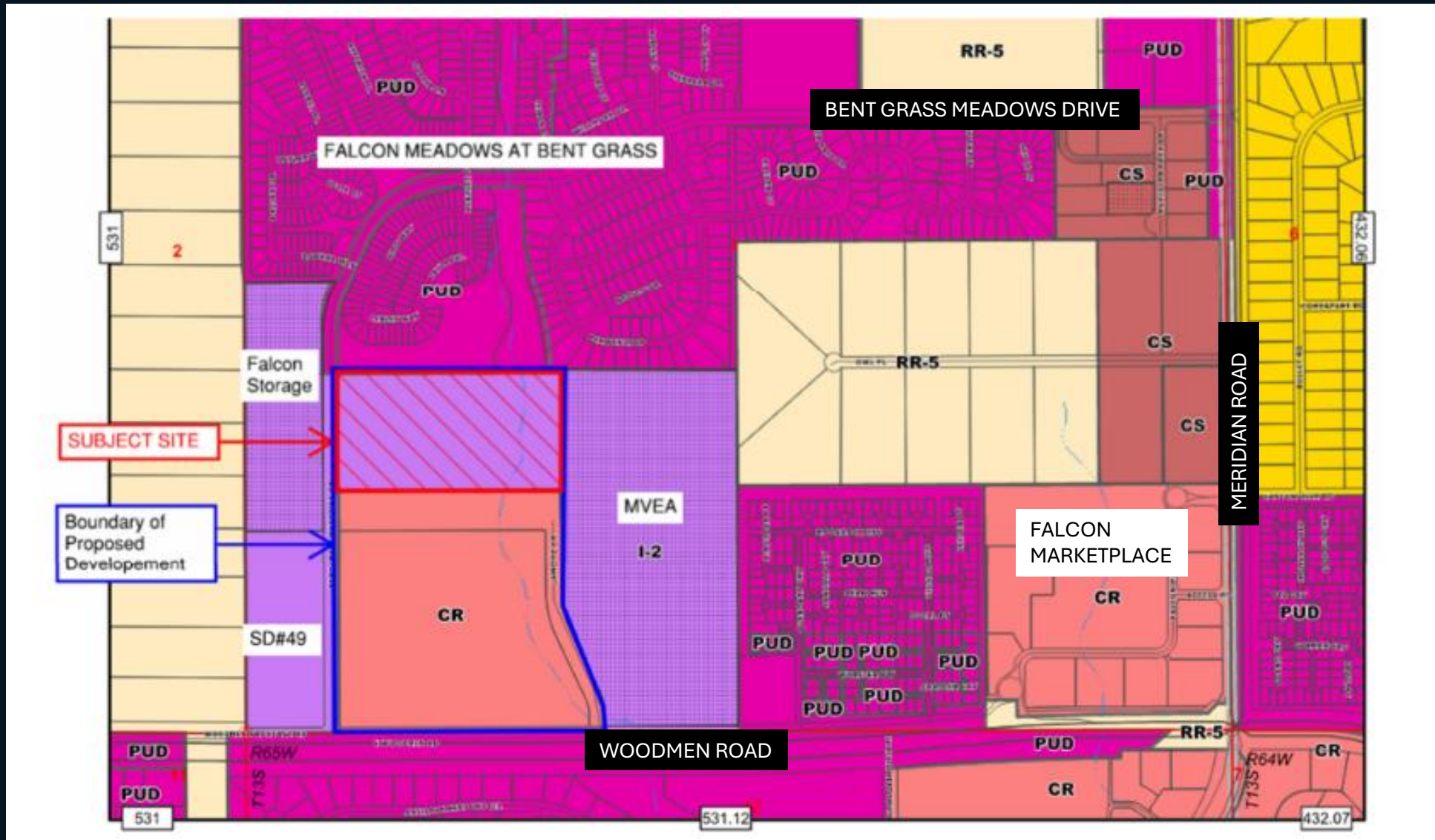


Rezone Overview

- Current Zoning: Limited Industrial (I-2)
- Proposed Zoning: **Commercial Regional (CR)**
- 17.17 acres parcel
- Matches zoning of adjacent parcel. Southern 36.7-acre parcel(s) zoned CR (*rezoned CR from I-2 in 2007 by current owner*)

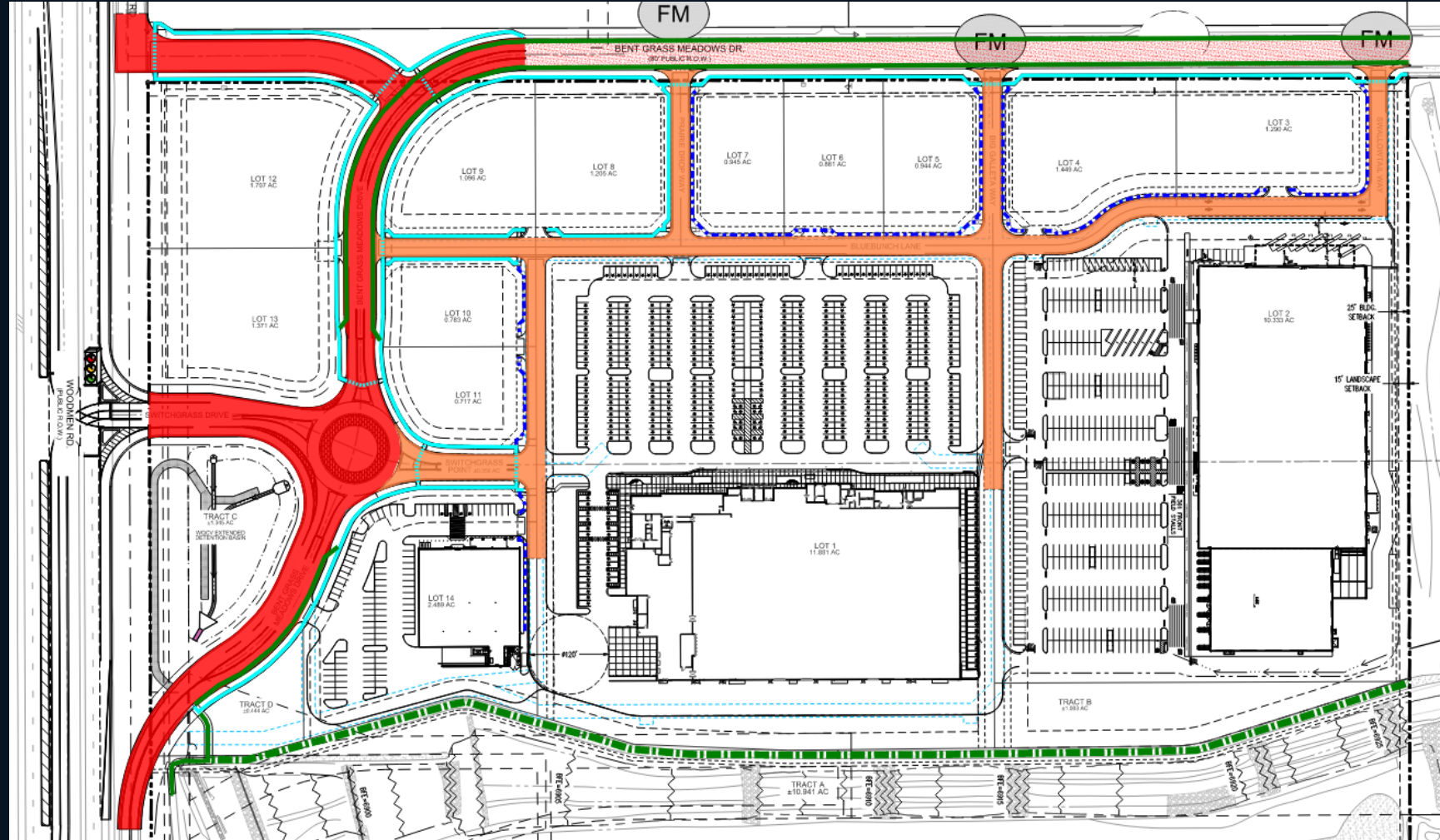


Adjacent Uses

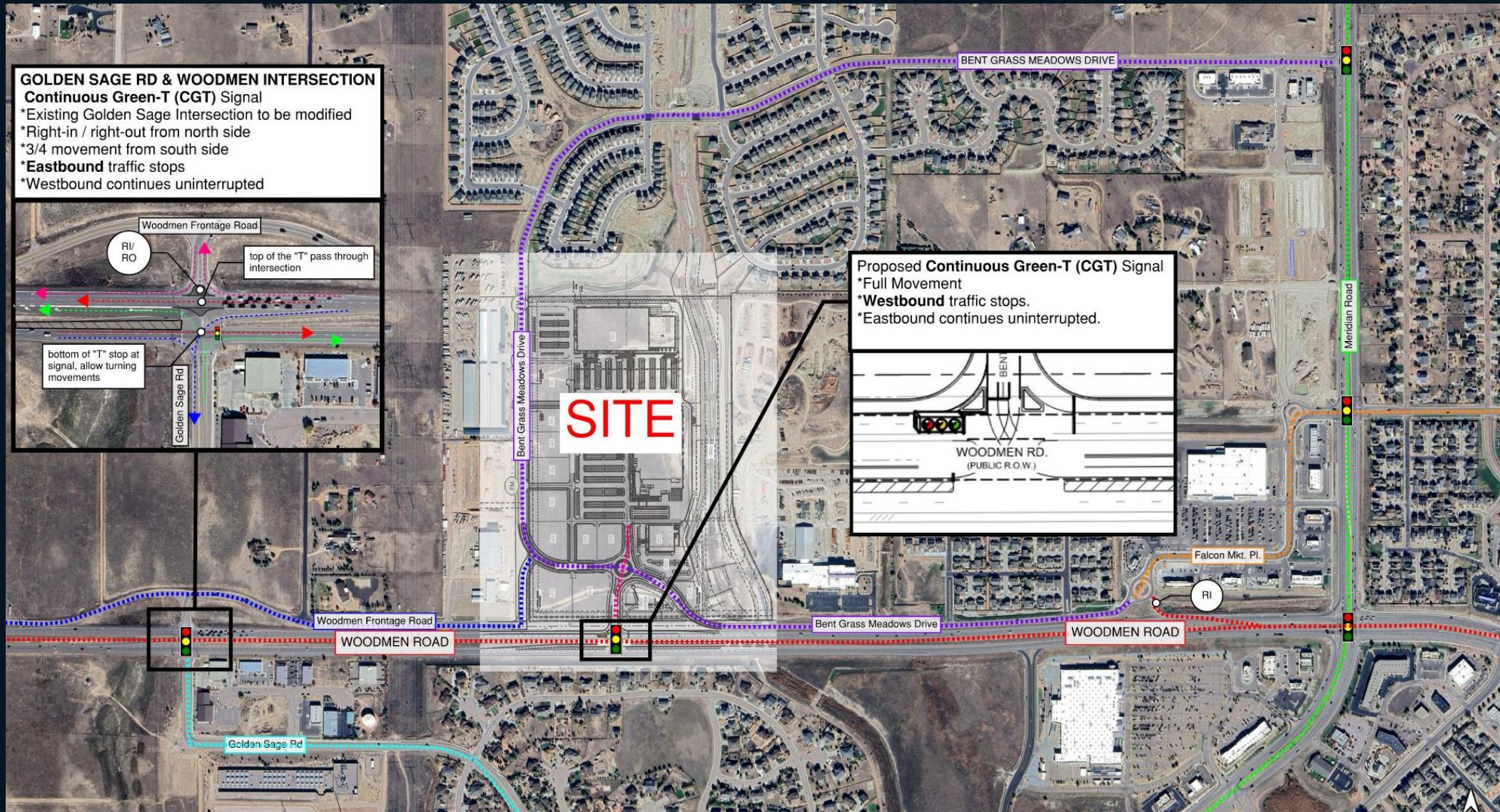


Transportation Overview

- Bike Path (Striped Shoulder)
- Future Sidewalk (Public Improvement Easement)
- New Public Roadway (R.O.W.)
- New Sidewalk
- Private Roadway (Public Access Easement)
- Public Roadway (R.O.W.) Repairs
- Trail Easement



Transportation Overview



Criteria for Approval: *Map Amendment*

The request for Commercial Regional (CR) zoning is consistent with the criteria in Section 5.3.5(B) of the Land Development Code for a Map Amendment as follows:

The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;

The proposed CR Zoning is consistent with the El Paso County Master Plan's Area of Change: New Development designation, transforming a vacant parcel into a commercial center that supports economic growth, creates jobs, provides retail, dining, and services to the Falcon community, and represents a more compatible land use transition than the property's current industrial zoning.

The rezoning is in compliance with all applicable statutory provisions, including but not limited to C.R.S. § 30-28-111 § 30-28-113, and § 30-28-116;

The rezoning complies with Colorado zoning statutes and El Paso County's authority to amend zoning districts, promotes consistency with adjacent CR-zoned properties, and responds to evolving community needs and market conditions while preserving the County's long-term land use vision.



Criteria for Approval: *Map Amendment*

The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions;

The proposed CR zoning is highly compatible with surrounding land uses, creating an appropriate transition between existing residential, administrative, and light industrial areas. Appropriate buffering from existing residential is provided by existing drainage tracts to the north and east of the site, and by Woodmen Road to the south.

The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district;

The site is suitable for the proposed commercial development and compatible with the CR zoning district, provides an appropriate transition between surrounding residential, administrative, and light industrial uses, supports a cohesive commercial land-use pattern, and will be adequately served by access and utilities through the proposed Preliminary Plan for The Markets at Bent Grass.



Criteria for Approval: *Preliminary Plan*

The Markets at Bent Grass Preliminary Plan is in general conformance with the Criteria for approval established in Section 7.2.1.D.2.E. of the El Paso County Land Development Code as follows:

The proposed subdivision is in general conformance with the goals, objectives and policies of the Master Plan.

The Markets at Bent Grass is consistent with the El Paso County Master Plan and related planning documents, transforming vacant land designated for New Development into a regional commercial destination that will create new employment opportunities, expand access to retail, dining, and services, and provide a compatible transition to adjacent residential. The project also advances community goals through regional trail connectivity, pedestrian-friendly infrastructure.

The subdivision is consistent with the Purpose of this Code

The proposed subdivision fulfills the objectives of the Land Development Code by creating a high-quality commercial destination supported by safe and efficient transportation improvements, including regional loop-road connectivity that reduces reliance on major arterials. Combined with adequate utilities, drainage, flood control facilities, sidewalks, and roadway infrastructure, the project represents a comprehensive and code-compliant development that supports future growth within the Bent Grass community.



Criteria for Approval: *Preliminary Plan*

The subdivision is in conformance with the subdivision design standards and any approved sketch plan

The subdivision is consistent with the El Paso County Land Development Code and the existing and proposed Commercial Regional (CR) zoning of the property. A sketch plan was not required.

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.

Woodmen Hills Metropolitan District will provide central water services for the project. The State Engineer and County Attorney's Office have concurred that the project will have adequate water supply for 300-years.

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

Woodmen Hills Metropolitan District will provide centralized sewage systems. The project is within WHMD's service area and will connect to existing adjacent mains.



Criteria for Approval: *Preliminary Plan*

All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)].

A Geology and Soils Evaluation and Report was prepared by Vivid Engineering. Vivid's report concludes that none of geologic hazards found pose a significant risk to the proposed project or adjacent properties. The potential hazards can and will be mitigated through proper land planning, design, and construction practices.

Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design.

The proposed drainage system is compliant with County requirements, providing on-site water quality treatment, stormwater conveyance, and flood control infrastructure that safely manages runoff, maintains existing drainage patterns, protects downstream properties and regional facilities, and integrates with the approved Falcon Drainage Basin regional drainage network without the need for any variances.



Criteria for Approval: *Preliminary Plan*

The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development.

The project delivers significant transportation and pedestrian infrastructure improvements, including a new roundabout, signalized intersection, expanded roadway network, sidewalks, and regional trail connections that enhance safety, mobility, and connectivity while improving access between surrounding residential, commercial, administrative, and employment areas.

Legal and physical access is or will be 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 is provided by existing or new public right-of-way. Internal circulation and access to lots without right-of-way frontage is provided via private roadways protected by Public Access Easements, to be recorded on the Final Plat.



Criteria for Approval: *Preliminary Plan*

The proposed subdivision has established an adequate level of compatibility by;

- (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision. The site will provide open space on Tracts B, C and D in the form of landscape and drainage facilities (water quality ponds) accounting for approximately 2.8 acres. Tract A (10+ acres) will remain undistributed, and the project will provide a 25' trail easement along the west side of the drainage channel, to be dedicated to El Paso County, for the construction, on-going maintenance and public access of the Woodmen Hills Secondary Regional Trail.
- (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; The subdivision will deliver significant transportation, pedestrian, and trail improvements, including new public roadways, detached sidewalks, internal pedestrian connections, and a dedicated regional trail easement that enhances accessibility, safety, and connectivity for residents, shoppers, employees, and bicyclists.
- (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; The site is buffered by open space to the north and east. Proposed grading provides for a 20' elevation difference from the residential to the north to the northernmost commercial lot.
- (4) incorporating identified environmentally sensitive areas into the design; The site contains one potential wetland area, located within the existing drainage channel along the property's eastern boundary. No development activity is anticipated within this channel, and those areas will remain undisturbed.
- (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities; The project is providing public roadways through the site to enhance the regional connectivity of Bent Grass Meadows Drive, Woodmen Frontage Road and Woodmen Road. The additional and enhanced connectivity will provide an overall positive impact to County facilities and service.



Criteria for Approval: *Preliminary Plan*

Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision.

The project will be fully served by necessary public services and infrastructure, including police and fire protection services, provides open space and landscape buffers, and delivers pedestrian connectivity through new sidewalks, walkways, trail easements, and regional trail connections.

The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code

The site is within Falcon Fire Protection District's service area. Falcon Fire has provided a commitment letter to provide fire protection services the proposed development.

The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

The subdivision is in conformance with the development standards for the existing and proposed Commercial Regional (CR) zoning and associated land uses as identified in Chapter 6 of the Land Development Code.



Questions?

