

VILLAS AT CLAREMONT

IMPACT IDENTIFICATION STATEMENT

DECEMBER 2020

OWNER/APPLICANT:

Rodo Investments LLC
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Colorado Springs, CO 80903

CONSULTANT:

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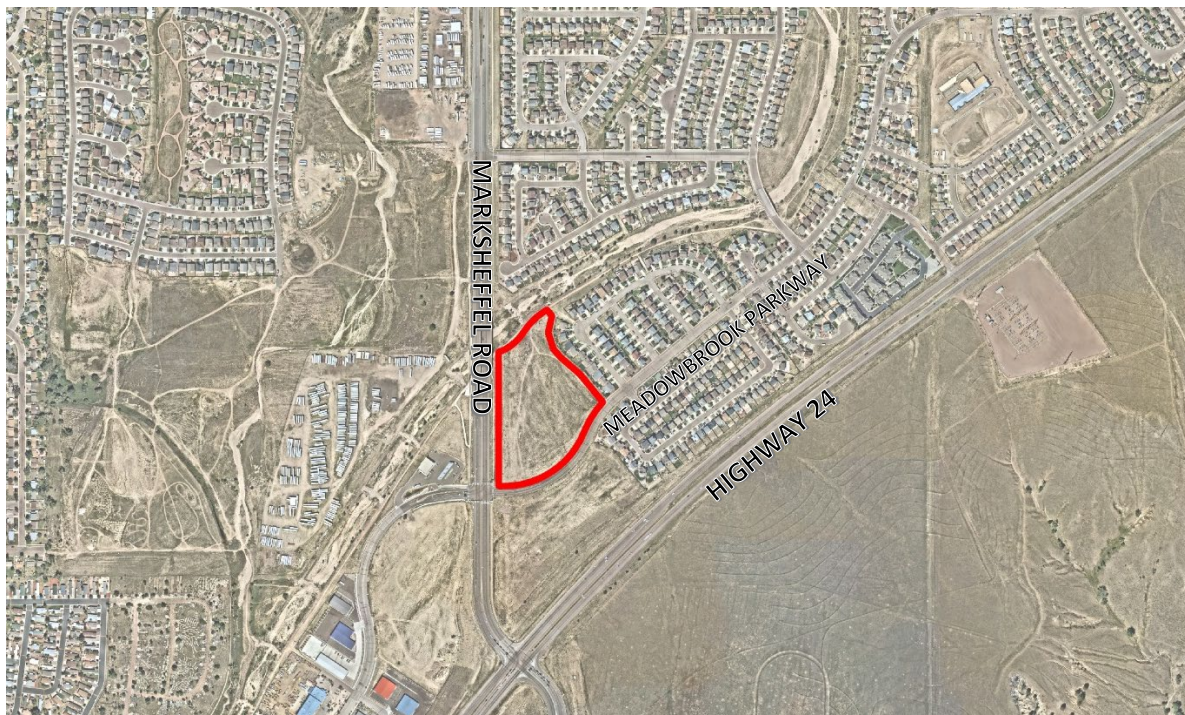
REQUEST

N.E.S. Inc. on behalf of Morley Companies request approval of the following applications:

1. A Sketch Plan Amendment from Commercial to Residential/Multi-family
2. A PUD Development/Preliminary Plan for 83 attached single-family lots, 5 tracts, and public rights-of-way on 10.17 acres, at a gross density of 8.53 dwelling units per acre.
3. Subsequent final plats approved administratively.
4. Water sufficiency with the PUD Preliminary Plan.

LOCATION

The approximately 10.17-acre project site lies north of Meadowbrook Pkwy and east of Marksheffel Rd. It comprises Tract G of Claremont Ranch Filing No. 7 (9.73 acres) and Tract A of Claremont Ranch Filing No. 7 (0.44 acres). Existing residential development is located to the east. Sand Creek is situated to the north, with single-family residential beyond. To the south of Meadowbrook Pkwy is future commercial land and to the west of Marksheffel Rd is a gas station/convenience store.



PROJECT DESCRIPTION & CONTEXT

In 1997, the County approved the Claremont Ranch Sketch Plan to include 8 filings totaling 408.6 AC including ROW, commercial, single family, multi family, neighborhood commercial, retail/commercial, industrial, and open space (golf course, buffers, channel).

In 2001, the Board of County Commissioners approved the Claremont Ranch Preliminary Plan for the development of 385 acres. Land uses within Claremont Ranch, included single-family, multifamily, commercial, elementary school, and open space (neighborhood & community park). To accommodate these land uses, Claremont Ranch was rezoned to include: 140 AC from RR-3 (rural residential) to R-2 (residential), 2.9 AC from RR-3 to PBP (Planned Business Park), 5.95 AC from RR-3 to R-3 (multifamily residential), 3.51 AC from RR-3 to R-3 (multifamily residential), and the creation of a subdivision consisting of 649 single family units, 140 multifamily units and 2.97 acres commercial site on 153 acres.

In 2004, a Sketch Plan Amendment was approved to change a 6-acre portion from church to multifamily and relocation of the southern Sand Creek vehicular bridge. At this time Filing 7, as the Board of County Commissioners, also approved the reconfiguration of a 124 AC portion adjacent to Marksheffel Road. This request included rezoning from RR3, R-2, PUD to R-2 and PUD, and amendments to include general lot and block layouts.

Since 2004, final plats and development plans have been approved and constructed for several filings of Claremont Ranch. Filing 7, located southeast of Sand Creek, east of Marksheffel Road and Northwest of Highway 24, consisting of 54.208 AC, was rezoned from RR-3 to PUD. The intent of that rezoning was for the construction of 70 single-family dwelling units, one tract for future high-density single-family development for 116 dwelling units, and one tract each for future commercial and hotel use. This submittal is proposing to amend the vacant commercial portion (10.17 AC) of the PUD zoning to allow for attached single-family use of the site.

IMPACT IDENTIFICATION

IDENTIFICATION OF POTENTIAL SOURCES AND ZONES OF AIR, WATER, AND NOISE POLLUTION.

AIR QUALITY: The proposed residential use will not negatively impact air quality. The proposed development is located within a developing area with convenient access to Marksheffel Road and Meadowbrook Pkwy, providing shorter travel time to employment and commercial facilities.

WATER: The proposed residential development is not a source of water pollution.

NOISE: The Land Development Code requires the impacts of noise pollution to residents be mitigated. A noise study conducted by LSC in November of 2020 found that with a five (5) high noise barrier all noise levels in the development will be below 67 decibels. The noise barrier referenced by the study determined to be either a berm, wall or combination of the two. A Noise Report is included with this submittal. The development is outside the DNL 65 Noise Contour and an allowed use under the APZ-2 subcategory of the CAD-O. Based on available data, a Federal Aviation Administration (FAA) 7460-1 "Notice of Proposed Construction or Alteration" will be filed for any new vertical development at this site (including temporary construction equipment) and provide FAA documentation to the Airport at the time a Site Plan is submitted."

IDENTIFICATION OF POTENTIAL HAZARD AREAS

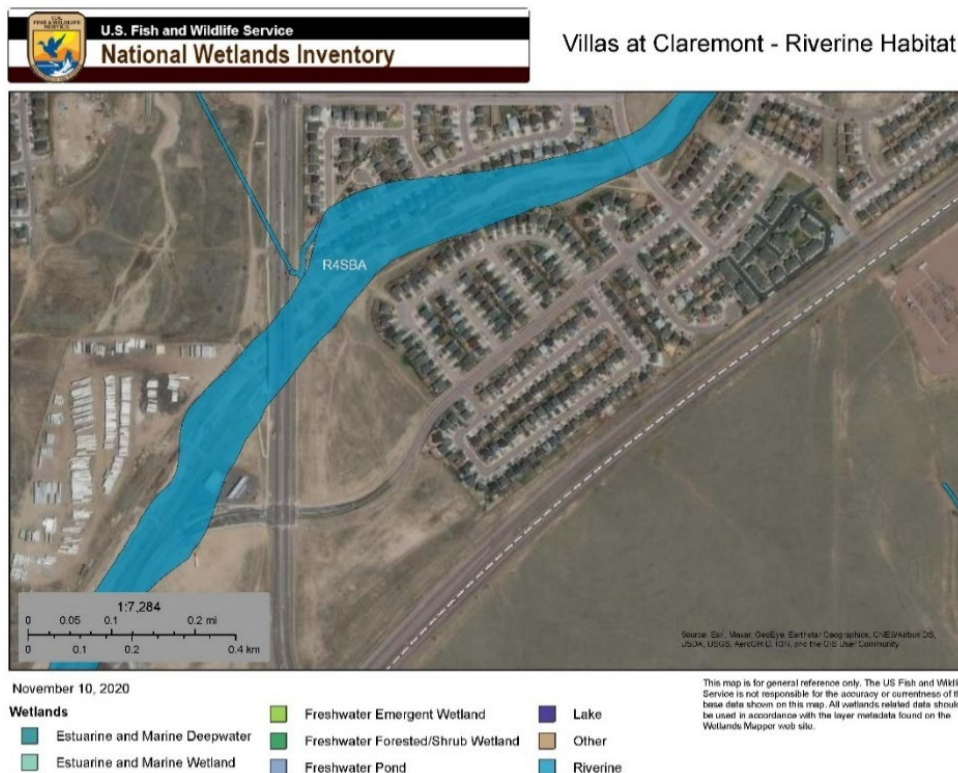
FLOODPLAINS: A review of El Paso County FEMA FIRM panels indicate no portions of the built project area are within a FEMA flood risk area. The East Fork of Sand Creek, which lies to the north of the parcel, is within a regulatory floodway and the proposed development will avoid this area. The parcel is identified as Zone X – Area of Minimal Flood Hazard within the FEMA Firm Panel 08041C00756G.

GEOLOGIC & SOIL HAZARDS: The Soils, Geology and Geologic Hazard Study prepared by Entech Engineers, determined the site to be suitable for the proposed developed and achievable by avoidance or proper mitigation through standard construction methods. Geologic hazards encountered at the site include artificial fill, collapsible soils, expansive soils, areas of erosion, groundwater and floodplain areas, and potentially seasonal shallow groundwater areas. The geologic conditions of the site are relatively common given the site’s locality to Sand Creek and mitigation can be accomplished by implementing common engineering and construction practices. None of these conditions are anticipated to preclude the proposed development (Soils, Geology and Geologic Hazard Study, prepared by Entech Engineering Inc. April 2020).

VEGETATION & WILDLIFE: The area is designated by the U.S. Geological Survey as an area of urban development with no significant vegetation or wildlife.

USE OF, OR CHANGES IN PREEXISTING WATERFORMS, WATERCOURSES OR BODIES OF WATER:

A small portion of land directly adjacent to the East Fork of Sand Creek is identified on the National Wetland Inventory as Intermittent Riverine habitat. There is no proposed development within this immediate area.



IDENTIFICATION AND LOCATION OF SITES OF HISTORICAL OR ARCHEOLOGICAL INTEREST

The site has historically been a lumber yard, retail, outdoor storage, Truss Plan, indoor/outdoor Door Shop, more recently the parcel has been vacant with development occurring immediately adjacent to it. None of the past uses of the site are identified as historically significant.

IDENTIFICATION AND LOCATION OF SITES OF NATURAL OR SCENIC IMPORTANCE

There are no sites of natural or scenic importance.

SOCIAL IMPACTS

The proposed infill project provides an additional housing option for the area and provides a transition for the single family to the east and commercial and industrial (existing and planned) to the west. The site is conveniently located approximately ¼ mile south the Rock Island Regional Trail and trail along the East Fork of Sand Creek and within a ¼ of Jimmy Camp Creek Park. While, no bus service exists adjacent to the site City Bus Line 23 runs approximately a ½ mile away at Galley and Peterson Road. One elementary and one technical school are within one mile of the site. This parcel is within the 61%-70% range of Low/Moderate Income Area.

JURISDICTIONAL IMPACTS

The following districts will serve the property:

- Cherokee Metro District will provide water and wastewater services. A will serve letter is provided with this application.
- Mountain View Electric Association will provide electric service. A will serve letter is provided with this application.
- Colorado Springs Utilities will provide natural gas service. A will serve letter is provided with this application.
- Falcon Fire Protection District will provide fire protection and emergency services. A will serve letter is provided with this application.
- School District 49 will serve the property.
- Pikes Peak Library District.
- Central Marksheffel Metropolitan District

RELATIONSHIP TO THE ADOPTED COUNTY MASTER PLANS

The Master Plan for the County comprises the County Policy Plan, relevant small area plans, the 2040 Major Transportation Corridor, the County Parks Master Plan, and the Water Master Plan. The proposed residential subdivision satisfies the following policies of the County Policy Plan and the Water Master Plan.

COUNTY POLICY PLAN

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.

Policy 6.1.11: Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.

The proposed development provides an additional housing choice in an urbanizing area. The product is similar in scale and density to the surrounding residential, and will provide a transition from the detached single-family residential to the commercial and industrial uses (existing and planned) to the west and northwest. Direct access is provided by Meadowbrook Parkway.

WATER MASTER PLAN

Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.

Goal 3.1 – Promote cooperation among water providers to achieve increased efficiencies on infrastructure.

Goal 3.2 – Promote cooperation among water providers to achieve increased efficiencies on treatment.

Goal 3.7 – Encourage the interconnection of infrastructure owned by water providers and projects that will have access to more than one water source, both to foster conjunctive use and to better accommodate water supply emergencies.

Goal 5.1 – Identify the potential water supply gap at projected full development build-out (2060).

Goal 5.4 – Promote the long-term use of renewable water. Goal 5.5 – Identify any water supply issues early on in the land development process.

Goal 6.0 – Require adequate water availability for proposed development.

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

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

Cherokee Metro District has sufficient supply and existing infrastructure in the area to serve this development. Water quality is good and Cherokee is in compliance with all regulatory limits.

The project is located within Region 5, Cherokee Metropolitan District Services Area. This single growth area is not projected to experience significant growth by 2060. Specifically, the Water Master Plan states:

Region 5 consists of areas served by Cherokee Metropolitan District and is not expected to experience significant growth by 2060. But the District could consider expanding water and sewer service to growth areas outside of Region 5. No specific growth map was created for Region 5; these areas are shown in other maps.

Full build out of the Cherokee Metropolitan District (District) is anticipated within the 2060 timeframe. Cherokee Metropolitan District lies adjacent to large areas that could potentially develop with higher density residential growth along the Highway 94 corridor. The Water Resources Report indicates that the District has sufficient supply to meet the expected need at full build out. Region 5 has a current water supply of 5,849-acre feet per year and a current demand of 4,396-acre feet per year. The 2040 water supply is projected to be 4,849-acre feet per year and the projected demand is 6,468-acre feet. As stated in the Water Resources Report, this development is projected to need 28.75-acre feet of water per year. The District water supply summary indicates a total commitment of 3,804 Acre-Feet/Year and maintains a supply of 4,992 Acre-Feet/Year and exhibits a surplus of 1,188 Acre-Feet/Year. The District has committed sufficient water supply to support this development.

The District obtains most of its supply from alluvial wells in the Upper Black Squirrel Creek (UBSC) Basin and currently recharges reclaimed water at the southern end of the Upper Black Squirrel Creek Basin (UBSC) aquifer. Based on the projected needs, and current supply, the District has sufficient water to meet the needs of this development with an excess of 1,188 Acre-Feet/Year. However, additional long-range planning, regionalization and acquisitions are discussed in the Water and Wastewater Report under future supplies.

Cherokee Metropolitan Districts (District) has provided a water and wastewater commitment letter to serve the development. Cherokee metro district primarily receives its water from groundwater, and the majority is alluvial groundwater in the Upper Black Squirrel Creek Designated Groundwater Basin (UBSC). Water supply to the district is provided by 8 wells located in the northern portion of the UBSC basin and nine wells located in the southern part of the basin. Additionally, the district owns several shallow wells located within Cimarron Hills that are primarily used for irrigation purposes. The district also has access to additional water sources through contractual arrangements with Pueblo Board of Water Works and a water exchange for Guthrie Water, and an alluvial UBSC supply owned by two other districts. The District is completing construction of the Sundance Ranch water supply system. This is a new Denver Basin groundwater system within Black Forest. It includes facilities to produce, treat, and deliver these supplies.

The District relies primarily on alluvial groundwater supplies in the Upper Black Squirrel Basin. Since 2007, the District has undertaken efforts to diversity its water supply portfolio and reduce reliance on delivery of water from Colorado Springs Utilities. This has included:

- Development of a groundwater well field in the Black Forest area to access Denver Basin water owned by the District
- Construction of a new Water Reclamation Facility to treat its wastewater for use in recharge of the Upper Black Squirrel Creek aquifer
- Development of non-potable well for irrigation of its golf course.

The District has been actively engaged in demand management and conservation efforts, and now has some of the lowest per capita demands in Colorado. Lowered demands were achieved through recommendations for implementation in the 2007 Water Conservation Plan, this plan was later updated in 2015. The plan includes various water conservation measures such as implementation of water reuse, a revised water rate structure, implementation of water-efficient fixtures, and xeric landscaping.

New sources/expansions are expected to come from five areas: developer inclusion, acquisition, regionalization, facility expansion (including extensions of existing jointly owned transmission systems), and indirect, lawn irrigation return flows (LIRF) credits and direct reuse. The District has Municipal Interconnects on both the raw water and potable water systems to Colorado Springs Utilities. The District is served by four main transmission lines that deliver water directly to the District's main service area located within Cimarron Hills. Additionally, the district also has access to additional sources through contractual arrangements with Pueblo Board of Water Works and a water exchange for Guthrie Water, also an alluvial UBSC supply owned by two other districts. The district is completing construction of the Sundance Ranch water supply system. This is a new Denver Basin groundwater system within Black Forest. It includes facilities to produce, treat, and deliver these supplies. Cumulatively, the district is supported by a collection of wells, pumps, conveyance pipelines, storage tanks and treatment facilities to deliver potable water to its customers. These resources are spread across the Upper Black Squirrel

Creek, Kiowa Bijou, and Upper Big Sandy basins and include two pump stations and four transmission lines.

The District's alluvial UBSC groundwater wells are connected to a surface hydraulic system and can be classified as a renewable resource. Alluvial groundwater rights are considered surface rights, and are therefore regulated by the prior appropriation system like other surface water rights. The implementation of the District's Water Conservation Plan has enabled the district to reduce water usage by 3-5% per capita and has become one the lowest per capita usage in the state.

Cherokee metropolitan district operates its Water Reclamation Facility (WRF) and Rapid Infiltration Basins (RIBs), which takes wastewater from the district and Meridian Service MD's service areas, treats, and discharges to the RIBs. From the RIBs, the water percolates into the ground, blends with native groundwater, and can be recaptured from CMD's south USBC well field.

Discussions of long-term planning, increases in water efficiency and increases in renewable sources are included in the Water Wastewater Report. Current Water Quality is presented in the Water and Wastewater Report on page 8, Cherokee MD 2019 Drinking Water Quality Report.