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**VILLAS AT CLAREMONT**

**LETTER OF INTENT**

**DECEMBER 2020**

**OWNER/APPLICANT:**

Rodo Investments LLC  
20 Boulder Crescent, Ste. 200  
Colorado Springs, CO 80903

**CONSULTANT:**

N.E.S. Inc.  
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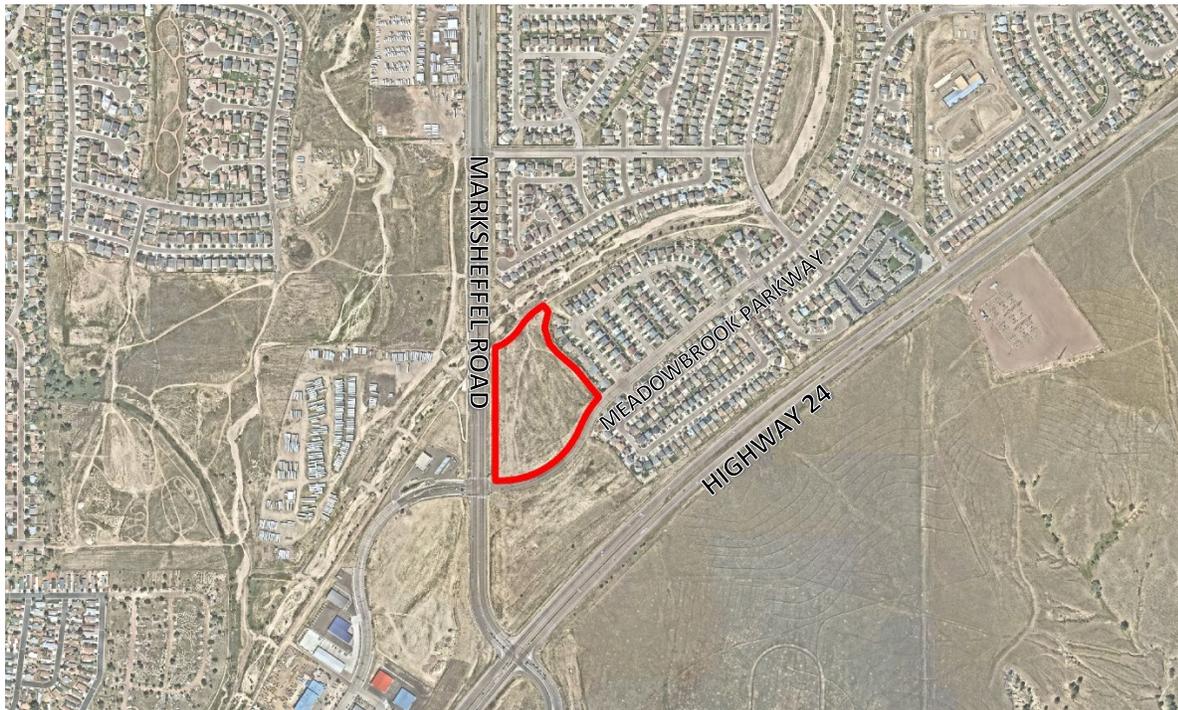
**REQUEST**

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.

**Zoning:** It is proposed to rezone the subject property to PUD CAD-O for attached single-family lots. To the north is PUD CAD-O, this parcel is owned by El Paso County. To the east is PUD CAD-O for single-family detached. To the south is PUD CAD-O, this parcel is undeveloped and is proposed in the Sketch Plan for commercial use. To the west is commercial use zoned CS CAD-O, and I-3 CAD-O (currently vacant) to the northwest.

Setbacks are provided along the northeast, southeast, south, and west to buffer the development from the existing single-family to the northeast, Meadowbrook Pkwy to the southeast and Marksheffel Road to the west. The project provides a transition from the single-family residential towards the east to commercial uses and the vacant industrial lot towards the west. The project incorporates Tract A of Claremont Ranch Filing No. 7, which was originally intended as a buffer between the single-family residential development to the east and the originally proposed commercial development on Tract G of Claremont Ranch Filing No. 7. This buffer is now included within Tract E of The Villas at Claremont Ranch PUDSP, which retains a 30-foot buffer to the existing residential neighborhood to the east. Tract E also provides a substantial buffer on the west side of the project adjacent to Marksheffel Rd and to the I-3 zone to the northwest. The northwest corner of the property is approximately 180 feet across

Marksheffel from the I-3 property line. The northernmost portion Tract E contains a full spectrum detention pond, landscape buffering, and a trail connection to Sand Creek.

**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.”

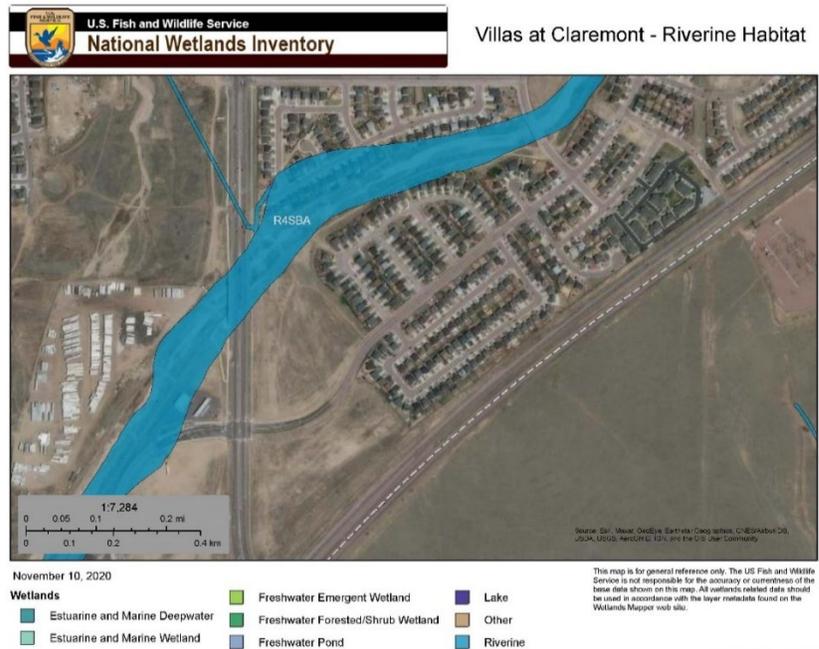
**FLOODPLAINS:** A review of El Paso County FEMA FIRM panels indicate no portions of the built project area are within a FEMA flood risk area. The East Fork of Sand Creek, which lies to the north of the parcel, is within a regulatory floodway and the proposed development will avoid this area. The parcel 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.



**DISTRICTS SERVING THE PROPERTY**

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.

#### **Sketch Plan Review Criteria Chapter 7.2.1.D.C**

**1. THE PROPOSED SUBDIVISION IS IN GENERAL CONFORMANCE WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE MASTER PLAN;**

The development is consistent with the intent of the Policy Plan as it is intended to provide additional housing at various densities in an urbanizing area.

**2. THE PROPOSED SUBDIVISION IS IN CONFORMANCE WITH THE REQUIREMENTS OF THIS CODE;**

The proposed development meets all of the County Code Sketch Plan requirements.

**3. THE PROPOSED SUBDIVISION IS COMPATIBLE WITH EXISTING AND PROPOSED LAND USES WITHIN AND ADJACENT TO THE SKETCH PLAN AREA;**

The site is zoned PUD CAD-O and is being proposed for attached single family uses. To the north is PUD CAD-O, this parcel is owned by El Paso County. To the east is PUD CAD-O for single-family detached. To the south is PUD CAD-O, this parcel is undeveloped. To the west is commercial uses zoned CS CAD-O, and I-3 CAD-O (currently vacant) to the northwest. Setbacks are provided along the northeast, southeast, south, and west to buffer the development from the existing single-family to the northeast, Meadowbrook Pkwy to the southeast and Marksheffel Road to the west. The project provides a transition from the single-family residential towards the east to commercial uses and the vacant industrial lot towards the west. Tract C and E provide a substantial buffer and setback from the I-3 zone to the northwest. The northwest corner of the property is approximately 180 feet across Marksheffel from the I-3 property line. Tract E in the northernmost portion of the site contains a full spectrum detention pond, landscape buffering, and a trail connection to Sand Creek.

**4. THE WATER SUPPLY REPORT PROVIDES SUFFICIENT INFORMATION TO IDENTIFY PROBABLE COMPLIANCE WITH THE WATER SUPPLY STANDARDS AND IDENTIFIES ANY NEED FOR ADDITIONAL WATER SUPPLIES;**

Reference Water Resources Report page 39, figure 3.4 Demand Forecasts. The District has adequate water supplies provided by the UBSC, Kiowa Bijou and Big Sandy Creek basin to

sufficiently provide water for 300 years. The District has implemented its Water Conservation Plan, which has reduced demand by 3-5%.

**5. SERVICES ARE OR WILL BE AVAILABLE TO MEET THE NEEDS OF THE SUBDIVISION INCLUDING, ROADS, POLICE AND FIRE PROTECTION, SCHOOLS, RECREATION FACILITIES, AND UTILITY SERVICE FACILITIES;**

Municipal services to the site will be provided by Falcon Fire, Cherokee Metro District will provide water and waste water, Roads maintained by and El Paso County Sheriff's department for police services. Letters of commitment from these entities have been received and included in the application. Referral letters were sent to El Paso County School 049 and the Pikes Peak Library, responses have been included with this application.

**6. THE SOIL IS SUITABLE FOR THE SUBDIVISION;**

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).

**7. THE GEOLOGIC HAZARDS DO NOT PROHIBIT THE SUBDIVISION, OR CAN BE MITIGATED;**

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).

**8. THE SUBDIVISION WILL NOT INTERFERE WITH THE EXTRACTION OF ANY KNOWN COMMERCIAL MINING DEPOSIT [C.R.S. §§ 34-1-302(1), ET SEQ.];**

No mineral estate owners were identified on this parcel.

**9. THE DESIGN OF THE SUBDIVISION PROTECTS THE NATURAL RESOURCES OR UNIQUE LANDFORMS;**

This area is designated by the U.S. Geological Survey as an area of urban development with no significant vegetation or wildlife. A small portion of the land directly adjacent to the east for of Sand Creek is identified on the National Wetland Inventory as Intermittent Riverine Habitat. There is no proposed development within this immediate area. There are no significant natural resources or unique landforms on this site.

**10. THE PROPOSED METHODS FOR FIRE PROTECTION ARE ADEQUATE TO SERVE THE SUBDIVISION;**

This area falls under the Falcon Fire Protection district. The 133-square-mile fire district extends from Peyton Highway on the east to County Line Road on the north to Black Forest Road on the west and one mile north of Colorado Highway 94 on the south. The District serves more than 23,400 citizens, and protects almost 10,000 structures. Ninety-four percent of the structures within the District are residential and 6 percent are commercial buildings. The Falcon Fire Protection district actively maintains 4 stations and has adequate facilities and resources to serve this development.

**11. THE SUBDIVISION IS APPROPRIATE AND THE DESIGN IS BASED ON MITIGATING THE CONSTRAINTS OF TOPOGRAPHY, SOIL TYPES, GEOLOGIC HAZARDS, AGGREGATE RESOURCES, ENVIRONMENTAL RESOURCES, FLOODPLAIN, AIRPLANE FLIGHT OVERLAYS, OR OTHER CONSTRAINTS.**

This area is designated by the U.S. Geological Survey as an area of urban development with no significant vegetation or wildlife. A small portion of the land directly adjacent to the east for of Sand Creek is identified on the National Wetland Inventory as Intermittent Riverine Habitat. There is no proposed development within this immediate area. There are no significant natural resources or unique landforms on this site. 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). This area is not within an airplane flight overlay. No other site constraints have been identified.

**PUD Preliminary Plan Review Criteria Chapter 4.2.6.E**

**1. THE PROPOSED SUBDIVISION IS IN GENERAL CONFORMANCE WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE MASTER PLAN;**

The development is consistent with the intent of the Policy Plan as it is intended to provide additional housing at various densities in an urbanizing area.

**1. THE SUBDIVISION IS CONSISTENT WITH THE PURPOSES OF THIS CODE;**

The stated purpose of the Code is to preserve and improve the public health, safety, and general welfare of the citizens and businesses of El Paso County. This development will provide an additional housing option in the area in a location that is appropriate for higher density residential development.

**2. THE SUBDIVISION IS IN CONFORMANCE WITH THE SUBDIVISION DESIGN STANDARDS AND ANY APPROVED SKETCH PLAN;**

This proposal is requesting to amend the existing sketch plan and approved PUD to change the commercial use designation to residential. The subdivision design standards are met.

**3. 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;**

The Cherokee Metro District has a sufficient water supply to support this development. The raw water supplied to the District is generally of good quality. The quality of the water is monitored, and the District has been successful in complying with regulatory limits. (Water Resources Report, Nov. 2020)

**4. 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.**

Cherokee Metro District will serve the project and has sufficient capacity. Public sewage disposal is addressed in the Water Resources and Wastewater Treatment Report prepared by Catamont Engineering.

- 5. 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)];**

The geologic hazards anticipated to affect this site are 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).

- 6. 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;**

Drainage improvements are addressed in the Preliminary Drainage Report and the grading and erosion control plans prepared by Catamount Engineering. Detention and water quality are provided on site and meets the DCM criteria.

- 7. 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;**

This site is directly accessed from Meadowbrook Parkway and private roads within the development.

- 8. 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;**

There are no natural physical features on the site. Open Space is provided throughout the development totally to approximately 5 acres.

- 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;**

Appropriate provision is made in this regard given the context of the site and surrounding area. The plan was designed to minimize cost of transportation and utility infrastructure improvements. The project proposes a private drive directly to Meadowbrook Parkway. Pedestrian and bike recreation opportunities are provided by a proposed trail.

- 3) INCORPORATING PHYSICAL DESIGN FEATURES IN THE SUBDIVISION TO PROVIDE A TRANSITION BETWEEN THE SUBDIVISION AND ADJACENT LAND USES;**

Landscaping is included to buffer the development from adjacent uses where appropriate. The development provides a transition between the single family uses to the east and commercial and industrial (existing and planned) uses to the west.

- 4) INCORPORATING IDENTIFIED ENVIRONMENTALLY SENSITIVE AREAS, INCLUDING BUT NOT LIMITED TO, WETLANDS AND WILDLIFE CORRIDORS, INTO THE DESIGN; AND**

The East Fork of the Sand Creek Channel is adjacent to the site. The channel is contained in a tract and no lots encroach on the floodplain or tract.

**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 Traffic Report prepared by LSC Transportation Consultants demonstrates that the proposed access points will function within acceptable traffic engineering parameters. The reports relating to water supply, wastewater treatment, and drainage demonstrate that there will be no negative impact on the levels of service of County services and facilities.

**9. NECESSARY SERVICES, INCLUDING POLICE AND FIRE PROTECTION, RECREATION, UTILITIES, OPEN SPACE AND TRANSPORTATION SYSTEMS, ARE OR WILL BE AVAILABLE TO SERVE THE PROPOSED SUBDIVISION;**

Water and sanitary sewer service are to be provided by Cherokee Metropolitan District. Mountain View Electric Association Inc. and Colorado Springs Utilities will provide electric and natural gas services to the subdivision respectively. The required Will Serve letters are included with the submittal. Falcon Fire Protection District will provide fire protection and emergency services.

**10. THE SUBDIVISION PROVIDES EVIDENCE TO SHOW THAT THE PROPOSED METHODS FOR FIRE PROTECTION COMPLY WITH CHAPTER 6 OF THIS CODE; AND**

The site lies within the Falcon Fire Protection District. A will serve letter from the FPD and a Fire Protection Report are included with the submittal.

**11. THE PROPOSED SUBDIVISION MEETS OTHER APPLICABLE SECTIONS OF CHAPTER 6 AND 8 OF THIS CODE.**

The proposed subdivision meets the applicable sections of these parts of the Code. Subject to the requested PUD modifications per Chapter 4.2.6.2.h.