

VILLAS AT CLAREMONT RANCH PUD PRELIMINARY PLAN

LETTER OF INTENT

DECEMBER 2020, REVISED SEPTEMBER 2021

OWNER/APPLICANT:

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

OWNER

Cherokee Metro District
6250 Palmer Park Blvd.
Colorado Springs, CO 80915

CONSULTANT:

N.E.S. Inc.
619 N. Cascade Ave. Suite 200
Colorado Springs, CO. 80903

REQUEST

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

1. 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, with PUD Modifications for private streets and an alternative landscape plan.
2. Subsequent final plats approved administratively.
3. Water sufficiency with the PUD Preliminary Plan.

← Add pre-development site grading?

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.



Include the two parcel numbers in this section.

PROJECT DESCRIPTION & CONTEXT

PROJECT HISTORY: 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.

PROPOSED PUD ZONING: The site is currently zoned PUD CAD-O for commercial development. It is proposed to rezone the property to PUD CAD-O for attached single-family lots. The project includes 83 single-family attached lots in a townhome configuration at a density of 8.16 du/ac. The development has two points of access off Meadowbrook Parkway and will be served by internal private streets. Each unit will have a 2-car garage and parking for 2 cars in 20-foot driveways. Additional guest parking is provided throughout the site. The plan exceeds the PUD open space requirements by the inclusion of common "greenways" between the front of the units and other parcels of open spaces with connecting trails. All common open space areas, private streets and the on-site detention pond will be owned and maintained by the Villas at Claremont Ranch Homeowners Association.

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 30-foot tract is to be retained as a buffer between the proposed single-family attached residential and the existing single-family detached residential neighborhood to the east.

Previous comments not addressed: this description does not fully describe what is being requested today and does not include recent history of sketch plan amendment.

Per the accompanying Noise Study, a noise attenuation fence will be located on the eastern boundary of the property adjacent to Marksheffel Road. Code requirements for landscape setbacks, buffer and internal plantings are met. A full spectrum detention pond is located in the northern portion of the site.

PUD MODIFICATIONS: PUD Modifications are requested for the use of private roads and for the requirement that private roads be constructed and maintained to ECM standards. The private roads will be owned and maintained by the Villas at Claremont Ranch Homeowners Association, and maintenance will be funded by HOA fees. The following PUD Modifications are requested:

	LDC/ECM Section	Category	Standard	Modification	Justification
1	LDC Chapter 8.4.4(E)(2)	Private Roads Require Waiver	Use of private roads shall be limited.	Private roads proposed to serve only this subdivision.	Private roads provide more flexibility in the design of the development in order to provide more open space and better pedestrian connectivity. The private roads will be owned and maintained by the Home Owners Association.
2	LDC Chapter 8.4.4(E)(3)	Private Roads to meet County standards	Private roads shall be constructed and maintained to ECM standards.	Road width, centerline radius and roadway terminations (see 3, 4, and 5 below)	
3	ECM Section 2.2.4.B.7. Figure 2-17, and ECM Table 2-7	Typical Urban Local (Low Volume) Cross Section	24' Paved Width, 12' Lane Width	12'-8" Paved Width, 10'-10" Lane Width	A smaller road cross-section and compact road design provide flexibility in the design and provide an opportunity for more open space and better pedestrian connectivity

Are these lines missing or does this text need to be deleted?

Chapter 4.2.6.F.2.h of the Land Development Code (LDC) allows for a PUD modification of a general development standard in the LDC or criteria of the Engineering Criteria Manual (ECM). The proposed PUD modifications allow for a more efficient layout that minimizes grading, thereby achieving the identified benefits in Chapter 4.2.6.F.2.h of providing 44% accessible open space within the development where 10% is required for PUDs, of which 83% is contiguous open space, where 25% is required.

western?

Please revisit this figure

ALTERNATIVE LANDSCAPE PLAN REQUEST: An alternative landscape plan is requested with this application for 16 landscape setback trees along the eastern property line bounding Marksheffel Road. Two utility easements run along the eastern property boundary accounting for a total of 70' of unbuildable utility easement prohibitive of tree plantings. These easements are identified as 20' of utility easement (containing a storm drain pipe) and a 50' of existing utility easement (Rec. No. 210123365).

Because of the width of the two easements (and the adjacency of the two), it is extremely difficult for the applicant to development the property and meet the required setback tree requirements along Marksheffel Road. Additionally, there are two easements prohibiting tree plantings for 40' between the property line and Marksheffel Road; thus further prohibiting the ability to plant setback trees. To meet the County requirements, the applicant is requesting for an alternative landscape plan which will include a total of 25 setback trees with a request for 160 shrubs substitutes (16 trees at 10 shrubs per tree). All alternative plantings will be along Marksheffel.

File #: Alternative landscape request needs to justify how it meets the purpose of the landscape Section, promotes the concepts contained in the Landscape and Water Conservation Manual, and provides an equivalent benefit to the community and environment as would otherwise be achieved by meeting the specific requirements of the Section LDC Sec. 6.2.2.A.4.

You need to explain how providing a buffer consisting of a wall and shrubs with no trees between residential and high intensity commercial/industrial will meet the intent of the landscape section LDC Sec. 6.2.2.A.1: (1) to create a positive image and visual appeal both along the road which is highly visible and internal properties which provide a working, shopping and living environment; (2) to decrease the scale of parking lots, provide shade, and reduce heat, glare and noise; (3) to separate circulation systems; to soften and reduce the mass of buildings; to screen and buffer lower intensity uses from higher intensity uses and protect residential privacy; and (4) to create an overall pleasant and attractive surrounding.

Screening between Marksheffel and the proposed development will be provided by a 6' concrete sound wall. This wall will run along the entire length of the property and meet the sound wall recommendations set forth by the sound study completed by LSC November of 2020.

COMPATIBILITY/TRANSITIONS: The surrounding zoning to the north, east and south is PUD CAD-O. To the north and east is the existing Claremont Ranch single-family residential neighborhood. To the south of Meadowbrook Parkway is an undeveloped parcel that is proposed on the approved Sketch Plan as commercial/hotel. As noted above, the project incorporates Tract A of Claremont Ranch Filing No. 7, as a 30-foot buffer tract a between the proposed single-family attached residential and the existing single-family detached residential neighborhood to the east. This was originally intended to buffer the previously proposed commercial use from the single-family to the east. The single-family attached residential now proposed is a less intense land use than commercial and the 30-foot tract will provide more than adequate separation and buffering.

The proposed single-family attached residential use at 8.16 du/ac will also provide a transition between the lower density single-family residential to the east (approx. 4 du/ac) and the busy roadway, commercial uses, and the vacant industrial lot to the west.

On the west side of Marksheffel Road are commercial uses zoned CS CAD-O and to the northwest is undeveloped I-3 CAD-O zoning (appears to be used as semi-trailer storage). There are three separate utility easements along the west side of the amendment area, adjacent to Marshfield Road, that create a 100' setback and no build area. This 100' setback on the subject site, together with the ROW of Marksheffel Road, provide an approximately 295' setback between the proposed residential area and the existing industrial zoned property. This significantly exceeds the 175' setback required for I3 zoned property adjacent to residential use and, therefore, the change in land use to residential proposed by this PUD Development/ Preliminary Plan will not place a future increased setback burden on the I3 zoned properties to the west.

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.

6 foot? Inconsistent with plan set

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) foot 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 attenuation fence will be located on the eastern boundary of the property adjacent to Marksheffel Road, as depicted on the PUD Development/Preliminary Plan. The development will also include sound mitigation construction techniques as requested by the Airport Advisory Commission.

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.” The Airport Advisory Commission also recommends the recordation of an Avigation Easement for the property. This will be addressed with the Final Plat. The requested Noise Notice for tenants is not appropriate for this development, which will be fee simple ownership.

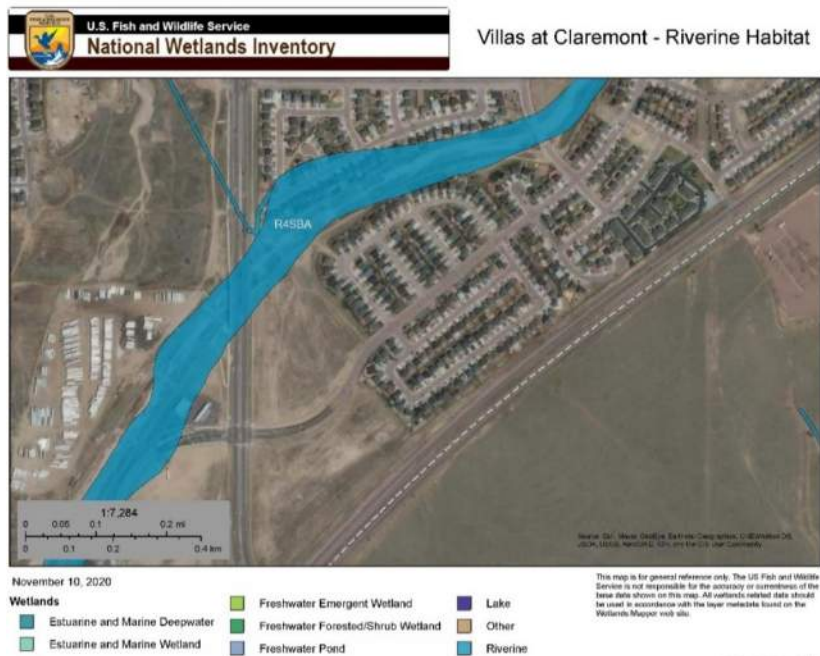
FLOODPLAINS: A review of El Paso County FEMA FIRM panels indicate no portions of the built project area are within a FEMA flood risk area. The East Fork of Sand Creek, which lies to the north of the parcel, is within a regulatory floodway and the proposed development will avoid this area. The parcel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

Provide an analysis of policies and goals, in addition to local key areas and area of change. This analysis only looks at the placetype.

RELATIONSHIP TO THE ADOPTED COUNTY MASTER PLANS:

The Master Plan for the County comprises the recently adopted El Paso County Master Plan, the Water Master Plan, the 2040 Major Transportation Corridor Plan, and the Parks Master Plan.

COUNTY MASTER PLAN

The proposed residential subdivision is located in an area defined as an Urban Residential placetype in the County Master Plan. These placetypes consist of established neighborhoods immediately adjacent to equally dense or more dense urban neighborhoods in incorporated areas, as well as new, largely residential neighborhoods in previously undeveloped areas where centralized utility services are available. The Urban Residential placetype provides for a mix of development densities and housing types within a neighborhood. Primary land uses are single-family detached residential, single-family attached residential and multifamily residential. The proposed single-family attached residential is consistent with this placetype.

The proposed development provides an additional housing choice in an urbanizing area, which is predominantly single-family detached residential. 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.

WATER MASTER PLAN

The project is located within Region 5, Cherokee Metropolitan District (CMD) service area. This single growth area is not projected to experience significant growth by 2060. Specifically, the Water Master Plan states that Region 5 consists of areas served by CMD and is not expected to experience significant growth by 2060. CMD has sufficient supply and existing infrastructure in the area to serve this development. Water quality is good and CMD is in compliance with all regulatory limits. Discussions of water quantity sufficiency and dependability of supply are included in the Water Resources Report. A copy of CMD's current Drinking Water Quality Report is appended to the Water Resources Report. The proposed residential subdivision satisfies the following policies of the County Policy Plan and the Water Master Plan.

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

The development has been incorporated in previous water planning by Cherokee Metropolitan District and service commitment has been provided by the District.

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

Goal 3.4 – Promote cooperation between water providers to achieve increased efficiencies on storage.

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.

In order to meet the goals of the County Water Master Plan Section 3 to promote cooperation among water providers to achieve increased efficiencies in infrastructure, treatment, reuse, storage, and interconnection, CMD has been included in the Pikes Peak Regional Water Authority to cooperate on future regional water infrastructure development.

Goal 4.5 – Plan for water resources in a thoughtful way that recognizes the non-renewable nature of water resources in the area, accommodates existing and historical uses, and allows for sustainable, planned growth.

CMD is implementing a water conservation plan to address future development within the District and implement conservation measures with current customers. A copy of the Water Conservation Plan is appended to the Water Resources Report.

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

Goal 5.2 – Identify regional opportunities and barriers to satisfying water supply needs at full development build-out (2060).

CMD is currently developing several additional water sources to meet future demand. Six groundwater rights are slated for development or upgrade by the end of 2021. In addition to providing water for new users, these additional wells will provide greater flexibility in meeting peak demands. Full details of these water supply improvements are provided in the Water Resources Report. In addition to these known production improvements CMD also has a pending replacement plan which could enhance the efficiency of CMD's portfolio through recovery and/or reuse of recharge water.

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

The proposed single-family attached residential is urban level development and is located in an area that is already served by centralized services provided by CMD.

2040 MAJOR TRANSPORTATION CORRIDOR PLAN

The MTCP shows Marksheffel Road as a Principal Arterial with no improvements proposed to 2040 in the Section adjacent to the site. The 2060 corridor preservation plan identifies the road being expanded to a 6-lane Expressway, which has a right-of-way of 160 feet. Marksheffel road in this section already has a 180-foot Right-of-way, so no additional preservation is required. There are no planned improvements to Meadowbrook Parkway in the MTCP.

EL PASO COUNTY PARKS MASTER PLAN

The Parks Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. The Trails Master Plan identifies a proposed bicycle route on Marksheffel Road to the east of the site. This medium density residential development will be conveniently located to make use of the proposed bicycle route. The development includes a trail connection to Sand Creek, although this section of Sand Creek is not identified as a proposed County trail on the Trails Master Plan.

PUD Preliminary Plan Review Criteria Chapter 4.2.6.E

These are the preliminary plan criteria. You need to include the criteria for both the preliminary plan and the PUD. As per previous comments, the PUD criteria has been left out. Reference LDC 7.2.1.D.2 and 4.2.6.D. Sec. 4.2.6.E is the same as 7.2.1.D.2.

1. THE PROPOSED SUBDIVISION IS IN GENERAL CONFORMANCE WITH THE MASTER PLAN;

The proposed residential subdivision is located in an area defined as an Urban Residential placetype in the County Master Plan and single-family attached residential is a primary land use within this placetype. The proposed subdivision also conforms with the MTCP and Parks Master Plan.

2. 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 medium density residential development.

Also include how it is consistent with the purposes of the zoning district and overlay district CAD-O

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

This proposal is accompanied by a request to amend the existing sketch plan to change the commercial use designation to residential. The subdivision design standards are met.

4. 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;

CMD has sufficient supply and existing infrastructure in the area to serve this development. Water quality is good and CMD is in compliance with all regulatory limits. Discussions of water quantity sufficiency and dependability of supply are included in the Water Resources Report. A copy of CMD's current Drinking Water Quality Report is appended to the Water Resources Report

CMD is implementing a water conservation plan to address future development within the District

Sketch plan approved. Explain how this proposal is consistent with approved sketch plan amendment.

and implement conservation measures with current customers. A copy of the Water Conservation Plan is appended to the Water Resources Report prepared by Catamount Engineering.

- 5. 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 Wastewater Disposal Report prepared by Catamount Engineering.

- 6. 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 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). There is no floodplain on this site.

- 7. 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.

- 8. 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. There will be no access to Marksheffel Road.

- 9. 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. Approximately 5 acres of Open Space is provided throughout the development as amenity space for the future residents.

- 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**

Missing criterion: 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;

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 two private streets with direct to Meadowbrook Parkway. Pedestrian and bike recreation opportunities are provided by a proposed trail and sidewalk connections to Meadowbrook Parkway.

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.

10. 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.

11. 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.

12. 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.

Per previous comment: no reference to
CAD-O / APZ-II / Part 77 surfaces, etc.

*P:\Premier Homes\Villas at Claremont Ranch\Admin\Submittals\PUD Preliminary Plan\2nd Submittal\Villas at Claremont_Letter of Intent
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