

In the Key Area Influences chapter, this site is also designated as a potential area for annexation. It is critical that this project be executed so as not to duplicate efforts for the City of Colorado Springs, or overextend resources.

It is adjacent to a forested area, but is not considered a forested area. Parts of the County near forested areas must critically ensure development does not negatively impact the natural environment. The development proposed will not negatively impact Black Forest. It provides a connection between the natural environment and small-scale development.

The Preliminary Plan is also consistent with Core Principle 1, Land Use and Development, which seeks to “manage growth to ensure a variety of compatible land uses that preserve all character areas of the county,” in addition to goal 1.1, “ensure compatibility with established character and infrastructure capacity.”

It is also consistent with Core Principle 2, Housing & Communities, which seeks to “preserve and develop neighborhoods with a mix of housing types”, as well as Goal 2.2 to “preserve the character of rural and environmentally sensitive areas” and Goal 2.3 to “locate attainable housing that provides convenient access to goods, services, and employment”.

This is not a valid justification statement. You need to identify how the development is consistent with the type of development expected in an area that may be annexed in the future.

WATER MASTER PLAN

The project is located within region 3, the Falcon area. This growth area is projected to experience significant growth by 2040. By 2060, the AF per year is expected to nearly double in region 3. Region 3 has sufficient supply and existing infrastructure in the area to serve this development. By 2060, a 14% increase in supply is needed.

A Water Resources Report, prepared by JDS Hydro, is included in this submittal. The report indicates an anticipated 0.47 acre-feet of water per year for each lot. The current water rights and augmentation plan in place are adequate to meet the estimated overall demand of 17.90 AF/year for thirty-eight (38) lots. Further discussion of water quantity sufficiency and dependability of supply are included in the Water Resources Report.

Per El Paso County criteria, the 300-year supply of water for the subject property appears to be more than adequate for full buildout, which would include both the 2040 and 2060 scenarios.

The proposed residential development 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.

Goal 4.2 – Support the efficient use of water supplies.

Policy 4.3.6 – Encourage well monitoring throughout the County, with an emphasis on the Denver Basin aquifer fringe areas.