
PRELIMINARY PLAN

LETTER OF INTENT

JUNE 2024

OWNER:

PIKES PEAK HABITAT FOR HUMANITY
BOBBY INGELS
2802 N. PROSPECT ST.
COLORADO SPRINGS, CO 80907
BINGELS@NORWOOD.DEV
(719) 593-2619

APPLICANT:

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BOBBY INGELS
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CONSULTANT:

N.E.S. INC
ANDREA BARLOW
619 N. CASCADE AVE, SUITE 200
COLORADO SPRINGS, CO 80903
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(719) 471-0073

SITE DETAILS

ADDRESS: PEACEFUL MEADOW STREET, COLORADO SPRINGS, CO 80925

TSN: 5503101010

ACREAGE: 9

CURRENT ZONING: RS-5000 CAD-O

CURRENT USE: VACANT

Use consistent site name throughout document: Pikes Peak Habitat for Humanity Rising Moon? Pikes Peak Habitat for Humanity? Rising Moon?

REQUEST

N.E.S. Inc. on behalf of Pikes Peak Habitat for Humanity requests approval of the following applications:

1. A Preliminary Plan for 41 single-family units on the 9-acre property.
2. A finding of water sufficiency within the Preliminary Plan and subsequent Final Plat to be approved administratively.

LOCATION

Rising Moon is located north of the intersection of Peaceful Meadow Street and Harvest Moon Terrace and is on the border between the City of Colorado Springs and El Paso County. Chia Drive forms the northern boundary of the property, and 13 single-family homes with an existing 6' privacy fence about the site to the east. Further to the north, east, and south of the site are single family homes in the Morning Sun I and Cuchares Ranch subdivisions, which are zoned RS-5000 and RS-6000. Directly west of the site is a vacant parcel within the City of Colorado Springs. This property is the future site of Meadowworks Filing No. 4, approved by the City of Colorado Springs in 2022, which extends across Horizonview Drive to Marksheffel Road on approximately 90 acres and is zoned R-1 6.



HISTORY

The property is part of the Colorado Centre Master Land Use Plan approved in 1984. It was identified at that time as a school site for Widefield School District No. 3 (WSD3) and placed under a deed restriction

that specified use of the site as a school. Per El Paso County resolution 07-123, the land was given to WSD3 for this purpose on April 5th, 2007. However, when WSD3 ultimately determined that the 9-acre site was not large enough to accommodate a school per state statutes, the district partnered with Pikes Peak Habitat for Humanity (PPHFH) and Careers in Construction Colorado (CICC) to evaluate alternative uses for the site.

To address a chronic shortage of affordable housing options for teachers within WSD3 and a desire to provide students with real-world construction skills through CICC, the organizations together proposed to develop the site as a PPFH community that would be constructed in part by WSD3 students and have a portion of homes restricted to employees of the WSD3 system. On December 12th, 2023, the El Paso County Board of County Commissioners unanimously voted: 1) to remove the reverter clause on the site requiring it be used for school uses; 2) to convey the property to PPFH; and 3) to broaden the allowable use of the site for affordable housing for teachers and school district employees.

COMMUNITY OUTREACH

On January 10, 2024, NES distributed a letter to approximately 120 neighbors within a 500-foot radius of the site to notify them of a Neighborhood Open House to discuss the proposed preliminary plan for Rising Moon. The Neighborhood Open House was held on January 30th from 6:00pm until 7:30pm at the Manufacturing Industry Learning Lab (MiLL) located at 4450 Foreign Trade Boulevard. Representatives from Habitat for Humanity, WSD3, CICC, and NES were available at four stations to review the project design and process and to address questions. Approximately 40 members of the public attended, in addition to representatives from El Paso County Planning & Community Development and the WSD3 School Board.

PROJECT DESCRIPTION

Together with WSD3 and CICC, PPFH proposes to develop the site with single-family detached housing that will meet the needs of the community while satisfying the intent of the education-based deed restriction of the site.

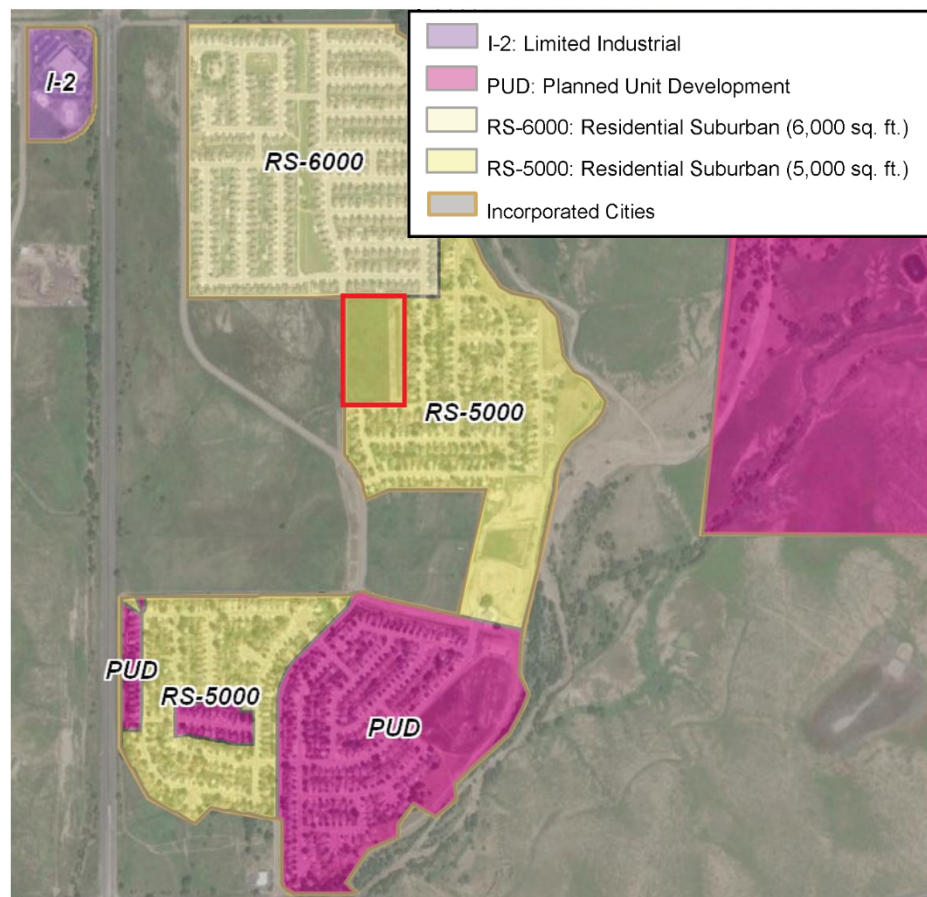
The mission of PPFH is to bring together people throughout El Paso County to improve access to homeownership through affordable housing. Some of those most in need of affordable housing in El Paso County are educators. According to data collected by WSD3, the median salary in WSD3 is \$46,604, which is 65% of the median household income for Colorado Springs. WSD3 is also one of the lowest funded districts in Colorado, ranking 174 of 178. Low educator salaries, low school district funding, and a low housing opportunity index in Colorado Springs together contribute to an approximately 20% annual teacher turnover rate in WSD3. The district has identified affordable housing as a critical need to create a more stable workforce for current and future employees.



As a solution to this need, the project will designate at least 14 of 41 proposed single-family homes specifically for employees of WSD3. The remaining lots will be for Habitat-qualifying area workforce families. To qualify, applicants must earn 35-80% of the area median income and qualify to pay an affordable mortgage issued by PPHFH, which is capped at 30% of their income at the time they enter the homeownership program. Additionally, each family member 18 years of age or older must complete 200 hours of sweat equity in building their own homes and their neighbors' homes, as well as participate in mandatory homeowner education classes.

Homes will be constructed by both Habitat for Humanity and CICC, which operates throughout the State of Colorado to provide mentorship and hands-on training for students interested in pursuing a career in the construction industry. CICC works closely with WSD3 through the MiLL to provide students with unique opportunities and hands-on learning experiences. Located in a 46,600 square foot facility less than two miles from the project site, the MiLL was created to develop a highly skilled workforce for the trades and has programs in cabinet manufacturing, construction, and welding for high school students. Students enrolled in CICC's Home Build program at the MiLL will apply their classroom skills to a real-life project by building a portion of the homes at Rising Moon.

The site is zoned RS-5000, which is consistent with the surrounding Morning Sun subdivision to the east and south. The Cuchares Ranch subdivision to the north is zoned RS-6000. To the east, the approved Meadowworks Filing No. 4 is located within the City of Colorado Springs limits and is zoned R-16, which has a minimum lot area of 6,000 square feet. The proposed project does not seek a rezone and will adhere to the dimensional and use standards of the RS-5000 zone. The property is also located within the



Commercial Airport Overlay District (CAD-O). The proposed project is an allowed use and will comply with the regulatory requirements of this overlay district.

The Preliminary Plan proposes 41 units on 9 acres; a gross density of 4.5 dwelling units per acre. Lots will generally measure approximately 50 feet by 100 feet and will contain single-family detached homes. The dimensional standards established by the El Paso County Land Development Code for RS-5000 require a 50' front building setback, a 5' side building setback, a 25' rear building setback, and a maximum building height of 30'. In addition, typical lots will have a 7' rear utility/drainage easement, a 5' side utility easement (both sides), and a 15' front utility easement that includes a 5' public improvements and utility easement and a 10' Mountain View Electric Association Easement. Maximum lot coverage is 40/45%.



A 1.07-acre detention pond will be located north of the existing Peaceful Meadow Street between the proposed Harvest Moon Terrace and Summer Solstice Way. This area will also be used as a park, and will comprise Tract A, which is a replat of Tract B in the Morning Sun I Plat. An additional 0.04 acres in the southwest corner of the site will be known as Tract B and used for drainage, landscaping, and utilities. 2.07 acres will be utilized for the road rights-of-way.

Need to update per updated site layout.

ACCESS AND CIRCULATION: The site will have four internal, public roads. The existing Harvest Moon Terrace will be extended from south of the site up to the proposed Sickie Moon Lane, which will connect at its northern terminus to Sickie Moon Way. Sickie Moon Way is designed on an east-west orientation and connects to Summer Solstice Way, which extends south to create a continuous loop to the existing Peaceful Meadow Street. The proposed Lunar Light Lane will bisect this loop.

There will be two access points from the development onto Peaceful Meadow Street. The first access point will be a full-movement intersection with Harvest Moon Terrace. The second access point will be

located east of the first access point and will be a three-quarters intersection with the newly constructed Summer Solstice Way.

COMPATIBILITY/TRANSITIONS: The site is surrounded by residential development of similar densities. This development will maintain its current RS-5000 zoning, which is the same as the adjacent Morning Sun Filings 1-2 to the east, and similar to the RS-6000 zoning to the north.

TRAFFIC: A Traffic Impact Analysis was prepared for the site by LSC Transportation Consultants in 2024 and is included in this submittal. The study provides an analysis of anticipated project impacts and concludes the following:

- The project will be required to participate in the El Paso County Road Impact Fee Program. The applicant will be required to pay the “Full Fee” amount at building permit. The current (2024) fee for 41 residential lots is \$157,030.
- Estimated site vehicle trip generation includes 30 total morning peak hour trips and 40 total afternoon peak hour trips. The project is anticipated to generate 387 daily/24-hour trips.
- The proposed subdivision streets are proposed as Urban Local streets, which are designed to accommodate bicycles.
- All individual approaches and turn lanes at all study-area intersections would operate at LOS C or better during both short-term and long-term peak hours, with or without the addition of site-generated traffic.

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 Boulevard, providing shorter travel times to employment and commercial facilities.

WATER & WASTEWATER: This site will be served by the Colorado Centre Metropolitan District (CCMD) for water and wastewater. A commitment letter for water and wastewater is included in this submittal. A Water Resources Report, provided by CCMD, is also included in this submittal. A finding of water sufficiency with the Preliminary Plan is requested, with subsequent Final Plat to be approved administratively.

CCMD has sufficient supply and infrastructure in the area to serve this development. Per the Water Resources Report, the district has 849 acre-feet per year of consumable water. 463 ac-ft are available and uncommitted. The estimated water requirement for the site is 4,100 gal/day on an average daily-maximum monthly basis, with a total requirement of 10.66 ac-ft per year. 2.16 ac-ft are committed to the site as a school, with an additional 8.5 ac-ft of uncommitted water required. Sufficient supply is available as demonstrated by the water and sewer service commitment letter. Public sewage disposal is further addressed in the Wastewater Report prepared by Classic Consulting Engineers & Surveyors LLC.

OTHER UTILITIES: Mountain View Electric Association, Inc. will supply electricity service. Colorado Springs Utilities would supply natural gas; however, homes within Rising Moon will be entirely electric, with gas connections extended only to the street. Utility commitment letters are submitted with this application.

DRAINAGE: A proposed private Extended Detention Basin will provide full capture and detention of the on and off-site flows as described in the Preliminary Drainage Report prepared by Classic Consulting. The

drainage improvements associated with this development are consistent with the Master Development Drainage Plan. The drainage improvements are designed to the most current El Paso County Engineering Criteria Manual, the Jimmy Camp Creek Drainage Basin Planning Study, the City of Colorado Springs/El Paso County Drainage Criteria Manual, and the Urban Storm Drainage Criteria Manual.

FLOODPLAIN: This site is not within a designated F.E.M.A. Floodplain as determined by Flood Insurance Rate Map number 08041C0769G, effective December 7, 2018.

WETLANDS: The National Wetlands Inventory indicates there are no wetlands on the site. An unknown perennial, semi-permanently flooded riverine system is located just west of the site property line. This designation specifically indicates a system for which a distinction cannot be made between a lower perennial, upper perennial, and tidal designation. Surface water persists throughout the growing season most years. This system has been channelized and is located within an irrigation ditch.

VEGETATION: The site has been disturbed and consists of non-native grassland with no trees. Landscaping in public rights-of-way will be maintained by the homeowners association.

WILDLIFE: According to the Colorado Parks and Wildlife Species Activity Map, the site falls within the overall range of Black-Tailed Prairie Dog, Mountain Lion, Mule Deer, Pronghorn, Scaled Quail, White-tailed Deer, and Wild Turkey. The site is also within the overall range of Preble's Meadow Jumping Mouse; however, it is not within the species' occupied range according to the El Paso County Planning and Community Development Application Map nor the species' Critical Habitat designation. There are no perennial water sources on the site, which is one of the primary requirements for Preble's Meadow Jumping Mouse. The project is therefore exempt from Section 1.106.6 of the El Paso County Land Development Code. The site is surrounded by existing development and contains non-native grassland with no trees. It does not provide suitable wildlife habitat.

WILDFIRE: The fire burn probability and intensity scale on the site are both low according to the Colorado State Forest Service Online Wildfire Risk Viewer. The primary wildland fuel type is dry climate grass.

GEOLOGIC HAZARDS: It is expected that the existing geologic and engineering geologic conditions at the site will impose some constraints on the proposed development and construction. The most significant factors affecting development will be associated with expansive soils and loose/collapsible soils, which can be satisfactorily mitigated through proper engineering design and construction practices. The proposed development and use are consistent with anticipated geologic and engineering geologic conditions. More information is provided in the Soils & Geology Report prepared by Entech Engineering, Inc.

SCHOOLS: Grand Mountain School K-8 is located 4.6 miles southeast. Sunrise Elementary School and King Elementary School are located less than 6 miles southwest of the site, as is the private Fountain Valley School. King Elementary School is located 5.7 miles southwest. Multiple other schools, including Widefield Elementary School of the Arts, French Elementary School, the Haven School, Widefield High School, Discovery High School, and Sproul Junior High School are located approximately within 8 miles of the site to the west.

DISTRICTS SERVING THE PROPERTY:

The following districts will serve the property:

- Widefield School District 3
- Colorado Centre Metropolitan District
- Colorado Springs Fire Department
- Mountain View Electric Association
- Black Hills Energy

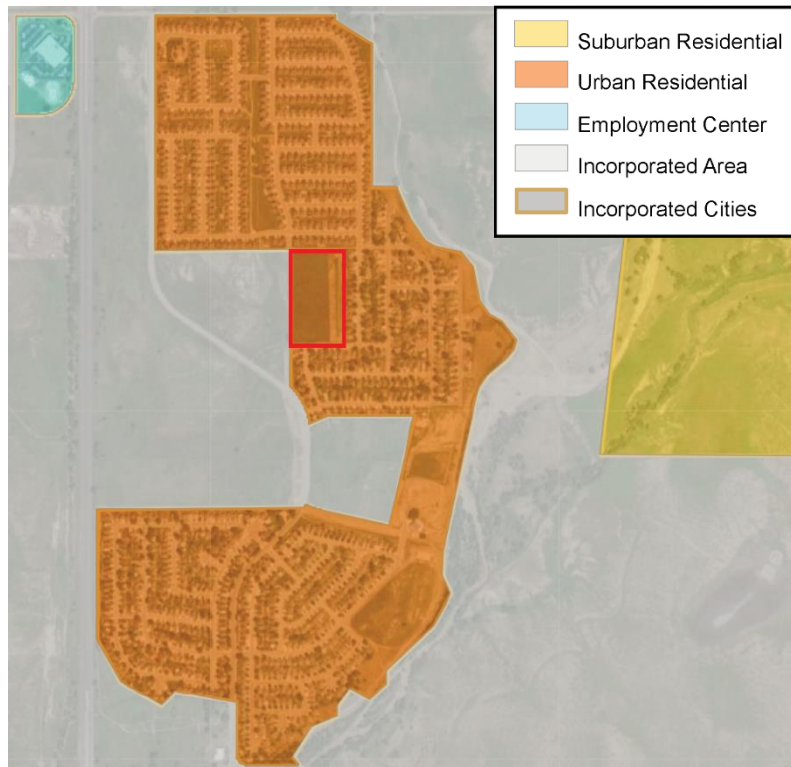
RELATIONSHIP TO THE ADOPTED COUNTY MASTER PLANS

The relevant El Paso County Plans for Rising Moon are the Your El Paso Master Plan, the Water Master Plan, and the 2040 Major Transportation Corridor Plan (MTCP).

Your El Paso Master Plan

The proposed use of the vacant site as a single-family housing development is consistent with the Your El Paso County Master Plan.

Your El Paso County Master Plan designates the site as an Urban Residential placetype, which has a primary land use of single-family detached residential with a density of five units per acre or more. Primary uses also include single-family attached residential and multifamily residential. Supporting uses include mixed use, restaurant, commercial retail, commercial service, institutional, parks, and office. The Urban Residential placetype is characterized by 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. An interconnected network of pedestrian and bicycle infrastructure make Urban neighborhoods walkable internally and well-connected to adjacent placetypes.

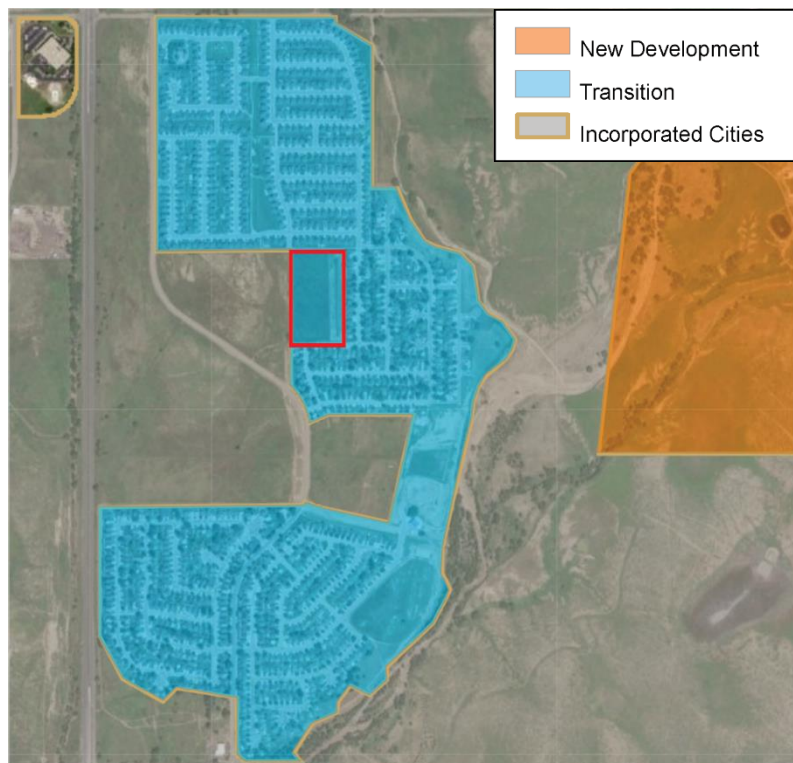
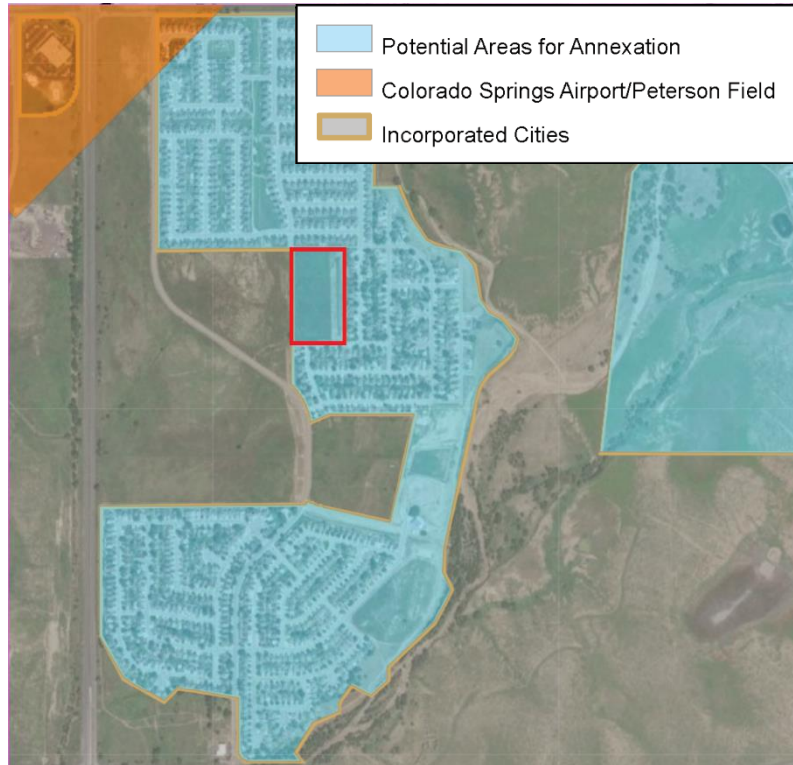


The proposed Rising Moon development is consistent with this character because it is walkable internally, supports all modes of transportation, and has sidewalks on both sides of the street; it has

single-family detached homes at a density of approximately 4.6 DU/AC; and its buildings are oriented toward the street and follow a uniform setback. Moreover, stormwater infrastructure is strategically integrated into the design of the neighborhood, including a 1.07-acre detention pond.

The site is located within Potential Areas for Annexation on the Key Areas map, which is characterized by portions of the County that are anticipated to be annexed as development occurs. This Key Area reflects the significant portion of the County's expected population growth that will be located in one of the eight incorporated municipalities, necessitating annexation of unincorporated County areas to plan for and accommodate new development. The proposed Rising Moon single-family development (RS-6000) is located within a newly constructed neighborhood surrounded by land that is currently undeveloped and located within the limits of the City of Colorado Springs. Rising Moon is consistent with the zoning and density of the Cuchares Ranch (RS-6000) and Morning Sun (RS-5000) subdivisions to the north, south, and east.

The site and the surrounding subdivisions are also designated as a Transition Area in the County Master Plan's Areas of Change map. These areas are fully developed parts of the County that may completely or significantly change in character. In these areas, redevelopment is expected to be intense enough to transition the existing development setting to an



entirely new type of development. This designation recognizes areas that are fully developed parts of the County and may completely or significantly change in character. In the case of Rising Moon, the site will transition to the proposed Meadowworks Filings 1-4 developments to the west and south, which are zoned R-16 (minimum lot area 6,000 sf). As the site and surrounding neighborhoods have been developed on greenfield properties, they represent a significant change in character in an urbanizing area.

The Rising Moon Preliminary Plan supports the Your El Paso Master Plan core principles, goals, and objectives by introducing attaining homeownership and aging-in-place opportunities of a scale and character that are consistent with the site and surrounding area's Urban Residential placetype.

Core Principle 1: Land Use & Development

Goal LU1: Ensure compatibility with established character and infrastructure capacity.

Goal LU3: Encourage a range of development types to support a variety of land uses.

- *Objective LU3-1: Development should be consistent with the allowable land uses set forth in the placetypes first and second to their built form guidelines.*
- *Objective LU3-4: The Urban Residential placetype should 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 Rising Moon development will integrate within the established Urban Residential character of the surrounding Cuchares Ranch and Morning Sun subdivisions. The allowable uses within this placetype include single-family detached residential at a density of 5 DU/AC or more; at 4.6 DU/AC, the project supports Objective LU3-1. Moreover, the project site is located at the edge of an established neighborhood and is immediately adjacent to equally dense lots.

Core Principle 2: Housing and Communities

Goal HC1. Promote development of a mix of housing types in identified areas.

- *Specific Strategy: Infill development in the Colorado Centre area should further support single-family detached units with some single-family attached, possibly along Horizon View Drive.*

Goal HC3. Locate attainable housing that provides convenient access to goods, services, and employment.

Goal HC4. Support aging-in-place housing options to meet residents' needs through all stages of life.

- *Objective HC4-1: Denser housing development should occur in Suburban Residential, Urban Residential, Rural Center, and Regional Center placetypes.*
- *Objective HC4-3: Support the development of housing types that further support aging in place.*

The project will provide affordable single-family detached housing while maintaining the density and character of the surrounding neighborhoods. The unique Habitat model requires that qualifying homeownership applicants earn 35-80% of the area median income and qualify to pay an affordable mortgage issued by PPHFH capped at 30% of their income at the time they enter the homeownership program. Moreover, each family member 18 years of age or older must complete 200 hours of sweat equity in building their own home and their neighbors' homes, as well as participate in mandatory homeowner education classes. These requirements foster a deep connection to the neighborhood and make homeownership more affordable for not only educators, but also other professions the community struggles to recruit and retain, such as first responders. Affordable units, together with HOA-maintained common spaces, support aging-in-place by providing a needed housing option to allow those of all ages and abilities to remain in the neighborhoods and areas they desire.

Core Principle 4: Transportation & Mobility

Goal TM1. Establish a transportation network that connects all areas to one another, emphasizing east-west routes, reducing traffic congestion, promoting safe and efficient travel.

- *Objective TM1-4: Encourage sidewalks and other multimodal facilities in all new development in placetypes, as appropriate, and upgrade existing infrastructure to these types of facilities when needed.*

The project will construct new sidewalks along the northern edge of Peaceful Meadow Street, which will connect to the existing infrastructure throughout the neighborhood and provide residents with continuous, safe walking spaces.

Core Principle 5: Community Facilities

Goal CF13. Ensure adequate provision of utilities to manage growth and development.

- *Objective CF13-2: Promote urban level development in areas served by centralized utilities.*

Goal CF14. Use best management practices to protect water quality, conserve water, minimize impacts of flooding, and beautify El Paso County.

- *Objective CF14-16: Stormwater detention, retention ponds, or other best management practices (BMPs) should be required to minimize flooding, maximize infiltration, and minimize water quality impacts from impervious surface contaminants.*

Rising Moon is an Urban Residential infill project that will connect to existing utilities, minimizing the need to construct new infrastructure. A detention pond will be located on-site to minimize flooding, maximize infiltration, and minimize water quality impacts from impervious surface contaminants.

Water Master Plan

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

Goal 6.0 – Require adequate water availability for proposed development.

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

The project is located within the Region 7, Fountain Area of the El Paso County Water Master Plan (WMP). The WMP specifically states: “Region 7 could experience the largest demand growth in the County by 2060... Areas northwest of Fountain along the east and west sides of Marksheffel Road are also expected to grow by [2040], as well as the area south of Fountain on the west side of I-25... One large development is expected south of Fountain by 2060, along the west side of I-25. Another is expected in the northeast corner of Region 7, along both sides of Bradley Road.”

The WMP notes that Region 7 has a current water supply of 15,376-acre feet per year and a current demand of 10,141-acre feet per year. The 2040 water supply is projected to be 25,241-acre feet per year and the projected demand is 15,846-acre feet. The Water Resources Report prepared by CCMD and submitted with this Preliminary Plan application provides calculations on the portable water supply. The quality of the water produced by the CCMD for domestic and commercial consumption is subject to regulations prescribed by the CDPHE that limit the amount of certain contaminants in treated or untreated water. The water distribution system design for this project will conform to all applicable criteria set forth by El Paso County and the CCMD.

2040 Major Transportation Corridor Plan

The 2040 Improvements map identifies the site as an area of High Growth, with more than 2 new homes per acre in the 2010-2040 period. The most proximate 2040 roadway improvements are located 1.8 miles southeast of the site along Bradley Road from the Colorado Springs City Limit to Curtis Road, and 2.5 miles south of the site along Marksheffel Road extending south to Link Road. The 2060 Corridor Preservation map shows Bradley Road as a Minor Arterial and Marksheffel as an Expressway.

PROJECT JUSTIFICATION

COUNTY PRELIMINARY PLAN CRITERIA (7.2.1.D.2.E)

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

See above analysis.

2. The subdivision is consistent with the purposes of this Code;

See above analysis. The proposed development complies with the requirements of the LDC and will not be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County. The project offers additional, affordable housing choice in a developing area. This proposed

affordable housing development will provide new homeownership opportunities that will benefit the citizens of El Paso County.

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

There is no approved sketch plan for this property. The subdivision design standards are met and no waivers are requested.

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;

A sufficient water supply is available as demonstrated in the Water Resources Report prepared by CCMD and through the water supply commitment from Colorado Centre Metropolitan District.

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.

Public sewage disposal is addressed in the Wastewater Treatment Report prepared by Classic Consulting.

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)];

A Geotechnical Report prepared by Entech Engineering, Inc. is included with the Preliminary Plan submittal. This identifies subsurface soil conditions of clay with varying amounts of sand overlying sand with silt and silty sand. Expansive clays or soft soils encountered beneath foundations will require mitigation which may include overexcavation. These geologic conditions will impose some constraints on the proposed development and construction but can be satisfactorily mitigated through proper engineering design and construction practices.

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;

The drainage improvements associated with this development comply with State Law as well as the LDC and the ECM. It is anticipated that all developed flows will be intercepted on-site in a proposed public storm system then directed toward the proposed private Extended Detention Basin for detention and stormwater quality treatment. See Drainage Report prepared by Classic Consulting for more information.

8. 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 public improvements proposed with this subdivision are all adequate to serve the needs of the proposed development. No off-site improvements are required.

9. 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;

All lots will be accessible by new public streets and will be compliant with the LDC and ECM.

10. The proposed subdivision has established an adequate level of compatibility by:

a. incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision;

There are no substantial natural features on site. 1.11 acres of the 9-acre site will remain as open space for park, landscape, drainage, detention, and utilities use.

b. 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 site has been planned to the standards of its RS-5000 zoning and access is provided by standard public local streets. 5-foot sidewalks are included along both sides of all roads within the site and connect to the existing surrounding neighborhood, providing opportunities for pedestrian and bicycle transportation.

c. incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses;

The proposed Rising Moon development is surrounded to the north, east, and south by existing RS-5000 and RS-6000 constructed neighborhoods. To the west, across the future Chia Drive Extension, is the Meadowworks Filing No. 4 approved Final Plat (AR FP 21-00595), which is zoned R-1 6. Physical design considerations are not necessary within the site to transition between adjacent land uses because these adjacent uses are compatible with the use of the site.

d. incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and

There are no wetlands on the site according to data from the National Wetland Inventory. The Colorado Parks and Wildlife Species Activity Mapping GIS database identifies the site as being within the overall range of 21 species, as well as the winter range for mule deer. However, because the site is currently surrounded on three sides by existing Urban Residential development, it does not offer suitable habitat for these species. Although land to the west has not yet been developed, it has been identified and approved for residential use since the Colorado Centre Master Plan was approved in the 1980s. Development of this area for residential purposes was approved by the City of Colorado Springs in 2022. As a landlocked parcel, the site

does not currently and will not in the future offer suitable wildlife habitat. The fire risk on this site is low to moderate according to the Colorado State Forest Service Online Wildfire Risk Viewer. There are no existing trees on the site; the loss of disturbed grassland is not considered to be significant.

e. 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 site-generated traffic resulting from the proposed development is not expected to negatively impact traffic operations for the existing or proposed surrounding roadway network, nor cause change to previously approved roadway classifications or current roadway design plans. All movements at the study intersections are projected to remain at LOS C or better during both morning and evening peak hours, with or without the addition of site-generated traffic.

11. 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 is to be provided by the Colorado Centre Metro District. Mountain View Electric Association Inc. and Black Hills Energy will provide electric and natural gas services to the subdivision, although natural gas will not be required as the houses will be entirely electric. Fire protection will be provided by the Colorado Springs Fire Department. The required Will Serve letters are included with the submittal.

12. 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 Colorado Springs Fire Department Fire Protection District. A Fire Protection Report is included with the submittal.

13. 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.

V1_Letter of Intent Comments.pdf Markup Summary

Planner (3)

Association Easement. Maximum lot coverage is



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Outdated site layout. Please show consistent layout.



Use of the existing Pikes Peak Habitat for Humanity Rising Moon? Pikes Peak Habitat for Humanity? Rising Moon? Pikes Peak Habitat for Humanity? Rising Moon? Pikes Peak Habitat for Humanity? Rising Moon?

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Need to update per updated site layout.

Use consistent site name throughout document: Pikes Peak Habitat for Humanity? Rising Moon? Pikes Peak Habitat for Humanity? Rising Moon? Pikes Peak Habitat for Humanity? Rising Moon?

Use consistent site name throughout document: Pikes Peak Habitat for Humanity? Rising Moon? Pikes Peak Habitat for Humanity? Rising Moon? Pikes Peak Habitat for Humanity? Rising Moon?

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Use consistent site name throughout document:
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