

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

SUMMARY MEMORANDUM

TO: El Paso County Board of County Commissioners

FROM: Planning & Community Development

DATE: 6/26/2025

RE: SP243; Rising Moon Filing 1 & 2 Preliminary Plan

Project Description

A request by N.E.S. Inc. for approval of a 9.00-acre Preliminary Plan creating 41 single-family lots. The property is zoned RS-5000 (Residential Suburban) and is located directly north of the intersection of Peaceful Meadow Street and Harvest Moon Terrace and is 100 feet west of the intersection of Shining Star Drive and Anvil Drive. The item was heard on the consent agenda at the June 5, 2025, Planning Commission meeting and was recommended for approval with a vote of 6-0 with one commissioner recused. (Parcel No. 5503101010) (Commissioner District No. 4)

Notation

Please see the Planning Commission Minutes for a complete discussion of the topic and the project manager's staff report for staff analysis and conditions.

Planning Commission Recommendation and Vote

Markewich moved / Brittain Jack seconded for Approval of the Preliminary Plan utilizing the resolution attached to the staff report, that this item be forwarded to the Board of County Commissioners for their

consideration. The motion for Approval was approved (6-0 with one commissioner recused). The item was heard as a consent agenda item.

Discussion

The item was heard as a consent agenda item and, as such, had minimal discussion.

Attachments

1. Planning Commission Minutes from 6/5/2025.
2. Signed Planning Commission Resolution.
3. Planning Commission Staff Report.
4. Draft BOCC Resolution.

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

EL PASO COUNTY PLANNING COMMISSION

MEETING RESULTS (UNOFFICIAL RESULTS)

Planning Commission (PC) Meeting

Thursday, June 5th, 2025, El Paso County Planning and Community Development Department
2880 International Circle, Colorado Springs, Colorado – Second Floor Hearing Room

REGULAR HEARING at 9:00 A.M.

PC MEMBERS PRESENT AND VOTING: SARAH BRITTAIN JACK, JAY CARLSON, JEFFREY MARKEWICH, ERIC MORAES, BRYCE SCHUETTELPELZ, WAYNE SMITH, AND CHRISTOPHER WHITNEY.

PC MEMBERS PRESENT AND NOT VOTING: NONE.

PC MEMBERS ABSENT: JIM BYERS AND TIM TROWBRIDGE.

STAFF PRESENT: JUSTIN KILGORE, KYLIE BAGLEY, JOE SANDSTROM, DANIEL TORRES, BRET DILTS, GILBERT LAFORCE, LORI SEAGO (VIRTUAL), AND JESSICA MERRIAM.

OTHERS PRESENT AND SPEAKING: KRIS LEWIS, JAMES HALBRITTER (VIRTUAL), ANDREA BARLOW, NINA RUIZ, AND GARY BEIERLE.

1. REPORT ITEMS

Mr. Kilgore advised the board that the next PC Hearing is Thursday, June 19th, 2025, at 9:00 A.M. and informed them of the summer Planning Commission schedule.

2. PUBLIC COMMENT FOR ITEMS NOT ON THE HEARING AGENDA

(NONE)

3. CONSENT ITEMS

A. Adoption of Minutes for meeting held on May 15th, 2025.

PC ACTION: THE MINUTES WERE APPROVED AS PRESENTED (7-0)

IN FAVOR: (7) Brittain Jack, Carlson, Moraes, Schuettepelz, Whitney, Markewich, and Smith.

IN OPPOSITION: (0) None.

B. VR235

MATHY

VACATION AND REPLAT

PEYTON RANCHES FILING NO. 1A

A request by Fridah Joanitah Wood for approval of an 8.59-acre Vacation and Replat creating one single-family lot. The lot was illegally created when it was split without going through the subdivision process per El Paso County and State Statute. The property is zoned RR-5 (Residential Rural) and is located at 15330 East Chaparral Loop. (Parcel No. 3133002011) (Commissioner District No. 2)

DISCUSSION: Mr. Kilgore requested that this item be continued to a date certain of June 19th, 2025.

PC ACTION: SCHUETTEPELZ MOVED / WHITNEY SECONDED TO CONTINUE THIS ITEM AT THE JUNE 19TH, 2025 PLANNING COMMISSION HEARING.

IN FAVOR: (7) Brittain Jack, Carlson, Moraes, Schuettepelz, Whitney, Markewich, and Smith.

IN OPPOSITION: (0) None.

C. SF2426

MATHY

FINAL PLAT

TEAM CHRIS SUBDIVISION (FINAL PLAT)

A request by Christine Tschamler for approval of a 19.39-acre Final Plat creating three single-family lots. The property is zoned RR-5 (Residential Rural) and is located at the Northeast intersection of Lil Squirrel Lane and Black Squirrel Road. (Parcel No. 5114000019) (Commissioner District No. 1)

PC ACTION: THIS ITEM WAS PULLED TO BE HEARD AS A CALLED-UP CONSENT ITEM PER PLANNING COMMISSION MEMBER REQUEST.

D. SP243

BAGLEY

PRELIMINARY PLAN

RISEING MOON FILING 1 & 2 PRELIMINARY PLAN

A request by N.E.S. Inc. for approval of a 9.00-acre Preliminary Plan to create 41 single-family lots. The property is zoned RS-5000 (Residential Suburban) and is located directly north of the intersection of Peaceful Meadow Street and Harvest Moon Terrace and is 100 feet west of the intersection of Shining Star Drive and Anvil Drive. (Parcel No. 5503101010) (Commissioner District No. 4)

NO STAFF OR APPLICANT PRESENTATIONS

DISCUSSION: **Mr. Moraes** asked for clarification regarding the proposal to designate 14 of the 41 single-family homes for employees of School District 3. He expressed interest in understanding how these homes would be designated, whether the school district owns them, what happens if an employee leaves the district, and if any resale restrictions apply. **Ms. Kris Lewis**, CEO of Pikes Peak Habitat for Humanity, explained that the project is a partnership between Pikes Peak Habitat for Humanity, School District 3, and Careers in Construction Colorado. Homes are part of a homeownership program and all units, including those for employees, are subject to a 90-year deed restriction to preserve affordability. To qualify, families must earn no more than 80% of the area median income (AMI), complete the required sweat equity, and qualify for an affordable mortgage. **Ms. Lewis** clarified that once a school district employee qualifies and purchases a home, they may remain in the home even if they later leave the district. The lots are not pre-designated; instead, Habitat and Careers in Construction own the lots and assign homes based on family size and lot suitability during the building process. While 14 homes are currently designated for district employees, more may be made available in future phases if additional employees qualify. Although the homes can be sold, they must be sold at a price not exceeding 100% of the AMI to ensure continued affordability. Habitat also caps annual equity gains to prevent flipping and uses a silent second mortgage to further enforce affordability. This second mortgage, representing the difference between the home's appraised value and the buyer's first

mortgage, must be repaid if the home is sold. **Ms. Lewis** confirmed that renting the home is not allowed, as the program is strictly intended for owner-occupants.

PUBLIC COMMENTS: **Mr. James Halbritter**, a resident adjacent to the Rising Moon development, asked whether a new fence will be built along the property line that borders the homes on Shining Star. He explained that he is planning to replace his existing fence and wanted to know whether he should wait, depending on the construction plans for the area.

APPLICANT REBUTTAL: **Ms. Andrea Barlow**, with N.E.S. Inc., responded that the Shining Star development is located to the east and confirmed that new fencing will be installed as part of the lot development process. She noted that a 6-foot privacy fence is planned around the lots and stated they can coordinate with Mr. Halbritter during construction to address the replacement of the shared fence between his property and the new development.

PC ACTION: MARKEWICH MOVED / BRITTAIN JACK SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3D, FILE NUMBER SP243 FOR A PRELIMINARY PLAN, RISING MOON FILING NO. 1 & 2, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH TWO (2) CONDITIONS, THREE (3) NOTATIONS, AND A RECOMMENDED FINDING OF SUFFICIENCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (6-0).

IN FAVOR: (6) Brittain Jack, Moraes, Schuettpelz, Whitney, Markewich, and Smith.

IN OPPOSITION: (0) None.

RECUSED: (1) Carlson.

4. CALLED-UP CONSENT ITEMS:

3C. SF2426 **MATHY**

FINAL PLAT

TEAM CHRIS SUBDIVISION (FINAL PLAT)

A request by Christine Tschamler for approval of a 19.39-acre Final Plat creating three single-family lots. The property is zoned RR-5 (Residential Rural) and is located at the Northeast intersection of Lil Squirrel

Lane and Black Squirrel Road. (Parcel No. 5114000019) (Commissioner District No. 1)

STAFF & APPLICANT PRESENTATIONS

DISCUSSION: **Mr. Whitney** asked for clarification regarding whether Lil Squirrel Lane meets county standards, noting a discrepancy between public comments and the staff report. **Mr. Sandstrom** responded that while the staff report confirms the private roadway is accessible for emergency vehicles, the road itself was likely not constructed to current county standards, as it predates those requirements. **Mr. Moraes** inquired whether driveway permits would be provided for access to Black Squirrel Road, noting that the original issue involved a lack of access easements and the county previously unable to issue driveway permits. **Mr. Sandstrom** confirmed that both Lil Squirrel Lane and Black Squirrel Road are classified as local roads, and while initial plans relied on Lil Squirrel Lane due to lack of easement, there is no requirement preventing access from Black Squirrel. He added that current plans allow driveway access to Black Squirrel Road.

Mr. Kilgore explained that because the project has been amended to allow public access rather than private, the previously listed waiver related to private road access is no longer needed. **Mr. Schuettpeiz** clarified that the developer has shifted plans away from using Lil Squirrel Lane and instead is creating a new access point from the other side of the property to serve all three lots. **Mr. Kilgore** confirmed this and added that the decision was influenced by community concerns and address complications. As a result, the developer and engineering staff coordinated to provide an easement solution, though lots 1 and 2 will now require a separate waiver for not meeting the minimum 20 feet of public road frontage.

Mr. Whitney then raised a public comment concern regarding signage for public notice, noting that signs may have fallen or been damaged. He asked if there was any technical follow-up process. **Mr. Kilgore** explained that while signs are required to be posted within a specific timeframe—usually accompanied by a photo for proof—weather conditions sometimes cause them to fall or become damaged. When this happens and is reported, staff provides replacement signs, and applicants are generally responsive in reposting them. He also emphasized that signage is just one of three required public notice methods, which also include newspaper publication and direct neighbor notification based on a radius around the project.

Mr. Moraes noted that, in addition to the removal of the previously discussed waiver related to private road access, conditions six and seven outlined in the staff report and the resolution are no longer applicable. **Mr. Kilgore** confirmed this clarification.

PUBLIC COMMENTS: Mr. Gary Beierle, owner of a 10-acre property on the southwest corner of the proposed development, spoke in support of the project following resolution of previous concerns outlined in a letter he submitted. He expressed appreciation for the efforts of planning staff—specifically Mr. Kilgore, Mr. Sandstrom, and Mr. Howser,—in addressing those concerns. **Mr. Beierle** confirmed that a 54-foot easement on the north and west sides of the development had been verified, resolving his primary concern regarding the private road encroachment. He was particularly relieved that lots one and two no longer have access onto the private road, which had been a major point of opposition. He thanked everyone involved for their cooperation and noted that he no longer opposes the project.

Mr. Beierle also expressed a few remaining hopes, though he acknowledged they may fall outside the formal scope of review. These included potential covenant restrictions to require stick-built homes rather than modular units, siting homes on the south side of a drainage feature on the property, moderate restrictions on certain animals such as pigs, and assurance that proper setbacks are maintained.

PC ACTION: MORAES MOVED / SCHUETTELZ SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3C, FILE NUMBER SF2426 FOR A FINAL PLAT, TEAM CHRIS SUBDIVISION, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH FIVE (5) CONDITIONS, FOUR (4) NOTATIONS, ONE WAIVER, AND A RECOMMENDED FINDING OF SUFFICIENCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (6-0).

IN FAVOR: (6) Brittain Jack, Carlson, Moraes, Schuettelpelz, Whitney, and Smith.

IN OPPOSITION: (0) None.

RECUSED: (1) Markewich.

5. REGULAR ITEMS

(NONE)

6. NON-ACTION ITEMS

(NONE)

MEETING ADJOURNED at 9:45 A.M.

Minutes Prepared By: Jessica Merriam

PRELIMINARY PLAN (RECOMMEND APPROVAL)

MARKEWICH moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. SP243

RIISING MOON FILING 1 & 2 PRELIMINARY PLAN

WHEREAS, N.E.S. Inc did file an application with the El Paso County Planning and Community Development Department for approval of a Preliminary Plan for the Rising Moon Filing 1 & 2 Subdivision for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by this Commission on June 5, 2025; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission members during the hearing, this Commission finds as follows:

1. The application was properly submitted for consideration by the Planning Commission;
2. Proper posting, publication, and public notice were provided as required by law for the hearing before the Planning Commission;
3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted, and that all interested persons and the general public were heard at that hearing;
4. All exhibits were received into evidence;
5. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations; and

6. For the above-stated and other reasons, the proposed Preliminary Plan is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

WHEREAS, when approving a Preliminary Plan, the Planning Commission and Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 7.2.1.D.2.e of the Land Development Code ("Code") (as amended):

1. The proposed Subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
2. The Subdivision is consistent with the purposes of the Code;
3. The Subdivision is in conformance with the subdivision design standards and any approved Sketch Plan;
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 the Code (this finding may not be deferred to Final Plat if the applicant intends to seek Administrative Final Plat approval);
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 the Code;
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)];
7. Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of the Code and the Engineering Criteria Manual ("ECM") are provided by the design;
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;
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 the Code and the ECM;
10. 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; (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; (3) incorporating physical design features in the Subdivision to provide a transition between the Subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (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;

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;
12. The Subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code; and
13. The proposed Subdivision meets other applicable sections of Chapter 6 and 8 of the Code.

WHEREAS, (Sufficiency) 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 the Code;

NOW, THEREFORE, BE IT RESOLVED, the El Paso County Planning Commission recommends that the petition of N.E.S. Inc. for approval of a Preliminary Plan for the Rising Moon Filing 1 & 2 Subdivision for property located in the unincorporated area of El Paso County be approved by the Board of County Commissioners with the following conditions and notations:

CONDITIONS

1. Applicable drainage, bridge, school, and park fees shall be paid with each Final Plat.
2. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated 4/25/2025, as provided by the County Attorney's Office.

NOTATIONS

1. Subsequent Final Plat filings may be approved administratively by the Planning and Community Development Director.
2. Approval of the Preliminary Plan will expire after twenty-four (24) months unless a final plat has been approved and recorded or a time extension has been granted.

3. Preliminary Plans not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.

AND BE IT FURTHER RESOLVED that this Resolution and the recommendations contained herein be forwarded to the El Paso County Board of County Commissioners for its consideration.

BRITTAIN - JACKS seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: (circle one)

Sarah Brittain Jack	<u>aye</u> / no / non-voting / recused / absent
Jim Byers	aye / no / non-voting / recused / <u>absent</u>
Jay Carlson	aye / no / non-voting / <u>recused</u> / absent
Jeffrey Markewich	<u>aye</u> / no / non-voting / recused / absent
Eric Moraes	<u>aye</u> / no / non-voting / recused / absent
Bryce Schuettpeiz	<u>aye</u> / no / non-voting / recused / absent
Wayne Smith	<u>aye</u> / no / non-voting / recused / absent
Tim Trowbridge	aye / no / non-voting / recused / <u>absent</u>
Christopher Whitney	<u>aye</u> / no / non-voting / recused / absent

The Resolution was adopted by a vote of 6 to 0 by the El Paso County Planning Commission, State of Colorado.

DONE THIS 5th day of June 2025 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION


By: 
Chair

EXHIBIT A

LEGAL DESCRIPTION: RISING MOON FILING NO. 1 PRELIMINARY PLAN

BASIS OF BEARINGS: ALL BEARINGS ARE RELATIVE TO THE NORTH LINE OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, IS ASSUMED TO BEAR S89°53'55"W.

A REPLAT TRACT B OF MORNING SUN I RECORDED IN PLAT BOOK A-4 AT PAGE 179 BEING LOCATED IN THE EAST 1/2 OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

CONTAINING A CALCULATED AREA OF 9.000 ACRES.

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

TO: El Paso County Planning Commission
Jay Carlson, Chair

FROM: Kylie Bagley, Principal Planner
Bret Dilts, P.E., Senior Engineer

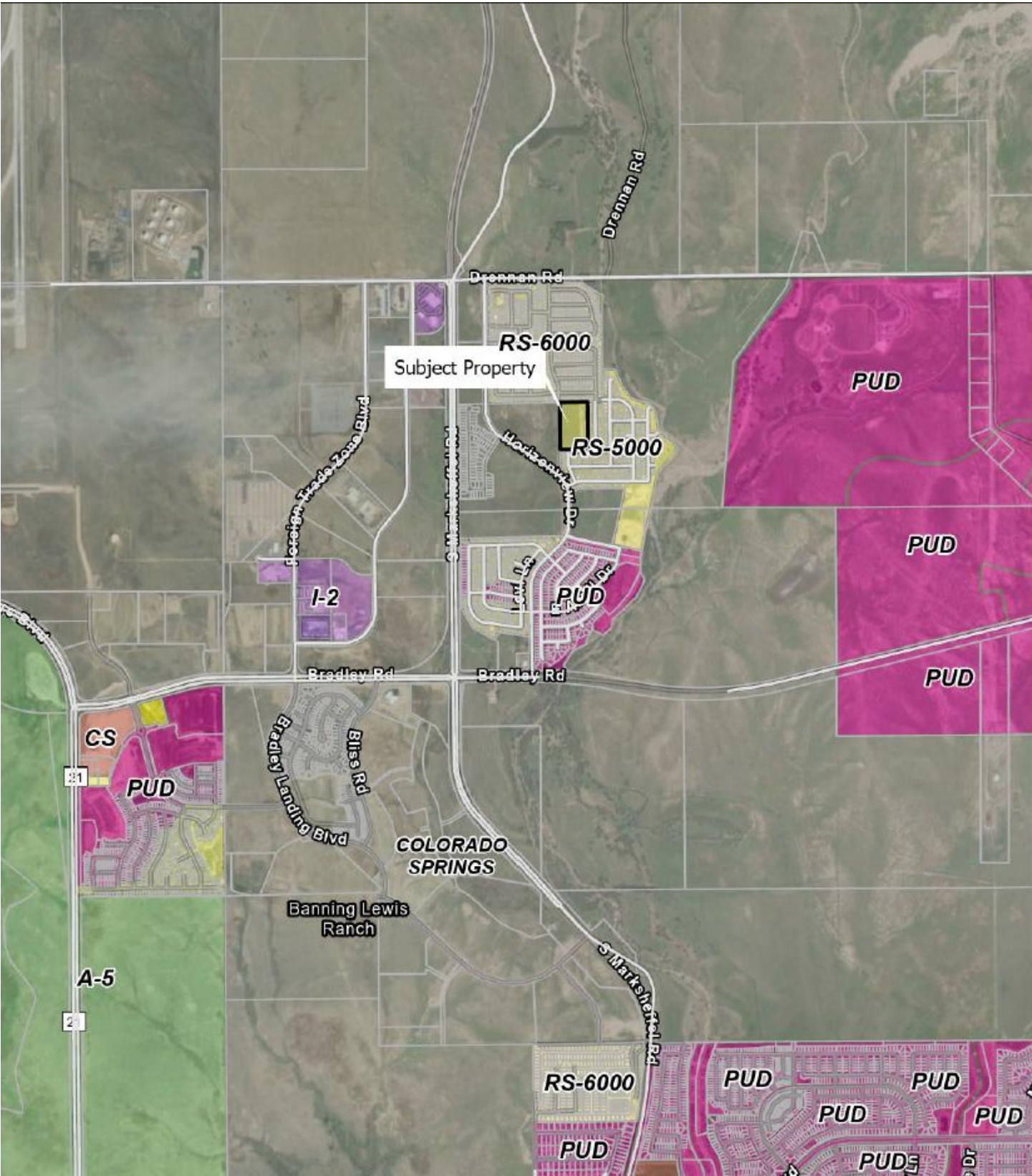
RE: Project File Number: SP243
Project Name: Rising Moon Filing 1 & 2 Preliminary Pan
Parcel Number: 5503101010
Commissioner District: 4

OWNER:	REPRESENTATIVE:
Pikes Peak Habitat for Humanity 2802 N Prospect St Colorado Springs, CO 80907	N.E.S. Inc. 619 N Cascade Avenue, Suite 200 Colorado Springs, CO 80903
Planning Commission Hearing Date: 6/5/2025	
Board of County Commissioners Hearing Date: 6/26/2025	

EXECUTIVE SUMMARY

A request by N.E.S. Inc. for approval of a 9.00-acre Preliminary Plan creating 41 single-family lots. The property is zoned RS-5000 (Residential Suburban) and is located directly north of the intersection of Peaceful Meadow Street and Harvest Moon Terrace and is 100 feet west of the intersection of Shining Star Drive and Anvil Drive.

Vicinity Map



A. AUTHORIZATION TO SIGN: Preliminary Plan, with a finding of sufficiency for water quality, quantity, and dependability, authorizing the Planning and Community Development Department Director to administratively approve all subsequent Final Plat(s) consistent with the Preliminary Plan as well as any other documents necessary to carry out the intent of the Board of County Commissioners.

B. APPROVAL CRITERIA

In approving a Preliminary Plan, the BoCC shall find that the request meets the criteria for approval outlined in Section 7.2.1.D.2 of the El Paso County Land Development Code (as amended):

- *The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;*
- *The subdivision is consistent with the purposes of this Code;*
- *The subdivision is in conformance with the subdivision design standards and any approved sketch plan;*
- *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 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;*
- *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)];*
- *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 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;*
- *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;*

- *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; (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; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (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;*
- *Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;*
- *The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and*
- *The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.*

C. LOCATION

North:	RS-6000 (Residential Suburban)	Single Family Residential
South:	RS-5000 (Residential Suburban)	Single Family Residential
East:	RS-5000 (Residential Suburban)	Single Family Residential
West:	City of Colorado Springs	Vacant Land

D. BACKGROUND

The subject property was rezoned in 1984 from the R-1 (Residential) and PBP (Planned Business Park) districts to the R-2 (Residential) zoning district. Due to nomenclature changes the R-2 zoning district is the current day RS-5000 (Residential Suburban) zoning district. The subject property was platted in 1987

as part of the Morning Sun Number 1 subdivision. The subject property was quit claim deeded to Widefield School District 3 for school purposes in 2007.

The school district determined that the 9-acre site would not accommodate a school per State Statute and partnered with Pikes Peak Habitat for Humanity and Careers in Construction Colorado. The organizations proposed to develop a Pikes Peak Habitat for Humanity community that would be constructed in partnership with students from the school district and Careers in Construction Colorado. A portion of the homes will be restricted to employees of Widefield School District. On December 12th, 2023, the El Paso County Board of County Commissioners unanimously voted to remove the clause on the site requiring it be used for school uses; to convey the property to Pikes Peak Habitat for Humanity; and to broaden the allowable use of the site for affordable housing for teachers and school district employees.

The applicant proposes to develop single-family detached housing designating at least 14 of the 41 single-family homes specifically for employees of the school district. The remaining lots will be for Habitat qualifying families.

E. LAND DEVELOPMENT CODE AND ZONING ANALYSIS

The Preliminary Plan application meets the Preliminary Plan submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the El Paso County Land Development Code (as amended).

F. MASTER PLAN COMPLIANCE

1. Your El Paso County Master Plan

a. Placetype Character: Urban Residential

The Urban Residential placetype consists 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. Urban Residential placetypes generally support accessory dwelling units as well. The dense urban development and high intensity of existing Urban Residential areas

make it difficult to distinguish them from adjacent incorporated areas. The development of an Urban Residential placetype will strongly depend upon availability of water and wastewater services.

An interconnected network of pedestrian and bicycle infrastructure make Urban neighborhoods walk-able internally and well-connected to adjacent placetypes. Highly accessible parks and open space are integrated throughout the neighborhood. Neighborhood-serving retail areas in this placetype should be conveniently connected and accessible to residents of the nearby neighborhood. Commercial uses should be located along main or perimeter streets rather than imbedded within primarily residential areas. Cimarron Hills is the most prominent example of this placetype.

Recommended Land Uses:

Primary

- *Single-family Detached Residential (5 units per acre lots or more)*
- *Single-family Attached Residential*
- *Multifamily Residential*

Supporting

- *Mixed Use*
- *Restaurant*
- *Commercial Retail*
- *Commercial Service*
- *Institutional*
- *Parks*
- *Office*

b. Area of Change Designation: Transition

Transition 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. For example, a failing strip of commercial development could be redeveloped with light industrial or office uses that result in a transition to an employment hub or business park. Another example of such a transition would be if a blighted suburban neighborhood were to experience redevelopment with significant amounts of multifamily housing or commercial development of a larger scale in line with a commercial center.

c. Key Area Influences: Potential Areas for Annexation

A significant portion of the County's expected population growth will locate in one of the eight incorporated municipalities. As the largest municipality in El Paso County, Colorado Springs is expected to grow in population over the next several decades. As a result of this growth, Colorado Springs, and other municipalities including Fountain and Monument, will need to annex parts of unincorporated County to plan for and accommodate new development. This will either occur through new development within existing municipal limits or the annexation of subdivisions in unincorporated parts of the County.

This Key Area outlines the portions of the County that are anticipated to be annexed as development occurs. It is imperative that the County continue to coordinate with the individual cities and towns as they plan for growth. Collaboration with the individual communities will prevent the unnecessary duplication of efforts, overextension of resources, and spending of funds. The County should coordinate with each of the municipalities experiencing substantial growth the development of an intergovernmental agreement similar to that developed with Colorado Springs.

d. Analysis:

The subject property is located within the Urban Residential placetype. The Urban Residential placetype offers an opportunity for El Paso County to redefine its growth areas through highly desirable, connected, and complete neighborhoods with a mix of housing products and density. The proposed residential density is consistent with the Urban Residential placetype recommended land uses.

The level of change proposed with the Preliminary Plan is consistent with the level of change identified in the Transition Area of Change designation, as the property will transition from vacant land to residential homes. The applicant is proposing a 41-lot single-family development on a 9-acre tract. The development will have a net density of 7 dwelling units per acre. The subject property borders RS-5000 and RS-6000 zoning districts which have been developed with single-family homes.

The subject property is contiguous to the City of Colorado Springs. The City of Colorado Springs was sent a review request and determined that if City services were needed the applicant could request annexation. The proposed lots will have urban level services such as central water and wastewater through the Colorado Centre Metropolitan District. Relevant goals and objectives are as follows:

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.*

Objective HC1-3: *Prioritize higher-quality redevelopment of any primary or supporting land use for the Urban Residential placetype as opportunities arise.*

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

Objective ED2-2: *Foster and further develop all partnerships that are essential to workforce development in the community to ensure residents have access to the tools and training they need to live and work in El Paso County.*

2. Water Master Plan Analysis

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

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

Policy 1.1.1 – *Adequate water is a critical factor in facilitating future growth and it is incumbent upon the County to coordinate land use planning with water demand, efficiency and conservation.*

Goal 1.2 – *Integrate water and land use planning.*

Goal 4.1 – *Develop an understanding of the differences in water supply sources, and any water quality issues within the County.*

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

The Water Master Plan includes demand and supply projections for central water providers in multiple regions throughout the County. The property is located within Planning Region 7 of the Plan, which is an area anticipated to experience growth by 2040. The following information pertains to water demands and supplies in Region 7 for central water providers:

The Plan identifies the current demand for Region 7 to be 10,141 acre-feet per year (AFY) with a current supply of 15,376 AFY. The projected demand in 2040 for Region 7 is at 15,846 AFY with a projected supply of 25,241 AFY in 2040. The projected demand at build-out in 2060 for Region 7 is at 26,969 AFY with a projected supply of 27,840 AFY in 2060. This means that by 2060 a surplus of 871 AFY is anticipated for Region 7.

See the water section below for a summary of the water findings and recommendations.

3. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a high wildlife impact potential. El Paso County Environmental Services and Colorado Parks and Wildlife were each sent a referral and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies valley fill in the area of the subject parcel. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

The Soils and Geology report submitted with this project states that all lots associated with the Preliminary Plan have been found to have expandable soils, loose/collapsible soils, and a potential for high groundwater. Mitigation measures have been proposed within the Soils and Geology Report dated March 27, 2024, which include underground drainage systems for any homes with usable below grade space as well as site specific soil and foundation investigations on each lot prior to construction. These mitigation measures are noted on the preliminary plan and will be added to future final plats.

2. Floodplain

The site is not located within a defined floodplain per review of the FEMA Flood Insurance Rate Map panel number 08041C0769G which has an effective date of December 7, 2018.

3. Drainage and Erosion

The subdivision is located within the Jimmy Camp Creek (FOFO2000) drainage basin. The Jimmy Camp Creek drainage basin has associated drainage basin and bridge fees that will be assessed at the time of Final Plat submittal.

The site generally drains to the south. Stormwater runoff will be conveyed by a proposed public storm sewer system and discharged into a proposed private full spectrum detention pond that will mitigate developed runoff and provide the necessary permanent stormwater quality for the development. Per the submitted preliminary drainage report, the homeowner's association will own and maintain the pond. The proposed pond will ultimately outfall to the adjacent channel maintained by the Colorado Centre Metropolitan District that is adequately sized to convey the developments flows.

A grading and erosion control plan that identifies construction best management practices (BMPs) to prevent sediment and debris from affecting adjoining properties and the public stormwater system will be required with the subsequent Final Plat application.

4. Transportation

The development's primary access points will be via proposed roadway intersections to Peaceful Meadow Street, a County owned and maintained urban local roadway. The proposed roadways within the subdivision will be public roadways to be owned and maintained by El Paso County upon acceptance.

The submitted Traffic Impact Study projects the proposed development will generate approximately 387 total vehicle trips on the average weekday. Roadway improvements consisting of the construction of the proposed roadways as well as sidewalks along Peaceful Meadow Street have been identified in the Traffic Impact Study. A deviation request pertaining to auxiliary turn lanes has also been identified in the Traffic Impact Study and has been approved by the ECM Administrator.

The development will be subject to the El Paso County Road Impact Fee Program (Resolution 24-377) as amended.

H. SERVICES

1. Water

Water sufficiency has been analyzed with the review of the proposed Preliminary Plan. The applicant has shown a sufficient water supply for the required 300-year period. The State Engineer and the County Attorney's Office have recommended that the proposed subdivision has an adequate water supply in terms of quantity and dependability. El Paso County Public Health has recommended that there is an adequate water supply in terms of quality.

2. Sanitation

Wastewater is provided by the Colorado Centre Metropolitan District

3. Emergency Services

The property is within the Colorado Centre Metropolitan District. On December 18, 2023, a command transfer took place between the Colorado Springs Fire Department and Colorado

Centre Metro District. The Colorado Springs Fire Department will serve their territory and the Colorado Centre Metro District territory. Colorado Springs Fire Department staffs the Colorado Centre Metro District Territory with four firefighters which includes a Paramedic component.

4. Utilities

The Colorado Centre Metropolitan District partners with Mountain View Electric Association to provide electricity to the subject property and Colorado Springs Utilities will provide natural gas.

5. Metropolitan Districts

The subject property is within the Colorado Centre Metropolitan District. The District's services include water and wastewater, parks systems, streetlights and residential trash collection.

6. Parks/Trails

Fees in lieu of park land dedication will be due at the time of recording the Final Plat(s).

7. Schools

The site is within the boundaries of the Widefield School District No. 3. Fees in lieu of school land dedication will not be required.

I. STATUS OF MAJOR ISSUES

There are no major outstanding issues associated with the proposed Preliminary Plan Application.

J. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission and Board of County Commissioners find that the request meets the criteria for approval outlined in Section 7.2.1 (Subdivisions) of the El Paso County Land Development Code (as amended) staff recommends the following conditions and notations:

CONDITIONS

1. Applicable drainage, bridge, school, and park fees shall be paid with each Final Plat.

2. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated 4/25/2025, as provided by the County Attorney's Office.

NOTATIONS

1. Subsequent Final Plat filings may be approved administratively by the Planning and Community Development Director.
2. Approval of the Preliminary Plan will expire after twenty-four (24) months unless a final plat has been approved and recorded or a time extension has been granted.
3. Preliminary Plans not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.

K. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 178 adjoining property owners on May 27, 2025 for the Planning Commission and Board of County Commissioner meetings. Responses will be provided at the hearing.

L. ATTACHMENTS

Map Series

Letter of Intent

Plat Drawing

State Engineer's Letter

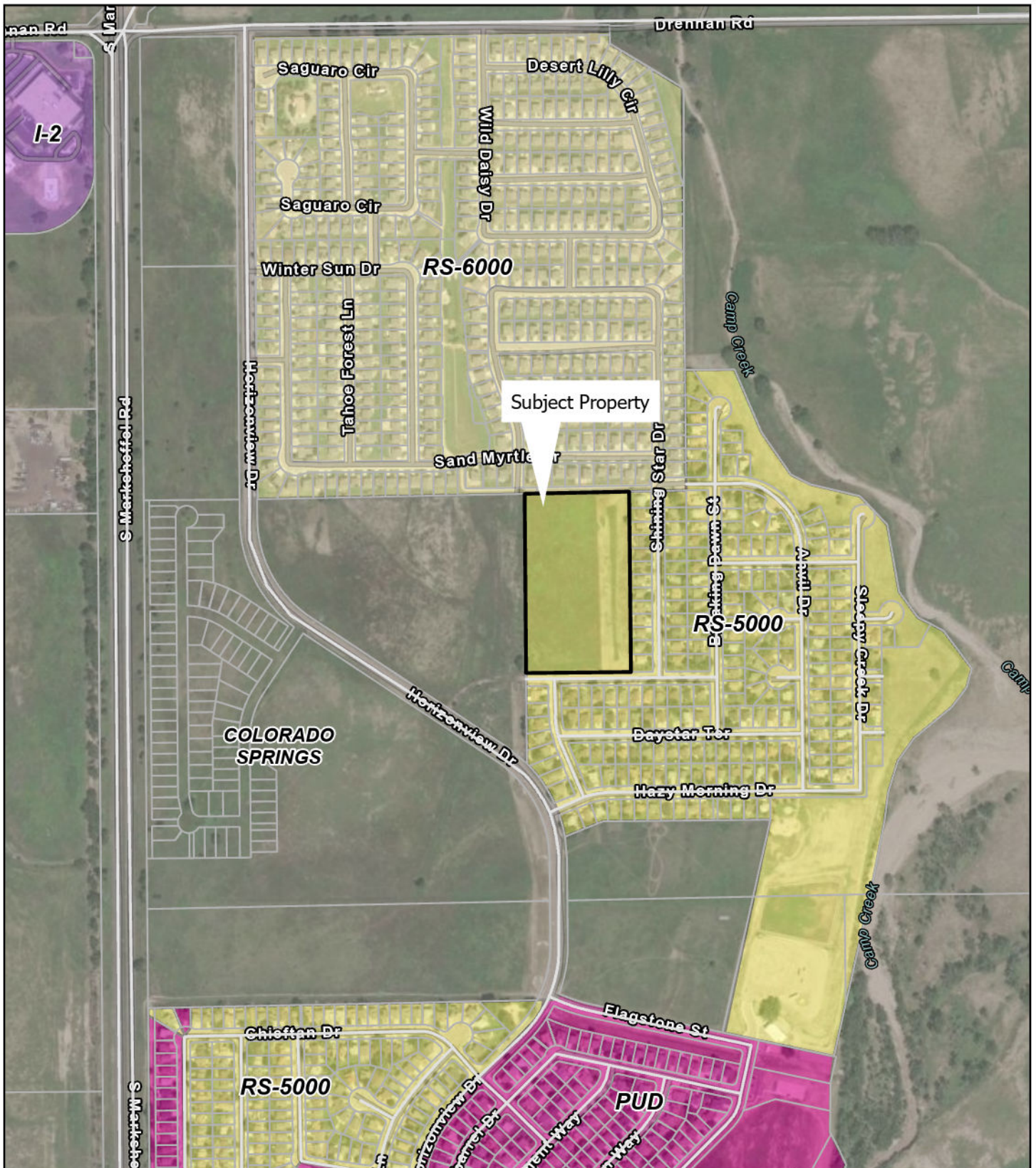
County Attorney's Letter

Draft Resolution



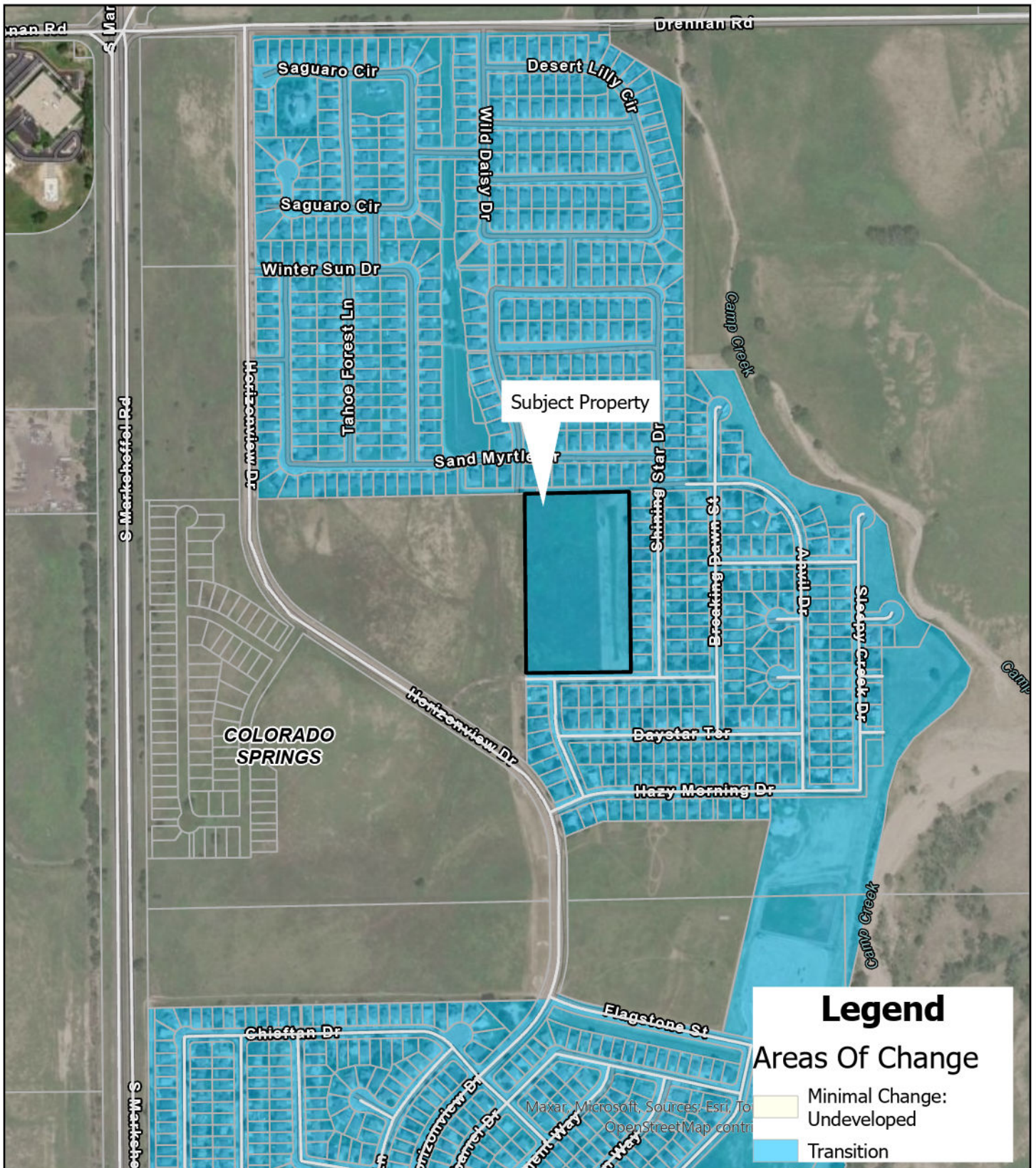
Aerial Map





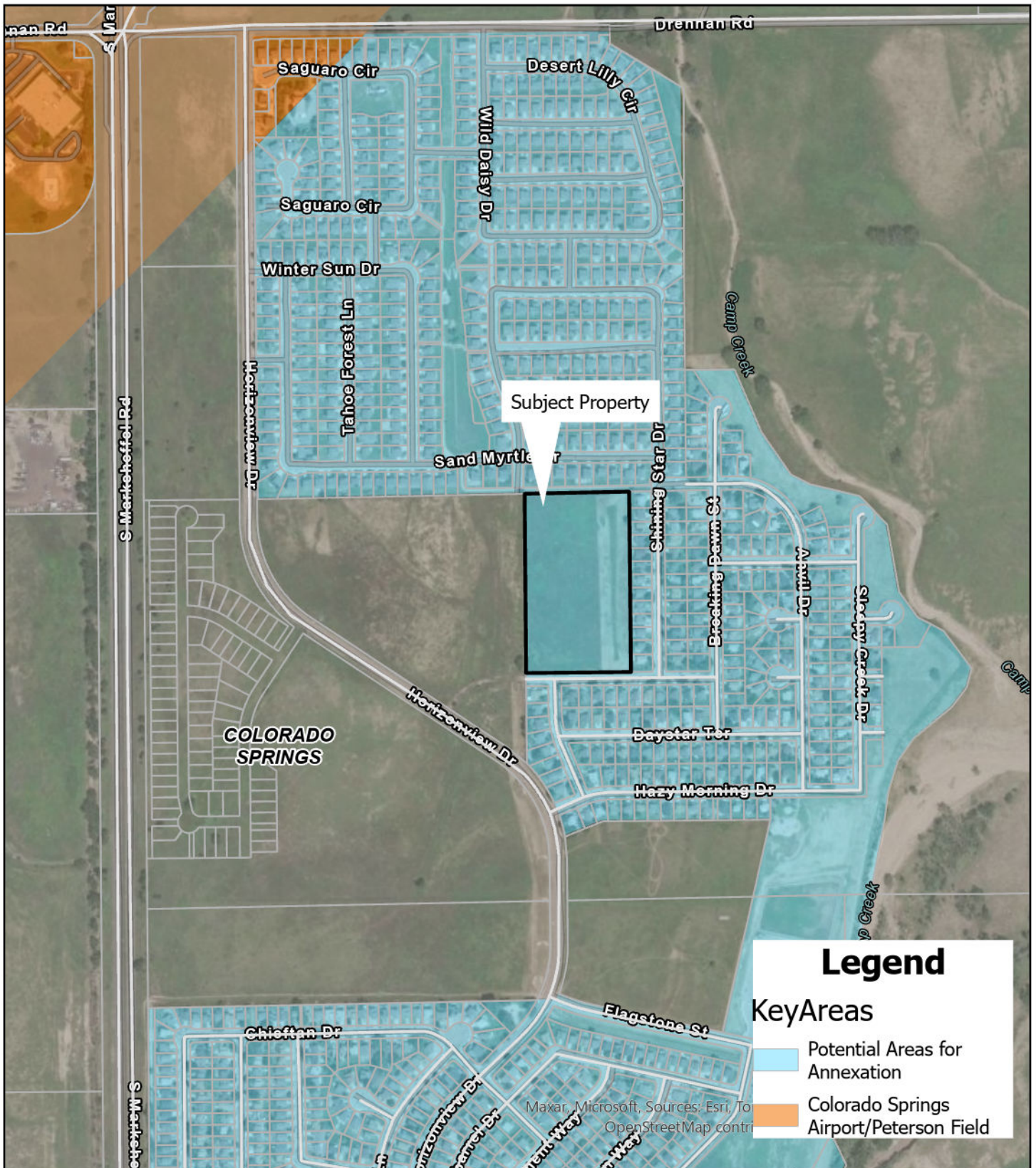
Aerial Map





Areas of Change Map





Legend

KeyAreas

- Potential Areas for Annexation
- Colorado Springs Airport/Peterson Field

Maxar, Microsoft, Sources: Esri, To
OpenStreetMap contri



Key Areas Map



0 0 0.1 0.1 Miles

PRELIMINARY PLAN

LETTER OF INTENT

JUNE 2024 | UPDATED SEPTEMBER 2024

OWNER:

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

APPLICANT:

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

CONSULTANT:

N.E.S. INC
ANDREA BARLOW
619 N. CASCADE AVE, SUITE 200
COLORADO SPRINGS, CO 80903
ABARLOW@NESCOLORADO.COM
(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

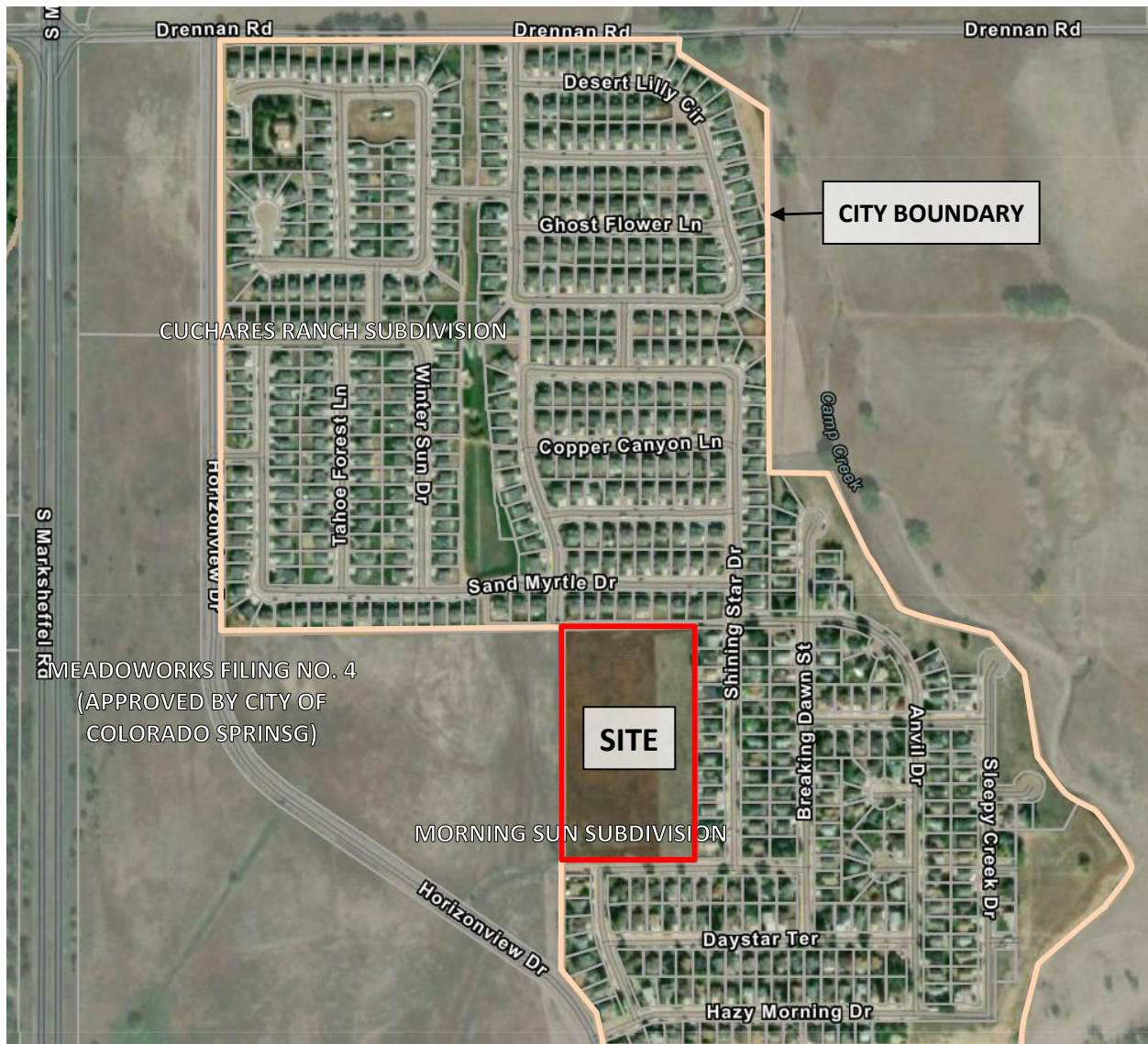
REQUEST

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 abut 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 PPHFH 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 PPHFH; 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, PPHFH 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.

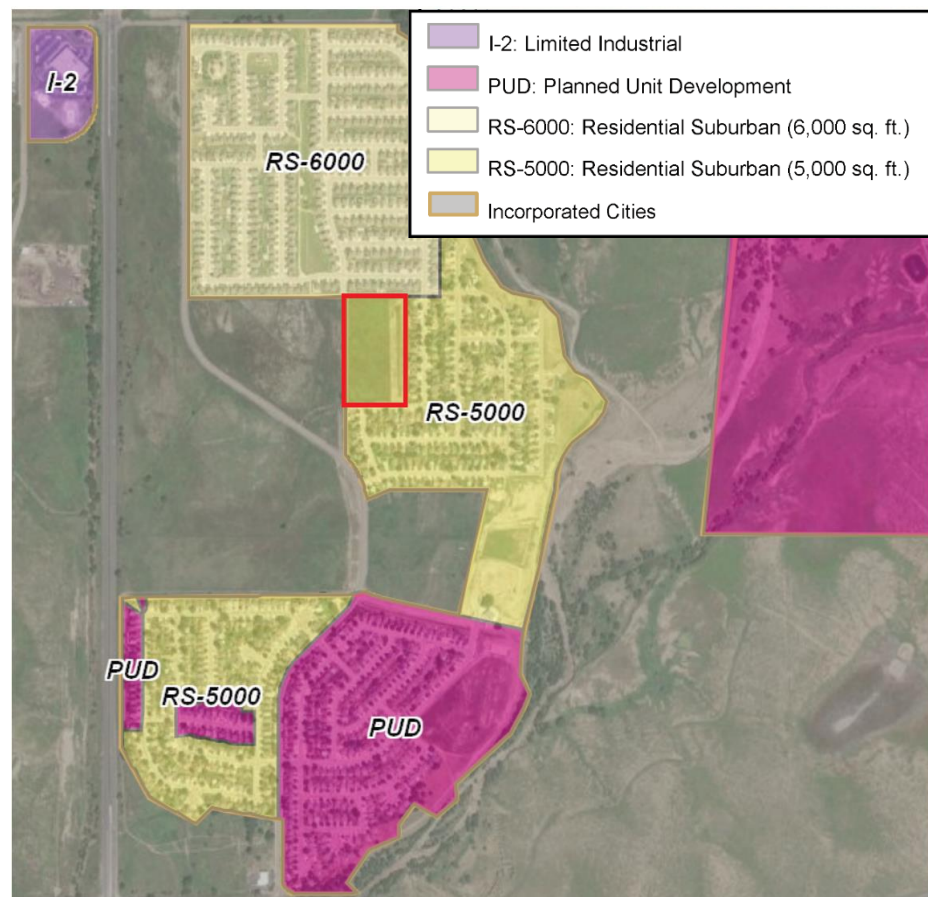
The mission of PPHFH is to bring together people throughout El Paso County to improve access to homeownership through affordable housing. Some of those most in need of affordable housing in El Paso County are educators. According to data collected by WSD3, the median salary in WSD3 is \$46,604, which 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.

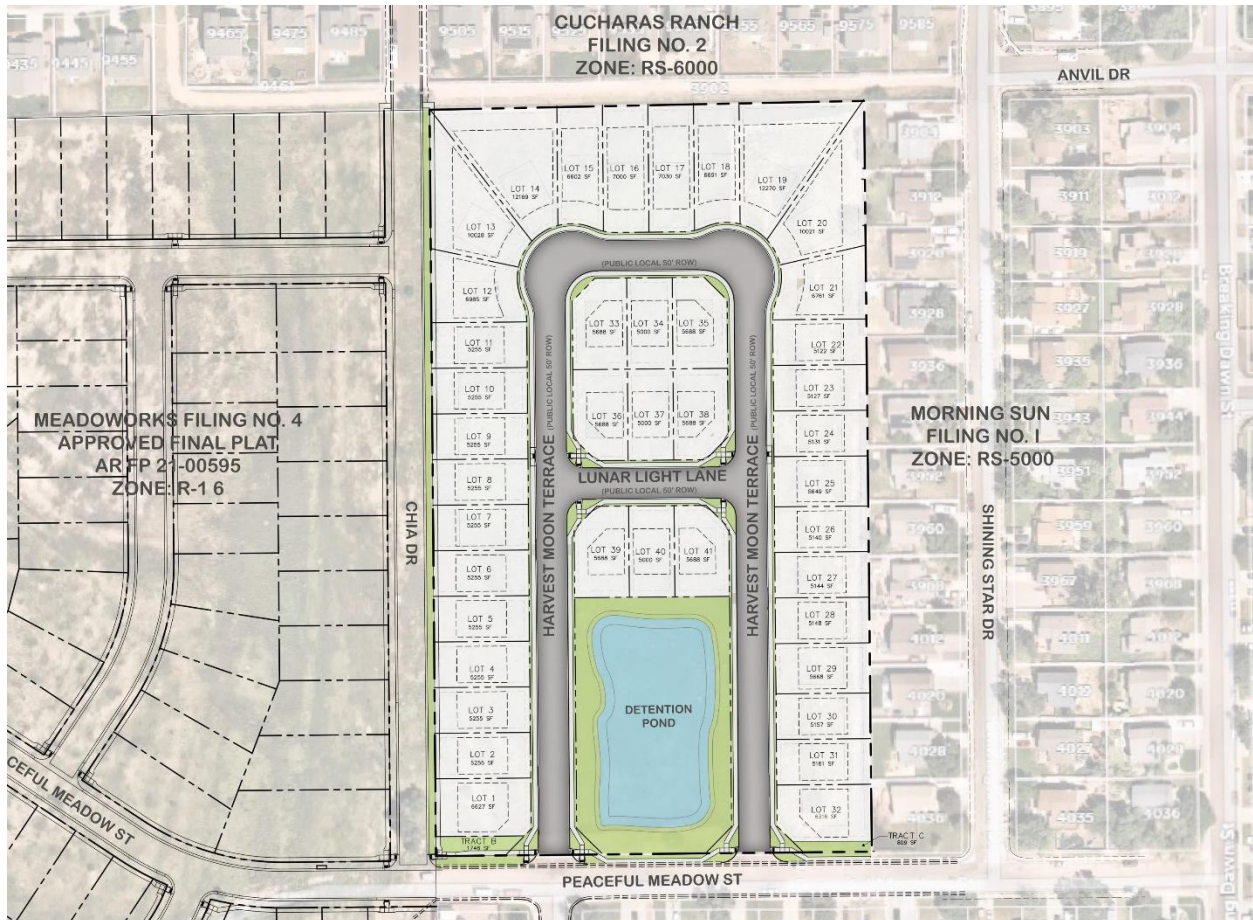
Homes will be constructed by both Habitat for Humanity and CICC, which operates throughout the State of Colorado to provide mentorship and hands-on training for students interested in pursuing a career in the construction industry. CICC works closely with WSD3 through the MiLL to provide students with 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 1.08-acre detention pond will be located north of the existing Peaceful Meadow Street on the southern boundary of the site. 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 0.02 acres in the southeast corner of the site will be known as Tract C. Tracts B and C will both be used for drainage, landscaping to accommodate the 10' minimum landscape setback along a non-arterial road, and utilities. 2.07 acres will be utilized for the road rights-of-way.

ACCESS AND CIRCULATION: The site will have two internal, public roads. The existing Harvest Moon Terrace will be extended from south of the site up into a continuous loop that will have two intersections with 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 Harvest Moon Terrace.

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

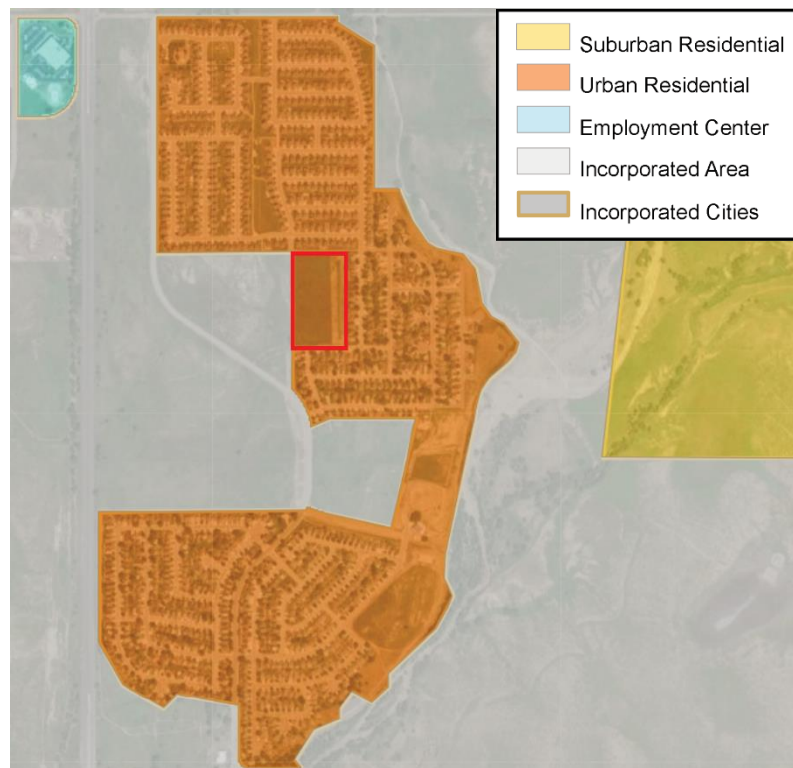
RELATIONSHIP TO THE ADOPTED COUNTY MASTER PLANS

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.

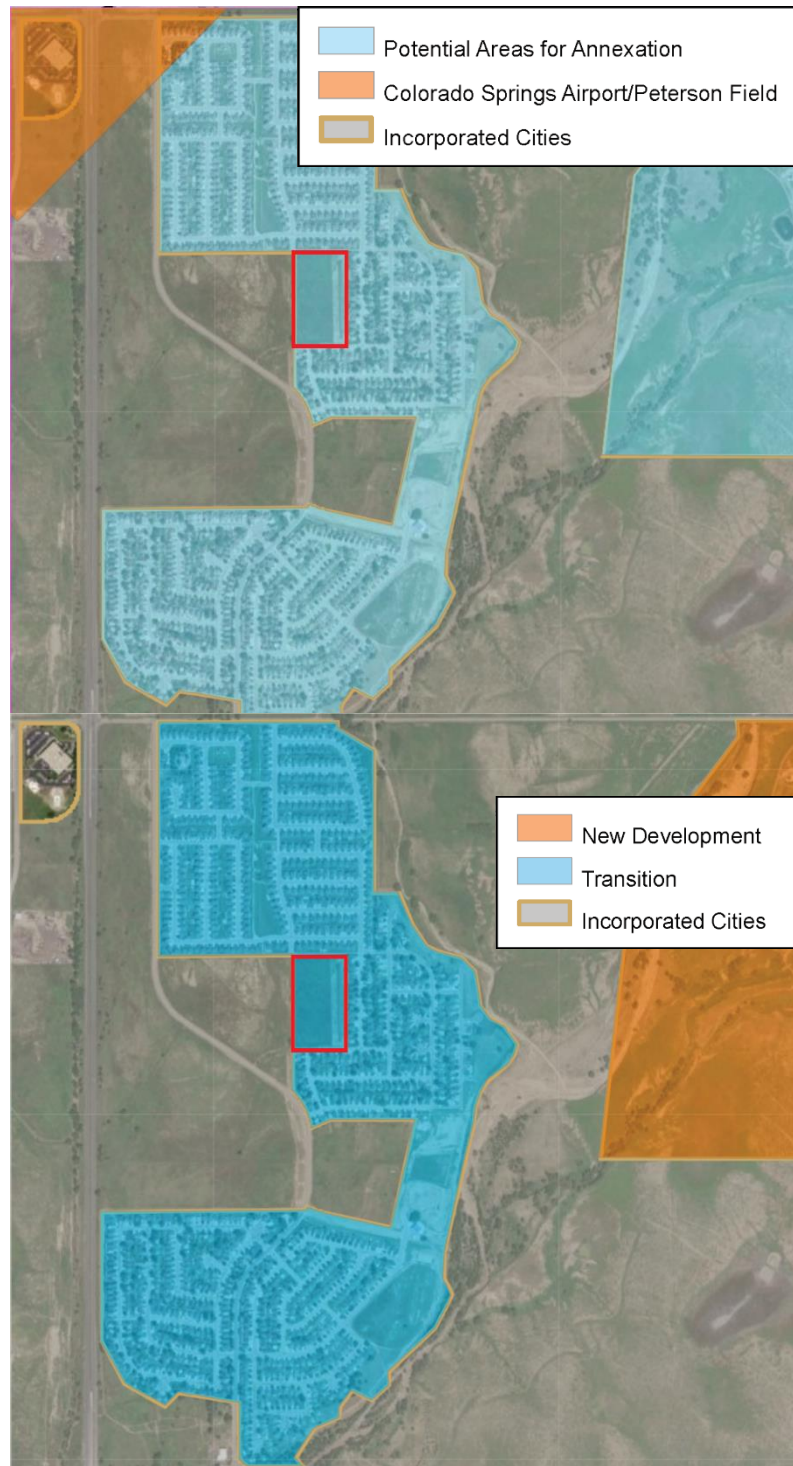
Your El Paso County Master Plan designates the site as an Urban Residential placetype, which has a primary land use of single-family detached residential with a density of five units per acre or more. Primary uses also include single-family attached residential and multifamily residential. Supporting 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 CFI3. Ensure adequate provision of utilities to manage growth and development.

- *Objective CFI3-2: Promote urban level development in areas served by centralized utilities.*

Goal CFI4. Use best management practices to protect water quality, conserve water, minimize impacts of flooding, and beautify El Paso County.

- *Objective CFI4-16: 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.

RISING MOON FILING NO. 1 & 2

REPLAT TRACT B OF MORNING SUN I

EAST 1/2 OF SEC. 3, TOWNSHIP 15S, RANGE 65 WEST, COUNTY OF EL PASO, STATE OF COLORADO

PRELIMINARY PLAN



LEGAL DESCRIPTION

LEGAL DESCRIPTION: RISING MOON FILING NO. 1 PRELIMINARY PLAN.

A REPLAT TRACT B OF MORNING SUN I RECORDED IN PLAT BOOK A-4 AT PAGE 179 BEING LOCATED IN THE EAST 1/2 OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO. CONTAINING A CALCULATED AREA OF 9.000 ACRES.

BASIS OF BEARINGS

ALL BEARINGS ARE RELATIVE TO THE NORTH LINE OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO. IS ASSUMED TO BEAR S89°53'55"W.

ADJACENT OWNER	NAME	MAILING ADDRESS	CITY, STATE, ZIP CODE
1	PIKES PEAK HABITAT FOR HUMANITY, INC.	2802 N PROSPECT ST	COLORADO SPRINGS CO 80907-6325
2	BLH NO 2 LLC	111 S TEJON ST STE 222	COLORADO SPRINGS CO 80903-2246
3	FORREST RICHARD L	4052 HARVEST MOON TER	COLORADO SPRINGS CO 80925-1110
4	JONES ANA E	9303 PEACEFUL MEADOW ST	COLORADO SPRINGS CO 80925-1120
5	POULTER ALEXANDER	9311 PEACEFUL MEADOW ST	COLORADO SPRINGS CO 80925-1120
6	GRIFFIN KENNETH M	9319 PEACEFUL MEADOW ST	COLORADO SPRINGS CO 80925-1120
7	FKH SFR PROPCO I LP	31 W 27TH ST 4TH FLOOR	NEW YORK NY 10001
8	IVES HEDI A	9335 PEACEFUL MEADOW ST	COLORADO SPRINGS CO 80925-1120
9	THOMPSON MICHAEL	9343 PEACEFUL MEADOW ST	COLORADO SPRINGS CO 80925-1120
10	REED TANNER	9351 PEACEFUL MEADOW ST	COLORADO SPRINGS CO 80925-1120
11	TRAMMELL HALLIE ANN	4036 SHINING STAR DR	COLORADO SPRINGS CO 80925-1103
12	MCGRACKIN JACOB RYAN	4028 SHINING STAR DR	COLORADO SPRINGS CO 80925
13	HARRIS BRAD	4020 SHINING STAR DR	COLORADO SPRINGS CO 80925-1103
14	ASKEW CARL SR	4012 SHINING STAR DR	COLORADO SPRINGS CO 80925-1103
15	MOAT KYE S	7049 TAFT COURT	COLORADO SPRINGS CO 80911
16	GRIMA CARLOS R	3960 SHINING STAR DR	COLORADO SPRINGS CO 80925-1133
17	SFR JAVELIN BORROWER LP	1717 MAIN ST SUITE 2000	DALLAS TX 75201
18	JOYNER DREW	3944 SHINING STAR DR	COLORADO SPRINGS CO 80925-1133
19	LINTON ONEIL NICHOLAS	3355 CALAVERAS WAY	COLORADO SPRINGS CO 80910-1409
20	LIGGETT LARRY D	3928 SHINING STAR DR	COLORADO SPRINGS CO 80925
21	ARNDT JUDITH A	3920 SHINING STAR DR	COLORADO SPRINGS CO 80925-1101
22	CHARBONNEAU TODD M	3912 SHINING STAR DR	COLORADO SPRINGS CO 80925-1101
23	DEAN WILLIAM C	3904 SHINING STAR DR	COLORADO SPRINGS CO 80925-1101
24	CUCHARS RANCH HOMEOWNERS ASSN INC	11002 BENTON ST	BROOMFIELD CO 80020-3286
25	CSH PROPERTY ONE LLC	1777 MAIN ST STE#2000	DALLAS TX 75201
26	MONTOYA DOMINIC R	9575 SAND MYRTLE DR	COLORADO SPRINGS CO 80925-1113
27	ADAMS BRIAN M	9565 SAND MYRTLE DR	PUEBLO CO 81003
28	BLACK THOMAS W	10445 CHEETAH WINDS	LOME TREE CO 80124
29	LEE JOHN	9545 SAND MYRTLE DR	COLORADO SPRINGS CO 80925-1113
30	SMILEY STEVEN J	9535 SAND MYRTLE DR	COLORADO SPRINGS CO 80925-1113
31	SIMONS KYLE B	9525 SAND MYRTLE DR	COLORADO SPRINGS CO 80925
32	NELSON THOMAS ANTHONY	9515 SAND MYRTLE DR	COLORADO SPRINGS CO 80925-1113
33	STANTON COY LUTHER	638 E WILLAMETTE AVE	COLORADO SPRINGS CO 80903
34	CUCHARS RANCH HOMEOWNERS ASSN INC	11002 BENTON ST	BROOMFIELD CO 80020-3286
35	KNOWLES STEVEN GLEN	9485 SAND MYRTLE DR	COLORADO SPRINGS CO 80925-1165



SCALE: 1" = 50'

EL PASO COUNTY FILE NO.: SP243



DESIGNED BY	MES	SCALE	DATE	01/15/25
DRAWN BY	KES	(H) 1"= 50'	SHEET 2	OF 4
CHECKED BY	(V) 1"= N/A	JOB NO.	2506.03	

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 565-0780

REPLAT TRACT B OF MORNING SUN I
EAST 1/2 OF SEC. 3, TOWNSHIP 15S, RANGE 65 WEST, COUNTY OF EL PASO, STATE OF COLORADO

This is a detailed plat map of a residential subdivision in the City of Colorado Springs. The map shows a grid of lots, with Lot 1 at the bottom left and Lot 21 at the top right. The lots are numbered 1 through 21, with some lots having sub-numbers (e.g., Lot 1A, Lot 1B). The map includes various easements, such as utility easements, access easements, and building setbacks. The map also shows surrounding streets, including Anvil Drive, Shining Star Drive, and Peacemeadow Street. The map is titled "PLAT NO. 20718014" and "REC. NO. 20718014". The map is dated "JULY 1, 2014" and "JULY 1, 2014". The map is drawn by "CITY OF COLORADO SPRINGS" and "CITY OF COLORADO SPRINGS".

EXISTING FIRE HYDRANT

EXISTING WATER MAIN

EXISTING SANITARY SEWER
MAIN W/ MANHOLE

PROPOSED STORM INLET

EXISTING GAS MAIN

EXISTING FENCE

SETBACK

WVEA EASEMENT

LOT EASEMENT

LOT SETBACK

NOTES:
1. ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS.

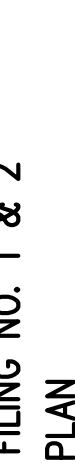
2. ALL PROPOSED PEDESTRIAN RAMPS, LANDINGS, AND CROSS SLOPES TO BE 2% MAXIMUM PER CURRENT EL PASO COUNTY ENGINEERING CRITERIA MANUAL.

3. ALL PEDESTRIAN RAMPS/PATHS TO BE CONSTRUCTED IN ACCORDANCE WITH ECM CHAPTER 6. SEE ECM STANDARD DRAWINGS SD_2-40, 2-41, 2-42 AND 2-50.

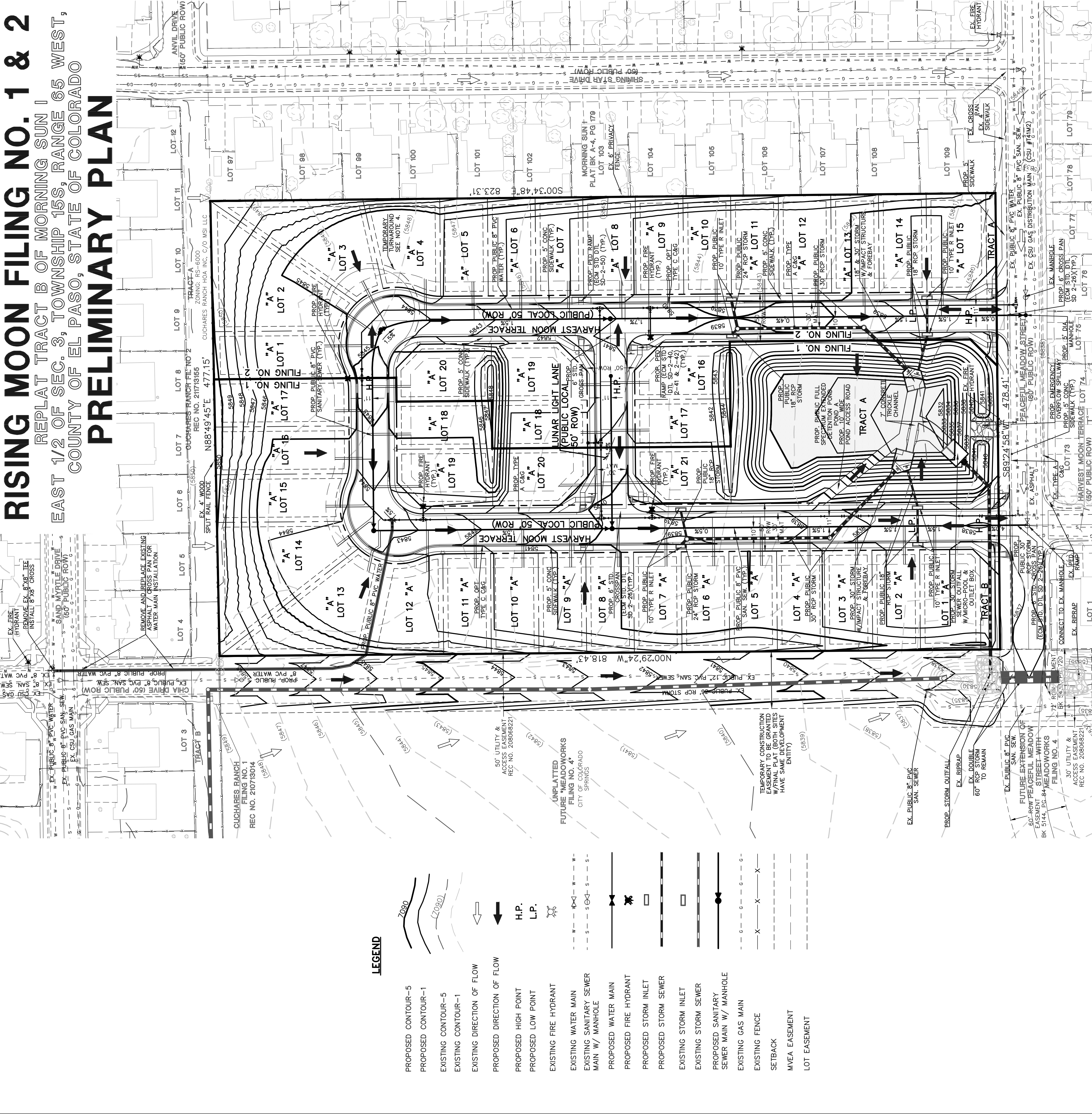
4. TEMPORARY TURNAROUND (AS SHOWN) SHALL BE CONSTRUCTED AT THE HARVEST MOON TERRACE FLAG NO. 1 DEAD END IN ACCORDANCE WITH EGM CHAPTER 2.33, FIGURE 2-33. THE NON-REVOCABLE MOON TERRACE IMPROVEMENT EASEMENT SHOWN ABOVE THE HARVEST MOON TERRACE SHALL BE EXTENDED TO THE END OF THE HARVEST MOON TERRACE FOR THE PURPOSES: AT SUCH A TIME THAT HARVEST MOON TERRACE IS EXTENDED BY THE ADJACENT PROPERTY OWNER/DEVELOPER AND ACCEPTED BY THE COUNTY, THE NON-REVOCABLE PUBLIC IMPROVEMENT EASEMENT FOR THE CUL-DE-SAC WILL BE VACATED, LEAVING A STANDARD STREET ROW AND THE CUL-DE-SAC IMPROVEMENTS WILL BE REMOVED AND REPLACED WITH A STANDARD STREET ROW. THE STANDARD STREET ROW SHALL BE REMOVED AND STANDARD STREET SECTION CONSTRUCTION AND SITE RESTORATION IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER EXTENDING HARVEST MOON TERRACE.



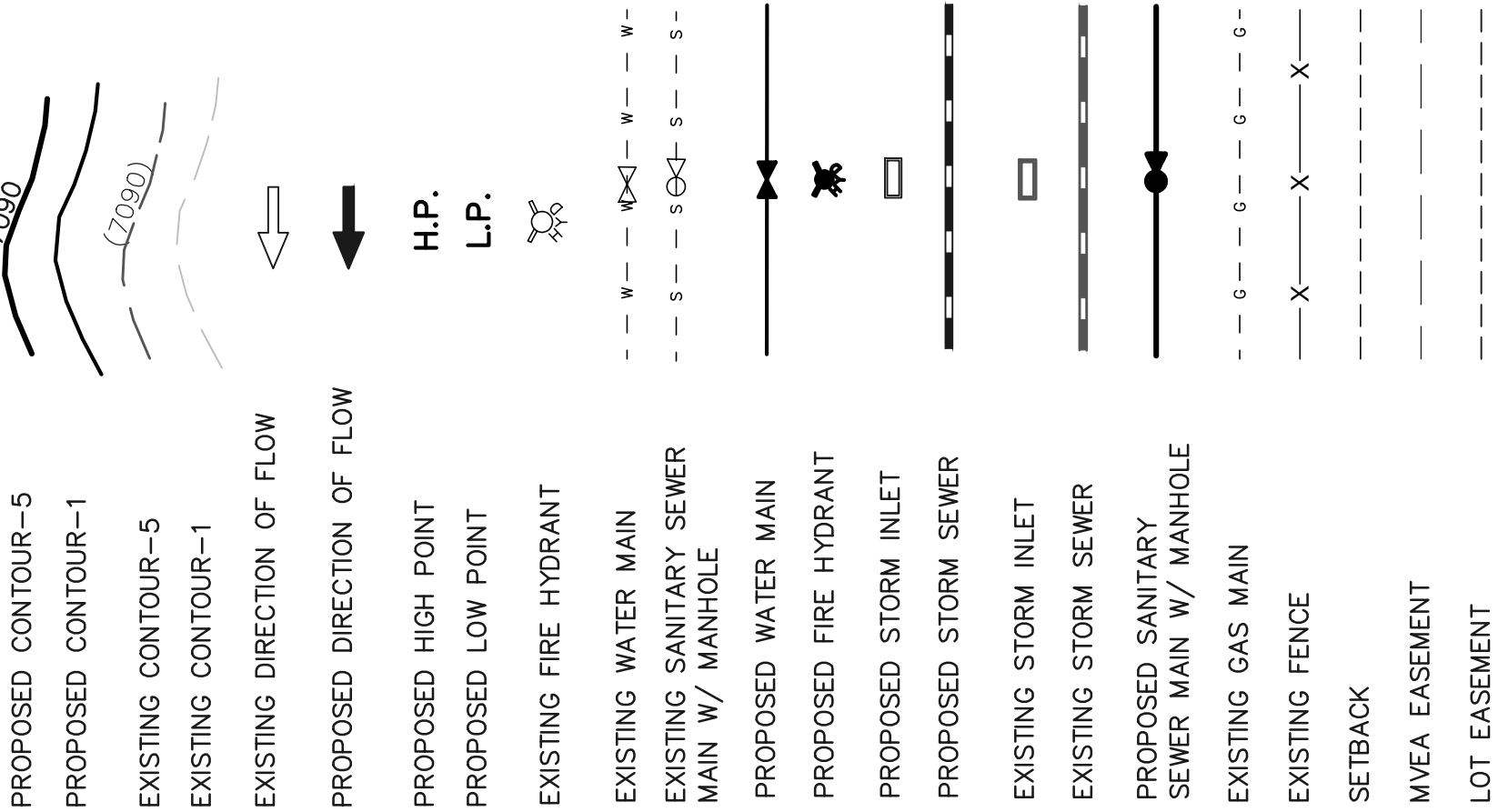
SCALE: 1" = 50'

	RISING MOON FILING NO. 1 & 2 PRELIMINARY PLAN PRELIMINARY SITE PLAN				01/15/25
	DESIGNED BY	MES	SCALE	DATE	01/15/25
DRAWN BY	KES	(H) 1"= 50'	SHEET	3 OF 4	
CHECKED BY	(V) 1"= N/A	JOB NO.	2506.03		
819 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719) 585-0790					

RISING MOON FILING NO. 1 & 2
 REPLAT TRACT B OF MORNING SUN I
 EAST 1/2 OF SEC. 3, TOWNSHIP 15S, RANGE 65 WEST,
 COUNTY OF EL PASO, STATE OF COLORADO
 PRELIMINARY PLAN

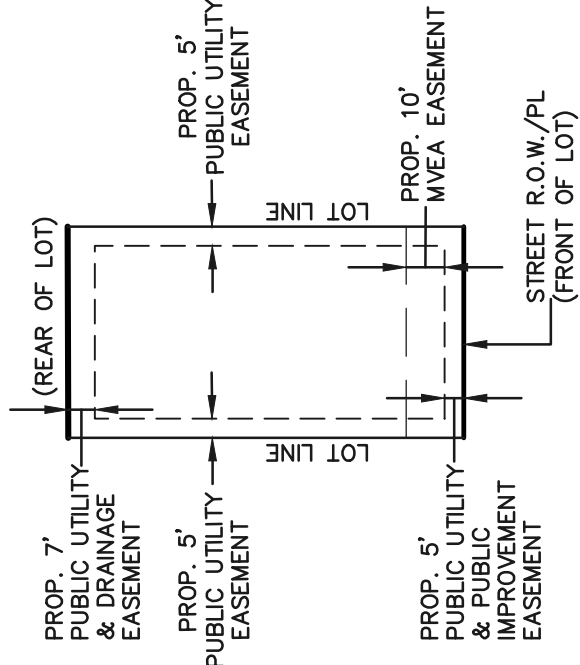


LEGEND



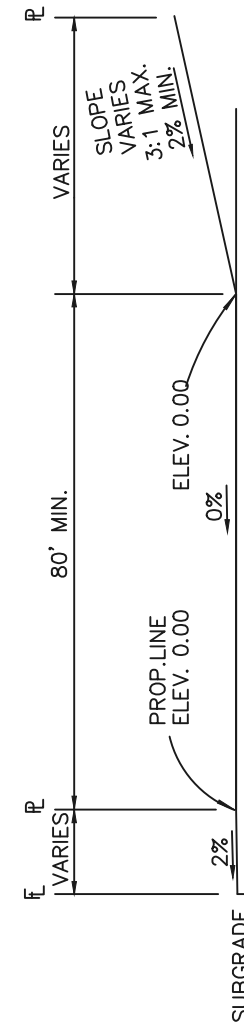
LOT EASEMENT

NOTES:
 1) DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.
 2) SEE PLANS FOR EASEMENTS WITHIN TRACTS
 3) DEPENDING UPON FINAL UTILITY DESIGN, SOME OF THE SIDE AND REAR EASEMENTS MAY NOT BE UTILIZED.
 4) UTILITY EASEMENT USE WITHIN FOREST MITIGATION AREAS WILL BE MINIMIZED AS MUCH AS POSSIBLE.



DETAIL: TYPICAL LOT EASEMENTS

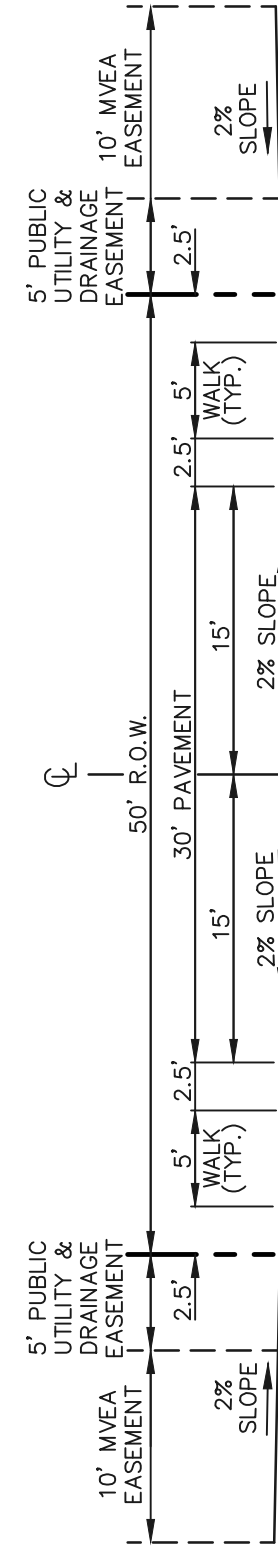
N.T.S.



TYPICAL (A) LOT

N.T.S.

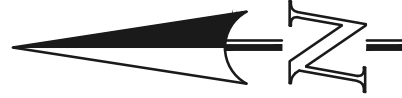
NOTES:
 1. TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS.
 2. ALL PROPOSED PEDESTRIAN RAMPS, LANDINGS, AND CROSS SLOPES TO BE 2% MAXIMUM PER CURRENT EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
 3. ALL PEDESTRIAN RAMPS/PATHS TO BE CONSTRUCTED IN ACCORDANCE WITH ECM CHAPTER 6. SEE ECM STANDARD DRAWINGS SD-2-40, 2-41, 2-42 AND 2-50.
 4. TEMPORARY TURNAROUND (AS SHOWN) SHALL BE CONSTRUCTED AT THE HARVEST MOON TERRACE FILING NO. 1 DEAD END IN ACCORDANCE WITH ECM CHAPTER 2.3. FIGURE 2-33. THE NON-REVOCABLE PUBLIC IMPROVEMENT EASEMENT SHOWN AT THE END OF HARVEST MOON TERRACE CUL-DE-SAC IS INTENDED FOR TURN AROUND AND EMERGENCY RESPONSE PURPOSES. AT SUCH A TIME THAT HARVEST MOON TERRACE IS EXTENDED BY THE ADJACENT PROPERTY OWNER/DEVELOPER AND ACCEPTED BY THE COUNTY, THE NON-REVOCABLE PUBLIC IMPROVEMENT EASEMENT FOR THE CUL-DE-SAC WILL BE VACATED, LEAVING A STANDARD STREET ROW AND A STANDARD STREET SEWER EASEMENT. THE EASEMENT FOR THE CUL-DE-SAC REMOVAL AND STANDARD STREET SECTION CONSTRUCTION AND SITE RESTORATION IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER EXTENDING HARVEST MOON TERRACE.



50' R.O.W. TYPICAL STREET/UTILITY SECTION - URBAN LOCAL ROADWAY

SCALE 1" = 10'

NOTE: THIS COMMUNITY WILL NOT REQUIRE GAS FACILITIES (HOMES ARE ALL ELECTRIC)



SCALE: 1" = 50'

EL PASO COUNTY FILE NO.: SP243



RISING MOON FILING NO. 1 & 2
 PRELIMINARY PLAN

PRELIMINARY GRADING & UTILITY PLAN

DESIGNED BY	MES	SCALE	DATE	01/15/25
DRAWN BY	KES	(H) 1"= 50'	SHEET	4 OF 4
CHECKED BY	(V) 1"= N/A	JOB NO.	2506.03	

619 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903



April 3, 2025

Kylie Bagley, Project Manager
El Paso County Planning and Community Development Department
Transmitted via EDARP portal: epcdevplanreview.com

Re: Habitat for Humanity Rising Moon Filing 1 and 2 Subdivision EA2380 SP243
Part of Sec. 3, T15S, R65W of the 6th PM.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 32443 - 3rd letter

Dear Kylie Bagley,

We have received the submittal concerning the above referenced proposal to and subdivide this 9-acre tract of land into 41 single-family lots, each approximately 5000 square feet. 0.04 acres (Tract B) and 0.02 acres (Tract C) will both be used for drainage, landscaping, and to accommodate the 10' minimum landscaping setback. 2.07 acres will be used for the road rights-of-way, and a 1.08-acre detention pond that will also be used as a park (Tract A, which is a replat of "Tract B" in the Morning Sun I Plat).

Water Supply Demand

According to the Updated Water Resources Report (March, 2025), Water Supply Information Summary, and water supplier's Water Commitment Letter, the estimated water demand for each lot within the subdivision is 0.3871 acre-feet/year per lot, or 15.8711 acre-feet for all 41 lots. 10.660 acre-feet/year is anticipated to be for indoor residential use, and 5.211 acre-feet/year is anticipated to be for residential irrigation.

Note that these water amounts do not include any additional water for irrigation of the landscaping and park in Tract A, or the landscaping in Tracts B and C. The Letter of Intent mentions that some of these areas may be open space.

Source of Water Supply

The proposed water supply is from Colorado Centre Metropolitan District ("District"). According to the March, 2025 Water Resources Report for Rising Moon Filing No. 1 & 2, prepared by Classic Consulting Engineers & Surveyors LLC, as well as the water commitment letter supplied by the District on March 18, 2025, the District has an estimated water demand from commitments of 599.66 acre-feet (including the water for this subdivision), and 849 acre-feet of available water. The District therefore has 249.34 acre-feet/year of uncommitted water supply. Therefore, there is more than enough water supply available to cover the 15.8711 acre-feet/year water demand of the subdivision based on the information submitted.



Additional Comments

The application materials indicate that a storm water detention structure will be constructed as a part of this project. The applicant should be aware that unless the structure can meet the requirements of a “storm water detention and infiltration facility” as defined in section 37-92-602(8), C.R.S., the structure may be subject to administration by this office. The applicant should review DWR’s *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*, attached, to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The applicant is encouraged to use *Colorado Stormwater Detention and Infiltration Facility Notification Portal* to meet the notification requirements, located at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>.

State Engineer’s Office Opinion

Based upon the above and pursuant to section 30-28-136(1)(h)(I) and section 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.

Our opinion that the water supply is **adequate** is based on our determination that the amount of water required annually to serve the subdivision is currently physically available.

Our opinion that the water supply can be **provided without causing injury** is based on our determination that the amount of water that is legally available on an annual basis, according to the statutory **allocation** approach, for the proposed uses on the subdivided land is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision.

Please contact Katharine.Anderson@state.co.us or (303) 866-3581 x8207 with any questions.

Sincerely,



Melissa van der Poel, P.E.
Water Resource Engineer



EL PASO COUNTY

Office of the County Attorney
Civil Division

KENNETH R. HODGES, COUNTY ATTORNEY

Nathan J. Whitney, First Assistant County Attorney | Steven A. Klaffky, Chief Deputy County Attorney

April 22, 2025

SP-24-3 Rising Moon Filing No. 1 and 2

Reviewed by: Lori L. Seago, Senior County Attorney
 April Willie, Paralegal

WATER SUPPLY REVIEW AND RECOMMENDATIONS

Project Description

1. This is a preliminary plan proposal by Pikes Peak Habitat for Humanity Inc. ("Applicant"), to subdivide an approximately 9 +/- acre tract of land into 41 single-family detached residential dwelling units (the "Property"). The property is zoned RS-5000 CAD-O (Residential Suburban/Commercial Aviation District Overlay).

Estimated Water Demand

2. Pursuant to the *Water Supply Information Summary* ("WSIS"), the subdivision demand is 10.660 acre-feet per year for household use on 41 lots (0.26 acre-feet per year per lot) and 5.211 acre-feet per year for irrigation for a total demand of 15.871 acre-feet per year. The Applicant must therefore be able to provide a supply of 4,761.3 acre-feet of water (15.871 acre-feet per year x 300 years) to meet the County's 300-year water supply requirement.

Proposed Water Supply

3. The Applicant has provided for the source of water to derive from the Colorado Centre Metropolitan District ("District"). As detailed in the *Water Resources Report* dated March 2025 ("Report"), the projected demands for the residential community is 10.660 acre-feet per year with an additional anticipated use of 5.211 acre-feet per year of water for irrigation for a total demand of 15.871 acre-feet per year. Appendix D of the Report states that the District has 849 annual acre-feet of total consumable available water and an estimated 599 annual acre-feet of demand, including this subdivision.

200 South Cascade Avenue | Colorado Springs, Colorado | 80903

Office: 719.520.6485 | Fax: 719.520.6487

4. The District's Manager provided a letter of commitment for Rising Moon Filing No. 1 and 2 dated March 18, 2025, in which the District General Manager stated that the District will provide water service to the Property in the amount of 15.8711 acre-feet per year.

State Engineer's Office Opinion

5. In a letter dated April 3, 2025, the State Engineer reviewed the proposal to subdivide the 9 +/- acre parcel into 41 single-family lots. The State Engineer stated that the "[t]he proposed water supply is from Colorado Centre Metropolitan District." The State Engineer indicates they received a letter of commitment dated March 18, 2025 from the District which indicated that "[t]he District has 249.34 acre-feet/year of uncommitted water supply." Finally, ". . . pursuant to section 30-28-136(1)(h)(I) and section 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights."

Recommended Findings

6. Quantity and Dependability. Applicant's water demand for Rising Moon Filing 1 and 2 is 15.871 acre-feet per year to be supplied by the Colorado Centre Metropolitan District. **Based on the water demand of 15.871 acre-feet/year for the development and the District's availability of water sources, the County Attorney's Office recommends a finding of sufficient water quantity and dependability for Rising Moon Filing 1 and 2.**

7. Quality. The water quality requirements of Section 8.4.7.B.10 of the Code must be satisfied. Section 8.4.7.B.10.g. of the Code allows for the presumption of acceptable water quality for projects such as this where water is supplied by an existing Community Water Supply operating in conformance with Colorado Primary Drinking Water Regulations unless there is evidence to the contrary.

8. Basis. The County Attorney's Office reviewed the following documents in preparing this review: the *Water Supply Information Summary*, the *Water Resources Report* dated March 2025, the *Colorado Centre Metropolitan District letter* dated March 18, 2025, and the *State Engineer Office's Opinion* dated April 3, 2025. The recommendations herein are based on the information contained in such documents and on compliance with the requirements set forth below. ***Should the information relied upon be found to be incorrect, or should the below requirements not be met, the County Attorney's Office reserves the right to amend or withdraw its recommendations.***

REQUIREMENTS:

- A. Applicant and all future owners of lots within this filing shall be advised of, and comply with, the conditions, rules, regulations, limitations, and specifications set by the District.

cc. Kylie Bagley, Project Manager, Planner

RESOLUTION NO. 25-

BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO

APPROVAL OF A PRELIMINARY PLAN FOR
Rising Moon Filing 1 & 2 Preliminary Plan (SP243)

WHEREAS, N.E.S. Inc. did file an application with the El Paso County Planning and Community Development Department for the approval of a Preliminary Plan for the Rising Moon Filing 1 & 2 Preliminary Plan Subdivision for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on June 5, 2025, upon which date the Planning Commission did by formal resolution recommend approval of the Preliminary Plan application; and

WHEREAS, a public hearing was held by the El Paso County Board of County Commissioners on June 26, 2025; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board finds as follows:

1. That the application was properly submitted for consideration by the Board of County Commissioners;
2. That proper posting, publication, and public notice were provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners;
3. That the hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, that all pertinent facts, matters, and issues were submitted and reviewed, and that all interested persons were heard at those hearings;
4. That all exhibits were received into evidence;
5. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations;

6. For the above-stated and other reasons, the proposed Preliminary Plan is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County; and

WHEREAS, this Board further finds that the request meets the criteria for approval outlined in Section 7.2.1.D.2.e of the Land Development Code ("Code") (as amended):

1. The proposed Subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
2. The Subdivision is consistent with the purposes of the Code;
3. The Subdivision is in conformance with the subdivision design standards and any approved Sketch Plan;
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 the Code (this finding may not be deferred to Final Plat if the applicant intends to seek Administrative Final Plat approval);
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 the Code;
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)];
7. Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of the Code and the Engineering Criteria Manual ("ECM") are provided by the design;
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;
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 the Code and the ECM;
10. 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; (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; (3) incorporating physical design features in the Subdivision to provide a transition between the Subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (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;

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;
12. The Subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code;
13. The proposed Subdivision meets other applicable sections of Chapter 6 and 8 of the Code; and

WHEREAS, (Sufficiency) 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 the Code;

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners of El Paso County, Colorado, hereby approves the Preliminary Plan application for the Rising Moon Filing 1 & 2 Subdivision;

BE IT FURTHER RESOLVED that the following conditions and notations shall be placed upon this approval:

CONDITIONS

1. Applicable drainage, bridge, school, and park fees shall be paid with each Final Plat.
2. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated 4/25/2025, as provided by the County Attorney's Office.

NOTATIONS

1. Subsequent Final Plat filings may be approved administratively by the Planning and Community Development Director.

2. Approval of the Preliminary Plan will expire after twenty-four (24) months unless a final plat has been approved and recorded or a time extension has been granted.
3. Preliminary Plans not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.

DONE THIS 26th day of July, 2025 at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____
Chair

By: _____
County Clerk & Recorder

EXHIBIT A

LEGAL DESCRIPTION: RISING MOON FILING NO. 1 PRELIMINARY PLAN

BASIS OF BEARINGS: ALL BEARINGS ARE RELATIVE TO THE NORTH LINE OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, IS ASSUMED TO BEAR S89°53'55"W.

A REPLAT TRACT B OF MORNING SUN I RECORDED IN PLAT BOOK A-4 AT PAGE 179 BEING LOCATED IN THE EAST 1/2 OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

CONTAINING A CALCULATED AREA OF 9.000 ACRES.