



## Crossroads at Meadowbrook (Mixed Use)

Map Amendment (Rezone)

### Letter of Intent

#### APPLICANT-OWNER/CONSULTANT INFORMATION:

##### OWNER

COLORADO SPRINGS EQUITIES, LLC  
90 S. CASCADE AVENUE, SUITE 1500  
COLORADO SPRINGS, CO 80903

##### PLANNING

KIMLEY-HORN & ASSOCIATES  
2. NORTH NEVADA AVENUE, SUITE 300  
COLORADO SPRINGS, CO 80903

##### ENGINEERING

MS CIVIL CONSULTANTS  
102 E. PIKES PEAK, 5TH FLOOR  
COLORADO SPRINGS, CO 80903

##### SURVEYING

CLARK LAND SURVEYING, INC  
177 S. TIFFANY DRIVE, UNIT 1  
PUEBLO WEST, CO 81007

*Cherokee Comments*  
*1-5-2021*  
*[Signature]*

#### **SITE/BACKGROUND INFORMATION**

##### **LOCATION, ACREAGE, PARCEL ID INFO, & ZONING**

The site (Parcel ID No. 5408007005) is located at the northwest corner of intersection of U.S. State Highway 24 and Meadowbrook Parkway. The property is  $\pm 29.04$  AC and CR CAD-O (Commercial Airport Overlay District).

##### **REQUEST**

Approximately  $\pm 13.5$  AC will be rezoned to the RM-30 CAD-O district. The remaining property ( $\pm 15.5$  AC) will remain in the CR CAD-O zone. All future rezoning, subdivision, and/or land use applications will be subject to the restrictions and limitations of the Airport Overlay. The preliminary plan will clarify zone district boundaries with respect to ROW and proposed multifamily lot and adjoining commercial lots.

**JUSTIFICATION**

**Criteria for Approval. In approving a Map Amendment, the following findings shall be made:**

- ◆ **The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;**

The area is not within the boundaries of any small area comprehensive plan. However, the El Paso County Policy Plan is cited as guidance for broader land use issues surrounding the proposed development:

- **Policy 6.1.1 - Allow for a balance of mutually supporting interdependent land uses, including employment, housing and services in the more urban and urbanizing areas of the County.**

The proposed multifamily zoning is consistent with the existing and proposed land use mixes as proposed for the site and identified as projected (conceptual) uses and layouts associated with the preliminary plan for the remaining commercial portions of the site. The land uses include site and include employment housing, and services in this urban area of the County.

The proposed rezone will accommodate a higher density housing market that provides both a supporting consumer base and workforce in support of the surrounding commercial developments.

- **Policy 6.1.2 - Discourage the location of small discontinuous land development projects where these might not develop the critical land area and density necessary to be effectively provided with services or remain viable in the face of competing land uses.**

The mixed-use project and the proposed densities and land uses are an appropriate infill development alternative to complement the existing residential, commercial, industrial mix of uses and zones. Required services are available to support the planned mixed-use development. Additional review of service providers' capacity and/or specific service needs to be will be provided with subsequent subdivision applications.

- **Policy 6.1.3 - Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.**

The proposed multifamily zoning and land uses are consistent with the single-family detached, commercial, service oriented and light industrial that characterize the Meadowbrook (Formerly Claremont Business Park Filing No. 2) and the adjacent Claremont Business Park. Access to these existing developments from Marksheffel Road to the east is via the existing Meadowbrook Parkway which is planned to extend westward to Peterson Road.

Access to State Highway 24 is via an extension of Meadowbrook Parkway Southward to State Highway 24 at a signalized alignment with the terminus of US Highway 94 at Highway 24.

The proposed ±13.5 AC of multifamily land uses together with the planned commercial development and preliminary plan for entire mixed-use site are consistent with the existing single-family, commercial, light and heavy industrial land uses within the larger land use planning area. The planned multifamily uses provide a land use transition between the existing uses and the highway corridor and the unplanned properties west of the site to Peterson Road.

Required zoning district, use to use, roadway, and use specific landscape buffers, setbacks, screening, open space, and/or landscape planting requirements will be identified on all preliminary plan and final plat maps and included in subdivision improvements and financial assurances as required by Code or Condition of Approval to mitigate any unique circumstance.

- **Policy 6.1.4 - Encourage the logical timing and phasing of development to allow for the efficient and economical provision of facilities and services.** Necessary urban services are currently available to meet the use demands of the proposed mixed-use development, specifically the multifamily service demands. The subdivision review will identify system or service deficiencies as well as clarify specific development demands of which the service providers will express respective needs in order to meet projected demands.
- **Policy 6.1.5 - Support the development of well-planned mixed-use projects which promote all, or most, of the following objectives:**
  - ◆ *maximize the economy and efficiency of land use*
  - ◆ *preserve open space or natural areas*
  - ◆ *integrate employment, housing, shopping, schools and other use*
  - ◆ *accommodate multi-modal transportation linkages*
  - ◆ *allow for variations in design and character*

The proposed multifamily residential densities 300 units (households on ±13.5 AC) maximizes the economy and efficiency in the land use, albeit in favor of the residential mix. The rezone and planned development of the site integrates employment, housing, shopping, commercial/service retail, and employment within one area defined by the Creek channel to the north, Peterson Road to the west, Marksheffel to the east, and US 24 to the south.

The site accommodates access to the public transportation network which includes vehicular, pedestrian, and bicycle access together with trails and access to public transit. Properties will have access to private taxi and transportation services such as lyft, uber, and other ride share or professional jitney services

- **Policy 6.1.6 - Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.**

Necessary urban level services including, but not limited to water/sewer, stormwater, electric, natural gas, police, fire and EMS, schools, parks and open spaces, and other public facilities and services are currently delivered to residential, commercial, and light industrial properties adjacent to this proposed development. Subsequent subdivision applications will provide detailed reports and plans regarding service availability and delivery infrastructure.

### Water Master Plan Conformance:

Water Master Plan Planning Regions Map identifies the site within the Map REGION 5, and is within the Cherokee Metropolitan District (CMD) Service Area. Region 5 consists of areas served by CMD and is not expected to experience significant growth by 2060. However, the District may expand water and sewer service to growth areas outside of Region 5.

CMD has sufficient supply and existing infrastructure in the area to serve this infill development. Water quality is good and Cherokee is in compliance with all regulatory limits.

The primary source of water resources for the district are withdrawn from alluvial groundwater supplies in the Upper Black Squirrel Basin. ~~GMD has been actively working towards reducing reliance on Colorado Springs Utilities (CSU) by diversifying its water supply portfolio and delivery capabilities. To accomplish this goal, the District has been engaged in long term activities and projects that include, but are not limited to:~~ development of a groundwater well field in the Black Forest area to access Denver Basin water owned by CMD, the construction of a new Water Reclamation Facility to treat its wastewater for use in recharge of the Upper Black Squirrel Creek aquifer, and development of non-potable wells for irrigation of its golf course.

*developed*

*out of date information*

CMD currently serves approximately 18,000 customers within an approximate 6,300 acre service area. Water use is approximately 65 percent single-family residential, 10 percent multi-family residential, and 24 percent commercial, including irrigation. A steady population increase is expected to occur at an annual 2 percent rate through the 2040 planning period. This results in a 2040 expected population of approximately 28,140. Future demands include serving that growing population, as well the potential addition of new service areas.

*out of date*

CMD provides services outside District boundaries to Schriever AFB and the Woodmen Hills ~~Meridian Ranch Development~~. System/infrastructure interconnections exist between CMD, CSU, Meridian Ranch MD, Meridian Service MD and Woodmen Hills MD.

*same customer*

CMD operates its Water Reclamation Facility (WRF) and Rapid Infiltration Basins (RIBs), which takes wastewater from CMD's and Meridian Service MD's service areas,

*treated*

Efficient water use through conservation measures supports CMD's commitment to a sustainable approach to water resource management in the region's semi-arid climate. The WCP identifies and addresses a variety of water-efficiency measures, including water budgets and tiered rate schedules, new approaches to irrigation scheduling, residential and commercial audits for high users, rebates for efficient indoor and outdoor uses, and a review of local and state guidelines for efficient water use.

OUT  
OF  
DATE  
AND  
UNNECESSARY

Water-efficient fixtures and appliances would be required to be installed by builders for all new properties joining the current water system. This water conservation measure is intended to ensure that all new customers use less water from the time uses are implemented on a property. According to the District's CWP, this measure reduces the bills of these new customers, reduces the growth in demand for CMD, and allows GMD to focus its efforts and funds on other conservation measures.

- ◆ **The rezoning is in compliance with all applicable statutory provisions, including but not limited to C.R.S. § 30-28-111 § 30-28-113, and § 30-28-116;** The application has met all County submittal and procedural requirements for a rezone as either outlined or authorized by the referenced statutes.

- ◆ **The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and** The property is within the Business 24/94 Business Park, Filing No. 1 and is adjacent to the Claremont Ranch Business Park and the Meadowbrook Crossing residential development. As previously discussed within this letter, the proposed rezone and multifamily land uses and densities are compatible with existing and surrounding residential, commercial, light industrial, and transportation (US 24) land uses.

- ◆ **The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.**

The site is suitable for the intended multifamily use, including the ability to meet the standards as described in Chapter 5 of the County Code. General site suitability for development reviewed with previous development applications for existing adjacent developments in terms of geology, service availability, unmitigable environmental impacts, major land use impacts, aviation overlay, and military adjacency considerations. The site is also suitable Site suitable in terms of the current or future availability of public services such as: access & transportation, stormwater, fire protection, utilities, water/sewer services, schools, parks and open spaces (via dedications as well as on site amenities where applicable)

These and other issues will be addressed in additional detail in response to subdivision, site development, and use and zoning district specific criteria.

treats, and discharges to the RIBs. From the RIBs, the water percolates into the ground, blends with native groundwater, and can be recaptured from CMD's south USBC well field.

CMD is an active participant in the Pikes Peak Regional Water Authority (PPRWA), a group of water providers cooperating in the planning of a new regional water supply system.

CMD has a collection of wells, pump stations, conveyance pipelines, storage tanks, and treatment facilities to deliver potable water to its customers.

The general delivery system begins with raw water produced from the ~~north and south~~ well fields in the UBSC. Raw water quality from the UBSC is good, and generally only requires chlorination ~~at the wellhead~~. This water is first delivered to the Ellicott Tank (0.5 MG) located near Ellicott. A pump station at the Ellicott Tank conveys water along Highway 94 west to the CMD service area via a 30-inch pipeline. The 30-inch pipeline terminates at Tank 1 (3 MG) at the south end of Cimarron Hills. Two booster pump stations at Tank 1 can deliver water to Tank 2 (3 MG) and Tank ~~2~~ (4 MG), located centrally in Cimarron Hills. A booster pump station at this location delivers ~~raw~~ water to Tank 3 (5 MG), at the northern end of Cimarron Hills.

*disinfects and*

Existing Water Storage Tanks

Tank Name	Volume (MGAL)
ELLICOTT TANK	0.5
TANK 1	3.0
TANK 2	1.0
TANK 3 (TAMLIN)	5.0
TANK 4	3.0
FRANK ROAD TANK	2.0
SUNDANCE TANK	0.5
TOTAL	15.0

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~~Due to water supply limitations in recent years, CMD has been actively engaged in demand management and conservation efforts, and now has some of the lowest per capita demands in Colorado. These low demands were achieved through recommendations for implementation in the 2007 Conservation Plan. This included various water conservation measures such as implementation of water reuse, a revised water rate structure, implementation of water-efficient fixtures, and xeric landscaping. The 2015 WCP discusses the outcome of these measures and recommends additional alternatives to further enhance CMD's water-use efficiency.~~

*OUT OF DATE*