



**EASTWOOD VILLAGE
A REPLAT OF
TRACT F CLAREMONT RANCH FILING NO. 7
PRELIMINARY PLAN LETTER OF INTENT**

April 19, 2023

APPLICANT-OWNER/CONSULTANT INFORMATION:

OWNER/APPLICANT

ROCKWOOD HOMES, LLC
Attn: John Raptis
Rockwood Homes, LLC
6613 Folsom Heights
Colorado Springs, Colorado 80923
Email: john@rwhomes.co
Phone: 719-930-5087

PLANNING/ENGINEERING

KIMLEY-HORN & ASSOCIATES
Attn: Kevin Kofford
2. North Nevada Avenue, Suite 900
Colorado Springs, CO 80903
Email: kevin.kofford@kimley-horn.com
Phone: 719-453-0180

TRANSPORTATION ENGINEERING (TRAFFIC IMPACT STUDY)

KIMLEY-HORN & ASSOCIATES
Attn: Jeff Plank
4582 South Ulster Street, Suite 1500
Denver, CO 80237
Email: jeff.planck@kimley-horn.com
Phone: (303) 228-2300

Include discussion that early grading is being requested and what all will be constructed with the early grading (overlot grading, utilities, storm, final pond?)

REQUEST

The owner/applicant(s) request approval the proposed preliminary plan of Parcel No. 5404304013 (±9.8 AC). The site is currently zoned RM-30 AO. The Preliminary plan includes platted boundary descriptions, multifamily residential unit buildings, private roadway tracts, private parking and drives, stormwater and water quality facilities, utilities, pedestrian amenities, private open spaces, and landscape buffers and setbacks. The project is targeted to begin construction the third quarter of 2023 and the construction will be completed in one phase.

Townhome is not multifamily - see comment on prelim plan

The planned community includes: Thirty two (32) three (3) story multifamily townhome buildings totaling one-hundred and seven (107) units, tuck under garages and uncovered surface parking, landscaping, and open spaces.

HISTORY

The proposed site was rezoned from the PUD CAD-O (Commercial/Hotel District with Commercial Airport District Overlay) to the RM-30 (Residential Multifamily) CAD-O District. The rezone was approved (P223) by the Board of County Commissioners (BOCC) on September 6, 2022.

RESIDENTIAL (RM-30) ZONING COMPLIANCE

Development of the site shall be in conformance with the zoning requirements of the RM-30 zone, including landscape buffering/screening requirements of the Code summarized below:

- Maximum density: 30 DU/AC
- Structural Setbacks (from property boundary):
 - Front 25-feet feet
 - Side/Rear: 15-feet
 - The minimum distance between buildings shall be 10 feet.
- Max Lot Coverage: 60%
- Max Height: 40-feet
- Roadway Landscape Buffers:
 - Non-Arterial: 10 feet (1 tree/30 feet of Meadowbrook Pkwy frontage)
- Internal Landscaping Requirements:
 - A minimum of 15% of the lot or parcel shall be landscaped.

- o A minimum of one tree shall be provided for every 500 square feet of required internal landscape area.

The site falls within CAD-O Overlay Zoning District. Within the overlay district, the site is located in the APZ-2 subzone. Per table 4-7 in section 4.3.1-E of the CAD-O Overlay zoning district requirements, multi-family is an allowable use for APZ-2.

Per the FAA requirements, the development shall provide an avigation easement for the site during the replat of the development. Additionally, upon accepting residency within Eastwood Village, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that Eastwood Village lies within an Airport Overlay one and is located less than 3 miles from Colorado Springs Municipal Airport and may, at times 24 hours per day, experience noise and other activities and operations associated with aircraft and the Airport. No additional height or use restrictions are enforced for CAD-O APZ-2.

SOILS REPORT

Based upon the evaluation of the geologic conditions, it is supported that the granular soils found on site will provide good support for pavements and structures given completion of proper mitigation techniques. Mitigation of geologic conditions is most effectively accomplished by avoidance. However, where avoidance is not a practical or acceptable alternative, geologic conditions should be mitigated by implementing appropriate planning, engineering, and suitable construction practices.

Groundwater was not encountered on site, and it is anticipated groundwater will not affect construction on the site. Development of this and adjacent properties as well as seasonal changes may affect groundwater elevations.

PUBLIC SERVICES WILL BE PROVIDED BY THE FOLLOWING:

- Water & Wastewater Services: Cherokee Metro District
- Natural Gas: Colorado Springs Utilities
- Electric Service: Mountain View Electric Association
- Fire Protection: Falcon Fire Dept.
- Public Schools: Falcon School District #49
- Library Services: Pikes Peak Library District
- Roads: El Paso County Road and Bridge
- Police Protection: El Paso County Sheriff’s Department
- Parks, Trails, Open Spaces: El Paso County, Colorado Springs, CMD

CMD has provided a water and sewer service commitment letter whereby the district has committed to allocate 27.7 AF/YR for the proposed development out of its current supplies. Anticipated Residential demand includes 26.8 AF/YR for Residential Domestic use and 0.9 AF/YR for irrigation within the multifamily use. A copy of the service commitment letter has been submitted with this Preliminary Site plan application in support of District water commitments for reference.

TRAFFIC AND PROPOSED ACCESS LOCATIONS

private road

Access to the site is planned from a driveway access to Meadowbrook Parkway on the north side of the site. The proposed access will be placed directly across from a proposed access in the Villas at Claremont development. There is a secondary gravel road access proposed that will function as an emergency access for fire department apparatuses only. A traffic impact analysis has been completed for the site and shows conformance with long term regional traffic analysis. The proposed access will have stop control and provide a R1-1 "STOP" sign.

Label this access on preliminary plan. If it's where it appears it may be on preliminary plan, will not be only for fire dept as will provide maintenance access to pond as well. Revise statement accordingly.

NOISE

The El Paso County land development code requires impacts of noise to be minimized to residents. All proposed noise mitigation will follow El Paso County Land Development Code 8.4.2 Environmental Design Considerations. A Noise Study completed by Hankard Environmental has been submitted with the preliminary plan submittal package.

HYDROLOGIC FEATURES/ FLOOD HAZARD/ FLOODPLAIN

There are no major hydrologic features within the project site. Review of FEMA Firm Panel '08041C0756G', effective date 'December 7,2018' shows the proposed project area is outside of a FEMA flood risk area. The parcel is identified as Zone X – Area of Minimal Flood Hazard.

WETLANDS

There are no jurisdictional wetlands found within the proposed project site.

VEGETATION & WILDLIFE

The proposed project area is designated by the U.S. Geological survey as an area of urban development with no significant vegetation or wildlife. Existing vegetation consists of short prairie grasses and shrubs.

SITES OF HISTORICAL SIGNIFICANCE

This site is currently vacant land and has no known historical significance.

WATER

The proposed multifamily residential development is not anticipated to be a source of water pollution.

This one is not active anymore

JUSTIFICATION

Development of the site shall be in conformance with the zoning requirements of the RM-30 zone. This development plan implements the zoning and final plat for the property which were found in general conformance with the goals, objectives and policies of the Master Plan which includes the “Your El Paso County Master Plan”, “County Policy Plan”, and “Water Master Plan”. Parks Master Plan - include justification for compliance

COUNTY MASTER PLAN CONFORMANCE

- Goal 1.1** - Ensure compatibility with established character and infrastructure capacity.
- Goal 1.2** - Coordinate context-sensitive annexation and growth strategies with municipalities.
- Goal 1.3** - Encourage a range of development types to support a variety of land uses.
- Goal 1.4** - Continue to encourage policies that ensure “development pays for itself”.

The proposed multifamily housing development will provide an additional 107 townhome units to the housing market supply in the area. This housing will create opportunities for individuals and families to find attainable and affordable housing options near employment centers and which is conveniently located to major transportation thoroughfares which can connect them to employment, commercial/retail corridors, and recreational opportunities throughout the El Paso County region.

- Goal 2.1** - Promote development of a mix of housing types in identified areas.
- Goal 2.3** - Locate attainable housing that provides convenient access to goods, services, and employment

The housing type in the adjacent area is characterized by higher urban residential densities including but not limited to single family detached & attached, townhome, and apartment densities and supporting commercial retail uses along Marksheffel especially at the Marksheffel/Constitution intersection.

The existing and approved land use mix within the adjacent area includes residential (single-family attached, single-family detached, and multifamily) land uses, together with commercial and retail uses, service oriented, light, and heavy industrial land uses along and adjacent to Marksheffel Road and Meadowbrook Pkwy.

The proposed multifamily housing development will provide an additional 107 townhome units to the available market supply. This housing will create opportunities for individuals and

families to find attainable and affordable housing near conveniently located next to Peterson Airforce Base and to major transportation thoroughfares (Marksheffel Rd, Constitution Ave, Powers Blvd, SH 24, & SH 94) which can connect them to employment centers, commercial/retail corridors and nodes, and recreational opportunities throughout the El Paso County region. The increased residential densities provide additional customer base in support of existing and planned commercial at the Constitution/Marksheffel intersection, Powers Blvd corridor, and at the SH 24/SH 94 commercial node.

The El Paso County unincorporated lands surrounding the airport are essential to support the growth of both the Colorado Springs Airport Key Area and Military Installation Key Area. As our site falls within both Key Areas, the development intends to support the needs of the key areas where the site is best suited to do so. Falling within the APZ-2 sub-zone, the proposed multi-family use is a supportive use for the growing employee base brought in by the airport and the Commercial Aeronautical Zone (CAZ) sub-zone surrounding the airport. This development supports the master plan's intent to consider multifamily to help provide affordable housing options for future residents working at existing or new businesses around Colorado Springs Airport and Peterson Airforce Base.

WATER MASTER PLAN CONFORMANCE

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 6.0.8 – Encourage development patterns and higher density, mixed use developments in appropriate locations that propose to incorporate meaningful water conservation measures.

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

The development area is located in REGION 5 as identified on the El Paso County Water Master Plan Planning Regions Map 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.

CMD has issued a formal letter of commitment for water and wastewater. The proposed development is anticipated to generate a total water demand of 27.7 AF/year. In addition to water commitment CMD has established a wastewater commitment stating “Based on a

conservatively low 0% consumptive use of domestic water, the development is expected to produce 24,000 gallons of wastewater per day, representing 1% of CMD's wastewater capacity. This usage is in line with anticipated wastewater demand for this area of the district."

The functionality of the site with respect to access, design, and building orientation will be consistent with and compatible with existing conditions such as location and massing of buildings relative to adjacent rights of way and view corridors, location of community/resident amenities and recreation areas, site design which respects the location as a County/City gateway, as well as enhancing the overall visual character attractiveness of the area through contemporary building facades and private architectural design standards.

Please contact me at (719) 453-0180 or Kevin.Kofford@kimley-horn.com, should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Kevin Kofford, P.E.

Project Manager