



William Guman & Associates, Ltd.

Bill Guman, RLA, ASLA | Principal

Colorado Springs City Councilman 1993-2001
Colorado Springs Planning Commissioner 1992-1993
Regional Building Commissioner 1997-2001

URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE | ENTITLEMENT

731 North Weber Street, Suite 10 | Colorado Springs, CO 80903 | (719) 633-97

<http://www.gumanltd.com/>

MEMBERS AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS



EL PASO COUNTY

LETTER OF INTENT FOR: THE ESTATES AT CATHEDRAL PINES

COLORADO SPRINGS, CO 80908

PUDSP

TSN 6200000411

PCD File # PUDSP2210

□ OWNER/APPLICANT, AND PLANNING CONSULTANT:

Owner/Applicant:

Villagree Development Corporation
Gregg Cawfield
5710 Vessey Road
Colorado Springs, CO 80908
(719) 413-6900
Gregg@villagree.com

Planner:

William Guman & Associates, Ltd.
Bill Guman, RLA/ASLA
731 North Weber Street, Suite 10
Colorado Springs, CO 80903
(719) 633-9700
bill@guman.net

El Paso County Planner:

Justin Kilgore, Planning Manager
El Paso County Development Services
2880 International Circle
Colorado Springs, CO 80910
(719) 520-6313

PROJECT LOCATION/DESCRIPTION AND HISTORY OF PROPERTY:

The property for this PUDSP application is located on Winslow Drive, south of Saxton Hollow Road, in the unincorporated community of Black Forest in El Paso County, Colorado. The site is approximately nineteen (19) miles north of downtown Colorado Springs.

As context, the proposal is for approval of a PUDSP of a 35 +/- acre subdivision. Currently, the land is vacant, and has a zoning of PUD RR-5. The plan is to provide eight (8) residential lots on the property. The subdivision is planned with adequate provisions for open space, site access, drainage, and utilities, and is consistent with development existing and proposed in the area.

For this development, eight (8) single family residences shall be provided on approximately thirty-five (35) acres. The El Paso County tax schedule number for the project is 6200000411. Lots range in size from 2.93 to 4.23 acres in area. The overall net density for the development is .22 DU/AC. None of the lots proposed encroaches into any floodplain.

Public infrastructure to serve the new lots, including roads, drainage facilities, and utilities will all be constructed in compliance with applicable county standards, regulations and criteria in effect at the time of this application. In keeping with the rural character of the surrounding Black Forest community, internal circulation will be comprised of paved, private Rural Local roads. A waiver of LDC 8.4.4.C will be sought, as this shall be a private road.

DEVELOPMENT REQUEST

The Owner and Applicant request approval of a PUDSP for the development of eight (8) rural residential single family residential lots on approximately thirty-five (35) acres.

TOTAL NUMBER OF ACRES IN THE DEVELOPMENT AREA: Approximately 35 acres single family residential.

JUSTIFICATION FOR REQUEST

This request is consistent with the purposes of the ***Your El Paso County Master Plan (2021)*** (adopted May 26, 2021). The proposed Development Plan is in conformance with subdivision design standards and establishes an adequate level of compatibility with surrounding areas of the site already constructed and other known surrounding areas currently proposed for development.

EXISTING AND PROPOSED IMPROVEMENTS

A central drive will be added from Winslow Drive to serve the proposed residences. Drainage facilities will be constructed and maintained in conformance with County standards and specifications. Electric, natural gas, and telecommunication service points-of-connection will be extended from the roadway up to the new lots. Additionally, open, recreational areas are to

flank the entrance drive. There will be entrance signage with the name of the development. There will be a community mail kiosk located along the entrance drive to serve the community.

Maintenance of tracts, open spaces, EDBs and the road falls under Article 8, Duties and Powers of Association, 8.1 General Duties and Powers of Association. Specifically:

The Association shall maintain all Common Areas and all portions of the Community required to be maintained by the Association under any Preliminary and Final Plat, site plan or other development approval by the County, access tracts providing access from a street to a Site which is defined as a “flag lot” under applicable County approvals (which access tracts shall be owned and maintained by the Association), perimeter fencing, fencing abutting Common Areas, landscaping areas along roadways, project signage and entry facilities, if any.

This passage is found in the document “Declaration of Covenants, Conditions and Restrictions for The Estates at Cathedral Pines” provided to the County with this project submittal.

The required setbacks of 25’ from front, rear, and side setbacks have been met with the new lot configuration. No existing building intrudes within the allotted setback. To this end, a site plan has been drawn to demonstrate compliance.

Grading and earthmoving activities will be limited to driveway, drainage and utility construction areas. Individual lot owners will assume responsibility for grading their respective lot; no ‘overlot’ grading is proposed to occur over most of the site. Additionally, minimal disturbance is planned for the existing corses on site.

Prior to construction of the proposed residence, lot-specific subsurface soil investigations will be performed to determine whether or not shallow groundwater, hydro-compacted soils, and/or potentially expansive soils are present on the lot, and to determine an appropriate foundation design, basement or crawl-space suitability, and/or lot-specific recommendations are necessary to mitigate these conditions. Language requiring lot-specific subsurface soil investigation will appear as a note on the Final Plat.

EL PASO COUNTY ROAD IMPACT FEE PROGRAM

The El Paso County Road Impact Fee Program is applicable and fees will apply.

ANALYSIS OF THE APPROVAL CRITERIA PER EL PASO COUNTY LAND DEVELOPMENT CODE FOR PUD ZONING AND DEVELOPMENT PLAN APPROVAL AS A PRELIMINARY PLAN (PER SECTION 4.2.6.D AND 4.2.6.E)

The proposed PUD District zoning advances the stated purposes set forth in Section 4.2.6.D as follows:

- *The application is in general conformity with the Master Plan.*
- *The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County.*

The proposed use on the property is a gated community of eight single family homes. It is the intent of the designer and developer to tread lightly on the site with care to preserve an existing copse of trees, as an open space easement, and provide landscaped tracts near the streetside of the development to affect visual buffering into the community. The development fits in well with the surrounding residential land use.

- *The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment; and will not have a negative impact upon the existing and future development of the surrounding area.*

The PUD zoned property will provide single family residences in a neighborhood of single family residences. The lot sizes range from 2.93 acres to 4.23 acres. The lots adjacent to Winslow Drive to the east are under PUD zoning, as well, and generally cover an area of 2.5 to 2.6 acres each containing single family homes. The northern property line is adjacent to El Paso County Parks Department with PUD zoning. Remaining neighboring properties are RR-5 and PUD to the south and west. All of these neighboring properties are residential as well.

- *The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships.*

The property is zoned PUD and is adjacent to similar properties, as noted above. The proposed development is residential, and joins surrounding properties in its single family home use on site.

- *The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community.*

The development will conform to all constraints and criteria to ensure compatibility with the surrounding community. There is a stand of trees within the development, which will be preserved as an open space easement. Within the development, there are tracts dedicated

for landscaping and allowing a recreational opportunity for residents. Additionally, there is the required streetside buffer of trees along Winslow Drive.

- *Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project.*

Although there are no significant historical or cultural sites, the plan for Estates at Cathedral Pines is designed to preserve the existing stand of evergreen trees bisecting the property from north to south. Care was taken to orient the internal street so impact would be avoided. Additionally, driveways will be sited with the same goal. Additionally, there is a recreational linkage due to the property's proximity to the existing Black Forest Regional Trail. This will provide an opportunity for walkers, runners and cyclists to explore the surrounding area including nearby Black Forest Regional Park and the Pike's Peak Loop.

- *Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide a reasonable walking and biking opportunities. A trail connection is proposed along our eastern property line. This will link the existing Pike's Peak Trail section to the north with the Black Forest Regional Trail section to the south property corner. This provides the trail system with much needed continuity and clarity.*
- *The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g., fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed.*

The proposed development of eight single family homes will not overburden the capacities of existing or planned roads, utilities and other public facilities. The community will be under the purview of Black Forest Fire Protection. Black Hills Energy will be the natural gas distributor on site. The development is expected to generate about 75 vehicle trips on the average weekday, with half entering and half exiting the site over a 24 hour period. During the morning peak hour, which generally occurs for one hour between 6:30 a.m. and 8:30 a.m., about 1 vehicle would enter and 4 vehicles would exit the site. During the afternoon peak hour, which generally occurs for one hour between 4:15 p.m. and 6:15 p.m., about 5 vehicles would exit the site. A traffic memo was generated for this development as opposed to a Traffic Impact Study (TIS), as it fell beneath the threshold of requirement. Among the criteria met with the project is that the increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends. Potable water is provided via wells supplied by the Dawson, Denver, Arapahoe and Laramie-Fox Hills aquifers. A water resource report has been prepared attesting to sufficiency. Onsite septic (lot by lot) will provide for wastewater. Mountain View Electric Association, Inc. has confirmed its coverage with a service letter.

- *The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design.*

A trail connection is proposed along our eastern property line. This will link the existing Pike's Peak Trail section to the north with the Black Forest Regional Trail section to the south property corner. This provides the trail system with much needed continuity and clarity. This will be of great benefit for walkers, runners and cyclists to explore the surrounding area including nearby Black Forest Regional Park and the Pike's Peak Loop. Additionally, here is a preserved stand of trees within the development, which will be preserved as an open space easement. Internal roadway is minimized on the site plan, serving only to provide access to the residential lots from Winslow Drive. Landscape tracts flank the entrance, to provide a pleasing, natural transition into the site.

- *The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner.*

An affidavit of notification to severed mineral estates owner(s) has been provided to the County. After researching records of the El Paso County Clerk and Recorder, it was determined that there was not a mineral estate owner on the property.

- *Any proposed exception or deviation from the requirements of the zoning resolution or the subdivision regulations is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and*

- *The owner has authorized the application.*

Regarding Section 4.2.6.E, and its criteria pursuant to the PUD Development Plan being approved as a Preliminary Plan:

The proposed subdivision is in general conformance purposes of this code, as well as with the goals, subdivision design standards, objectives, and policies of the Master 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 water resources report has been completed as well as a water supply information summary sheet attesting to sufficiency. Potable water is provided via wells supplied by the Dawson, Denver, Arapahoe and Laramie-Fox Hills aquifers.
- 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. Sanitary concerns will be addressed on site with individual septic systems. A wastewater report has been generated.

- 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 soils and geology report has been generated for this project.
- 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. A drainage report has been generated for this project.
- 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 project is a private, gated community. The internal street serves solely to provide access to the individual homeowners' lots.
- 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. (1) There is a stand of trees within the development, which will be preserved. Pursuant to Section 4.2.6.F.8.c (Calculation of Open Space), we will be including the area to be preserved as an open space easement, with concomitant restrictions on development and building, i.e. becoming a no-build area outside of the restrictions in the PUD section of the Code. Additionally, there are landscape tracts totaling 2.5 acres dedicated for greenspace and allowing a casual recreational opportunity for residents. (2) There will be little increase in vehicular traffic as a result of this subdivision. The increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends. The impact was small enough, that a Traffic Memo was requested, rather than a more elaborate Traffic Impact Study. Multi-modal options are provided by our proposed trail linkage from the Pike's Peak Trail to the Black Forest Regional Trail. (3) The subdivision, in compliance with the landscape code, has provided a series of street trees in the landscape buffer along Winslow Drive. In addition to this, there is a gated entrance with planting provided at the entrance. Additionally, two landscape tracts will flank the entrance

feature, further providing a landscaped, transitional green space when viewed from Winslow Drive. (4) There are no riparian and limited wetland areas on the site as described in the Natural Features Report provided separately. The existing stand of trees we seek to preserve will provide cover and habitat for wildlife. Placement of the driveways will be located to minimize impact to the Ponderosa pine forest. (5) Levels of service will not be negatively impacted from the development.

- Necessary services, including police and fire protection, recreation, utilities, open space and transportation systems, are or will be available to serve the proposed subdivision. The community will be under the purview of Black Forest Fire Protection, who has provided a commitment letter for the subdivision. In terms of recreation, a trail connection is proposed along our eastern property line. This will link the existing Pike's Peak Trail section to the north with the Black Forest Regional Trail section to the south property corner. This provides the trail system with much needed continuity and clarity. This will be of great benefit for walkers, runners and cyclists to explore the surrounding area including nearby Black Forest Regional Park and the Pike's Peak Loop. There is a stand of trees within the development, which will be preserved as an open space easement, with concomitant restrictions on development and building. There will be little increase in vehicular traffic as a result of this subdivision. The increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends. The impact was small enough, that a Traffic Memo was requested, rather than a more elaborate Traffic Impact Study. Multi-modal options are provided by our proposed trail linkage from the Pike's Peak Trail to the Black Forest Regional Trail.
- 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 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.

**ANALYSIS OF COMPLIANCE WITH THE SUBDIVISION CRITERIA IN CHAPTER 7 OF
THE EL PASO COUNTY LAND DEVELOPMENT CODE (RULES GOVERNING
DIVISIONS OF LAND, 7.2.1 (D)(2) PRELIMINARY PLAN)**

The plan for The Estates at Cathedral Pines has met the criteria for approval by achieving those standards of conformance outlined in the El Paso County Land Development Code. Addressing the standards called out on Chapter 7, specifically, 7.2.1(D)(2). As described in the following section, the Development Plan adheres to the Your El Paso County Master Plan (2021),

regarding its compatibility with land use and character. The surrounding placetype is complimented through the development of lots no smaller than 2.93 acres, and preservation of open space. Two and a half acres of open space has been designated on-site, along with a goal of minimal disturbance of existing trees within the property.

We shall provide all documentation required by the County throughout the review process for this project. Such material includes, but is not limited to, final plat drawings, legal description, mineral rights certification, title commitment and a vicinity/location map. Documents and plans are subject to review by County engineers and planners, and all comments and requests for revision to come into compliance shall be addressed.

Individual wells will provide water to the homes. A water resources report and a water supply information summary are being prepared for the project.

Legal and physical access is provided to all proposed parcels. Access to the lots is from an internal, paved road. An entrance drive will connect the residences to Winslow Drive. This private roadway will be designed to County standard.

Off-site impacts regarding potentially increased traffic volume is anticipated to be negligible, with the proposed addition of eight residences. A waiver of LDC 8.4.4.C will be sought, as this shall be a private road. Stormwater will be retained on-site and directed into detention ponds as needed, thereby avoiding any additional runoff from the property post-development. As a residential community, off-site impacts of light or sound will be minimal.

Upon records search, it was found that no mineral estate owners have claim on the property.

**ADHERENCE WITH THE YOUR EL PASO COUNTY MASTER PLAN (2021), AND
WATER MASTER PLAN**

Land Use & Development, Core Principle: Manage growth to ensure a variety of compatible land uses that preserve all character areas of the County.

The 2021 Your El Paso County Master Plan (the “Master Plan”) addresses issues directly related to the Development Plan and development of the *Estates at Cathedral Pines* development. The policies specifically related to the Development Plan request include:

Goal 1.1 - Ensure compatibility with established character and infrastructure capacity

The Development Plan proposed for the new single family rural residential lots is compatible with the existing adjacent Large-Lot Residential lots along Winslow Drive. New lots will be similar in size to existing lots, and roads serving the new lots will be compatible with the types of local roadways in nearby adjacent neighborhoods. Zoning of neighboring lots is PUD.

Goal 1.4 – *Continue to encourage policies that ensure “development pays for itself”.*

The Estates at Cathedral Pines is proposed as a development of eight single family residences within a non-urban density, Large-Lot Residential area of the Black Forest community. Utilities and road infrastructure needed to serve the new lots, such as new drives, drainage and detention facilities, erosion control, etc. will eventually be constructed as part of this development.

Housing & Communities, Core Principle: *Preserve and develop neighborhoods with a mix of housing types.*

Goal 2.2 – *Preserve the character of rural and environmentally sensitive areas.*

The Development Plan with PUD zoning for the site is harmonious and compatible with the Large-Lot Residential character of adjacent and nearby neighborhoods that are also zoned PUD. The Applicant proposes to avoid overlot grading across the 35 acre site, and instead will limit grading to roadways and drainage infrastructure in keeping with the established land use character of surrounding sub-areas of the county. Lower density will help to sustain the appearance and unique environmental conditions of adjacent properties.

Transportation & Mobility, Core Principle: *Connect all areas of the County with a safe and efficient multimodal transportation system.*

Goal 4.2-*Promote walkability and bikeability where multimodal transportation systems are feasible.*

Walking paths, trails and other designated routes to provide additional access and recreational areas are an important component of the Large-Lot Residential placetype. The quiet nature of this location provides access to nearby hiking trails, equestrian trails and other light impact adjacent to the proposed development. Non-motorized multi-modal transportation linkages are available within the neighborhood. A connection for the Black Forest Regional Trail is proposed along the eastern boundary of this development, linking the trailway sections along the north and south of the property.

Community Facilities & Infrastructure, Core Principle: *Continue to coordinate with local and regional agencies to provide well-managed, high-quality community facilities and services.*

Goal 5.3 – *Ensure adequate provision of utilities to manage growth and development.*

Electric, natural gas, and telecommunication service points-of-connection will be extended from the roadway up to the new lots. Wells will be provided on individual lots for water. All lots will have private, on-site, septic systems.

Goal 5.4- *Use best management practices to protect water quality, conserve water, minimize impacts of flooding, and beautify El Paso County.*

The development shall adhere to the four step process to minimize adverse impacts of development. This includes reducing runoff volumes, stabilizing drainageways, treating the water quality capture volume (WQCV), and consider the need for Industrial Commercial best management practices (BMPs).

Environment & Natural Resources, Core Principle: Prioritize and protect the County's natural environment.

Goal 9.2- *Promote sustainable best practices with regard to development and infrastructure.*

The surrounding area of the Development Plan has sufficient carrying capacity to support the new development regarding roadway capacity, water supply, septic suitability, educational facilities, and organized structural fire protection (Black Forest Fire Rescue Protection District).

The Development Plan design, which includes home sites ranging from 2.93 acres to 4.23 acres preserves expanses of open space, ensures that development of this site will remain compatible and contiguous with existing rural residential areas. At .22 DU/AC, The Estates at Cathedral Pines is compatible with adjacent properties in the community.

END