



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/>

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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

This letter of intent does not include analysis of the review criteria for a PUD per Sec. 4.2.6.D. PUDSP is required to meet the criteria for both a PUD and a preliminary plan. You can also reference Sec. 4.2.6.E for additional preliminary plan criteria.

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. No lot shall be less than 5 acres in area. The overall net density for the development is .22 DU/AC. None of the lots proposed encroaches into any floodplain.

This does not match PUD Dev Plan lots are all under 5ac

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 Rural Local roads.

DEVELOPMENT REQUEST

State if public or private road

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.

If private road a waiver is required

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

State who will maintain tracts and open spaces, EDBs, and road if private. Discuss the plan for ongoing ownership and maintenance of each improvement.

Explain if any deviations are requested from Engineering Criteria Manual as known.

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.

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 copses 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

Address necessary offsite improvements on Winslow Drive to address LOS deficiencies per TIS. See Preliminary Plan comment.

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

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), with regard to 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.

State if road will be public or private

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. The 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 a single residence. 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 bikability 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 with regard to 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