

LETTER OF INTENT

For

**Trails at Aspen Ridge
PUDSP Amendment**

Prepared for:

El Paso County Planning & Community Development

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On Behalf of:

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Project No. 20.886.028

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Tax Schedule No: 5509302003, 5509305003

Site Location, Size, Zoning:

The Trails at Aspen Ridge PUDSP Amendment is a proposed single-family subdivision, currently zoned as PUD. The site was previously approved as a Planned Unit Development Site Plan (PUDSP-191) by the El Paso County Commissioners on December 10, 2019 and was originally a part of the Springs East at Waterview Preliminary Plan (SP-17-010) approved by the El Paso County Board of County Commissioners on February 12, 2019.

This previously approved Planned Unit Development encompassed 605 single-family residential lots and included a rezone of 117.98 acres from RS-5000 to PUD. Trails at Aspen Ridge Filing No. 1, a part of the overall Trails at Aspen Ridge development, is comprised of 181 single-family residential lots on 48.91 acres zoned as RS-5000. The Trails at Aspen Ridge Filing 1 is currently under construction and shall remain as approved. Additionally, two commercial parcels are located within the Trails at Aspen Ridge development totaling 28.36 acres owned by a third-party and are not included as part of this PUDSP Amendment. The project remains in conformance with the Waterview Sketch Plan Amendment approved October 24, 2018 by El Paso County Planning and Community Development which permits an overall density of 4-6 DU/acre.

The Trails at Aspen Ridge PUDSP Amendment is proposing a Major Amendment to the original Trails at Aspen Ridge PUDSP. This proposed application will encompass the entire 117.98 acres previously approved as part of PUDSP-191 and is to include 680 single-family residential lots with varying sizes and product types of as well as parks and open space. The proposed 680 single family detached residential units is an increase from the approved 605 residential units, an increase of 12.4%, for a density of 5.76 DU/Acre. The project remains in conformance with the Waterview Sketch Plan Amendment approved October 24, 2018 by El Paso County Planning and Community Development which permits an overall density of 4-6 DU/acre.

The project is located southeast of the intersection of Powers Blvd. and Bradley Road with the main access into the site via approved locations along Bradley Road. Construction activities are in progress for Trails at Aspen Ridge Filing No. 1, but the remainder of the is currently vacant.

Request and Justification:

The purpose of this application is to request approval of Major Amendment to the previously approved Trails at Aspen Ridge PUDSP to include 680 new single family lots on 117.98 acres for a density of 5.76 DU/ Acre. The site layout incorporates a mix of lot sizes with a minimum lot square footage of 3,000 SF. The PUDSP Amendment will simplify the unit types by removing previously approved two-family products as well as alley-loaded product types in future phases. Phase 2 of the Trails at Aspen Ridge will retain the previously approved alley-loaded product type and private streets. The side lot setbacks for the alley loaded product are being revised as part of this amendment to 5' side on both sides rather than the previously approved 3' and 7' to be in accordance with Residential Building Code standards and requirements.

The proposed small lot, alley-loaded product type was introduced as a more recent introduction to the housing styles found within El Paso County. While this product type has become more common place within the City of Colorado Springs, market demand has driven an increase in this type of product within newly designed county master planned communities. The rear-loaded product creates a Traditional Neighborhood environment where the front doors face common open space or public streets with the garages located at the rear of the house to be accessed via the private roadways/ alleys. This design and housing style creates more open space and common areas for use by the community increasing opportunities for gathering and socializing. Pedestrian connectivity is provided throughout the development allowing safe routes through and within the community.

The revised Trails at Aspen Ridge development will be built out over five phases, with Phase 1 and Phase 2 currently under review or nearing approval.

While the density of the site has increased, the PUDSP Amendment has provided 17.8 acres of open space, or 15.1% of the total development area. This exceeds the required 10%, 11.8 acres, of open space specified in the EPCLDC PUD requirements. Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide pedestrian corridors throughout the development. A large community park will be provided in Phase 3 of the development to serve as a focal point and an amenity for residents. This is in addition to various smaller pocket parks located throughout the community.

El Paso County PUD Section 4.2.6(D) Approval Criteria, 1998 El Paso County Policy Plan, and El Paso County Preliminary Plan Section 7.2.1(D)-2E Approval Criteria:

The PUDSP sets forth the stated purpose of the PUD Zoning and Preliminary Plan Criteria through illustrated detailed use design, dimensional and development standards, building and parking locations, service connections, landscaping and other important site improvements.

The 1998 El Paso County Policy Plan establishes broad goals and policies intended to serve as a framework for land use applications and development in the County. The County Wide Policy Plan ties the specific small area plans, and other Master Plan elements such as the Master Plan for Mineral Extraction, the El Paso County Department of Parks and Leisure Services Master Plan and the Major Transportation Corridors Plan together. The Policy Plan provides general direction in terms of density, buffers, transitions, and infrastructure where no small area plan exists. The Trails at Aspen Ridge PUDSP meets the requirements of these planning tools as outlined in more detail within the sections below.

The proposed Trails at Aspen Ridge project is in general conformance with the El Paso County Policy Plan and the approved Waterview Sketch Plan. The approved Waterview Sketch Plan indicates residential use at a density of 4-6 DU/ Acre for this area of which the PUDSP conforms. The proposed property is suitable for the intended use and the use is compatible with both the existing and allowed land uses on the neighboring properties to the west and southeast consisting of single family residential or open space. The new development will be in harmony with the existing surrounding character of the area and natural environment using varying residential densities, perimeter buffering and provisions for both natural and built open space. There are no areas of significant historical, cultural, or recreational features found on site.

Though the project site is not located within any small area master plans, the application follows the requirements of this code and all applicable statutory provisions. The project has been designed to not be detrimental to the health, safety, or welfare of the present or future inhabitants by meeting the submittal guidelines as illustrated in the zoning code and application packet. The proposed deviations 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. The deviation requests and justification are highlighted in detail in the sections below.

The Trails at Aspen Ridge project will not have a negative impact upon the existing and future development of the area. The design approach supports *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* and *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* by providing additional single-family residences to support local employment opportunities as well as a cohesive design with adjacent land uses.

Fees in lieu of land will be provided for schools. A police/fire station site location has not been requested as part of this development and is not provided. A sufficient water supply has been acquired and can provide the water necessary for the proposed units and associated irrigation needs. In addition, a wastewater system has been established

and can adequately serve the proposed units as detailed below as well as in associated water and wastewater reports.

The proposed application provides adequate consideration for any potentially detrimental use and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site. The site design includes various landscape buffers; open space corridors; pedestrian connectivity; and a centrally located park site. Increased landscape setbacks have been provided along Legacy Hill Drive to create an enhanced streetscape and pedestrian corridor for the development. There are no landscape related PUD Modifications being requested as this time.

El Paso County Water Master Plan:

The Trails at Aspen Ridge is located within the Widefield Water and Sanitation District's (WWSD) boundaries and will rely upon municipal services for water supply. These municipal services have been provided in previous Trails at Aspen Ridge Filing No. 1 and will be extended to this proposed development. There are no proposed wells or individual septic systems within the Trails at Aspen Ridge development. WWSD has provided letters of intent to serve for the entire development. The Colorado State Engineer has provided a sufficiency of water finding for both quantity and quality as part of the PUDSP process, which will be verified by El Paso County's attorney.

The Trails at Aspen Ridge development is located within two WWSD pressure zones. This necessitates a proposed Booster Station to be constructed with Phase III of the site, located in the same tract as the site's West Pond. All infrastructure for the PUDSP will connect to existing infrastructure constructed with Trails at Aspen Ridge Filing No. 1. All of this infrastructure was designed to accommodate the future phases of the development. The proposed single-family residential use will not overburden the capacities of existing or planned roads, utilities or other public features, drainage and grading, police protection, emergency services, and water/ wastewater services. These services were planned for in advance through the Sketch Plan process in order to be adequately sized to meet the demands of this development.

In addition, the Trails at Aspen Ridge meets the stated Goals and Policies:

- Goal 1.2 – Integrate water and land use planning
- Goal 4.2 – Support the efficient use of water supplies
- Goal 6.1.2 – Promote water conservation

through integrated master planning of the site, landscape, and water resource best management practices. Water conservation is achieved through higher densities with smaller individual yards and more common open space. The common open space emphasizes water conservation using native turf seeds and limited high water sod.

As part of this development, a water pumphouse will be constructed in order to provide sufficient water pressure to all filings. The pumphouse construction is triggered by the

construction of houses above a certain elevation to provide adequate water pressure for not only homeowner use but fire flows. A 16" PVC pipe will connect to existing Trails Filing 1 infrastructure and extend to the north and east until reaching the proposed pumphouse. A 16" PVC will also be the outflow pipe from the pumphouse, but will reduce to a 12" once reaching the nearest street in order to service the lots on the street. Widefield Water and Sanitation District will construct, own, and maintain the pumphouse which will be located within a dedicated tract. Estimated costs for construction of the pumphouse are approximately \$1.8 million dollars.

Master Plan for Mineral Extraction:

The *1996 Master Plan for Mineral Extraction* updates and supersedes the *1975 El Paso County Master Plan for Mineral Extraction of Commercial Mineral Deposits* as amended in 1978 and 1982. This updated plan has two primary purposes, the first is to facilitate continued compliance with the mineral resource protection mandates outlined in the "Preservation of Commercial Mineral Deposits Act" of 1973 and the second is to provide guidance to the El Paso County Planning Commission and Board of County Commissioners in evaluating land use proposals involving new or expanded mining and mineral resource processing operations. Per the El Paso County Master Plan for Mineral Extraction Aggregate Resource Maps, this site is identified as 'Eolian Deposits' of windblown sands. The proposed project does not contain any mineral deposits of commercial value and does not permit the use of any area containing a commercial mineral deposit which would unreasonably interfere with the present or future extraction of such deposits.

Total Number of Residential Units, Density, and Lot Sizes: 680 Single-Family Residential Units on 117.98 acres with a density of 5.76 DU/acre.

Total Number of Industrial or Commercial Sites:

There are no industrial or commercial sites proposed with this application.

Areas of Required Landscaping:

The proposed PUD/ Preliminary Plan includes landscape design and streetscape planting requirements for the streetscapes along Powers Blvd., Frontside Drive, Legacy Dr, and Bradley. The landscape design includes a mix of deciduous and evergreen trees, varying ground plane treatments, and numerous planting beds. There are no landscape waivers being requested at this time.

Approximate Acres and Percent of Land Set Aside for Open Space:

Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide pedestrian corridors throughout the development. The Trails at Aspen Ridge project is proposing 17.8 acres of open space which is 15.1% of the project area. Per the EPCLDC PUD requirements, the minimum amount of required open space is 10% of the 117.98 acres project site or 11.80 acres. The provided open space with this submittal is in addition to the open space and park area provided within the

Filing 1 Plat not included in the overall provided open space. All parks and open space tracts will be owned and maintained by the Waterview II Metropolitan District.

The proposed development benefits through the provision of interconnected open space, aesthetic park features and harmonious design. The Trails at Aspen Ridge project is proposing various types of recreational amenities to include active and passive open space areas; trail and pedestrian connectivity corridors; common open space for the rear loaded product types; and a 3-acre central park site. Final design of the park site and common open space areas will be completed with future final plat filings at which time coordination with the El Paso County Parks Department will be completed regarding potential park land agreements for the provided improvements.

Traffic Engineering:

Vehicular access and street layout shall be as illustrated on the PUD/ Preliminary Plan drawings. The Trails at Aspen Ridge will be accessed from Bradley Rd. via two intersection locations which were previously approved. Traffic will be dispersed by two collector streets with two proposed round-a-bouts to help with traffic flow and levels of service. As discussed elsewhere the Trails at Aspen Ridge project is proposing several private access roads to serve the rear loaded unit types. A PUD modification has been requested to permit the private roads. Private roadways and associated drainage infrastructure within the private roadways will be owned and maintained by the Waterview II Metropolitan District. All other roadways will be public, built to El Paso County standards.

The applicant requests that platted lots within The Trails at Aspen Ridge be included in the county wide Public Improvements District (PID 2) being formed and implemented as part of the Traffic Impact Fee resolution.

Proposed Services:

The Trails at Aspen Ridge will be a part of the Waterview II Metropolitan District which will own and maintain common areas such as setbacks, trails, pedestrian corridors, parks, open space, private streets, signage, and detention facilities. This development will be served by the additional entities as outlined below:

1. Water: Widefield Water and Sanitation District
2. Wastewater: Widefield Water and Sanitation District
3. Gas: City of Colorado Springs
4. Electric: Mountain View Electric
5. Fire: Security Fire Protection District
6. School: Widefield District #3
7. Library: Pikes Peak Library District
8. Roads: El Paso County Road and Bridge
9. Police Protection: El Paso County Sheriff's Department

Impacts associated with the PUD Development Plan & Preliminary Plan:

Floodplain: This site is not located within a designated FEMA floodplain as determined by the flood insurance map, community map number '08041C0768G' effective date December 7, 2018.

Site Geology: Entech Engineering, Inc. has provided a Soils, Geology and Geologic Hazard report with previous submittals which has been reviewed and approved. This report has identified several potential Geologic Hazards on site related to development of the property along with proposed mitigation of the hazards. The development will incorporate the recommended mitigation during final design and construction on site.

A "Soil, Geology, and Geologic Hazard, Springs at Waterview East, South Powers Boulevard and Bradley Road, El Paso County, Colorado" (Entech Engineering, revised February 8, 2019) report is included with the submittal package. As part of this report, 10 exploratory test borings were completed. Geologic hazards (as described in Section 6.0 of the report) were found to be present at this site. Potential geologic hazards found on the site to include: collapsible soils, highly expansive soils, potential seasonal shallow groundwater and shallow bedrock. Where avoidance is not readily achievable, the existing geologic and engineering conditions can be satisfactorily mitigated through proper engineering, design, and construction practices. Mitigation measures and a map of the hazard areas can be found in the report. In addition to the previously identified mitigation alternatives, subsurface drainage systems should be implemented in areas where high subsurface moisture conditions are anticipated periodically. Exterior, perimeter foundation drains should be installed around below-grade habitable or storage spaces. Surface water should be efficiently removed from the building area to prevent ponding and infiltration into the subsurface soil.

Wetlands: There are no drainage areas, drainage ways or water courses found on site, as a result there are not wetlands present. All drainage and erosion criteria have been met following El Paso County Development Standards.

Air Pollution: By adhering to current air quality regulations, any air pollution emanating from the development will be negligible. Currently, the site has very little vegetation which results in a high amount of dust during windy days; however, the proposed development will provide irrigated turf areas and native seeding to alleviate the dust issues. Construction practices will adhere to El Paso County health department, as well as state department codes and regulations

Water Pollution: By adhering to current wastewater and stormwater regulations, any water pollution emanating from the development will be negligible. An erosion and sedimentation plan will be in place prior to construction.

Noise Pollution: Vehicular movement is expected to be the only major source of noise pollution emanating from the site after construction is complete. The proposed development is surrounded by similar land uses, and the effects of noise generated from the site will have little or no impact on other surrounding areas.

Visual Assessment: The natural mountain backdrop of the Rampart Range is perhaps the best natural feature of Trails at Aspen Ridge community with sweeping view in nearly all directions. The scenic view shed is impaired somewhat by intervening development; however, the panoramic views remain quite spectacular.