

Paint Brush Hills Filing 14

Final Plat

Letter of Intent



VICINITY MAP

Developer:

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Planners:

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Site Location, History, Size, Zoning:

The Paint Brush Hills subdivision encompasses approximately 300 acres and illustrates over 500 residential units. The previously approved 2006 preliminary plan for Paint Brush Hills Filing 14 illustrated approximately 124 residential units and was zoned entirely RS-20,000. The Paint Brush Hills Filing 14 is an 88-acre site in total located at the far northwest corner of Londonderry Drive, west of Meridian Road and north of Stapleton Drive. The site is currently vacant and does not contain any natural features such as streams, creek corridors, rock outcroppings, and does not contain any significant stands of vegetation.

As part of the 2006 approval the perimeter lots to the north and west were a minimum 1 acre in size to act as a transitional buffer from the adjacent larger rural lots. These perimeter lots along the northern and western boundary are zoned RS-20,000 retaining the lot size of 1-acre. The interior portion of Filing 14 is zoned RS-6,000 permitting lot sizes of 6,000 square feet and larger as approved by the El Paso County Board of County Commissioners on October 15, 2020.

Request & Justification:

The purpose of this application is to request approval of a Final Plat. As mentioned above, a rezone application was approved on October 15, 2020 to rezone 55.898 acres of the total 88.632 acres from RS-20,000 to RS-6,000 to permit a minimum size lot of 6,000 square feet. The remaining 32.734 acres is zoned RS-20,000 with a minimum lot size of 20,000 square feet of which most are one acre in size.

The final plat illustrates 224 Single Family Detached Residential Units with a Gross Density of 2.53 DU/ Acre. The minimum lot size shall be 6,000 SF and 20,000 SF as

required under the zoning guidelines.

The final plat includes three tracts. Tracts A and B totaling 67,995 SF are to be used for open space, public drainage, public utilities, and public trails. These tracts are to be owned and maintained by the Paint Brush Hills Metropolitan District and are to be conveyed by separate instrument. The third tract, Tract C is 477 SF and will be conveyed by separate instrument to the adjacent property owner to prevent removal and relocation of an existing fence and landscape improvements. This tract will be owned and maintained by the adjacent property owner once the tract ownership is transferred.

Traffic and Proposed Access Locations:

Primary access to Filing 14 will be via existing Londonderry Drive providing connections to the site from Devoncove Drive and Keating Drive which are being constructed with previous filings of Paint Brush Hills. All roadways are to be public utilizing the residential local cross-section. There are no proposed arterial or collector roadways being provided within Paint Brush Hills Filing 14. Internal streets will provide for a looped circulation pattern through the development. There is no cut-through traffic or additional access beyond the access points provided.

The applicant will be required to participate in the County Road Impact Fee Program. Assuming this development joins the ten-mil PID, the building permit fee portion is \$1,221 per single-family dwelling unit. The net fee for the proposed 224 lots in Filing 14 would be \$273,504. Note: This is based on the current rate, which is subject to change. El Paso County updates this rate periodically.

Geotechnical Investigation:

A geotechnical investigation was prepared by RMG dated October 16, 2020 with additional information provided December 31, 2020. This report identified no geologic hazards that would preclude development of the site for construction of residential structures; however, the report identified existing geologic and engineering geologic conditions that may require special consideration for development and construction. It is noted that these conditions can be mitigated with engineering design and construction methods commonly employed in the area. These conditions and construction recommendations include:

- **Expansive Soils and Bedrock:** Mitigation of expansive soils may include a 3 to 4 foot overexcavation and replacement with non-expansive structural fill. (See Section 8.1 of the Report)
- **Uncontrolled/Undocumented Fill:** If undocumented/uncontrolled fill is encountered below the proposed residences, it will require removal and replacement with structural fill that has been selected, placed and compacted. To verify the condition of the compacted soils, density tests should be performed during placement. (See Section 8.4 of the Report)

- Foundation Drains: A subsurface perimeter drain is recommended around portions of the structures that will have habitable or storage space located below the finished ground surface. This includes crawlspace areas if applicable. (See Section 12.3 of the Report).

Water and Wastewater Services:

Water and Wastewater municipal services will be supplied by the Paint Brush Hills Metropolitan District. Letters of intent to provide these services have been provided as part of the submittal. Any required utility easements to be provided on adjacent properties will be acquired as necessary to allow for the proper utility installation. Approval and granting of any required utility easements will be completed as necessary.

El Paso County Water Master Plan:

The Paintbrush Hills Filing No. 14 development is located within the Paint Brush Hills Metropolitan District (PBHMD) and will rely upon municipal services for water supply. These municipal services have been provided in previous Paint Brush Hills filings and will be extended to this proposed development. There are no proposed wells or individual septic systems within this development. The Paint Brush Hills Filing No. 14 development will seek the Colorado State Engineer's sufficiency of water finding for both quantity and quality with the Preliminary Plan permitting administrative review of future final plats.

The PBHMD water distribution system is a constant pressure system containing two storage tanks to meet fire flow and peak flow demands. Water supply for the district is provided primarily by the Denver Basin Aquifer; however, the district also utilizes purchased water from Meridian Service Metropolitan District during times of peak demand. The raw water wells are located throughout the district and are equipped with sodium hypochlorite disinfection equipment at each well house. In total PBHMD's water distribution system consists of approximately 46,000 LF of 8-inch finished water pipe; 20,000 LF of 12-inch finished water pipe; 12,700 LF of raw water transmission pipe; eleven wells, and two water storage tanks. The district currently has an annual allocation of 1,010 AF-year.

Water Demand calculations were completed based on the proposed zoning and densities. Water demand is 44.35 ac-ft/year for each household use and 36.29 ac-ft/ yr for irrigation use. The new water commitments total 80.64 ac-ft per year for the proposed development. The PBHMD has capacity in their existing water supply system to serve this subdivision. The Paint Brush Hills Filing No. 14 development meets the stated master plan 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 site design, landscape and water resource best
Paint Brush Hills Filing 14

management practices. The open space areas emphasize water conservation using native vegetation, turf seeds and limited high water sod.

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 ‘Upland Deposits’ containing sand and gravel with silt and clay; remnants of older streams deposited on topographic highs or bench like features. Therefore, 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.

Proposed Services:

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|-----------------------|---|
| 1. Water: | Paint Brush Hills Metropolitan District |
| 2. Wastewater: | Paint Brush Hills Metropolitan District |
| 3. Gas: | Black Hills Energy |
| 4. Electric: | Mountain View Electric Association (MVEA) |
| 5. Fire: | Falcon Fire Protection District |
| 6. Police Protection: | El Paso County Sheriff’s Department |
| 7. School: | Falcon School District #49 |

Final Plat Review Criteria:

- 1. The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;* The site is located within the Falcon/ Peyton Small Area Master Plan and section 4.4.10 of the Black Forest Boundary Area. The proposed development meets several goals of the Falcon/ Peyton Small Area Master Plan including Goal 3.1.2 promote the concepts of urban cores and community identity; Goal 3.1.4 provide a variety of different densities of development options; and Goal 3.3.1 encourage diversity and variety in housing types, sizes, locations, and prices to meet the needs of existing and new residents.
- 2. The subdivision is in substantial conformance with the approved preliminary plan;* The subdivision is in substantial conformance with the approved preliminary plan including lot size, density and public improvements.
- 3. The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for*

maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials; The subdivision is in conformance with the previously approved 2006 preliminary plan for Paint Brush Hills Filing 14 as well as the recently approved rezone. The proposed project maintains a minimum 1-acre lot size along the perimeter of the project and lot sizes of 6,000 square feet and larger on the interior portion.

4. *Either 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, or, with respect to applications for administrative final plat approval, such finding was previously made by the BoCC at the time of preliminary plan approval;* A sufficient water supply has been committed to and will be provided for by the Paint Brush Hills Metropolitan District (PBHMD). District provided water commitment letters have been provided as part of the preliminary plan application indicating capacity to provide sufficient quantity and quality of water for this development.
5. *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;* A public wastewater system will be provided for by the Paint Brush Hills Metropolitan District (PBHMD). District provided commitment letters have been provided as part of the preliminary plan application indicating capacity to provide wastewater disposal services for this development.
6. *All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(c)];* A geotechnical investigation was prepared by RMG dated October 16, 2020 with additional information provided December 31, 2020. This report identified no geologic hazards that would preclude development of the site for construction of residential structures; however, the report identified existing geologic and engineering geologic conditions that may require special consideration for development and construction. It is noted that these conditions can be mitigated with engineering design and construction methods commonly employed in the area. These conditions and construction recommendations include:
 - Expansive Soils and Bedrock: Mitigation of expansive soils may include a 3 to 4 foot overexcavation and replacement with non-expansive structural fill. (See Section 8.1 of the Report)
 - Uncontrolled/Undocumented Fill: If undocumented/uncontrolled fill is encountered below the proposed residences, it will require removal and replacement with structural fill that has been selected, placed and compacted. To

verify the condition of the compacted soils, density tests should be performed during placement. (See Section 8.4 of the Report)

- Foundation Drains: A subsurface perimeter drain is recommended around portions of the structures that will have habitable or storage space located below the finished ground surface. This includes crawlspace areas if applicable. (See Section 12.3 of the Report).

7. *Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM; Adequate drainage improvements; complying with State law, this Code and the ECM are proposed and illustrated on the preliminary plan drawings previously submitted. A preliminary drainage report for this development was included for review and approval by El Paso county with the Preliminary Plan submittal.*
8. *Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM; Legal and physical access will be provided to all parcels by public rights-of-way.*
9. *Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision; All necessary public services will be available to serve the proposed subdivision as this area has been master planned with anticipation of development such as this for several years.*
10. *The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; The proposed subdivision complies with the fire protection standards of Chapter 6 including water supply, roads and access. A fire protection report illustrating the available fire protection measures was provided with the Preliminary Plan submittal. In addition, a fire protection district commitment to serve this development was also provided with the Preliminary Plan submittal.*
11. *Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8; Primary access to Filing 14 will be via existing Londonderry Drive providing connections to the site from Devoncove Drive and Keating Drive which are being constructed with previous filings of Paint Brush Hills. All roadways are to be public utilizing the residential local cross-section. There are no proposed arterial or collector roadways being provided within Paint Brush Hills Filing 14. Internal streets will provide for a looped circulation pattern through the development. There is no cut-through traffic or additional access beyond the access points provided.*
12. *Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially*

guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated; Public improvements will be constructed as necessary including municipal utilities, roadways, and pedestrian sidewalks. Any required SIA documents will be provided as necessary.

13. *The subdivision meets other applicable sections of Chapter 6 and 8;* The proposed subdivision meets other applicable design standards of Chapter 6 and 8 of this Code, including any proposed deviation request.

14. *The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.]* There are not commercial mining deposits found on site.