

PROJECT DESCRIPTION & CONTEXT

In 2007, the Bent Grass Overall PUD was approved consisting of 178.77 acres including 540 single family residential lots, 29 acres of commercial, and 7.2 acres of park and open space. A site-specific Bent Grass PUD and Preliminary Plan for the residential portion of the Bent Grass Overall PUD consisting of 135.92 acres. The PUD and preliminary plan included 387 single-family lots; 25 tracts for open space, trail corridors, and drainage; and public rights of way. A 50-foot setback is identified on the PUD and Preliminary Plan adjacent to the rural residential zoned properties to the north.

In 2017, amendments were approved for the southeastern portion of the Bent Grass PUD and Preliminary Plan including 35 acres of the 135.92-acre plan and reconfiguration of 104 single-family lots and one (1) tract to be utilized for open space, drainage, and public rights-of-way. Bent Grass Filing No. 1 and Bent Grass Filing No. 2 platted some of the residential lots east of Sand Creek and Bent Grass Meadows Drive from Meridian Ranch Road to Woodmen Road. This PUD Preliminary Plan addresses the remainder of the residential portion of the overall PUD and gains access from Bent Grass Meadows Drive.

Zoning: The site is zoned PUD for single-family detached. To the north and west is RR-5 rural residential, to the west PUD, and to the south is I-2 limited industrial district. Setbacks are provided along the north, west, and south to provide buffer from the lower density residential and the industrial zoning. Larger lots are proposed along the north and west to transition from the larger existing lots to the smaller internal lots of this PUD. The project provides a transition from the large lot residential to Falcon Storage and the vacant industrial lot. Tract B along the south west property line provides a 25 foot separation from the proposed residential lots to the vacant lot.

AIR QUALITY: The proposed residential use will not negatively impact air quality. The proposed infill development is located within a developing area with convenient access to Bent Grass Meadows Drive and Woodmen Road providing shorter travel time to employment and commercial facilities.

WATER: The proposed residential development is not a source of water pollution.

NOISE: The Land Development Code requires the impacts of noise pollution to residents to be mitigated. The entire development is outside the DNL 65 Noise Contour. Therefore, no noise mitigation is required for aircraft noise from Peterson AFB / Colorado Springs Airport.

(Falcon Basin
West Tributary)

FLOODPLAINS: A review of El Paso County FEMA FIRM panels indicate portions of the project area adjacent to an unnamed tributary to Black Squirrel Creek No. 2 are at risk of inundation by a 100-year flood. The remainder of the property is identified as Zone X flood zone, which consists of areas of minimal flood risk. The project is within FEMA Firm panel 08041C0553G, El Paso County. No development is proposed within the 100-year floodplain.

GEOLOGIC & SOIL HAZARDS: The geologic hazards anticipated to affect this site are faults/seismicity and radioactivity/radon gas. The most significant geologic constraints to development recognized at this site are expansive/compressible soils and shallow groundwater. The geologic conditions encountered at this site are relatively common to the immediate area and mitigation can be accomplished by implementing common engineering and construction practices. None of these conditions are anticipated to preclude the proposed development. (Soils & Geology Study, June 2020 prepared by RMG)