

ROCK CREEK MESA DEVELOPMENT PLAN

PROJECT STATEMENT

DECEMBER 2025 REV 1: MARCH 2026 REV 2: JUNE 2026

REQUEST

N.E.S. Inc., on behalf of Rock Creek Residential LLC, requests approval of a Development Plan for the Rock Creek Mesa development comprised of 301 single-family residential lots.

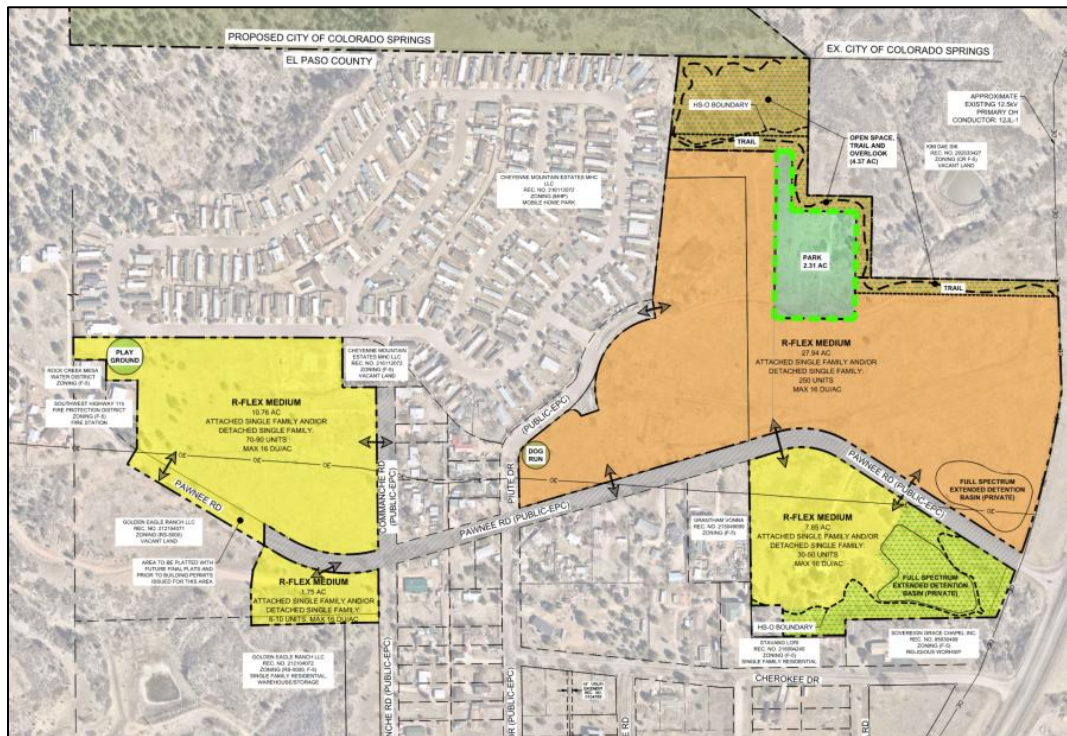
LOCATION AND SURROUNDING LAND USE

Rock Creek Mesa is comprised of 55.02 acres, 5.18 acres of Pawnee ROW and 49.84 net site acreage, located in Southern Colorado Springs. The proposed development contains numerous parcels as part of the Rock Creek Mesa community and is located immediately west of State Highway 115 accessed via Pawnee Road and Cherokee Drive. The site is surrounded by a mix of residential uses ranging from a 400+ unit Mobile Home Park to larger lot detached single family dwellings. To the west is detached single family, zoned F-5 and within El Paso County. South of the entire annexation area is a mix of RS-5000 and F-5 zoning designations within El Paso County. Centered within the project is the Cheyenne Mountain Estates Mobile home park, zoned Mobile Home Park (MHP).



APPLICATION HISTORY

The proposed Rock Creek Mesa development area recently went through an annexation (Annex-24-0002 through Annex-24-0007), an approved rezone to R-Flex-Medium (Ordinance No. 25-17), and an approved Land Use Plan (MAPN-23-0009) approved May 13, 2025. The Land Use Plan illustrates the proposed development areas with a maximum 400 dwelling units. This maximum dwelling units is much lower than could be developed with a maximum of 800+ units; however, as part of the annexation and zoning process the owner agreed to cap the density at 400 units to help alleviate neighborhood concerns. As part of the Land Use Plan a park site was identified in the eastern portion of the site which will fulfill the PLDO neighborhood park obligations.



DESCRIPTION

The Rock Creek Mesa development plan proposes 301 residential units on 49.84 acres for a density of 6.04 DU/ AC. This proposed density is in line with the approved Land Use Plan. The R-Flex-Medium design standards will be adhered to including building heights and setbacks. In addition, the site lies within the Wildfire Urban Interface (WUI) and Hillside Overlay (HS-O) which requires additional design considerations for items such as grading, preservation, fencing, landscaping, and building materials. The proposed 2.15-acre neighborhood park will fulfill the Park Land Obligation as permitted under the Park Land Dedication Ordinance (PLDO) and per the approved Land Use Plan. It is anticipated that an Alternative Park Land Compliance Agreement will be needed as all common open space tracts, including the neighborhood park site, will be owned and maintained by the Rock Creek Mesa Metropolitan District (Ordinance 18-037, Reception No. 218016204). Community Park obligations will be met through fees in lieu of.

CONFORMANCE WITH DEVELOPMENT PLAN CRITERIA (CODE SECTION 7.5.515 D.)

The decision-making body shall review the Development Plan application or amendment and approve, approve with conditions, or deny the application based on the following criteria:

1. The decision-making criteria found in Section 7.5.409 apply unless modified by this subsection 4;

The proposed use complies with all applicable UDC standards, as well as all regulations and applicable requirements of federal/state governments and all other relevant entities with jurisdiction over the property. The proposed use and development will comply with Engineering and Utility standards, as well as the terms and conditions of prior approvals over the property including the recorded Annexation Agreement.

The use is consistent with the approved Rock Creek Mesa Additions 1-6 Land Use Plan and R-Flex-Medium Zone District.

This site will be served by City of Colorado Springs for municipal water, sewer, gas, and electric.

2. The application complies with all applicable use specific standards found in Part 7.3.3 related to the proposed use;

The development will comply with all applicable standards found in Part 7.3.3 of the UDC. The proposed residential uses are a permitted use in the R-Flex-Medium zone district and the development will comply with the R-Flex-Medium design standards.

3. The details of the site design, building location, orientation, and exterior building materials are compatible and harmonious with the surrounding neighborhood, buildings, and uses, including not-yet-developed uses identified in approved Development Plans;

The proposed R-Flex medium residential project with a maximum unit count of 400 units will provide a variety of housing types and price points which will increase housing choices in the area and support nearby Fort Carson. This is supportive of Vibrant Neighborhoods, Majestic Landscapes and Thriving Economy typologies and Housing for All policies of PlanCOS. The land use plan proposes a mix attached single-family homes near Highway 115 and Pawnee Road with detached single-family homes to the north and west. Two detention basins are proposed along Highway 115 to capture and treat stormwater. This configuration of land uses will transition the intensity of Highway 115 to the lower density residential properties within the area. The project will be designed to blend with the adjacent land uses and neighborhoods through desired planning practices, architectural palettes, buffering, pedestrian connections, roadway improvements, and landscape materials.

4. Significant off-site impacts reasonably anticipated as a result of the project are mitigated, or offset the extent proportional and practical;

As part of the annexation and Land Use Plan, a variety of required analysis and studies were provided confirming the proposed residential uses will not overburden capacities of existing or planned streets, or utilities. Roadway improvements both offsite and onsite were identified within the overall Traffic Impact Study. In addition, coordination with Colorado Springs Utilities to design water and wastewater services

for this area occurred over the past several years. The larger area context will include water and wastewater main extensions through the Sundance at Rock Creek project to the immediate north capable of supplying water to the entire community. In addition, a lift station serving all of this area was recently completed within Sundance at Rock Creek providing wastewater service for this development. All electrical and natural gas utility services will be extended as necessary in coordination with CSU. This site is not dependent upon the existing metropolitan district in the area for central services.

5. The Development Plan substantially complies with any City-adopted plans that are applicable to the site, such as Land Use Plans, approved master plans for a specific development, neighborhood plans, corridor plans, facilities plans, urban renewal plans, or design manuals;

The proposed residential, traffic, and neighborhood park use is consistent with the approved Rock Creek Mesa Additions 1-6 Land Use Plan and R-Flex-Medium Zone District. The proposed 301 residential units on 49.84 acres for a density of 6.04 DU/ AC is in line with the approved Land Use Plan.

6. The project meets dimensional standards applicable to the zone district, or any applicable requirement in the FBZ or PDZ district;

The residential development standards for the R-Flex-Medium are met and are shown on the development plan including lot setbacks and maximum lot coverage for the different residential product types. The maximum building height shall be 45'.

7. The project grading, drainage, flood protection, stormwater quality, and stormwater mitigation comply with the City's Engineering Criteria, the drainage report prepared for the project on file with the Stormwater Enterprise Manager, and other federal, state and City Regulations;

A preliminary drainage report has been included with this submittal. Stormwater for the project will comply with the City's Engineering Criteria, the drainage report, and other federal, state and City regulations. All stormwater will be captured and treated through full spectrum water quality and detention as may be required.

8. The project complies with all the development standards of Article 7.4 (Development Standards and Incentives), including access and connectivity requirements in part 7.4.4 (Access and Connectivity), the landscaping and green space requirements in Part 7.4.9 (Landscaping and Green Space), and the parking and loading requirements in Part 7.4.10 (Parking and Loading);

The site will be accessed by Pawnee and Cherokee Road both of which connect to Highway 115, a principal arterial. Internal access roads are provided as shown on the development. Cherokee Drive and Pawnee Road allow for traffic to be distributed as well as provide two distinct and separate egress routes in the case of an emergency and/or blocked access. A traffic report completed by Matrix Design Group has been included. The report found that the project can be constructed with minimal impacts to the existing transportation network. The existing intersection of Highway 115 and Pawnee Road currently does not meet the requirements of the State Highway Access Code (SHAC). The proposed application will provide needed traffic improvements which will increase the safety of this intersection. This report and street layout will be reviewed by Colorado Springs Fire and public works for compliance.

All street design shall be in compliance with the access and connectivity requirements per 7.4.4. All roads will be public, to be owned and maintained by the City of Colorado Springs, unless otherwise stated. The project includes both on-street and off-street parking and shall be in compliance per 7.4.10. The owner will work with the city to identify any required updates to existing roadways such as Pawnee Road impacted by this development.

A preliminary landscape plan has been submitted illustrating general design intent along with general landscape requirements. All proposed landscaping and open space shall be in compliance per 7.4.9 as well as in accordance with the Colorado Springs Fire Department Ignition Resistant Construction Design Manual as the site is within the WUI overlay. All open spaces will be maintained by the Rock Creek Metropolitan District.

Approximately 2.15 acres of un-cumbered land within the development plan will be used to meet the City's Parkland Dedication Obligation (PLDO) for neighborhood parks. The park area will be installed and maintained by the metropolitan district. This area is connected to a trail along an existing easement and designed off road trail and overlook located immediately south of Cheyenne Mountain State Park.

9. The project complies with all applicable requirements of any Overlay District in which the property is located, as listed in Part 7.2.6 (Overlay Districts);

The Rock Creek Mesa development is located within the Wildfire Urban Interface Zone (WUI) and will be in compliance with Colorado Springs Fire Department's Ignition Resistant Construction Design Manual. Reliable water within this area will help mitigate potential risk within the WUI. Fire suppression for this area will be provided by Colorado Springs Fire Department with mutual aid request provided by Fort Carson and/ or Southwest Fire Protection District. This site is also located with the Hillside Overlay. The two areas that are HS-O will be minimally disturbed allowing the natural landscape and vegetation remain.

10. The project preserves, protects, integrates, or mitigates impacts to any identified sensitive or hazardous natural features associated with the site;

The proposed development does not have any identified sensitive or hazardous natural features and will not need additional protection or mitigation measures. The development plan avoids disturbance in the area with the steepest slopes located at the northern part of the site. This area is identified as open space with possible trail connections to the state park.

11. The project connects to or extends adequate public utilities to the site. As required by Colorado Springs Utilities, the project will extend the utilities to connect to surrounding properties;

Water and wastewater will be provided by Colorado Springs utilities. There are no proposed wells or individual septic systems within this development. Fire suppression will be provided by Colorado Springs Fire Department utilizing water mains and installation of fire hydrants throughout the project. This water service, in addition to wastewater service, is part of a larger plan to bring municipal services through Cheyenne Mountain State Park. An agreement to bring services through the state park was

several years in the making and nearing completion. The project will bring reliable water and waste services to serve an area in need of these services, especially increased firefighting capabilities.

- 12. If necessary to address increased impacts on existing roadways and intersections, the project includes roadway and intersection improvements to provide for safe and efficient movement of multi-modal traffic, pedestrians, and emergency vehicles in accordance with the Engineering Criteria, public safety needs for ingress and egress, and City accepted traffic impact study, if required, prepared for the project;**

A traffic impact study has been included with this development plan submittal indicating general uniformity with existing traffic impact analyses for this development as well as any identified roadway improvements.

CONFORMANCE WITH HILLSIDE OVERLAY CRITERIA (CODE SECTION 7.2.610.D.5)

In addition to the criteria in Section 7.5.515 (Development Plan), a Development Plan in the HS-O district shall comply with the following review criteria:

- a) The plan is consistent with the spirit and intent of the Hillside Design Manual;**

The proposed project is designed to be compatible with and to minimize disturbance of the existing terrain and vegetation. To conform with the natural landscape, a max of 4' retaining walls are proposed to stabilize the developed area which is compliant with the Hillside Code. While not all existing vegetation could be retained due to grading, significant areas of existing vegetation will be retained. Additional landscaping will also be planted to help stabilize slopes and maintain the hillside characteristic.

- b) The streetscape will retain a hillside character after the street is constructed, including but not limited to retaining existing vegetation and rock features**

All the proposed streets are outside of the HS-O area.

- c) Disturbance of the existing terrain is minimized;**

The project is designed to minimize disturbance within the HS-O areas. Small retaining walls, less than 4' in height, are proposed in select areas. The proposed detention pond grading does disturb a small portion of the hillside area; however, vegetation is proposed in these disturbed areas.

- d) The visual impacts upon offsite areas been reduced or mitigated;**

A very small portion of this development is within the HS-O, thus visual impacts have been minimized from the surrounding properties. The disturbed area within the southern HS-O area is setback and not visible from Hwy 115 and minimally visible from existing Pawnee Road. The northern HS-O will not be disturbed and will remain the same as it today.

- e) Significant ridgelines and other prominent sites within the City have been preserved;**

There are no significant ridgelines or natural features present on the site except those at the far northern end of the site to remain as existing.

f) Additional measures to mitigate environmental and visual impacts of the development have been included as necessary, based on the nature and location of the development:

1. Alternate siting of structures to include increased setbacks from ridgelines;

There are no ridgelines on the property.

2. Use of significant vegetation to soften structural mass when building sites are located in highly visible areas;

Existing mature trees within the northern HS-O will remain. There is proposed vegetation around the detention pond to help provide a visual buffer from the development to the west.

3. Designation of special height restrictions;

Special height restrictions are not proposed for this site; however, the base zone height requirement of 45' will be met according to the hillside height requirements.

4. Use of native vegetative cover and retaining walls faced with stone or earth-colored materials as stabilization measures for cuts and fills; and

The proposed 4' retaining walls will be a natural color and screened with additional landscaping.

5. Alternate street placement to reduce visibility of structures.

All the proposed streets are outside of the HS-O area.

g) Significant natural features and the significant vegetation been placed in preservation area easements and any impacts of necessary utility easements through the preservation areas been mitigated to the maximum extent feasible. Because of the terrain in hillside areas, it is recognized that utilities and some drainage improvements may have to be located within an easement. The review will consider the necessity of locating these facilities within the preservation area easement with least amount of disturbance and impact;

There are no preservation easements on the site. New utilities needed to serve the site will not be within the HS-O Area.

h) Geologic, soil, and other natural hazards been identified and mitigated to the maximum extent feasible; and

A Geohazard Report was prepared for the site. The recommendations from the report have been incorporated into the site design.

- i) The results of any geologic hazards study required by Part 7.4.5 (Geological Hazards) have been reflected in the plan through avoidance of, or mitigation of impacts related to, those hazards.**

As described above, recommendations from the Geohazard Report have been incorporated into the site design.

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