



June 7, 2024

EPC FILE # PPR-24-15

**LETTER OF INTENT  
TOWNHOMES AT WESTERN  
LOT 1, CIMARRON SOUTHEAST FILING NO. 2C  
SITE DEVELOPMENT PLAN  
(MVE Proj. No. 61203)**

**Owner/Developer/Applicant:**

J Elliott Homes, Inc.  
P.O. Box 358  
Peyton, CO 80831  
(719) 499-8214, J.Elliottconstruct@gmail.com

**Consultant:**

M.V.E., Inc.  
1903 Lelaray Street, Suite 200  
Colorado Springs, CO 80909  
(719) 635-5736

**Site Location Size and Zoning:**

The project site is a 7.118± acre irregular shaped platted lot known as Lot 1, Cimarron Southeast Filing No. 2C recorded in Plat Book H-3 at Page 89 in the records of El Paso County, Colorado. The property is located in the East ½ of the West ½ of the Southeast ¼ of Section 7, Township 14 South, Range 65 West of the 6th principal meridian in El Paso County, Colorado. The site is located on the south side of Western Drive, north of US Highway 24 and east of Hathaway Drive. The property has El Paso County Tax Schedule No. 54074-01-016 and is owned by J Elliott Homes, Inc. The northwest 4.12 acres of the lot was zoned RM-30 (Residential Multi-Dwelling) in 1971. The remaining portion of the lot was rezoned on January 25, 2024 in accordance with El Paso County Board of County Commissioners Resolution No. 24-56 as recorded under Reception Number 224005534 so that the entire platted lot is now zoned RM-30. The site is also located within the CAD-O overlay (Commercial Airport District Overlay).

The south side of the site is adjacent to E. Platte Avenue (U.S. Highway 24). The Sand Creek Golf Course, containing Sand Creek, is located on the southeast side of the site. Western Drive and a mixture of R-4 and M zoned properties being used as Multi Family Residential and Manufacturing is located on the north side. Immediately west is an existing Multi-Family Residential development zoned RM-30 that was part of the 1971 Rezone.

**Request and Justification:**

The request is for approval of the Site Development Plan for Lot 1, Cimarron Southeast Filing No. 2C showing 52 townhome residential units contained in 15 buildings on the 7.118± acre site. The units will be defined on a separately submitted Condo Plat. The proposed Development Plan provides for access, utilities, storm drainage facilities, parking and landscaping for the project. Due to the existing grades and vertical fall across the existing site, the proposed buildings will be three stories above grade on the south

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side and two stories above grade on the north, allowing the structures to take advantage of the existing terrain to a significant extent. The proposed Development Plan complies with all zoning and Land Development Code requirements with regard to residential density, building setbacks, building heights, vehicular and emergency access, fire protection, water supply, off-street parking provisions, landscape, wastewater disposal, electric provision, gas provision, storm drain, water quality treatment and storm detention.

### **Density**

The site acreage is 7.118± acres. The proposed number of residential units is 52. Therefore, the proposed residential density is 7.3 dwelling units per acre. The RM-30 zone allows 30 dwelling units per acre. The proposed density is approximately 24% of the allowed density.

### **Building Setbacks and Building Heights**

Building setbacks in the RM-30 zone are Front=25', Rear = 15', Side = 15', Perimeter Boundary = 25' and maximum building height = 40'. Proposed building setbacks are greater than 25' from all exterior boundary lines. The proposed building heights are less than 40 feet from lowest finished floor to the peak of the roof line.

### **Access**

The proposed site has two points of access. One access is from Western Drive on the northeast side of the site, opposite Great Western Drive which is a private drive extending north from Western Drive. The other access connects to Hathaway Drive on the west side of the site. All proposed buildings are accessible from the through drives and the adjacent public streets. All interior circulation drives have turning radii that are adequate for emergency vehicle use.

### **Parking**

Based on the number of proposed units, 104 resident parking spaces, thirteen guest parking spaces and five ADA accessible parking spaces are required for a total of 122 spaces. The proposed Development Plan provides for adequate off -street parking. Each of the 52 units shall have two-car garage covered parking providing 104 resident parking spaces, 30 guest parking spaces are provided along with five ADA spaces for a total of 139 parking spaces. Parking calculations are included on the Site Development Plan.

### **ADA Requirements**

This multi-family residential project will comply with ADA standards for accessible design. The required number of ADA parking spaces are provided, including Van Accessible spaces. Type B VISIBLE Units are indicated on the Site Development Plan along with accessible routes from parking spaces to the visitable units. The ADA Accessibility Point Calculations are included on the Site Development Plan.

### **Landscaping/Screening**

Currently, the site is covered in native grasses and sparse trees. A Landscape Plan is included in the project submittal. Landscaping shall include trees, shrubs and ornamental grasses in the Landscape Setbacks of Western Drive, Hathaway Drive, Platte Avenue and each boundary line. Parking landscaping and internal landscaping requirements are satisfied. Non-irrigated native grass will be planted in most the remaining portions of the site that are not to receive building, pavement or gravel storage areas. Proposed trees will provide screening from the adjacent roadways. No further screening is required.

### **Grading/Erosion Control/Storm Drainage**

The existing site will be graded to accept the new improvements and to tie into the existing grades on all edges of the site. As previously mentioned, the design and layout of the proposed buildings and drives facilitate incorporation of the significant existing elevation changes that occur from north to south. A Grading and Erosion Control Plan is included with the project submittal. Construction Erosion Control measures will be implemented during and after site grading. Runoff from the impervious surfaces of the proposed site will flow to collection points by curb and gutter. Collected flows are conveyed to a proposed Full Spectrum Extended Detention Basin (FS-EDB) located in the east-central edge of the site. The FS-EDB provides stormwater quality treatment and storm detention for the site. Developed stormwater discharge rates leaving the site will be no greater than those of the existing condition. A Final Drainage Report is prepared and submitted with this project submittal.

### **Water, Sanitary Sewer, Electric and Gas Utilities**

The site is contained within the service area of Colorado Springs Utilities (CSU) for Electric and Natural Gas service. A service commitment letter for electric and gas from CSU is provided with this project submittal. The site is contained within the service area of Cherokee Metropolitan District (CMD) for water and wastewater utility service. A commitment for service of water and wastewater from the district is included in the submittal materials. Utility Plans have been prepared and provided as a part of the project submittal. All Utility Plans will be reviewed and approved by the CMD prior to construction.

### **Fire Protection**

The site is located in within the Cimarron Hills Fire Protection District. The Development Plan incorporates sufficient access, water supply and fire hydrants.

### **Traffic Impact and Traffic Impact Fees:**

An Intermediate Traffic Impact Study was prepared by SM Rocha, LLC in accordance with the requirements of the El Paso County Engineering Criteria Manual. The study was completed assuming a townhome development with 52 dwelling units on the 7.12 acre site (7.3 DU/AC). The study area examined encompasses the Hathaway Drive intersections with Galley Road, E Platte Avenue (U.S. Highway 24), Western Drive, Ford Street and the existing Bednarski Access as well as the intersection of Western Drive with Galley Road and the existing shared Freedom Springs and Western Hills Apartments access and includes proposed site accesses.

Considering both current and projected 2043 background traffic only, not including the proposed development, surrounding intersections operate at varying levels from LOS A through LOS F as described in the study. Analysis of future traffic conditions with the subject site in the post development conditions indicates that the addition of site-generated traffic is expected to create no negative impact to traffic operations for the existing and surrounding roadway system. With all conservative assumptions defined in this analysis, the study intersections are projected to operate at future levels of service comparable to Year 2043 background traffic conditions (LOS A through LOS F as described in the study). Proposed site accesses have long-term operations at LOS A during both peak traffic periods and upon build-out.

The proposed lot will be subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 19-471. The owners do not intend to seek inclusion in any Public Improvements District. Traffic Impact Fees will be paid at time of any eventual building permit application.

Letter of Intent – Townhomes at Western - Site Development Plan

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