

**TRAILS AT ASPEN RIDGE
LETTER OF INTENT**

February 13, 2019

PREPARED FOR:

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Colorado Springs, CO 80921

Owner/ Applicant: COLA LLC
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Tax Schedule No: 5500000412

Site Location, Size, Zoning:

The Trails at Aspen Ridge is a proposed single-family subdivision that was originally 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. The originally approved Preliminary Plan encompassed 713 single-family residential lots zoned RS-5,000 on 166.89 acres and 28.36 acres of commercial zoned parcels for a total of 195.25 acres.

The Trails at Aspen Ridge is proposing to amend 117.98 acres of the original approval through a PUD/ Preliminary Plan submittal to incorporate a mix of single-family residential lots sizes and product types of as well as parks and open space. The commercial acreage will remain as approved. In addition, a final plat for 180 lots has been submitted utilizing the approved preliminary plan for the southeastern portion for approximately 47 acres. This final plat filing while part of the overall development is not included with the proposed PUD/ Preliminary Plan submitted at this time and will remain as approved and zoned. The project shall also remain and is 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 an approved location along Bradley Road. The site is currently vacant with anticipated construction of filing one to occur in the Spring/ Summer of 2019.

Request and Justification:

The purpose of this application is to request approval of a combined PUD Development and Preliminary Plan and an Early Grading Request for the Trails at Aspen Ride project. The PUD Development and Preliminary Plan shows the general concept for the design of the single-family detached residential community and open spaces, as well as identify the development standards for the proposed residential product types. The Preliminary Plan

describes the lot sizes, transportation systems, public rights-of-way, and easements necessary for the development. Since the site is quite large and grading operations are expected to be substantial, the early grading request will permit grading operations to begin upon approval of the PUD/ Preliminary Plan and prior to Final Plat. Finally, the proposal includes a PUD modification request for Section 8.4.4.A, B, C, D of the EPC Land Development Code to permit Private Roadways within this development as allowed in Section 8.4.4.E Private Road Allowances.

The proposed application includes 516 new single family lots on 117.98 acres for a density of 4.37 DU/ Acre. The site layout incorporates a mix of lot sizes to include: 50' x 110' (5,500 SF); and 60' x 110' (6,600' SF); 45' x 95' (4,275 SF); and a rear loaded lot type of 35' x 110' (3,850 SF). The rear loaded lot type will have the garage accessed via a narrow, private alley way with the front door facing either a public street or an open space greenway. Corner lots for all unit types were designed with additional lot width to accommodate both the increased corner lot setback requirements and potential three-car garage housing types.

The site is bordered by Powers Boulevard to the west; Bradley Road to the north; vacant city zoned land to the east; and the existing Springs East at Waterview Filing 1 to the south. There is no proposed access to the Powers Boulevard and access points have been provided to the south and the east. There are two access points located along Bradley Road that were approved with the original preliminary plan which shall remain. A traffic impact analysis has been completed and is included with this submittal.

The community has been redesigned from its original layout to provide for functioning pedestrian centric and vehicular circulation. Numerous pedestrian walkways and connections have been provided throughout the development in coordination with the various green and park spaces provided. A large park area has been designed centrally within the proposed community to serve as a focal point and amenity for the future residents of the Trails at Aspen Ridge.

A phasing plan has been provided and indicates four total phases; however, the project is will be developed based on market trends and buyer demands and may be developed out of sequential order. Roadways, utilities, drainage, etc. will be constructed as necessary to facilitate development construction and sequencing permitting the building of several unit types concurrently if need be.

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 purpose of the PUD is to provide the information necessary to rezone a property to the PUD Zoning district and to provide a graphical representation to serve as the zoning of the property after approval. The development plan sets forth the final plans for development of the PUD district including detailed use, 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 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, infrastructure, where no small area plan exists.

The proposed Trails at Aspen Ridge project advances the stated purposes set forth in these sections and is in general conformation with the El Paso County Master Plan and the approved Waterview Sketch Plan as amended. 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 and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants by meeting the submittal guidelines as illustrating in the zoning code and application packet. There has been substantial change in character of the surrounding area over the last several years as various communities of single family residential have been approved and constructed.

The proposed property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties to the west and southeast. The new development will be in and continue the harmony of the existing surrounding character of the area and natural environment. There are no areas of significant historical, cultural or recreational features found on site.

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.*

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. There are no landscape related PUD Modifications being requested as this time.

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 as these services have been planned for in advance and adequately sized to meet the demands of this development. A sufficient water supply has been acquired and can be 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. Please refer to the water and wastewater reports for more information.

By providing open spaces areas and extending existing utility services already approved and in place, the proposed development continues to support both *Policy 6.1.5: Support the development of well-planned mixed-use projects* and *Policy 6.1.11: Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.*

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: 516 Single-Family Residential Units on 117 acres with a density of 4.4 DU/ Acre.

Total Number of Industrial or Commercial Sites:

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

PUD Modification:

A PUD Modification for Section 8.4.4.A, B, C, D of the EPC Land Development Code to permit Private Roadways within this development as allowed in *Section 8.4.4.E Private Road Allowances*. The use of the private roads requires a waiver and will be constructed and maintained to ECM standards. The purpose of the request for private streets is to facilitate the subdivision design typical of these types of developments using single family attached and townhome type units. The private drives allow the road cross sections and rights of way to be narrower maximizing usable space and creating alley type access drives. The proposed units have the garage at the rear of the house with the main entry at the opposite, front side of the house. Every unit will front to common green space or a public roadway. The design and layout of the private streets provides a more livable environment by minimizing paving; includes suitable provisions for pedestrian access and ADA routes; common open and green space in front of most unit; and landscaping throughout the proposed development.

Areas of Required Landscaping:

The proposed PUD/ Preliminary Plan includes landscape design and streetscape planting requirements for the streetscapes along Powers Blvd., Frontside Drive, and Legacy Dr. Landscaping is also required along Bradley Rd. frontage, but it is requested that detail

design of this landscape frontage be deferred until a design and land use for Future Development Tracts G, H and I has been determined and submitted to El Paso County for review as required. 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:

The Trails at Aspen Ridge project is proposing 20.36 acres of open space which is 17% 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.

Types of Proposed Recreational Amenities:

The Trails at Aspen Ridge project is proposing various types of recreational amenities to include active and passive open spaces areas; trail and pedestrian connectivity corridors; common open space for the rear loaded product types; and a 6 acre central park site. Final design of the park site and common open space areas will be completed with future final plat filings as required.

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. 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. Pursuant to Section E, Credits and Reimbursements, of the Board of County Commissioners' Road Impact Fee Implementation Document, the applicant requests that the County and Applicant enter into a credit agreement prior to final plat approval to determine an estimate of credits to which applicant may be entitled.

Proposed Services:

The Trails at Aspen Ridge will be a part of the Waterview II Metropolitan District which shall own and maintain common areas such as setbacks, trails, common areas, open space, private streets, signage, detention facilities, etc. 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.

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.