

EL PASO  **COUNTY**
COLORADO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

March 04, 2021

James Todd Stevens,
Eagle Development Company &
Yes Antelope Ridge, LLC
4164 Austin Bluffs Parkway #361
Colorado Springs, CO. 80918

Tim McConnell
Drexel, Barrell & Company
3 South 7th Street
Colorado Springs, CO 80905

RE: Windermere – Preliminary Plan – (SP-19-003)

This is to inform you that the above-reference request for approval of preliminary plan was heard and approved by the El Paso County Planning Commission on March 4, 2021, at which time a recommendation for approval to create 203 single family residential lots, public rights-of-way, seven (7) tracts for open space, park, detention and utilities was made. The three (3) parcels, totaling 55.58 acres, are zoned RS-5000 (Residential Suburban) and are located at the northwest corner of the Marksheffel Boulevard and North Carefree Circle intersection and is within Section 29, Township 13 South, Range 65 West of the 6th P.M. The properties are also within the CAD-O (Commercial Airport Overlay District). The properties are not included within the boundaries of a small area plan.

(Parcel Nos. 53291-11-002, 53294-00-016, and 53291-00-004)

This recommendation for approval is subject to the following:

CONDITIONS

1. Applicable traffic, drainage and bridge fees shall be paid with each final plat.
2. Applicable school and park fees shall be paid with each final plat.

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3. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed species.
4. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the Countywide Transportation Improvement Fee Resolution (Resolution 19-471), as amended, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
5. The County Attorney's Conditions of Compliance shall be adhered to at the appropriate time.
6. The applicants shall construct a 6 (six) to 8 (eight)-foot pre-cast noise wall to reduce the noise decibels below 66dB along the single-family lots adjacent to Marksheffel Road. The applicant shall provide an updated noise study adjacent to North Carefree Circle at the time of the final plat submittal to assess the noise decibel level for the lots adjacent to Carefree Circle.
7. The applicants shall provide a final landscape plan at the time of the final plat submittal.
8. Developer shall participate in a fair and equitable manner in offsite transportation improvements within unincorporated El Paso County, to be verified and approved with an updated traffic impact analysis provided with each final plat within the Windermere development.
9. The private detention pond maintenance agreement, as approved by the El Paso County Planning and Community Development Department, shall be filed at the time of recording the issuance of the Pre-development Site Grading Construction Permit.

NOTATIONS

1. Approval of the Windermere Preliminary Plan authorizes future final plat filings to be approved administratively by the Planning and Community Development Executive Director.
2. Approval of the Preliminary Plan will expire after twenty-four (24) months unless a final plat has been approved and recorded or a time extension has been granted.
3. The City of Colorado Springs has requested the applicants participate in a fair and equitable manner in offsite transportation improvements on North Carefree Circle, including but not limited to provision of proportional escrow or direct contribution toward the anticipated traffic signal at the intersection of Marksheffel Road and North Carefree Circle, which will not be included in the County Road Fee program. The County cannot require fees to be paid to incorporated municipalities.
4. Preliminary plans not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.

The Planning Commission is advisory to the Board of County Commissioners.

Should you have any questions, or if I can be of further assistance, please contact me at 719-520-6300.

Sincerely,



Kari Parsons, Planner III

File No. SP-19-003