



Drexel, Barrell & Co.

June 18, 2020

City of Colorado Springs
Attn: Kari Parsons, Planner
2880 International Circle
Colorado Springs, CO 80910
719-373-8562 direct

Engineers/Surveyors

Boulder
Colorado Springs
Greeley

3 S 7th Street
Colorado Springs, CO 80905

719 260-0887
719 260-8352 Fax

**RE: Letter of Intent & Justification Statement
Windermere
Preliminary Plan Amendment**

Ms. Parsons,

Please accept this letter of intent and the enclosed supplemental material as Drexel, Barrell & Co's application and request for approval of an amendment to the Preliminary Plan for Windermere, on behalf of Windsor Ridge Homes, to be developed as a single family residential property. The approximate 52.07 acre site will consist of 203 single family lots. We request approval of this amendment to the Preliminary Plan which has been prepared in accordance with El Paso County criteria. We also request pre-development overlot grading for this site. No deviations or variances are requested at this time.

The site was considered for annexation to the City of Colorado Springs, however significant off-site utility connections required to make the project work in the City/CSU service territory were not feasible.

you are requesting water sufficiency, early grading w/ utilities?? if so submit plans show drains if required, administrative plat approval also

Location

The site is located at the northwest corner of Marksheffel Road and North Carefree Circle. Antelope Ridge Drive forms the western boundary, and Chateau at Antelope Ridge subdivision lies to the north. The site contains a 3.51 acre Tract A of the Chateau at Antelope Ridge Filing No. 2.

Zoning / Land Use

The site is currently zoned for RS-5000 CAD-O (Residential Suburban / Commercial Airport District) and is currently undeveloped. The land to the west of the site is zoned as suburban RS-6000, and a PUD zoned subdivision lies to the north. The land to the south opposite N. Carefree Cir. is zoned RR-5 and owned by the City of Colorado Springs. The land to the east of Marksheffel Road is zoned R5/CR PIP2/CR SS AO and R1-6 PBC/CR PIP2/CR R5/CR SS AO for use as part of the Banning Lewis Ranch Master Plan with the City of Colorado Springs.

identify that there is an existing size pond owned by x which you are expanding by x and maintain by and have submitted a letter with the adjacent prop owners permission...

Existing Facilities

Sanitary Sewer is located at the east central portion of the site. Water mains are located in Antelope Ridge Drive. Existing electric and communication facilities are located on the site perimeter. A natural gas main is located along Antelope Ridge Drive on the west end of the site.

Preliminary Plan

The project consists of 203 single family lots at a minimum of 5,000 s.f. each. The gross density of the project will be a minimum of 3.6 units per acre to a maximum of 6.2 units per acre, according to RS-5000 zoning standards. The project will be constructed in four phases. Phase 1 will consist of approximately 9 acres and include 53 residential lots and a detention facility. Phase 2 will consist of approximately 7 acres and include 45 residential lots. Phase 3 will consist of approximately 10 acres and include 65 residential lots and a neighborhood park. Phase 4 will consist of approximately 6 acres and include 40 residential lots and a detention facility. Road ROW consists of approximately 9 acres and Tracts consist of approximately 14 acres. The existing detention facility in Phase 1 has already been temporarily capturing flows from the Chateau at Antelope Ridge subdivision to the north and from Pronghorn Meadows subdivision to the west. The existing facility will be replaced with an expanded pond of larger capacity meeting current drainage criteria to include a concrete trickle channel at the bottom, an outlet structure and pipe that will reduce the release of flows, and a reinforced spillway on the east side of the facility.

purpose & number of tracts please, are the plated with fil 1? or phased

Criteria for Approval

Per section 7.2.1.D.2 in the Municode, this projects meets the following criteria:

- The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan
- The subdivision is consistent with the purposes of this Code
- The subdivision is in conformance with the subdivision design standards and any approved sketch plan
- A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code. See commitment letter from Cherokee Metropolitan District
- A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. § 30-28-133(6) (b)] and the requirements of Chapter 8 of this Code. See commitment letter from Cherokee Metropolitan District.

this is NOT the updated criteria
<https://assets-planningdevelopment.elpaso.co.com/wp-content/uploads/LDC-Resolution/19-329-BOCC-Subdivision-REGS.pdf>

you have listed criteria but not gone into detail to address it (add detailed language for Policy plan, water master plan. look at Bentgrass west PUDSP 20 05 in EDARP for LOI and other document examples.. Explain why your not annexing into city.. identify of fsite traffic improvements anticipated...

- All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)]. See geotech report by RMG, February 5, 2019.
- Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design. See Preliminary Drainage Report by Drexel Barrell, Inc.
- Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM. Access to the site is provided off of existing Antelope Ridge Dr., a collector roadway.
- The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities. The proposed subdivision has established an adequate level of compatibility.
- Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision. All services will be provided.
- The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code. Fire protection will be provided by the Falcon Fire Protection District.
- The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code. The subdivision meets meet code requirements.

Traffic / Access / Noise

It is requested the Windermere Subdivision be placed in the 10 mill Traffic Improvement District.

Windermere subdivision will be accessed via two full-movement access points from Antelope Ridge Drive on the west side of the subdivision. The southern

access will line up with the existing intersection with Pronghorn Circle, approximately 540 feet north of North Carefree Circle. The north access point will be approximately 770 feet north of the southern access point.

A Traffic Analysis prepared by LSC Transportation Consultants Inc. shows that all site access points will operate at satisfactory levels of service as stop-sign-controlled intersections based on the projected short term and 2040 total traffic volumes. The intersection of North Carefree Circle & Antelope Ridge does not currently operate at an acceptable level of service for the southbound left-turn AM peak flow. Warrants for a signal however, are not currently met. Warrants for a signal are anticipated to be met by, but not before 2040. See the TIS for further explanation. The proposed road improvements required for site development will be restriping on Antelope Ridge to provide southbound left-turn lanes approaching each of the two site access points and adding a northbound right-turn lane at the north access.

LSC has also produced a noise study to analyze the impact of projected road traffic noise from traffic on Marksheffel Road and North Carefree Circle on the proposed residential development. The report concludes that the 2040 noise levels will exceed the 67 decibel req threshold in two places, and it is recommended that an 8-foot precast concrete panel noise fence be installed along the back of lots 45-48 at the southeast corner of the site.

Utilities

Water and sanitary sewer services will be provided by Cherokee Metropolitan District. Electric and natural gas will be provided by Mountain View Electric Association Inc. and Colorado Springs Utilities respectively. The communications provider will be contracted by the developer.

Schools

The project is located within Falcon District No. 49. Sand Creek High School and Evans Elementary School are located approximately $\frac{3}{4}$ miles to the west of the site, and Springs Ranch Elementary School is located approximately $\frac{3}{4}$ miles to the north west of the site. No land dedication is required at this time; fees in lieu of land are required.

Drainage

The site currently lies within the Sand Creek Drainage Basin. Drainage improvements will be constructed in accordance with the approved Final Drainage Report and Construction Documents as applicable, including a sub-regional WQ/Detention pond on the north end of the site and a local WQ/Detention pond on the south end.

Address the pre-development site grading proposed and what will be constructed with that request.

Parks / Open Space

The 1.00 acre park to be constructed in Tract C will serve the entire development project. As the park is less than 3 acres, it does not qualify as an urban park for the purposes of meeting the dedication requirements as outlined in the El Paso County Parks and Open Space Standards in Section 8.5.3 of the Land Development Code. The fees per subdivision lot in lieu of park land dedication are \$113 for Urban Parks and \$456 for Regional Parks. The required fees in lieu for this project are:

	2019 Fees/lot	Total (203 lots)
Urban Neighborhood	\$113	\$22,939
Urban Community	\$175	\$35,525
Regional	\$456	\$92,568
Total	\$744	\$151,032

Require fees in lieu of land for regional park purposes in the amount of \$92,568, and urban park purposes in the amount of \$58,464. Dedication of urban park improvements under a park lands agreement is an acceptable alternative to urban fees, provided that the agreement is approved by the County and executed prior to recording the final plat.

Metropolitan District

The property is located within the Cherokee Metropolitan District.

Waiver Requests

deviations?

No waivers requested at this time.

Contact Information

Drexel, Barrell & Co., a full service engineering and surveying firm, represents Windsor Ridge Homes. Following is the contact information for both parties.

Owner/Developer:
Windsor Ridge Homes
James Todd Stephens
4164 Austin Bluffs Pkwy #36
Colorado Springs, CO 80918
719-499-6136 phone
719-200-9594 cell
todd@windsorridgehomes.com

Current North Pond Owner:

Yes! Communities
Brian Dougherty
5050 S. Syracuse St. #1200
Denver, CO 80237
970-214-5777 phone
bdougherty@yescommunities.com

Consultant:

Drexel, Barrell & Co.
Mr. Tim McConnell, P.E., Associate, Regional Manager
3 South 7th Street
Colorado Springs, CO 80905
719-260-0887 phone
719-260-8352 fax
tmccConnell@drexelbarrell.com

We trust you find our application for the Windermere Preliminary Plan Amendment acceptable. We look forward to working with the County in processing the application and submittal package. Please call if you have any questions or require any additional information.

Respectfully,



Drexel, Barrell & Co.
Tim D. McConnell, P.E.
Principal, Regional Manager

SP19003-V2-LOI redlines.pdf Markup Summary 8-20-2020

Callout (8)

The project cost approximately \$1.5 million and is to be constructed in 6 phases. Phase 1 will consist of approximately 11 tracts. Phase 2 will consist of approximately 11 tracts. Phase 3 will consist of approximately 11 tracts. Phase 4 will consist of approximately 11 tracts. Phase 5 will consist of approximately 11 tracts. Phase 6 will consist of approximately 11 tracts. The purpose & number of tracts please, are the plated with fil 1? or phased

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purpose & number of tracts please, are the plated with fil 1? or phased

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this is NOT the updated criteria

<https://assets-planningdevelopment.elpasoco.com/wp-content/uploads/LDC-Resolution/19-329-BOCC-Subdivision-REGS.pdf>

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you have listed criteria but not gone into detail to address it (add detailed language for Policy plan, water master plan. look at Bentgrass west PUDSP 20 05 in EDARP for LOI and other document examples..Explain why your not annexing into city..identify of fsite traffic improvements anticipated...

Requires that in the event of need for regional park purposes in the interest of the public health, safety and general welfare of the City, the City may acquire, lease, purchase, or otherwise obtain, any real property, including but not limited to, any real property owned, leased, purchased, or otherwise obtained by any person, firm, or corporation, for the purpose of establishing, maintaining, or improving a regional park. The purpose & number of tracts please, are the plated with fil 1? or phased

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deviations?

Identify that there is an existing size pond owned by x which you are expanding by x and maintain by x and have submitted a letter with the adjacent prop owners permission...

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identify that there is an existing size pond owned by x which you are expanding by x and maintain by x and have submitted a letter with the adjacent prop owners permission...

update 2014 letter....

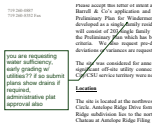
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update 2014 letter....



Subject: Callout
Page Label: 4
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3 lots? I thought the study was revised to show length of marksheffel and a portion of constitution. Please revise study with new layout...



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you are requesting water sufficiency, early grading w/ utilities?? if so submit plans show drains if required, administrative plat approval also

Text Box (1)



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Address the pre-development site grading proposed and what will be constructed with that request.