



# Drexel, Barrell & Co.

January 31, 2019

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 7<sup>th</sup> 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 202 single family lots. We request approval of this amendment to the Preliminary Plan which has been prepared in accordance with El Paso County criteria.

**Location**

Add request for pre-dev site grading.  
Add all deviation or waiver requests also.

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.

**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.

the detention is part of another project: discuss how you are obtaining this and altering existing facility

**Preliminary Plan**

The project consists of 202 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 19.13 acres and include 53 residential lots and a detention facility. Phase 2 will consist of 9.58 acres and include 45 residential lots. Phase 3 will consist of 9.07 acres and include 40 residential lots and a neighborhood park. Phase 4 will consist of 14.27 acres and include 64 residential lots and a detention facility.

Criteria for approval 7.2.1.D.2 pg 7:7 in Municode justification analysis here:

**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. Windermere subdivision will also have a right-in/right-out access point from Marksheffel Road on the east side of the subdivision.

? Provide documentation from Current City traffic Engineer regarding this. When is City to annex road? County has stated no access to Mark Sheffel.

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 only road improvements required would be restriping on Antelope Ridge to provide southbound left-turn lanes approaching each of the three site access points.

two?

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 not exceed the 67 decibel req threshold. Nonetheless, a 6-foot precast concrete panel noise fence is proposed along the perimeter of the site.

standards now allow for 7-feet.

It was exceeded in two places and suggested an 8 foot wall is provided to reduce the impacts to suitable level.

**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.

There was significant opposition regarding the wait times at Constitution and Antelope Ridge has this resolved or is the developer proposing to address this at the hearing?

**Schools**

The project is located within Falcon District No. 49. Sand Creek High School and Evans Elementary School are located approximately ¾ miles to the west of the site, and Springs Ranch Elementary School is located approximately ¾ 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.

**Parks / Open Space**

The 1.00 acre park to be constructed in Phase 1 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 \$101 for Urban Parks and \$407 for Regional Parks. The required fees in lieu for this project are:

2019 fees in place-work with Parks Please. You can remove this chart and state yo will pay fees in lieu of land.

	2018 Fees	Phase 1 (114)	Phase 2 (89)	Total (203)
Urban – Neighborhood	\$101	\$11,514	\$8,989	\$20,503
Urban – Community	\$156	\$17,784	\$13,884	\$31,668
Regional	\$407	\$46,398	\$36,223	\$82,621
<b>Total</b>	<b>\$664</b>	<b>\$75,696</b>	<b>\$59,096</b>	<b>\$134,792</b>

Require fees in lieu of land for regional park purposes in the amount of \$82,621, and urban park purposes in the amount of \$52,171. 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**

No waivers requested at this time.

**Contact Information**

Drexel, Barrell & Co., a full service engineering and surveying firm, represents Bruckner Truck. 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

**Consultant:**

Drexel, Barrell & Co.  
Mr. Tim McConnell, P.E., Associate, Regional Manager  
3 South 7<sup>th</sup> Street  
Colorado Springs, CO 80905  
719-260-0887 phone  
719-260-8352 fax  
[tmccConnell@drexelbarrell.com](mailto:tmccConnell@drexelbarrell.com)

current north pond  
owner

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.

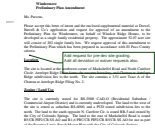
Respectfully,



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

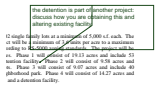
# Markup Summary

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Add request for pre-dev site grading.  
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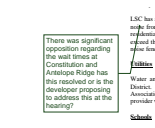
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the detention is part of another project: discuss how you are obtaining this and altering existing facility



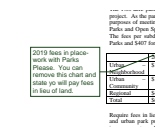
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? Provide documentation from Current City traffic Engineer regarding this. When is City to annex road? County has stated no access to Mark Sheffel.



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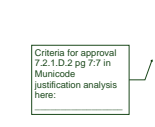
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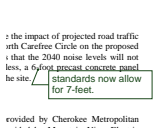
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current north pond owner



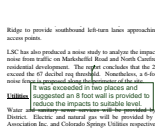
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Criteria for approval 7.2.1.D.2 pg 7:7 in Municode justification analysis here: \_\_\_\_\_



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standards now allow for 7-feet.



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