



April 17, 2017  
Revised August 9, 2017

**LETTER OF INTENT**  
**Hannah Ridge at Feathergrass Filing No. 4 Final Plat**

**Owner:**

Feathergrass Investments, LLC  
4715 N. Chestnut Street  
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Kenny Driscoll  
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**Applicant / Consultant:**

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Attn: Dave Gorman

**Site Location Size and Zoning:**

The site is 10.12± acres located in the Southwest one-quarter of Section 32, Township 13 South, Range 65 West of the 6th P.M. In El Paso County, Colorado. The property is zoned PUD. The proposed subdivision is a replat of Tract GG, Hannah Ridge at Feathergrass Filing No. 1 as recorded under Reception Number 214713468 of the records of El Paso County, Colorado. The property is El Paso County Tax Schedule No. 53323-16-002 located north of Constitution Avenue, west of Akers Drive, south of the Rock Island Trail right of way at the northerly extension of Shawnee Drive from Constitution Avenue.

The site location, size and zoning of the proposed Hannah Ridge at Feathergrass Filing No. 4 is identical to Phase 4 of the amended Hannah Ridge at Feathergrass Preliminary Plan (SP-13-006), approved by the El Paso County Board of County Commissioners by Resolution Number 13-427 and recorded under Reception Number 213127098. The site is located just west of Hannah Ridge at Feathergrass Filing No. 2, recorded under Reception Number 216713822 on July 28, 2016 and Hanna Ridge at Feathergrass Filing No. 3, which is currently under consideration in the El Paso County Land Development process under separate application.

**Request and Justification:**

The request is for approval of the Final Plat of Hannah Ridge at Feathergrass Filing No. 4, which consists of Phase 4 as shown on the approved Hannah Ridge at Feathergrass Preliminary Plan. This Final Plat will create 52 single-family lots along with public street rights-of-ways including the westerly extensions of both Hunter Jumper Drive and Winslow Park Drive from Hannah Ridge at Feathergrass Filing No. 3. The proposed subdivision contains 10.12± acres of land.

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The proposed Final Plat is the fourth phase of developing the Hannah Ridge at Feathergrass site in accordance with the approved Hannah Ridge at Feathergrass Preliminary Plan. Development will also be in accordance with the approved Hannah Ridge at Feathergrass PUD Plan. The PUD Guidelines, with which the development will conform, are recorded under Reception Number 208091456.

The proposed development will provide necessary residential housing lots at lower mid-range pricing. The future park & open space acreage, mixed lot widths allowing for varied residential structure plans, improved provisions for site access, adequate provisions for drainage and utilities and continued build-out of the approved amended Preliminary and PUD plan will enhance the public health, safety and general welfare within this portion of El Paso County. The future park will be constructed during Phase 5 by the developer.

The owner understands and agrees to certain Conditions of Approval including payment of School Fees, payment of Park Fees, payment of Drainage and Bridge Fees, and escrow of contribution to the future Constitution Avenue and Hannah Ridge Drive traffic signal. The fees and escrow will be paid at time of plat recording.

This application meets the final plat submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the El Paso County Land Development Code (2016). Final Plats are reviewed and approved in consideration of the review criteria found in the El Paso County Land Development Code.

1. *The subdivision is in conformance with the goals, objectives, and policies of the Master Plan.*

The Master Plan is comprised of several elements. One of the elements is the El Paso County Policy Plan (1998), which does not include site-specific land use policies, but establishes broad policies and goals which are intended to serve as a framework for decision-making regarding development of the County. The project satisfies the following relevant policies from the Policy Plan as they specifically relate to this request: **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. **Policy 6.1.4** - Encourage the logical timing and phasing of development to allow for the efficient and economical provision of facilities and services. **Policy 6.2.1** - Utilize buffer zones to provide mutually compatible transitions between neighborhoods and adjoining development with differing uses or densities. **Policy 6.2.11** - Encourage compatible physical character, density and scale in existing neighborhoods.

The proposed subdivision is consistent with the surrounding residential zoned properties to the north, east and west. The proposed subdivision is adjacent to and is the logical extension of the recently platted Hannah Ridge at Feathergrass Filing No's 1, 2 and 3. A pre-cast wall along the southern boundary of the site will mitigate the impacts to the residential development within this plan from the proposed multi-family and commercial land uses to the south. The proposed subdivision is the continuation of the ongoing Hannah Ridge at Feathergrass development with similar lot sizes and densities as the completed phases of Hannah Ridge as well as existing residential development in the immediate vicinity. The site is not contained within any Small Area Plans of the County. The proposed subdivision plat is in compliance with the Parks Master Plan, which does not call for trails or parks in the site vicinity. The proposed subdivision is also in compliance with the Master Plan for Mineral Extraction as no separate mineral estate owners were found for the property and the existing development on surrounding properties is not compatible with any potential mineral extraction operations.

2. *The subdivision is in substantial conformance with the approved preliminary plan.*



The proposed Final Plat is consistent and in conformance with the previously approved 2013 Preliminary Plan Amendment for the Hannah Ridge at Feathergrass development.

3. *The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials.*

The proposed Final Plat is prepared in accordance with all applicable subdivision design standards.

4. *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.*

The site is contained within the service area of Cherokee Metropolitan District and the District has agreed to serve the property. The Owner has secured water rights for the district, which are reserved for use in this development. The Office of the State Engineer has reaffirmed adequate water supply for the last three Final Plat applications contained within the operable Preliminary Plan.

5. *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.*

The site is contained within the service area of Cherokee Metropolitan District and the District has agreed to serve the property. The sanitary sewer mains to serve the proposed site will be extended from mains already constructed in Filing No.'s 1, 2 and 3, which were approved by the District.

6. *All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. §30-28-133(6)(c)].*

A soils report has been prepared for the site and the owner will comply with the recommendations of the report.

7. *Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM.*

The Hannah Ridge at Feathergrass development has planned a comprehensive drainage system that continues to be developed as each project phase is constructed. Filing No. 4 will add adequate drainage improvements necessary to serve this subdivision as well as the future phases of the project. The drainage improvements will be consistent with the operable Drainage Basin Planning Study (DBPS), The Master Development Drainage Plan (MDDP) for Hannah Ridge at Feathergrass, the Preliminary Drainage Report and the Final Drainage Reports for each subdivision filing.

8. *Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM.*

Each proposed lot on the site will access a public street and there are multiple exit and entry points available for the safety of the future residents. Hannah Ridge Filing No. 4 will provide the northerly extension of Shawnee Drive from Constitution Avenue. This extension will contribute to improved safety of existing Hannah Ridge residents and help to properly distribute traffic to and from the overall development. Access also includes routes to Hannah Ridge Drive and Constitution Avenue, Winslow Park Drive to Akers Drive, and Hunter Jumper Drive to Akers Drive.



9. *Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision.*

The site is located within the jurisdiction of the El Paso County Sheriff's Office. The Sheriff's office currently provides police protection for the site and surrounding area. Hannah Ridge at Feathergrass Filing No. 4 is located within two fire protection districts, the Cimarron Hills Fire Department on the west and the Falcon Fire Protection District on the east. Fire Hydrant locations for the site are being reviewed and approved by both fire departments. Water and Sanitary Sewer infrastructure is being provided by the developer in accordance with Cherokee Metropolitan District standards. The completed development will include natural open space and a park area. Transportation is provided by the adjacent existing and proposed roadway system.

10. *The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code.*

Hannah Ridge at Feathergrass Filing No. 4 is located within two fire protection districts, the Cimarron Hills Fire Department on the west and the Falcon Fire Protection District on the east. The water main system is designed to provide adequate fire flows at the site as reviewed by Cherokee Metropolitan District. Fire Hydrant locations for the site are being reviewed and approved by both fire departments.

11. *Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8.*

Offsite transportation and drainage impacts are considered and mitigated by the recommendations of the Final Drainage Report and Traffic Impact Study update Memo. The owners of the subdivision have constructed Akers Drive and made necessary turn lane improvements on Constitution Avenue. The developer will also make improvements to Constitution Avenue due to the addition of the Shawnee Drive intersection. Also, the developer will contribute to escrow funds for a traffic signal at Hannah Ridge Drive and Constitution Avenue. The owner has requested the property be admitted to PID #2 and the developers will pay the required Road Impact Fee upon obtaining individual residential building permits.

12. *Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated.*

The Subdivision Improvement Agreement (SIA) includes provision to guarantee construction of the necessary infrastructure. The platting of the site will include the collection of the applicable Drainage Fees, School Fees and Park Fees.

13. *The subdivision meets other applicable sections of Chapter 6 and 8.*

The subdivision meets the requirements of the Land Development Code and previous subdivision plat filings were approved by the BOCC in 2014 and 2016.

14. *The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§34-1-302(1), et seq.]. No separate mineral estate owners were found for the property and the existing development on surrounding properties is not compatible with any potential mineral extraction operations.*

#### **EXISTING AND PROPOSED FACILITIES:**

Existing offsite roads include Constitution Avenue (160' row) to which this developer has made previous improvements, Akers Drive (80' row) constructed by this owner/developer in cooperation with El Paso



County. Other existing facilities include the storm drain line along the north side of Constitution Avenue, the box culvert crossing of Constitution Avenue at Akers Drive and various utility line stub-outs in Akers Drive and Constitution Avenue that were previously constructed by this owner/developer. Hannah Ridge at Feathergrass Filing No. 4 will also include additional improvements to Constitution Avenue at the proposed Shawnee Drive intersection.

Existing facilities provided in Hannah Ridge at Feathergrass Filing No. 1 include portions of Hunter Jumper Drive (60-80' row), Winslow Park Drive (60' row), Equine Court (60' row) and all of Farrier Court (50' row) as well as the associated mainline utilities and utility services for the lots. Storm drainage and stormwater quality facilities were also been provided.

Existing facilities provided in adjacent Hannah Ridge at Feathergrass Filing No. 2 include a portion of Hunter Jumper Drive (60-80' row), a portion of Winslow Park Drive (60' row), all of Half Chaps Court (60' row), and a portion of Hannah Ridge Drive (60'-90' row) as well as the associated mainline utilities and utility services for the lots. Storm drain in Hannah Ridge Drive and Half Chaps Court, the Hannah Ridge Drive concrete box culvert, and stormwater quality facilities were also provided.

Facilities provided in Filing No. 3 include a portion of Hunter Jumper Drive (60' row), a portion of Winslow Park Drive (60' row), a portion of Grand Prix Court (50' row) , and all of Horsemanship Court (50' row). Filing No. 3 facilities included the associated mainline utilities and utility services for the lots, the major storm drain line that conveys the Sand Creek Tributary 6 storm flows south to the Constitution Avenue channel, and storm drain lines in Hunter Jumper Drive and the necessary stormwater quality facilities.

Proposed facilities for Filing No. 4 include the westerly portion of Hunter Jumper Drive (60' row), the westerly portion of Winslow Park Drive (60' row), all of Shawnee Drive (60' row) from Constitution Avenue to Winslow Park Drive, and a portion of Pony Club Lane (50' row). Filing No. 4 facilities will include the associated mainline utilities and utility services for the lots, storm drain facilities in Shawnee Drive and the necessary stormwater quality facilities. These new facilities will be connected to the recent improvements of Filing No. 3 as appropriate. All improvements will be in compliance with the approved PUD, Preliminary Plan and El Paso County engineering criteria.

#### **EASEMENT VACATIONS:**

The site contains two utility easements for existing Cherokee Metropolitan District sanitary sewer mains are located within the site (Book 3896, Page 66 & Book 6916, Page 68), which are to be vacated. The existing sanitary sewer main, located within these easements, is to be relocated during the upcoming development of Hannah Ridge at Feathergrass Filing No. 3 and the easements will be vacated by separate instrument following the new construction. Cherokee Metropolitan District has provided consent that the existing easements will be vacated after construction of the new sanitary sewer main during development of the proposed subdivision.

#### **TOTAL NUMBER OF RESIDENTIAL UNITS AND DENSITIES:**

The gross area of the Filing 3 subdivision is 10.12+/- acres and will contain 52 Single Family Units. An area of 6.51+/- acres will be single-family residential lots. Trail Access Tracts will contain 0.17+/- acres and street rights-of-way take up the remaining 3.44+/- acres . The average lot size for the 52 lots is 5,453

square feet (sf.). The gross density of the said Filing No. 4 is 5.1+/- units per acre, while the net density, subtracting out the areas of street rights-of-way and trail access tracts is 8.0+/- units per acre.

**TYPICAL LOT SIZE:**

The proposed subdivision exhibits a mixture of 50 feet wide and 60 feet wide lots. The typical Single Family Residential lot size is 50 feet wide by 100 feet deep. The minimum lot area in Hannah Ridge at Feathergrass Filing No. 4 is 5,000 s.f. A significant portion of lots are larger, ranging up to 6,645 sf.

**APPROXIMATE ACREAGE AND PERCENT OF LAND TO BE SET ASIDE AS OPEN SPACE:**

Two tracts are being platted in the subdivision for use as trail access to the adjacent and extensive Rock Island Trail, which is owned and maintained by the City of Colorado Springs. These tracts consist of 0.17 acres or 2% of Filing No. 4. The two tracts will be open space and be owned and maintained the Hannah Ridge Home Owners Association (HOA). The Preliminary Plan has provisions for a future park tract to be developed north of Winslow Park Drive during future phase 5 with additional natural open space located north of the future park. All the proposed land uses and open spaces are in accordance with the approved Preliminary Plan.

**PHASED CONSTRUCTION AND ANTICIPATED DEVELOPMENT SCHEDULE:**

Hannah Ridge at Feathergrass Filing No. 4 represents the 52 lots as the fourth phase of the eight phases for the single family residential development shown in the preliminary plan. The phasing began on the east side of the site between Hunter Jumper Drive and Winslow Park Drive at Akers Drive as Filing No.1 (2014) and is proceeding from east to west (2013-2017); then to the east side in the area of Akers Drive and Under Saddle Street (2018-2019), then to the west side and finally the north central portion (2018-2020). The park will be constructed as part of Phase 5 residential construction (2018-2019). Other open space tracts will be developed with the adjacent residential phases as they occur. Multi-family phases along Constitution Avenue shall be designed and constructed approximately 2017 - 2019. Commercial phases are to be designed and developed approximately 2017 - 2020.

**UTILITIES – WATER AND SEWER:**

Water and sewer will be provided by Cherokee Metropolitan District. The district has provided a detailed Service Commitment letter which explains how capacity is available for the planned development. The developer has purchased water rights and transferred these right to Cherokee Metropolitan District, which has in turn reserved this water for use in the Hannah Ridge at Feathergrass development. The developer will construct all street, utilities and storm drainage improvements. Utilities will be routed underground in the public streets and utility easements per El Paso County design standards. Cherokee Metropolitan District will provide maintenance of proposed water and sewer system.



**FIRE PROTECTION:**

Hannah Ridge at Feathergrass Filing No. 4 is located completely within the Cimarron Hills Fire Protection District and the District has provided a letter of agreement to serve. Additionally, the overall Hannah Ridge development property is located within two fire protection districts, the Cimarron Hills Fire Department on the west and the Falcon Fire Protection District on the east. The boundary between the two is located just east of the Hannah Ridge at Feathergrass Filing No. 4 property, extending to the north and south. In practice, both fire districts respond to incidents in this border area.

**PROPOSED USES, RELATIONSHIP BETWEEN USES AND DENSITIES:**

Single-family parcels are adjacent to the site on the east and north. Existing single-family residential development exist to the west and northwest on the opposite side of the adjacent Rock Island Trail. Multi-family parcels are adjacent to the south, separated by Hunter Jumper Drive. Densities of this proposal are comparable to densities to the existing surrounding subdivisions. This subdivision provides for a pre-cast ornamental wall and landscaping located along the north side of Hunter Jumper Drive as a buffer with the multi-family property to the south as noted on the PUD plan.

**LANDSCAPING AND BUFFERING:**

Frontage of Hunter Jumper Drive will be landscaped in accordance with the approved PUD plan. Landscape trees will be planted and a pre-cast concrete wall will be constructed along the north side of Hunter Jumper Drive which will serve as the required buffer to the multi-family and commercial zones to the south.

Regarding the Hannah Ridge development as a whole, significant open space and landscaping will be provided. The future park and open space parcels will be landscaped. The northeastern portion and southern portion ending at the commercial boundary will be designed to be native grassland parks with natural trails. The central park parcel will be more formalized with landscaping and recreational amenities. Street right-of-ways and entries will also be landscaped as indicated on the PUD Plan. The landscaping, wall and open space tracts are to be installed by the Developer of the project and will be maintained by The Communities at Feathergrass Homeowners Association, an existing HOA.

**PROPOSED ACCESS LOCATIONS:**

Two access locations already exist at the surrounding streets with with curb cuts and have been previously identified by El Paso County. A full movement access is proposed at Akers Drive/Under Saddle Street., A 3/4 movement intersection exists at Winslow Park Drive/Akers Drive as well as the Hunter Jumper Drive/Akers Drive intersection. A Full Movement intersection exists at Akers Drive/Constitution Avenue. A Full Movement access at Hannah Ridge Drive/Constitution Avenue was completed as part of Filing No. 2 construction. Hannah Ridge at Feathergrass Filing No. 4 will provide a new 3/4 movement intersection at Shawnee Drive/Constitution Avenue. A Traffic Impact Study update memo for the proposed development is provided with this application.

**TRAFFIC IMPACT FEES:**

This development is subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 12-382. The owner is petitioning for inclusion of the new residential lots into the Public Improvements District No. 2 (the 10 mil PID). The fee per Single-family Detached dwelling in the 10-mil PID is \$923.00. This fee will be paid at the time of building permit issuance. The Hannah Ridge at Feathergrass property is also contained within the Constitution Heights Metropolitan District and lots subject to traffic impact related building permit fees pursuant to a 2009 IGA. The fee in Hannah Ridge at Feathergrass is \$637.15 per single-family residential lot to be paid at the time of building permit issuance. However, the lots in Hannah Ridge at Feathergrass are also eligible for credit in the El Paso County Road Impact Fee Program as established by El Paso County Resolution Number 12-389. The credit is designed to offset the contribution mandated by the IGA as well as amounts already contributed to the County's transportation system in the form of road construction and dedication of right of way for portions of Constitution Avenue and Akers Drive by the developer.

A summary of the fees for each single-family lot in the subdivision is provided below:

The development enters Public Improvements District No. 2 (the 10 mil PID) and is subject to the requirements thereof. The developer will pay the \$923.00 Fee to El Paso County pursuant to the 2009 IGA and Resolution 12-389. The County will reimburse Pikes Peak Rural Transportation Authority from this fee payment. The accrual and use of any credits in the El Paso County Road Impact Fee Program is governed according to Resolution 12-389.

Should County staff or officials require more information. Please use the contact information below to reach me.

Very truly yours,

M.V.E., Inc.



David R. Gorman, P.E.  
DRG:cwg