



Drexel, Barrell & Co.

November 29, 2021

El Paso County Planning & Community Development
Attn: Kari Parsons, Planner III
2880 International Circle
Colorado Springs, CO 80910
719-373-8562 direct

Engineers/Surveyors

Boulder
Colorado Springs
Greeley

**RE: Letter of Intent & Justification Statement
Windermere Filing No. 1 Final Plat
Parcel Nos. 53294-00-016 & 53291-00-004**

3 S 7th Street
Colorado Springs, CO 80905

719 260-0887
719 260-8352 Fax

Ms. Parsons,

Please accept this letter of intent and the enclosed supplemental material as Drexel, Barrell & Co's application and request for approval of the Final Plat for Windermere Filing No. 1, on behalf of Eagle Development Company & James Todd Stephens to be developed as a single family residential property. The approximately 52.07 acre site will consist of 163 single family lots, and 6 tracts. We request approval of this Final Plat which has been prepared in accordance with El Paso County criteria. 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.

Location

The site consists of the two parcels noted above 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

Utility installation was approved as part of the Preliminary Plan for the subdivision, and is currently under construction. The sanitary sewer outfall is located at the east

central portion of the site. Offsite 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.

An existing detention facility at the north end of the project has already been temporarily capturing flows from the north. This pond is owned by Yes! Communities and is currently being expanded to meet current design criteria. The new pond is to be maintained by Windermere Metropolitan District. Coordination with the adjacent property owners is currently in progress.

Final Plat

This Final Plat filing consists of 163 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 two phases.

Phase 1 will consist of approximately 42.8 acres and include 163 residential lots, a neighborhood park and a detention facility. The Tracts in Phase 1 are A, C, D, E, & F (6 Tracts). These tracts are all used for landscape and public utilities & improvements. Tract A is also to be used for drainage and a private detention pond. Tract C is also to be used for a park, mail kiosks and drainage. Tracts D, E and F are also to be used for drainage.

Phase 2/Tract B (9.3 acres) is set aside for future development. A replat and other required documents will be submitted at that time. Part of Tract B is also to be used for a private detention pond to be owned and maintained by the Sands Metropolitan District #4.

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 is currently being 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. The north detention facility will also be owned and maintained by the Sands Metropolitan District #4.

Criteria for Approval

Per section 7.2.1.D.3 in the Land Development Code, this project meets the following criteria:

- **The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.** The development is consistent with the intent of the Policy Plan as it is intended to provide additional housing at various densities in an urbanizing area. Annexation into the City of Colorado Springs was explored, but found to be cost prohibitive due to offsite utility extensions needed, wastewater in particular.

- **The subdivision is in substantial conformance with the approved preliminary plan.** The subdivision is in conformance with the approved preliminary plan, and is proposed to be constructed in two phases.
- **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 subdivision design standards and regulations are met.
- **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.** Cherokee Metropolitan District has a sufficient water supply to support this development. The raw water supplied to the District is generally of good quality. The quality of the water is monitored, and the District has been successful in complying with regulatory limits. (Water Resources Report, June 2020). See commitment letter from Cherokee Metropolitan District and further discussion below.

1. Water Master Plan Analysis

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best management practices for water demand management through the comprehensive planning and development review processes. Relevant Policies are as follows:

Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability, and quality for existing and future development.

Goal 1.2 – Integrate water and land use planning.

Goal 3.1 – Promote cooperation among water providers to achieve increased efficiencies on infrastructure.

Policy 4.1.4 – Work collaboratively with water providers, stormwater management agencies, federal agencies, and State agencies to ensure drinking water sources are protected from contamination and meet or exceed established standards.

Policy 6.0.11 – Continue to limit urban level development to those areas served by centralized utilities.

Policy 6.4.1.3 – Support efforts by water providers to obtain renewable water supplies through collaborative efforts and regionalization.

Policy 6.4.1.4 – Promote long-term planning by water providers for sustainable water supplies serving new development.

The subject properties are located within Region 5, Cherokee Metropolitan District Service Area, which is not expected to experience significant growth in the County by 2060. Specifically, the Plan states:

“Region 5 consists of areas served by the Cherokee Metropolitan District and is not expected to experience significant growth by 2060. But the District could consider expanding water and sewer service to growth areas outside of Region 5. No specific growth map was created for Region 5; these areas are shown on other maps.”

Region 5 has a current water supply of 4,849-acre feet per year and a current demand of 4,396-acre feet per year. The 2040 water supply is projected to be 6,800-acre feet per year and the projected 2040 demand is 6,468-acre feet per year for the Region.

Cherokee Metropolitan District participated in the water provider surveys in conjunction with developing the Water Master Plan. The needs analysis in the Plan states that the District will need to obtain additional water supplies required for the 2040 and 2060 horizons compared to the supplies currently available today. The District’s participation in the planning effort indicates that the District is aware of their future water needs and anticipates adding water supplies incrementally to meet the growing and projected demands.

Cherokee Metropolitan District has provided a water and wastewater commitment letter to serve the development. The applicant’s water resource report indicates the District has an ample supply of water to serve this development and future developments within the District. The report summarizes that the majority of the District’s water supply comes from the Upper Black Squirrel Creek Designated Groundwater Basin, which is considered a renewable water source. However, the District also receives supplies from the Sundance Ranch well field, which draws from Denver Basin aquifers, a nonrenewable water source. The District assumes that the Denver Basin will not be reliable beyond 2050.

Therefore, the District has implemented three methods to provide a sustainable water supply to its customers:

- i. Water efficiency: The District set a goal of reducing demand by 3 to 5 percent per capita and already has one of the lowest per capita usages in the State.
- ii. Water reuse: The District recharges the Upper Black Squirrel Creek Alluvial Aquifer with wastewater treated by the District that has been provided by the District and by Meridian Service Metropolitan District via intergovernmental agreement.
- iii. Additional renewable water supplies: The District is part of the Pikes Peak Regional Water Authority; whose goal is to provide water suppliers with a new regional water supply system.

As stated in the water resource report, this development is projected to have a demand of 66.5 acre-feet of water per year. As of 2020, the District had a surplus of 316.8 acre-feet of water per year before committing to the subject development. After commitment of 66.5 acre-feet of water per year, the District will be left with a surplus of 250.3 acre-feet of water for future developments. The District's accounting of current water demands and water supply is anticipated to be updated annually in order to appropriately evaluate the District's ability to increase water resources in conjunction with development applications and to show that the District is taking steps to address future projected water supply deficiencies. The District has indicated in the Water Provider Supplement to Water Resource Report for Windermere Subdivision, dated February 9, 2021, that the District does not intend to further development in the Denver Basin, and is focusing on acquiring new renewable supplies proximate to existing infrastructure.

- **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.** Cherokee Metropolitan District will serve the project and has sufficient capacity. Public sewage disposal is addressed in the "Wastewater Report for Windermere" prepared by Drexel, Barrell & Co. See commitment letter from Cherokee Metropolitan District.
- **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)].** The geologic

hazards anticipated to affect this site are potentially seasonally high groundwater at lots 72-74 and 169-173, expansive soils, compressible soils, hard bedrock, floodplain and drainage areas, corrosive minerals, fill soils, proposed grading, erosion control, cuts and masses of fill and radon. The most significant geologic constraints to development recognized at this site are high groundwater and hard bedrock. The geologic conditions encountered at this site are relatively common to the immediate area and mitigation can be accomplished by implementing common engineering and construction practices. None of these conditions are anticipated to preclude the proposed development. See report by RMG, October 26, 2020 for mitigation measures.

- **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.** Drainage improvements are addressed in the Preliminary Drainage Report and in the grading and erosion control plans prepared by Drexel Barrell, Inc. Detention and water quality are provided on site and meets the DCM criteria.
- **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.** Legal access to the site is provided off existing Antelope Ridge Dr., a collector roadway, and via public roads within the development.
- **Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to the serve the proposed subdivision.** Water and sanitary sewer service are to be provided by Cherokee Metropolitan District. Mountain View Electric Association Inc. and Colorado Springs Utilities will provide electric and natural gas services to the subdivision respectively. Falcon Fire Protection District will provide fire protection and emergency services. A neighborhood park will be provided as a tract within the subdivision.
- **The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code.** The site lies within the Falcon Fire Protection District, and a commitment letter to serve the development has been provided.
- **Offsite 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.** Public infrastructure is to be constructed with the development to include roads, drainage and utilities and are adequate to serve and mitigate the demand produced by the development.
- **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 developer agrees to provide escrow or direct

contribution to the City of Colorado Springs for the future anticipated signal at the intersection of Marksheffel Rd and N. Carefree Circle.

- **The subdivision meets other applicable sections of Chapter 6 and 8.** The proposed subdivision meets the applicable sections of these parts of the Code for R5-5000 zoning.
- **The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§34-1-302(1), et seq.]** There are no known mining deposits on this property.

Traffic / Access / Noise

It is requested that Windermere Filing No. 1 be placed in the 10 mill Traffic improvement District.

Windermere Filing No. 1 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. No other offsite traffic improvements are proposed.

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 a 7-foot precast concrete panel noise fence be installed along the back of lots abutting Marksheffel Road. Further noise analysis will be completed for Tract B to determine whether the noise fence needs to be extended along N. Carefree Circle, at that time of future development.

The developer agrees to provide escrow or direct contribution to the City of Colorado Springs for the future anticipated signal at the intersection of Marksheffel Rd and N. Carefree Circle.

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 $\frac{3}{4}$ mile to the west of the site, and Springs Ranch Elementary School is located approximately $\frac{3}{4}$ mile 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. The detention ponds and onsite drainage shall be owned and maintained by the Sands Metropolitan District #4.

Parks / Open Space

The 1.00 acre park to be constructed in Tract C will serve the entire development. 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 \$116 for Urban Parks and \$467 for Regional Parks. The required fees in lieu for this project are:

	2021 Fees/lot	Total (163 lots)
Urban Neighborhood	\$114	\$18,582
Urban Community	\$176	\$28,688
Regional	\$460	\$74,980
Total	\$750	\$122,250

Required fees in lieu of land for regional park purposes in the amount of \$74,980, and urban park purposes in the amount of \$47,270. 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. Windermere Filing No. 1 will be included in the Sand Metropolitan District #4.

Deviation Requests

No deviations are requested at this time.

Contact Information

Drexel, Barrell & Co., a full service engineering and surveying firm, represents the property owners. Following is the contact information for all parties.

Owner/Developer:

Eagle Development Company
Lorson South Land Corporation
Babcock Land Corporation
212 N. Wahsatch Ave., Suite #301, Colorado Springs, CO 80903
719-635-3200 phone
jmark@landhuisco.com

Owner:

Windsor Ridge Homes
James Todd Stephens
4164 Austin Bluffs Pkwy #36, Colorado Springs, CO 80918
719-499-6136 phone
todd@windsorridgehomes.com

Consultant:

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

We trust you find our application for the Windermere Filing No. 1 Final Plat 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