

# Paint Brush Hills Filing 14 Preliminary Plan, Final Plat & Construction Documents Letter of Intent



VICINITY MAP

I think that the preliminary plan criteria as amended in 9/2019 has been left off. How does this application meet the preliminary criteria- please list criteria as staff will provide analysis in staff report. See recent LDC amendments on Planning page <https://assets-plannin gdevelopment.elpaso co.com/wp-content/up loads/LDC-Resolution /19-329-BOCC-Subdi vsion-REGS.pdf>



**Developer:**

Aeroplaza Fountain LLC  
212 N Wahsatch Ave., Suite 301  
Colorado Springs, Colorado 80903  
Ph: (719) 635-3200

**Planners:**

Matrix Design Group  
2435 Research Pkwy, Suite 300  
Colorado Springs, CO 80920  
Ph: (719) 575-0100

**Civil Engineers:**

M&S Civil Consultants, Inc.  
20 Boulder Crescent, Suite 110  
Colorado Springs, CO 80903  
Ph: (719) 955-5485

is rezoned RS6000.  
File, date of BOCC.It  
is not proposed it has  
happened-please  
correct.

**Site Location, History, Size, Zoning:**

The Paint Brush Hills subdivision encompasses approximately 300 acres and illustrates over 500 residential units. The previously approved 2006 preliminary plan for Paint Brush Hills Filing 14 illustrated approximately 124 residential units and was zoned entirely RS-20,000. The Paint Brush Hills Filing 14 is an 88-acre site in total located at the far northwest corner of Londonderry Drive, west of Meridian Road and north of Stapleton Drive. The site is currently vacant and does not contain any natural features such as streams, creek corridors, rock outcroppings, and does not contain any significant stands of vegetation.

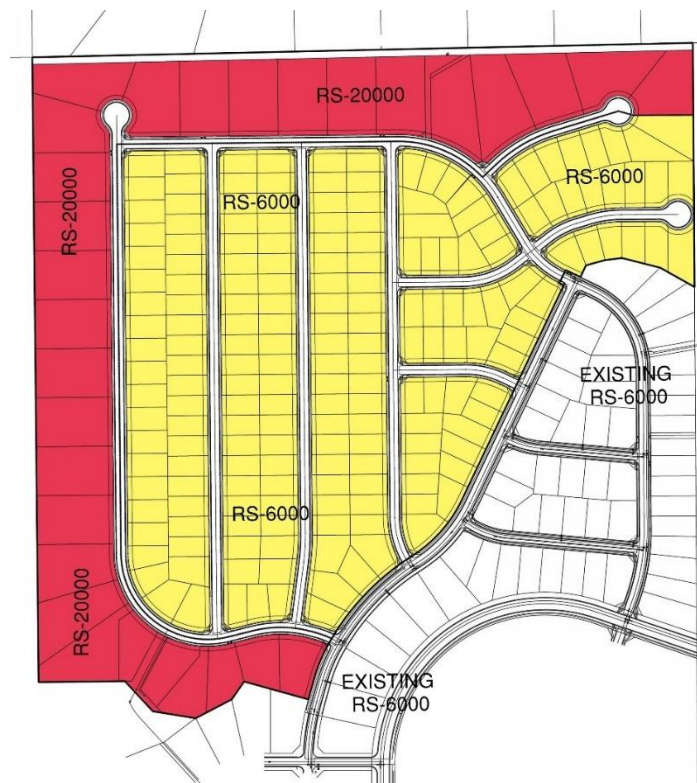
As part of the 2006 approval the perimeter lots to the north and west were a minimum 1 acre in size to act as a transitional buffer from the adjacent larger rural lots. These perimeter lots along the northern and western boundary will remain zoned RS-20,000 with a minimum lot size of 1-acre. The interior portion of Filing 14 is the area proposed for rezoning to RS-6,000 to permit lot sizes of 6,000 square feet and larger.

**Request & Justification:**

The purpose of this application is to request approval of a Preliminary Plan, Final Plat, Pre-Development Early Grading Request, Construction Documents, and request for findings of water sufficiency at the Preliminary Plan stage. A rezone application was approved by the El Paso County Planning Department on October 15, 2020 to rezone 55.898 acres of the total 88.632 acres from RS-20,000 to RS-6,000 to permit a minimum size lot of 6,000 square feet. The remaining 32.734 acres is zoned RS-20,000 with a minimum lot size of 20,000 square feet of which most are one acre in size.

The preliminary plan and final plat illustrate 224 total units on 88.632 acres for a density of 2.53 Dwelling Units per Acre. The approved densities for this area of Paint Brush Hills Filing 14

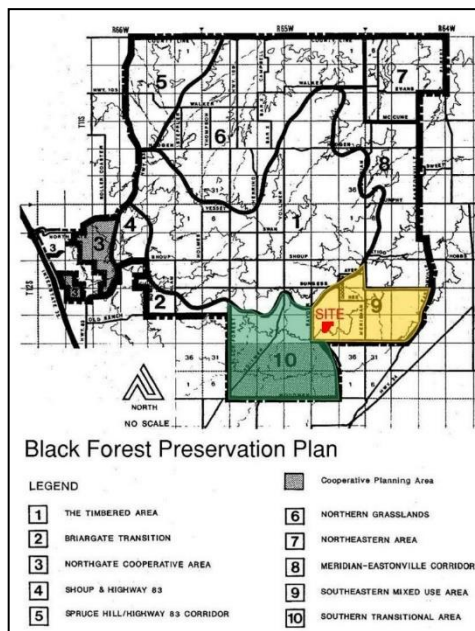
Brush Hills offers a mix from 1 DU/ Acre up to 6 DU/ Acre for the Paint Brush Hills Phase 2 area of which this proposed development is located. The perimeter lots, shaded red in the exhibit below, remain as originally approved of which most of these lots are a minimum 1-acre in size following the existing 2006 plans. The portions shaded in yellow indicates the area with lot sizes to be a minimum 6,000 square feet per the RS-6,000 zone. The preliminary plan shows the detailed design of the single-family detached residential community and describes the lot sizes, transportation systems, public rights-of way, and easements necessary for development. As part of the final plat, construction documents and utility plans have been provided for review. Although the minimum lot size permitted per the RS-6,000 zone district, the smallest lot size within the 56-acre yellow highlighted area is designed at 8,450 square feet with many of the lots being 9,000- 11,000 square foot in size.



**6,000 SF Minimum Lot Size  
Shown in Yellow**

The site is located within the Falcon/ Peyton Small Area Master Plan and per section 4.4.10 is part of the Black Forest Boundary Area. The site meets several goals of the Falcon/ Peyton Small Area Master Plan including Goal 3.1.2 promote the concepts of urban cores and community identity; Goal 3.1.4 provide a variety of different densities of development options; and Goal 3.3.1 encourage diversity and variety in housing types, sizes, locations, and prices to meet the needs of existing and new residents. The project type and intensity of land uses in the vicinity of the shared boundary with Black Forest should be compatible with the long- standing policies of the Black Forest Preservation Plan.

The proposed Paintbrush Hills Filing 14 is located within the southern area of the Black Forest Preservation Plan, Planning Unit 9. The Black Forest Preservation Plan was adopted in 1987 and several key planning units are based upon the unique features of Black Forest. The Black Forest Preservation Plan Unit 9 is known as the Southeastern Mixed-Use Area. The southern portion of this planning unit, including the Paint Brush Hills site, recommends a balanced mix of urban density uses if compatible with adjacent existing development. Any existing rural residential uses should be provided with an adequate buffer. The proposed preliminary site plan meets this provision by retaining the originally approved 1-acre sized lots along the perimeter to the north and west.



In addition, the site is bordered to the west by The Black Forest Preservation Plan Unit 10 identified as the Southern Transitional and Cooperative Planning Area. Key elements of this planning area relate to major transportation corridors and density transitions. One element of this unit is low density residential buffer areas. Overall densities are expected to decrease closer to the Timber Area Edge and large lot clusters should be used to maximize open space. As with the buffering to Unit 9 described above, the proposed preliminary site plan meets this provision by retaining the originally approved 1-acre sized lots along the perimeter to the north and west.

The existing topography is gently rolling, draining to the south/ southwest where an existing off-site detention facility will capture stormwater runoff from this development. A small natural drainage way flows in a southwesterly direction; however, this drainage way is minor in nature and will not be utilized to capture stormwater runoff nor does this drainageway prevent development of this parcel. The review and approval of the utility construction drawings will be provided as part of the future final plat submittals.

The proposed Paintbrush Hills Filing 14 meets the intent of the El Paso County Policy Plan by remaining consistent with and mutually supportive of the Falcon/ Peyton Small Area Master Plan and the Black Forest Preservation Plan. The proposed site balances development goals of the Small Area Master Plans as well as the broader goals and policies of the El Paso County Policy Plan as outlined below.

The proposed single-family residential use will not overburden the capacities of existing or planned roads, utilities or other public features, drainage and grading, police protection, emergency services, and water/ wastewater services as these services have

been planned for in advance with previous area studies even though the density does increase. Water and wastewater sufficiency will be provided with future preliminary plan and final plat submittals. A storm sewer system will convey the flows from the inlets to an existing detention facility found off-site.

The geotechnical investigation was prepared by RMG dated October 16, 2020. The report identified no geologic hazards that would preclude development of the site for construction of residential structures; however, the report identified existing geologic and engineering geologic conditions that will impose constraints on some development and construction. The most notable constraints that may affect development include shallow bedrock and on-site surface drainage. It is noted that these conditions can be mitigated with engineering design and construction methods commonly employed in the area. Conventional shallow foundation systems are anticipated to be suitable for proposed structures. Conventional methods can be used to accomplish site grading for rapid conveyance of surface runoff to storm sewer systems, utility installation, and foundation spread footings. In addition, surface and subsurface drainage systems should be considered. Exterior, perimeter foundation drains should be installed around below-grade habitable or storage spaces. Surface water should be efficiently removed from the building area to prevent ponding and infiltration into the subsurface soil.

**Total Number of Residential Units, Density, and Lot Sizes:** 224 Single Family Detached Residential Units with a Gross Density of 2.53 DU/ Acre. The minimum lot size shall be 6,000 SF and 20,000 SF as required under the zoning guidelines.

**Types of Proposed Recreational Facilities:**

There are no recreational facilities being proposed with this application for Filing 14. Potential trail corridors within the proposed project limits will be coordinated during the preliminary plan and final plat submittals as part of the detailed lot layout. Any recreational facilities being provided are within the overall Paint Brush Hill development.

**Total Number of Industrial or Commercial Sites:**

There are no proposed commercial or industrial sites proposed as a part of the plan.

**Traffic and Proposed Access Locations:**

Primary access to Filing 14 will be via existing Londonderry Drive providing connections to the site from Devoncove Drive and Keating Drive which are being constructed with previous filings of Paint Brush Hills. All roadways are to be public utilizing the residential local cross-section. There are no proposed arterial or collector roadways being provided within Paint Brush Hills Filing 14. Internal streets will provide for a looped circulation pattern through the development. There is no cut-through traffic or additional access beyond the two access points provided.

**Phasing Plan:**

There is no phasing plan for this development as it will be developed in one phase.

**Areas of Required Landscaping:**

The proposed development does not require any landscaping; however, a 25' landscape tract is being provided along the northernmost property line. The primary use of the tract shall be for storm water but may also be used for open space and pedestrian trails. All tracts shall be owned and maintained by the Paint Brush Hills Metropolitan District.

**Approximate Acres and Percent of Land Set Aside for Open Space:**

There is no open space required with the Rezone. Any land set aside for open space will be illustrated with future preliminary plan submittals.

**Water and Wastewater Services:**

Water and Wastewater municipal services will be supplied by the Paint Brush Hills Metropolitan District. Letters of intent to serve these services have been provided as part of the submittal. Any required utility easements to be provided on adjacent properties will be acquired as necessary to allow for the proper utility installation. Approval and granting of any required utility easements will be completed as necessary.

**EL PASO COUNTY WATER MASTER PLAN:**

The Paintbrush Hills Filing No. 14 development is located within the Paint Brush Hills Metropolitan District (PBHMD) and will rely upon municipal services for water supply. These municipal services have been provided in previous Paint Brush Hills filings and will be extended to this proposed development. There are no proposed wells or individual septic systems within this development. The Paint Brush Hills Filing No. 14 development will seek the Colorado State Engineer's sufficiency of water finding for both quantity and quality with the Preliminary Plan permitting administrative review of the final plats.

The PBHMD water distribution system is a constant pressure system containing two storage tanks to meet fire flow and peak flow demands. Water supply for the district is provided primarily by the Denver Basin Aquifer; however, the district also utilizes purchased water from Meridian Service Metropolitan District during times of peak demand. The raw water wells are located throughout the district and are equipped with sodium hypochlorite disinfection equipment at each well house. In total PBHMD's water distribution system consists of approximately 46,000 LF of 8-inch finished water pipe; 20,000 LF of 12-inch finished water pipe; 12,700 LF of raw water transmission pipe; eleven wells, and two water storage tanks. The district currently has an annual allocation of 1,010 AF-year.

Water Demand calculations were completed based on the proposed zoning and densities. Water demand is 58.24 ac-ft/year for each household use and 32.81 ac-ft/ yr for irrigation use. The new water commitments are 91.05 ac-ft per year for the proposed development. The PBHMD has capacity in their existing water supply system to serve this subdivision.

The Paint Brush Hills Filing No. 14 development meets the stated master plan Goals and Policies:

- Goal 1.2 – Integrate water and land use planning
- Goal 4.2 – Support the efficient use of water supplies
- Goal 6.1.2 – Promote water conservation

through integrated master planning of site planning, landscape and water resource best management practices. The open space areas emphasize water conservation using native vegetation, turf seeds and limited high water sod.

**Master Plan for Mineral Extraction:**

The *1996 Master Plan for Mineral Extraction* updates and supersedes the *1975 El Paso County Master Plan for Mineral Extraction of Commercial Mineral Deposits* as amended in 1978 and 1982. This updated plan has two primary purposes, the first is to facilitate continued compliance with the mineral resource protection mandates outlined in the “Preservation of Commercial Mineral Deposits Act” of 1973 and the second is to provide guidance to the EL Paso County Planning Commission and Board of County Commissioners in evaluating land use proposals involving new or expanded mining and mineral resource processing operations. Per the El Paso County Master Plan for Mineral Extraction Aggregate Resource Maps, this site is identified as ‘Upland Deposits’ containing sand and gravel with silt and clay; remnants of older streams deposited on topographic highs or bench like features. Therefore, the proposed project does not contain any mineral deposits of commercial value and does not permit the use of any area containing a commercial mineral deposit which would unreasonably interfere with the present or future extraction of such deposits.

**Proposed Services:**

- |                       |   |
|-----------------------|---|
| 1. Water:             | Paint Brush Hills Metropolitan District   |
| 2. Wastewater:        | Paint Brush Hills Metropolitan District   |
| 3. Gas:               | Black Hills Energy                        |
| 4. Electric:          | Mountain View Electric Association (MVEA) |
| 5. Fire:              | Falcon Fire Protection District           |
| 6. Police Protection: | El Paso County Sheriff’s Department       |
| 7. School:            | Falcon School District #49                |

# Letter of Intent\_V2 redlines.pdf Markup Summary 1-29-2021

dsdparsons (2)

---



**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 1/29/2021 2:20:46 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

is rezoned RS6000. File, date of BOCC. It is not proposed it has happened-please correct.



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 1/29/2021 2:25:25 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

I think that the preliminary plan criteria as amended in 9/2019 has been left off. How does this application meet the preliminary criteria-please list criteria as staff will provide analysis in staff report. See recent LDC amendments on Planning page  
<https://assets-planningdevelopment.elpasoco.com/wp-content/uploads/LDC-Resolution/19-329-BOCC-Subdivision-REGS.pdf>