

**Paint Brush Hills Filing 14  
Preliminary Plan &  
Pre-Development Early Grading  
Letter of Intent**



**VICINITY MAP**

**Developer:**

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

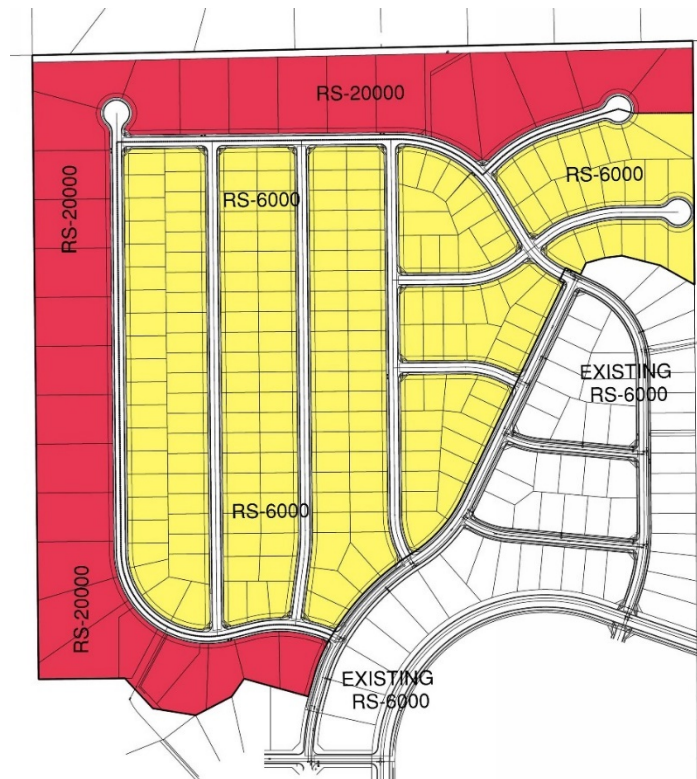
The Paint Brush Hills subdivision encompasses approximately 300 acres and illustrates over 500 residential units. The previously approved 2006 preliminary plan for Paint Brush Hills Filing 14 illustrated approximately 124 residential units and was zoned entirely RS-20,000. The Paint Brush Hills Filing 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 are zoned RS-20,000 retaining the lot size of 1-acre. The interior portion of Filing 14 is zoned RS-6,000 permitting lot sizes of 6,000 square feet and larger as approved by the El Paso County Board of County Commissioners on October 15, 2020.

**Request & Justification:**

The purpose of this application is to request approval of a Preliminary Plan, Pre-Development Early Grading Request, and request for findings of water sufficiency at the Preliminary Plan stage. As mentioned above, a rezone application was approved 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 illustrates 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 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 design standards. 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 separate and future final plat submittals, construction documents and utility plans will be 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.

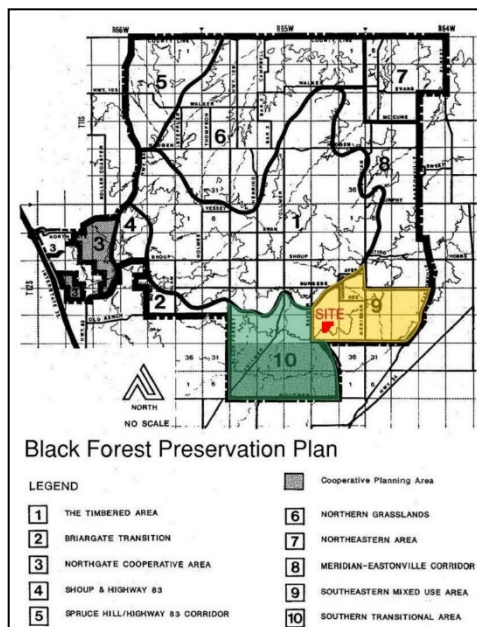


**6,000 SF Minimum Lot Size  
Shown in Yellow**

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 Paint Brush Hills Filing 14

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.

**Geotechnical Investigation:**

A geotechnical investigation was prepared by RMG dated October 16, 2020 with additional information provided December 31, 2020. This 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 may require special consideration for development and construction. It is noted that these conditions can be mitigated with engineering design and construction methods commonly employed in the area. These conditions and construction recommendations include:

- Expansive Soils and Bedrock: Mitigation of expansive soils may include a 3 to 4 foot overexcavation and replacement with non-expansive structural fill. (See Section 8.1 of the Report)
- Uncontrolled/Undocumented Fill: If undocumented/uncontrolled fill is encountered below the proposed residences, it will require removal and replacement with structural fill that has been selected, placed and compacted. To verify the condition of the compacted soils, density tests should be performed during placement. (See Section 8.4 of the Report)
- Foundation Drains: A subsurface perimeter drain is recommended around portions of the structures that will have habitable or storage space located below the finished ground surface. This includes crawlspace areas if applicable. (See Section 12.3 of the Report).

**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. 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 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 for future incorporation of a regional trail as requested by the El Paso County Parks Department. 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 provide 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 future 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 44.35 ac-ft/year for each household use and 36.29 ac-ft/ yr for irrigation use. The new water commitments total 80.64 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                |



**Preliminary Plan Review Criteria:**

1. *The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;* The site is located within the Falcon/ Peyton Small Area Master Plan and section 4.4.10 of the Black Forest Boundary Area. The proposed development 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. Compliance with existing goals, objectives, and Master Plan policies is described in more detail above.
2. *The subdivision is consistent with the purposes of this Code;* The subdivision is consistent with the purposes of this Code and does not affect the health, safety, or welfare of the general area.
3. *The subdivision is in conformance with the subdivision design standards and any approved sketch plan;* The subdivision is in conformance with the previously approved 2006 preliminary plan for Paint Brush Hills Filing 14 as well as the recently approved rezone. The proposed project maintains a minimum 1-acre lot size along the perimeter of the project. Compliance with the subdivision design standards is described in more detail above.
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 (this finding may not be deferred to final plat if the applicant intends to seek administrative final plat approval);* A sufficient water supply has been committed to and will be provided for by the Paint Brush Hills Metropolitan District (PBHMD). District provided water commitment letters have been provided as part of this application indicating capacity to provide sufficient quantity and quality of water for this development.
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;* A public wastewater system will be provided for by the Paint Brush Hills Metropolitan District (PBHMD). District provided commitment letters have been provided as part of this application indicating capacity to provide wastewater disposal services for this development.
6. *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)];*



A geotechnical investigation was prepared by RMG dated October 16, 2020 with additional information provided December 31, 2020. This 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 may require special consideration for development and construction. It is noted that these conditions can be mitigated with engineering design and construction methods commonly employed in the area. These conditions and construction recommendations include:

- Expansive Soils and Bedrock: Mitigation of expansive soils may include a 3 to 4 foot overexcavation and replacement with non-expansive structural fill. (See Section 8.1 of the Report)
  - Uncontrolled/Undocumented Fill: If undocumented/uncontrolled fill is encountered below the proposed residences, it will require removal and replacement with structural fill that has been selected, placed and compacted. To verify the condition of the compacted soils, density tests should be performed during placement. (See Section 8.4 of the Report)
  - Foundation Drains: A subsurface perimeter drain is recommended around portions of the structures that will have habitable or storage space located below the finished ground surface. This includes crawlspace areas if applicable. (See Section 12.3 of the Report).
7. *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; Adequate drainage improvements; complying with State law, this Code and the ECM are proposed and illustrated on the drawings. A preliminary drainage report for this development has been included for review and approval by El Paso county.*
  8. *The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development; The location and design of the proposed public improvements are adequate to serve the needs and mitigate the effects of the development. Internal streets will provide for a looped circulation pattern through the development. There is no cut-through traffic or additional access beyond the access points provided. Public sidewalks will be constructed as necessary to provide pedestrian connections throughout the development.*
  9. *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; Legal and physical access will be provided to all parcels by public rights-of-way.*
  10. *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;* There are no significant natural features on-site. A 25' regional trail easement has been provided for along the northern boundary of the proposed development as requested by the El Paso County Parks Department. Natural drainageways are preserved where possible with proposed open rail fencing to help mitigate obstruction of overland runoff. Additional consideration is described in more detail above.

- 11. Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;* All necessary public services will be available to serve the proposed subdivision as this area has been master planned with anticipation of development such as this for several years. More detailed information regarding the necessary services provided for this development has been illustrated in the above text.
- 12. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;* The proposed subdivision complies with the fire protection standards of Chapter 6 including water supply, roads and access. A fire protection report illustrating the available fire protection measures has been provided with this submittal. In addition, a fire protection district commitment to serve this development has been provided.
- 13. The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.* The proposed subdivision meets other applicable design standards of Chapter 6 and 8 of this Code, including any proposed deviation request.