



April 13, 2021

APPLICANT-OWNER/CONSULTANT INFORMATION:

OWNER

FEATHERGRASS INVESTMENTS, LLC
4715 N. CHESTNUT ST
COLORADO SPRINGS, CO 80907

APPLICANT

WATERMARK RESIDENTIAL
111 MONUMENT CIRCLE, SUITE 1600
INDIANAPOLIS, IN 46204

PLANNING

KIMLEY-HORN & ASSOCIATES
2. NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903

TRANSPORTATION ENGINEERING (TRAFFIC IMPACT STUDY)

SM ROCHA, LLC TRAFFIC AND TRANSPORTION CONSULTANTS
8703 YATES DRIVE, SUITE 210
WESTMINSTER, CO 80031

TRANSPORTATION ENGINEERING (NOISE ANALYSIS)

KIMLEY-HORN, & ASSOCIATES
4582 South Ulster Street, Suite 1500
Denver, CO 80237

SURVEYING

Barron Land Surveying
2790 N. Academy Blvd., Suite 311
Colorado Springs, CO 80917

LOCATION, ACREAGE, PARCEL ID INFO, & ZONING

The 15.39-acre parcel (TSN: 53324-04-001) is located at the northwest corner of the Marksheffel Road and Constitution Avenue intersections. The site is also adjacent to Akers Drive at its terminus with Constitution Avenue on the westernmost site boundary. (See vicinity map for location/site details).

REQUEST

The owner/applicant(s) request approval of a one (1) lot final plat (replat) of the 15.39-acre Tract to create a single lot for a nine (9) building, 300-unit multifamily development in the proposed RM-30 District (See PCD File No. RM30-20-4). The final plat includes platted boundary descriptions, ROW dedications and improvements, private parking and drives,

stormwater and water quality facilities, utilities, pedestrian amenities and landscape buffers and setbacks. The final plat (replat) will also vacate unneeded or otherwise abandoned right-of-way (access) and access and utility easements. Right-of-way and access and utility easement vacations are depicted on the final plat in graphic depiction with annotation or in the cover sheet notes section.

The planned community includes: nine (9) mid-rise, three (3) story multifamily unit buildings, covered (carport) and uncovered surface parking, detached parking garages, office, club house, swimming pool, landscaping, open spaces, and active and passive recreational amenities.

The developer intends to pay the traffic impact fee in full at or prior to the time of building permit issuance.

ZONING COMPLIANCE: Development of the site shall be in conformance with the zoning requirements of the RM-30 zone, including landscape buffering/screening requirements of the Code summarized below:

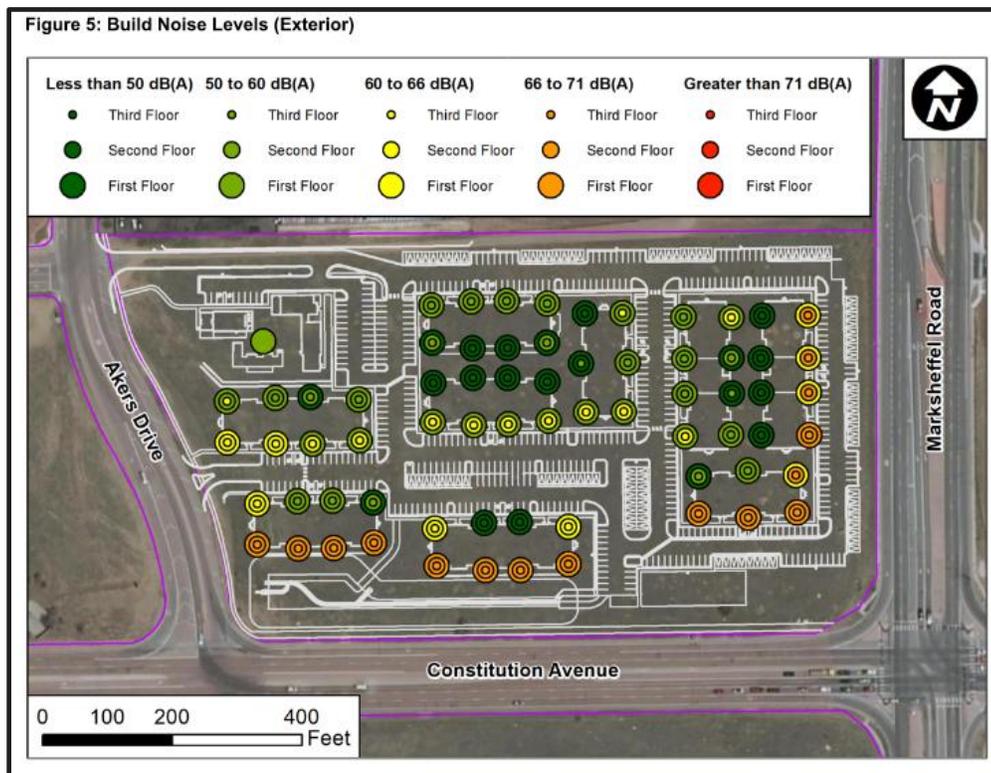
- Maximum density: 30 DU/AC
- Structural Setbacks (from property boundary):
 - Front 25-feet feet
 - Side/Rear: 15-feet
 - The minimum distance between buildings shall be 10 feet.
- Max Lot Coverage: 60%
- Max Height: 40-feet
- Roadway Landscape Buffers:
 - Principal Arterial: 25-foot buffer/landscape setback (1 tree/25 feet of Constitution Ave/Marksheffel Rd frontages)
 - Non-Arterial: 10 feet (1 tree/30 feet of Akers Drive frontage)
- Buffer Between Non-Residential, Multifamily Residential and Single-Family/Duplex Uses:
 - 15-feet along frontages adjacent to single-family residential uses
 - 15-feet along residential boundary where compatibility is a concern
 - 1 tree/25-feet of common property line
 - A minimum 1/3 trees shall be evergreen
- Internal Landscaping Requirements:
 - A minimum of 15% of the lot or parcel shall be landscaped.
 - A minimum of one tree shall be provided for every 500 square feet of required internal landscape area.

NOISE IMPACTS & COMPLIANCE: A noise analysis was provided to evaluate noise levels surrounding the development. Per the findings of the analysis, the predicted future noise levels (year 2040) generated from Constitution Avenue and Marksheffel Road are expected to be reduced by the proposed site layout and the developer's standard construction

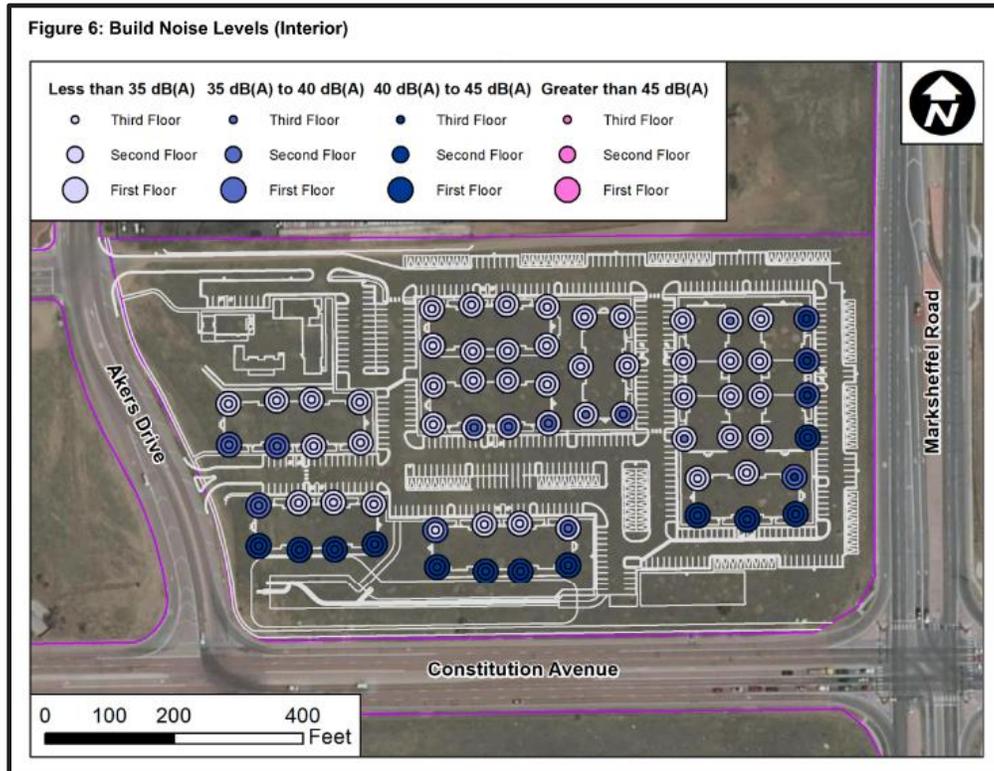
techniques. Although future exterior noise levels are anticipated to impact proposed units, interior noise levels will be within HUD acceptable limits. The Colorado Springs Airport Advisory Commission has recommended the developer include sound mitigation construction techniques consistent with best practices for residential uses.

Per the Noise Study, external noise impacts are reduced to less than 66dB(A) for shared outdoor communal spaces by planned building placement and orientation as depicted on the noise study exhibit Figure 5 of the Study (referenced below).

- Increased building placement from property line:
 - ±80-feet from Constitution Avenue where 15-foot setback is required
 - ±106-feet from Marksheffel Road where 15-foot setback is required
- Building orientation:
 - placement of garage units along the Marksheffel Road Frontage
 - additional garage placement along the Constitution Avenue frontage at the Constitution/Marksheffel intersection
 - Placement and orientation of multifamily units against the Marksheffel and Constitution frontages provide additional noise impact mitigation for internal building units and uses



Per the Noise Study, interior noise impacts were modeled to be at or below 45 dB(A) for all units as depicted on Figure 6 of the Study (referenced below).



Additional mitigation of interior noise impacts will be achieved via the incorporation of the following construction methods/materials:

- Exterior Walls – 7/16 inch or thicker exterior OSB with exterior finish on top of the OSB;
- 2” by 6” exterior wall studs (wood or metal);
- R-19 or R-21 fiberglass batt insulation in all exterior wall stud cavities;
- Minimum 5/8” gypsum on all interior wall and ceiling surfaces;
- Attic Space Insulation – minimum R-38 insulation, fiberglass batting or blown cellulose;
- Exterior Glazing (including windows, sliding glass doors and entry door windows) – minimum STC rating of 27; and,
- Roofing – minimum typical asphalt shingles or cementitious tiles.

JUSTIFICATION

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

The El Paso County Policy Plan (*Policy 6.1.7*) encourages “infill development which compliments existing uses, is consistent with Small Area and other adopted plans”. The proposed Multi-family development is consistent with overall objectives of the EPC and Small area plans to provide housing options and diversity.

WATER MASTER PLAN CONFORMANCE & CONSIDERATIONS

- **Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.**
- **Goal 6.0 – Require adequate water availability for proposed development.**
- **Policy 6.0.8 – Encourage development patterns and higher density, mixed use developments in appropriate locations that propose to incorporate meaningful water conservation measures.**
- **Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.**

The development area is located in REGION 5 as identified on the El Paso County Water Master Plan Planning Regions Map and is within the Cherokee Metropolitan District (CMD) Service Area. Region 5 consists of areas served by CMD and is not expected to experience significant growth by 2060. However, the District may expand water and sewer service to growth areas outside of Region 5.

Cherokee Metro District has sufficient supply and existing infrastructure in the area to serve this infill development. Water quality is good and Cherokee is in compliance with all regulatory limits. The Colorado State Engineer’s Office has issued a letter providing an opinion of sufficiency with respect to CMD ability to

CMD currently serves approximately 7,500 residential and 500 commercial taps. CMD also provides services outside District boundaries to Schriever AFB and the Woodmen Hills Development. System/infrastructure interconnections exist between CMD, CSU, Meridian Service MD, and Woodmen Hills MD. CMD is developing owned water supplies to increase available water and improve flexibility in provision of summer flows. By the end of 2021, these new wells will contribute 458 AFY of capacity to the CMD system (Table 2) for a total of 4,443.0 AFY. Since 2011, actual demand from CMD customers has fallen 30-35% below commitments, partially due to some committed developments being incomplete but largely due to water saving measures undertaken by CMD customers.

CMD water supplies are drawn entirely from groundwater supplies from 21 wells (Well Nos. 1-21) in the eastern portion of the County and from two (2) wells in the “Sundance Ranch” property located in the northern portion of the County. According to the District, water from Well Nos. 1-8 provide a maximum of 653 AFY to a fixed customer base. This water is unavailable to other users and is tracked separately

from CMD’s general exportable supply portfolio. Water supplies from the remaining wells (Well Nos 9-21) in the amount of 3,985 AFY is available for export outside the Basin. See Water Providers Report for Proposed Watermark at Constitution Apartments, dated January 29, 2021 for specific details provided by the District in support of this application and to address Water Master Plan Criteria.

POLICY PLAN CONSIDERATIONS:

The area is not within the boundaries of any small area comprehensive plan. However, the development is subject to findings of general conformance with the El Paso County Policy Plan. Relevant policies and recommendations with discussion has been provided for review consideration to make recommendations for findings of general conformance with the Master Plan.

Issue 13.1 Accommodate Housing Submarkets:

“Although there are several areas of the unincorporated County which are potentially available for multifamily housing, opportunities in many sub-areas are limited. Reasons for this include lack of appropriate infrastructure, limited market incentives over the past decade, dependence on reliable transportation, and resistance by many residents of the County to the increased densities associated with multi-family housing.”

- **Goal 13.1 Encourage an adequate supply of housing types to meet the needs of county residents.**
- **Policy 13.1.1 Encourage a sufficient supply and choice of housing at varied price and rent levels through land development regulations.**
- **Policy 13.1.2 Support the provision of land use availability to meet the housing needs of county residents.**

The proposed rezone and development of multi-family housing will meet the current regional demand for workforce, affordable, and attainable housing. Rent/lease prices will be market rate which are comparable to rent rates for similarly aged communities that provide similar unit and community amenities. Approval of the proposed rezone creates available land that has been properly zoned for multifamily housing.

ISSUE 13.2 meet Affordability needs

The policy plan provides the context for the use of the terms “affordability” and “affordable housing” as used in the plan discussions by creating the following distinction between affordable and low income housing as follows:

Affordable Housing

Housing which is priced at or below the level where it can be purchased or rented by households with incomes equal to the County median average. Due to changes in

the local and national economies and the housing market, this is a dynamic definition.

Low Income Housing

Housing that is provided to households with below average incomes through various targeted subsidies.

- **Goal 13.2 Encourage a diversity of affordable housing types throughout the unincorporated county to meet the housing need for the people who work in our communities.**
- **Goal 13.2 Encourage a diversity of affordable housing types throughout the unincorporated county to meet the housing need for the people who work in our communities.**
- **Policy 13.2.1 Encourage incentives, such as flexible development standards through logical modifications to zoning, subdivision regulations, building codes, water/sewer fees, etc., as market incentives to provide housing that fall within the housing affordability index of 100.0 to balance the discrepancy between the cost for affordable housing and average annual wage.**
- **Policy 13.2.6 Consider higher densities for affordable housing when located in association with available services.**

The proposed multifamily housing development will provide an additional 300 apartment units to the available rental housing market supply. This housing will create opportunities for individuals and families to find attainable and affordable housing near employment centers and which is conveniently located to major transportation thoroughfares which can connect them to employment centers, commercial/retail corridors and nodes, and recreational opportunities throughout the El Paso County region.

Required urban services including, but not limited to water & wastewater, natural gas, electric, telecommunications including internet, public safety (police, fire, EMS), public schools, and parks, open spaces, and trails are available and currently serving adjacent and nearby residential, commercial, industrial, military, and public land uses.

- ***Policy 13.2.7 Periodically review the Land Development Code and other pertinent regulations to ensure that they adequately address changing technical and market conditions.***
- ***Policy 13.2.7 Encourage the issuance by the County of tax-exempt bonds to provide lower interest rates for first-time homebuyers or developers of multifamily projects.***

The applicant is actively engaged with the El Paso County Economic Development Department to coordinate participation in County housing and finance programs.

- ***Policy 6.1.1 - Allow for a balance of mutually supporting interdependent land uses, including employment, housing and services in the more urban and urbanizing areas of the County.***

The proposed rezone provides opportunity to create market rate affordable and attainable housing within a multifamily context. The proposed infill multifamily development provides a balancing and complementary land use mix that supports nearby commercial/retail uses.

The existing and approved land use mix within the adjacent area includes residential (single-family attached, single-family detached, and multifamily) land uses, together with commercial and retail uses, service oriented, light, and heavy industrial land uses along and adjacent to the Constitution Corridor from Peterson Road to the west to the easternmost terminus of Constitution to the east at State Highway 24, along the Marksheffel Corridor from North Carefree to the north southerly to the intersection of Marksheffel and State Highway 94 to the south (see surrounding land use map exhibit/not vicinity map).

- ***Policy 6.1.2 - Discourage the location of small discontinuous land development projects where these might not develop the critical land area and density necessary to be effectively provided with services or remain viable in the face of competing land uses.***
- ***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.***

Roadways, utilities, drainage, etc. will be constructed in the most optimal and efficient manner as necessary to facilitate development construction and sequencing. Utilities for be coordinated with the associated districts and providers as required.

The proposed RM-30 zoning and land uses are consistent with the existing adjacent commercial, industrial, public, and residential land uses which are in various stages of development and redevelopment.

Required zoning district, use to use, roadway, and use specific landscape buffers, setbacks, screening, open space, and/or landscape planting requirements will be identified on all preliminary plan and final plat maps and

included in subdivision improvements and financial assurances as required by Code or Condition of Approval to mitigate any unique circumstance.

- **Policy 6.1.4 - Encourage the logical timing and phasing of development to allow for the efficient and economical provision of facilities and services.**
Necessary urban services are currently available to meet the use demands of the proposed development, specifically the multifamily demands for urban services (e.g. water/wastewater, fire protection, police protection, public schools for compulsory education, public parks and recreation opportunities, and public drainage/transportation facilities and infrastructure. The subdivision and subsequent site development plan review will identify system or service deficiencies as well as clarify specific development demands of which the service providers will express respective needs in order to meet projected demands.
- **Policy 6.1.6 - Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.**
Necessary urban level services including, but not limited to water/sewer, stormwater, electric, natural gas, police, fire and EMS, schools, parks and open spaces, and other public facilities and services are currently delivered to residential, commercial, and light industrial properties adjacent to this proposed development. Subsequent subdivision and site development plan applications will provide detailed reports and plans regarding service availability and delivery infrastructure.
- **Policy 6.1.11 – Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.**
The functionality of the site with respect to access, design, and building orientation will be consistent with and compatible with existing conditions such as location and massing of buildings relative to adjacent rights of way and view corridors, location of community/resident amenities and recreation areas, site design which respects the location as a County/City gateway, as well as enhancing the overall visual character attractiveness of the area through contemporary building facades and private architectural design standards.
- **Policy 10.1.2 - Carefully consider the impacts that proposed new developments will have on the viability of existing and proposed water and wastewater systems.**
Water and wastewater services for properties within the rezone will be provided by Cherokee Metropolitan District Service. Existing distribution and service lines are located adjacent to the site and are adequately sized to deliver water and wastewater to the proposed development. See also additional discussion on Conformance with the County Water Master Plan.

- ***The subdivision is in substantial conformance with the approved preliminary plan;***
The subdivision boundaries are consistent with existing platted boundaries. The property is being platted at a different density from the current CR zone. The property is currently a platted tract and not eligible for development under existing zoning conditions.
- ***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 required reports and plans have been submitted for review against County Subdivision requirements including compliance with applicable LDC, ECM, DCM, and other applicable County, State, and/or federal regulatory requirements.
- ***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 committed to provide a sufficient water supply in terms of quantify, quality, and dependability needed to meet the domestic and irrigation demand of the proposed development. The state engineer has stated in their records indicate wells with Permit Nos. 29766 and 29768 may be located on the subject property. Evidence that these wells have been plugged and abandoned will be provided to the County and State Engineer's Office prior to final plat recordation.
- ***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 has committed to provide wastewater disposal service that is adequate to meet the wastewater disposal and treatment demands of the proposed development.
- ***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)];***
No areas have been identified as a hazardous soils or topographical concern. The site conditions do support the intended Multi-family use.
- ***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;***

Proposed drainage improvements follow state statute and the requirements of County Land Use Code and ECM.

- ***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;***

The proposed access points have been designed per EPC standards and documented in the included traffic report.

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

Police protection is provided by the EL Paso County Sheriff. Fire protection and EMS emergency services are provided by Falcon Fire Protection District. Electric services are provided by Mountain View Electric and gas services are provided by CSU.

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

The plans comply with applicable provisions of Chapter 6 for fire protection and access. Water supply demands for fire suppression will be coordinated with the Falcon Fire Protection District.

- ***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 impacts and required mitigation have been evaluated and found to be roughly proportionate to impacts generated by the proposed 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;***

All required subdivision improvements are financially guaranteed through the SIA to adequately mitigate the subdivision impacts.

- ***The subdivision meets other applicable sections of Chapter 6 and 8; and***

The subdivision meets all other applicable Code sections of Chapter 6 and 8.

- ***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 extraction of any known commercial mining deposits will be impeded.

