

**CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1  
LETTER OF INTENT  
FINAL PLAT**

**AUGUST 2024**



**PREPARED FOR:**

Marathon Holdings LLP  
4779 N. Academy Blvd.  
Colorado Springs, CO 80918-4255

Jovenchi II  
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John Venezia Estate M Per Rep  
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**PREPARED BY:**

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**Owner/ Applicant:**

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**Tax Schedule No:** 5408007001, 5408007003, 5408007004

**Acreage:** 32.68 Acres

**Site Location, Size, Zoning:**

Matrix Design Group, on behalf of Marathon Holdings LLP, Jovenchi II and John Venezia Estate M Per Rep, is submitting a Final Plat application for 1 – 13.85AC lot, 4 tracts and easements. The total property is approximately 32.68AC. All three parcels are currently zoned CR CAD-O. There is no rezoning proposed with this application.

Lot 1 – 13.85AC is proposed to be developed for institutional uses, such as Church, school and/or retirement facilities. Site layout circulation and overall impacts for development of Lot 1 will be evaluated with a site development plan.

Tracts A, 6.75AC, and Tract B, 7.68AC, are within located in zone AE on FEMA map panel: 08041C0754G. These tracts will stay undeveloped at this time but may be developed in the future after a LOMR is processed for floodplain modification.

Tract C is intended to serve as detention for Lot 1, Tracts A, B, and D and the existing Super 8 hotel lot (TSN 5408000052).

Tract D is proposed for the future extension of Meadowbrook Parkway. This tract is 80' wide to allow for future ROW and connection to Peterson Road.

Access into the development is proposed from Peterson Road and the extension of Meadowbrook Parkway. The final plat proposes to extend Meadowbrook Parkway from Meadowbrook Crossing, a detached single family house development located NE of the site, to Peterson Road. A reverse curve is proposed on Meadowbrook Parkway to allow for utilities to be located within the existing ROW. The alignment requires a deviation to allow for a 300' and 500' curve radius to be used as opposed to the 565' minimum centerline curve radius of the El Paso County ECM. A deviation request has been included with this submittal. All roadways will be public and maintained by El Paso County.

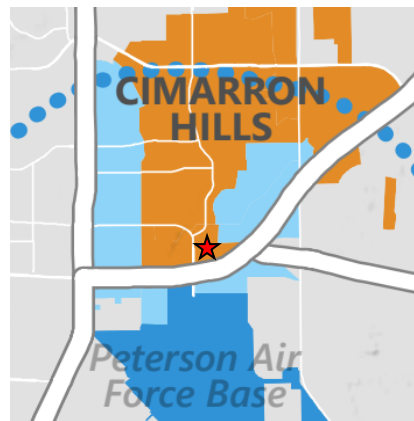
**Request & Justification:**

The purpose of this application is to request approval of a Final Plat for parcels located at the northeast corner of Highway 24 and Peterson Road. The proposed submittal seeks to subdivide 32.68 acres into 1 lot, and 4 Tracts and easements.



The project is located within a Transition Area of Change. Transition areas are fully developed parts of the County that may completely or significantly change in character. In these areas, redevelopment is expected to be intense enough to transition the existing development setting to an entirely new type of development.

This area is designated as an Urban Residential Placetype. Urban Residential Placetypes are characterized by primarily single family detached, single-family attached and multi-family land uses. Supporting land uses include mixed use, restaurant, commercial retail, commercial service, office, parks & open space, and institutional.



**El Paso County Final Plat Approval Criteria:**

*The replat complies with this Code, and the original conditions of approval associated with the recorded plat;*

The proposed Replat complies with the El Paso County Land Development Code and the original conditions of approval.

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

***The proposed subdivision is in compliance with the 2021 Your El Paso County Master Plan.***

***The project is located within the Enclaves or Near Enclaves Key Area identified as areas of unincorporated El Paso County that are surrounded on all sides by an incorporated municipality, primarily the City of Colorado Springs but enclaves or near enclaves exist within or adjacent to other municipalities.***

***The project is also located within a Transition Area of Change. Transition areas are fully developed parts of the County that may completely or significantly change in character. In these areas, redevelopment is expected to be intense enough to transition the existing development setting to an entirely new type of development.***

***This area is designated as an Urban Residential Placetype. Urban Residential Placetypes are characterized by primarily single family detached, single-family attached and multi-family land uses. Supporting land uses include mixed use, restaurant, commercial retail, commercial service, office, parks & open space, and institutional.***

***This plan supports the following goals of Your El Paso County Master Plan:***

- **Goal LU1.1:** Ensure compatibility with established character and infrastructure capacity.  
**The proposed land use is compatible with the Urban Residential Placetype.**
- **Goal LU1.3:** Encourage a range of development types to support a variety of land uses.  
**The proposed land use and anticipated future land uses will provide a variety of development types within the project area.**
- **Goal TM4.3:** Foster transit-supportive development and coordinate to expand public transportation options.  
**The project will extend Meadowbrook Parkway and provide the needed ROW dedication.**

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

**No preliminary plan is proposed for this subdivision. The site is currently zoned CR CAD-O (Commercial Regional). Proposed uses of Lot 1 include religious institution which is an allowed use in the CR zoning district. Details for the development of Lot 1 will be included with the site development plan. Tracts A and B will remain undeveloped with this plat.**

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 subdivision is in conformance with El Paso County subdivision design standards and regulations. A deviation request to allow for the design of Meadowbrook Parkway to have both a 300' and 500' curve radius. These deviate from the 565' minimum centerline curve radius found in Table 2-7 of the El Paso County ECM. Additionally, the reverse curve has no tangent length between them deviation from table 2-10 of the ECM. Additional justification for the deviation is included in the deviation request included with this application. All proposed infrastructure is designed to meet El Paso County criteria.**

4. *Either 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, or, with respect to applications for administrative final plat approval, such finding was previously made by the BoCC at the time of preliminary plan approval;*

**A Water Resources Report demonstrating sufficient water supply is included with this application.**

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 Wastewater Treatment Report demonstrating sufficient sewage disposal is included with this application.**

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 Geologic Hazard Evaluation and Preliminary Geotechnical Investigation by CTL Thompson, dated August 6, 2024, is included with this submittal. The report details site conditions, site geology, geologic hazard discussion, site**



**development conditions, as well as other considerations and recommendations.**

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;*

**Adequate drainage improvements; complying with State law, this Code and the ECM are proposed and illustrated in the Final Drainage report included with this submittal.**

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;*

**Legal and physical access will be provided to all parcels by public rights-of-way.**

9. *Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made 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. Natural Gas and Electric will be provided by Colorado Springs Utilities. Water and Waste water will be provided by Cherokee Metro. Police protection is provided by El Paso County and Fire Protection is provided by Cimarron Hills Fire Department. A fire protection report has been included with this submittal.**

10. *The final plans provide 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.**

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;*

**The location and design of the proposed public improvements are adequate to serve the needs and mitigate the effects of the development. All Lot 1 and Tracts A & B are addressed and access from the future extension of Meadowbrook Road. Tract C serves as a detention basin and is addressed and accessed from Highway 24. Future internal circulation within Lot 1 will be analyzed and evaluated with a site development plan.**

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;*

**A Subdivision Improvement Agreement has been included with this submittal.**

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

**The proposed subdivision meets all applicable sections of Chapter 6 and 8 of the El Paso County Land Development Code.**

*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 known commercial mining deposit is impeded by this subdivision.**

**El Paso County Water Master Plan:**

The project is located within the Cherokee Metro District's (CMD) boundaries and will rely upon municipal services for water supply and sewer disposal. There are no proposed wells or individual septic systems. CMD intent to serve commitment letters are provided with this submittal

In addition, the project meets the stated Goals and Policies:

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

through integrated master planning of site planning, landscape and water resource best management practices.

**Phasing Plan and Schedule of Development:**

The project will be constructed in multiple phases; however, at this time the exact phasing is unknown. Future plan submittals will further detail the commercial development and proposed phasing.

**Areas of Required Landscaping:**

The proposed internal landscape design, adjacent buffering, and streetscape planting requirements shall comply with the EPC LDC. The landscape design will be shown in more detail at the time of future plan submittals. There are no landscape waivers being requested at this time.

**Types of Proposed Recreational Facilities:**

There are no recreational facilities being proposed with this application for final plat.

**Traffic Engineering:**

Access into the development is proposed from Peterson Road and the extension of Meadowbrook Parkway. The final plat proposes to extend Meadowbrook Parkway from

Meadowbrook Crossing, a detached single family house development located NE of the site, to Peterson Road. A reverse curve is proposed on Meadowbrook Parkway to allow for utilities to be located within the existing ROW. The alignment requires a deviation to allow for a 300' and 500' curve radius to be used as opposed to the 565' minimum centerline curve radius of the El Paso County ECM. A deviation request has been included with this submittal. All roadways will be public and maintained by El Paso County.

**School District:**

Colorado Springs District 11

**Proposed Services:**

1. Water/ Wastewater: Cherokee Metro District
2. Gas: Colorado Springs Utilities
3. Electric: Colorado Springs Utilities
4. Fire: Cimmaron Hills Fire Department
5. Roads: El Paso County Road and Bridge
6. Police Protection: El Paso County Sheriff's Department

**Deviation Requests (see Deviation Request and Decision Forms):**

1) DESIGN STANDARDS BY FUNCTIONAL CLASSIFICATION

Requested Deviation: In the design of Meadowbrook Parkway extension both 300' and 500' curve radiuses are used. These deviate from 565' required minimum centerline curve radius found in Table 2-7 of El Paso County ECM. In addition, the curves are a reverse curve and have no tangent length between them deviating from table 2-10 that requires a minimum 150' tangent length.

Justification: If future maintenance of utilities is needed it is best that the utilities are within right-of-way.