TO: **El Paso County Planning Commission**
Brian Risley, Chair

FROM: **Kari Parsons, Planner III**
Gilbert LaForce, PE Engineer III
Craig Dossey, Executive Director

RE: **Project File #: SP-20-011**
Project Name: Crossroads at Meadowbrook Mixed Use
Parcel Nos.: 54080-07-005

OWNER:	**REPRESENTATIVE:**
Colorado Springs Equities, LLC 90 S. Cascade Avenue, Suite 1500 Colorado Springs, CO, 80903	Kimley-Horn and Associates 2 N. Nevada Avenue, Suite 300 Colorado Springs, CO 80903

Commissioner District: 2

Planning Commission Hearing Date:	10/7/2021
Board of County Commissioners Hearing Date	10/26/2021

EXECUTIVE SUMMARY

A request by Colorado Springs Equities, LLC, for approval of a preliminary plan to create one (1) multi-dwelling lot, and ten (10) commercial lots. The 29.04-acre parcel is zoned RM-30 (Residential Multi-Dwelling) and CR (Commercial Regional) and is located at the northwest corner of the Meadowbrook Parkway and Highway 24 intersection and is within Section 8, Township, 14 South, Range 65 West of the 6th P.M. The property is not included within the boundaries of a small area plan. The property is

within the CAD-O (Commercial Airport Overlay District) zoning overlay. More specifically, the property is within the APZ II (Accident Potential Zone II).

The applicant also requests the Board of County Commissioners make a finding of water sufficiency in terms of quality, quantity, and dependability at the time of the preliminary plan approval. Approval by the Board of County Commissioners of the preliminary plan with a finding of sufficiency for water quality, quantity, and dependability authorizes the Planning and Community Development Department Director to administratively approve all subsequent final plat(s). The applicant is also requesting approval to perform pre-development site grading to include installation of wet utilities.

A. REQUEST/WAIVERS/DEVIATIONS/AUTHORIZATION

Request: A request by Colorado Springs Equities, LLC, for approval of a preliminary plan to create 10 commercial lots, one multi-dwelling lot, four (4) tracts to be utilized for private roadways, landscaping, and stormwater detention.

Waiver(s)/Deviation(s): The applicant is requesting waiver(s) and deviation(s) of the El Paso County Land Development Code (2019) and Engineering Criteria Manual (2020) with this application.

The applicant is requesting the following waivers of the LDC:

1. A waiver of Sections 8.4.4.C. and 8.4.4.E.3 of the Code to allow for private roads that are not proposed to be built to public road standards.

    - Section 8.4.4.C, *Public Roads Required*, of the Code states: "Divisions of land, lots and tracts shall be served by public roads."

    - Section 8.4.4.E.3, *Private Road Allowances*, of the Code states: "Generally, private roads shall be constructed and maintained to ECM standards except as may be otherwise determined in the waiver. Private road waivers may include design standards for the following:

        - Right-of-way width where suitable alternative provisions are made for pedestrian walkways and utilities;
        - Design speed where it is unlikely the road will be needed for use by the general public;
        - Standard section thickness minimums and pavement type where suitable and perpetual maintenance provisions are made;
        - Maximum and minimum block lengths;
        - Maximum grade."

PCD Executive Director Recommendation:

The PCD Executive Director recommends approval of the requested waivers. Per the proposed preliminary plan, adequate lot accessibility can be provided via the proposed private roadway. The applicant has depicted a sidewalk design and layout that accommodates pedestrians throughout the proposed preliminary plan and allows for connections to the adjacent existing sidewalks.

The applicant has obtained written endorsement from Cimarron Hills Fire Protection District and the maintenance for the private roads is proposed to be provided by the Crossroads Metropolitan District No. 2.

The applicant is requesting the following deviations(s) from the Engineering Criteria Manual (ECM):

1. A deviation of Section 2.2.5.D and Table 2-7 of the ECM to allow driveway access from Lot 11 (multi-family) onto Meadowbrook Parkway, a public non-residential collector roadway. The reason for the request is to provide two points of access to the multi-family lot via Meadowbrook Parkway and South Rail Point, the proposed internal private roadway. Lot 11 also has no frontage to a local public or local private roadway.

2. A deviation of Section 2.2.5.D and Table 2-7 of the ECM to allow driveway access from Lot 11 (multi-family) onto South Rail Point, a private collector roadway. The reason for the request is to provide two points of access to the multi-family lot via Meadowbrook Parkway and South Rail Point, the proposed internal private roadway. Lot 11 also has no frontage to a local public or local private roadway.

3. A deviation of Section 2.2.4.B.5 and Table 2-7 of the ECM to allow a modified roadway cross section and roadway design standards for the private collector roadways, South Rail Point and Pacific Rail Point. The reason for the request is to maximize land for the mixed multi-family and commercial land uses on an infill development parcel.

4. A deviation of Section 2.3.7.E.1 and Section 2.3.7.E.3 of the ECM to allow for a reduced left turn lane into Lot 11 from Meadowbrook Parkway. The reason for the request is the limited spacing between the proposed multi-family driveway and South Rail Point.

   The deviation requests have been approved by the ECM Administrator.

Authorization to Sign: There are no items requiring signature associated with this request.

B. PLANNING COMMISSION SUMMARY

Request Heard:
Recommendation:
Waiver Recommendation:
Vote:
Vote Rationale:
Summary of Hearing:
Legal Notice:

C. APPROVAL CRITERIA

The Planning Commission and BOCC shall determine that the following criteria for approval outlined in Section 7.2.1 of the El Paso County Land Development Code (2019), have been met to approve a Preliminary Plan:

- The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
- The subdivision is consistent with the purposes of this Code;
- The subdivision is in conformance with the subdivision design standards and any approved sketch plan;
- 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;
- 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;
- 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)];
- 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;
- 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;

- 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;
- 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;
- Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;
- The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and
- The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

D. LOCATION

North:	RS-5000 (Residential Suburban)	Single Family Detached
South:	C-1 (Commercial)/ CS (Commercial Service)	Commercial
	RR-5 (Residential Rural)	Single Family Detached
East:	CR (Commercial Regional)	Vacant
West:	CR (Commercial Regional)	Vacant

E. BACKGROUND

The property was zoned A-4 (Agricultural) and M (Industrial-Obsolete) at the time of initial zoning for this portion of El Paso County on May 11, 1942. A map amendment (rezoning) to PID (Planned Industrial) (PCD File No. PID-85-012) and PBC (Planned Business Center) (PCD File No. PBC-85-007) was approved by the Board of County Commissioners on August 8, 1985. Due to changes in the nomenclature of the Land Development Code, the PID zoning district was renamed as I-2, and the PBC zoning

district was renamed as CR (Commercial Regional). A map amendment (rezoning) of the I-2-zoned portion of the parcel to the CR zoning district was approved on August 12, 2014 (PCD File No. CR-14-001).

The land included within the map amendment (rezoning) request was platted as a future development tract known as Tract B of the 24/94 Business Park Filing No. 1 subdivision on April 14, 2017. An avigation easement for the benefit of the City of Colorado Springs Airport was recorded with the 24/94 Business Park Filing No. 1 subdivision plat (Reception No. 216090669) on April 14, 2017.

A map amendment (rezoning) of 17.15 acres of the 29.04-acre tract from CR to RM-30 (Residential Multi-Dwelling) was approved on May 11, 2021 (PCD File No. P-20-008).

The applicant has made a request for approval of a preliminary plan to allow for the creation of one (1) multi-dwelling lot for a proposed 300-unit apartment development, ten (10) commercial lots, and four (4) tracts to be utilized for private roadways, landscaping and stormwater detention. A request for a finding of sufficiency for water quality, quantity, and dependability is included with the preliminary plan request. Approval by the Board of County Commissioners of the preliminary plan with a finding of sufficiency for water quality, quantity, and dependability authorizes the Planning and Community Development Department Director to administratively approve all subsequent final plat(s). A final plat is under concurrent review for the multi-dwelling lot.

F. ANALYSIS

1. Land Development Code Compliance

This application meets the preliminary plan submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the El Paso County Land Development Code (2019).

This portion of El Paso County has experienced, and continues to experience, significant growth and development along the Meadowbrook Parkway, Marksheffel Road, and Highway 24 corridors. Immediately adjacent to the north is the Meadowbrook Crossing Subdivision, which has been completely built out and is zoned RS-5000 (Residential Suburban). Highway 24 borders the southern property line of the proposed preliminary plan development area. Across Highway 24 from the subject property to the south exists a mix of commercial uses and a residential dwelling. The land west of the proposed development area is zoned CR and is currently vacant. A Circle K Gas and Convenience

Store, which is also zoned CR, is located to the east of the proposed development.

Claremont Business Park is located one quarter (1/4) of a mile east of the proposed development area along Meadowbrook Parkway and is zoned CS (Commercial Service). Claremont Business Park has been developing since 2005. The Meadowbrook Park Planned Unit Development and preliminary plan (PCD File No. PUDSP-20-008) is located one-fifth (1/5) of a mile east of the proposed development and was recently approved by the Board of County Commissioners, on August 24, 2021, which included 67 single-family residential lots (8.4 dwelling units/acre).

A preliminary plan is in review for a large commercial center to be known as "Crossroads North", which is located approximately one-quarter (1/4) of a mile southeast of the subject property at the Highway 24 and Highway 94 intersection. The land uses allowed within the proposed RM-30 and CR zoning districts are compatible with the existing and approved urban level commercial and residential development surrounding the subject property.

The property is also within the CAD-O (Commercial Airport Overlay District) zoning overlay. The CAD-O was adopted by the Board of County Commissioners pursuant to C.R.S §30-28-113 et seq. and 41-4-101 et seq. The purpose of the CAD-O district is to ensure compliance with the Federal Aviation Administration, to ensure free and unobstructed passage of all aircraft through and over airspace, and to acknowledge that private property owners have a property interest in usable airspace above the surface of their property. A referral was sent to the Colorado Springs Airport Advisory Commission (CSAAC) for review and comment. The CSAAC provided comment that they did not have concerns with the proposed multi-family development within the proposed RM-30 zoning district and requested an avigation easement at the time of plat recordation. The property is not located within the APZ (Accident Potential Zone). Section 4.3.1 CAD-O, Commercial Airport Overlay District, of the Land Development Code requires an Airport Activity Notice and Disclosure to be recorded against the title of the property at the time of the final plat but does not require provision of an avigation easement. More specifically, Section 4.3.1 of the Code states:

> "The following are required prior to approval of any rezoning or subdivision plat:
>
> - The request shall be referred to Airport Advisory Commission for review and comment.

- Airport Activity Notice and Disclosure shall be required to be recorded against the title of the property as a condition of approval."

The applicant has recorded the requested avigation easement against the property and an Airport Activity Notice and Disclosure was previously recorded against the title of the property with the 24/94 Business Park Filing No. 1 subdivision final plat recordation.

2. **Zoning Compliance**
The subject property is split zoned RM-30 (Residential Multi-Dwelling) and CR (Commercial Regional).

The RM-30 (Residential Multi-Dwelling) zoning district is a 30-dwelling unit per acre district primarily intended to accommodate moderate-density multi-dwelling development. The density and dimensional standards for the RM-30 zoning district are as follows:

- Minimum lot size: 5000 square feet* **
- Minimum width at the front setback line: 75 feet
- Minimum setback requirement: front 25 feet, side 15 feet, rear 15 feet ***
- Maximum lot coverage: 60 percent
- Maximum Height: 40 feet

*The minimum lot area of 5,000 square feet applies to single-family detached dwellings, two-family dwellings and the first 2 units of a multi-family development. An additional 1,000 square feet of lot area is required each additional dwelling unit within a multi-family development. The maximum multi-family density may not exceed 30 dwelling units per acre. All other uses are subject to a minimum lot area of 7,000 square feet. Central water and wastewater services are required regardless of lot size or conforming status.

**If the building is established as or converted to condominium or townhome units in accordance with Chapter 7 of this Code, the building and lot shall meet the minimum lot area and setbacks requirements, but the individual units are not required to meet the minimum lot area, maximum lot coverage, or setback requirements. A 25-foot perimeter boundary setback shall be maintained around the entire development, but

a zero-foot setback is allowed along any internal lot line within the development.

*** The minimum distance between buildings shall be 10 feet.

The CR (Commercial Regional) zoning district is intended to accommodate regional centers providing ease of pedestrian and vehicular circulation, unity of architectural design, and best serving the convenience of the public and aesthetic enhancement of the community and region."

The density and dimensional standards for the CR zoning district are as follows:

- Minimum lot size: none
- Minimum setback requirement * ***: front 50 feet, side 25 feet **, rear 25 feet**
- Maximum lot coverage: none
- Maximum Height: 45 feet

*Temporary uses shall be setback at least 25 feet from all property lines and 100 feet from residential zoning districts. Gasoline pumps and canopies shall be setback at least 25 feet from all property lines.

** The minimum setback is 25 feet from the perimeter boundary of the district, but no minimum setback is required from any internal side or rear lot line within the same district.

***If the building is established as or converted to condominium units in accordance with Chapter 7 of the Code, the building and lot shall meet the minimum lot area and setbacks requirements, but the individual units are not required to meet the minimum lot area, maximum lot coverage, or setback requirements.

The applicant requests approval of a preliminary plan to allow for the creation of one (1) multi-dwelling lot for a 300-unit apartment development, ten (10) commercial lots, and four (4) tracts to be utilized for private roadways, landscaping and stormwater detention. All of the lots included within the preliminary plan meet the minimum lot size requirement of the respective zoning district. Site development plans will be required prior to building permit authorization to ensure all proposed structures will meet the dimensional standards of the Code.

3. **Policy Plan Analysis**

The El Paso County Policy Plan (1998) has a dual purpose; it serves as a guiding document concerning broader land use planning issues and provides a framework to tie together the more detailed sub-area elements of the County Master Plan. Relevant policies are as follows:

> ***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.*
>
> ***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.*
>
> ***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.*
>
> ***Policy 10.2.2 –*** *Carefully consider the availability of water and wastewater services prior to approving new development.*
>
> ***Policy 12.1.3-****Approve new urban and rural residential development only if structural fire protection is available.*
>
> ***Policy 13.1.1*** *– Encourage a sufficient supply and choice of housing at varied price and rent levels through land development regulations.*

The proposed mixed-use preliminary plan is adjacent to a single-family development to the north, which is zoned RS-5000 (Residential Suburban). The properties located to the south, east, and west are all commercially zoned.

The anticipated multi-family development and commercial developments within the preliminary plan area will require approval of a site development plan for each corresponding lot area. The site development plans will need to include landscaping, screening, and buffering pursuant to the requirements of Chapter 6 of the Land Development Code. The landscaping, screening, and buffering is anticipated to help mitigate potential visual impacts so that the anticipated multi-family development and commercial developments are functionally and aesthetically integrated with the single-family development to the north as well as the surrounding commercial development.

Additionally, the anticipated multi-family development may help support interdependent land uses in the area, such as the commercial developments to the east and southeast, by providing a varied housing type for employees. The proposed development is anticipated to provide a density transition between the suburban residential development to the north zoned RS-5000 (Residential Suburban) and the future commercial uses to the south and west, and the existing commercial uses to the east of the subject property.

Cimarron Hills Fire Protection District has provided a commitment letter to serve the development. Cherokee Metropolitan District has provided a commitment letter stating that the District has adequate supply for water service and capacity to provide wastewater service. The applicant is seeking a finding of sufficiency with regards to water quality, quantity, and dependability at the preliminary plan stage to ensure an adequate supply of water prior to development approval. Staff recommends that the proposed preliminary plan is in general conformance with the Policy Plan.

4. Small Area Plan Analysis

The property is not included in a small area plan.

5. 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 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.*

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 central water supply of 4,443-acre feet per year and a current demand of 4,211.3-acre feet per year. The proposed project has a projected demand of 84 acre feet per year resulting in a remaining surplus of 147.7-acre feet. The 2040 central water supply is projected to be 6,800 acre-feet per year and the projected demand is 6,468 acre-feet per year, resulting in surplus of 332 acre-feet. The 2060 central water supply is projected to be 10,131 acre-feet per year and the projected demand is 9,608 acre-feet per year, resulting in surplus of 523 acre-feet

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. 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 committed to serve the development. Water sufficiency has been analyzed with the review of the proposed PUD combined preliminary plan. The State Engineer's Office has recommended that the proposed preliminary plan has an adequate water supply in terms of water quantity and dependability. The County Attorney's Office has made a recommendation that the proposed preliminary plan has an adequate water supply in terms of water quantity and dependability prior to the Planning Commission hearing. El Paso County Public Health has made a recommendation

for water quality sufficiency. Please see the Water section below for a summary of the water findings and recommendations for the proposed preliminary plan.

6. **Other Master Plan Elements**

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential. Colorado Parks and Wildlife and the El Paso County Community Services Department, Environmental Services Division, were each sent a referral and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies potential coal deposits in the area of the subject parcels. A mineral rights certification was prepared by the applicants indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

The El Paso County Parks Master Plan (2013) does not depict any parks, trails, or open space within the development area.

Please see the Transportation section below for information regarding conformance with the El Paso County 2016 Major Transportation Corridors Plan Update (MTCP).

G. PHYSICAL SITE CHARACTERISTICS

1. **Hazards**

The applicant submitted a Soils and Geology report prepared by Rocky Mountain Group, dated August 26, 2020, in support of the preliminary plan application. The report concludes that no hazards were identified that would preclude development of the site within the preliminary plan area.

2. **Wildlife**

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential. The El Paso County Community Services Department, Environmental Services Division, and Colorado Parks and Wildlife were each sent a referral and have no outstanding comments.

3. **Floodplain**

FEMA Flood Insurance Rate Map (FIRM) panel number 08041C0754 G and 08041C0752 G, which has an effective date of December 7, 2018 indicates the subject parcel is located within Zone X, areas outside of the 500-year floodplain.

4. **Drainage and Erosion**

The property is located within the Sand Creek (FOFO4000) drainage basin. The Sand Creek drainage basin is a fee basin with associated drainage and bridge fees. Drainage and bridge fees will be required to be paid at the time of final plat recordation.

The site generally drains to the west and southwest. Stormwater runoff will be conveyed via over land flow across lots and within curb and gutter to a proposed storm sewer system. The storm sewer system will then convey the developed flows to a proposed full spectrum detention pond that will mitigate developed runoff and provide the necessary permanent stormwater quality for the proposed development. The proposed stormwater facilities will be privately owned and maintained by the Crossroads Metropolitan District No. 2. Per the associated drainage report, the development of this project will not adversely affect the downstream and surrounding developments.

A grading and erosion control plan that identifies construction best management practices (BMPs) to prevent sediment and debris from affecting adjoining properties and the public stormwater system has been submitted for the proposed pre-development grading of the site.

5. **Transportation**

The El Paso 2016 County Major Transportation Corridors Plan Update depicts roadway improvement projects in the immediate vicinity of the development, which include upgrades to the interchange of Highway 24 and Highway 94, and future widening of Highway 24 from Powers Boulevard to Highway 94. Coordination with all adjacent local jurisdictions is occurring to determine the extent of a contribution for these improvements. Specific roadway improvements will be finalized with the subsequent final plat submittals.

The property is located along Meadowbrook Parkway, west of Newt Drive and north of Highway 24. Primary access to the development will be provided via the proposed extension of Meadowbrook Parkway west of Newt Drive and internal roadways. All internal roadways are proposed to be privately owned and maintained by Crossroads Metropolitan District No. 1.

A master traffic impact study for the area was completed that encompasses this development along with the Crossroads North, Crossroads at Meadowbrook, and Regan Ranch projects located east and southwest of the site. The master traffic impact study provides the overall impacts to the transportation system and the

large-scale improvements required for the development of these projects. Off-site improvements required by these developments are identified on Table 16 of the master traffic impact study. Improvements such as auxiliary turn lanes along Marksheffel Road, Highway 24, and Highway 94; a roundabout at the intersection of Newt Drive and Meadowbrook Parkway; a traffic signal at Space Village Avenue and Marksheffel Road; and widening of Marksheffel Road, Highway 24, and Highway 94 are provided within this table. Additionally, a traffic letter was provided with this application as an addendum to the master traffic impact study to provide a site-specific analysis of this development.

The development is subject to the El Paso County Road Impact Fee Program (Resolution No. 19-471), as amended. The applicant has not requested inclusion into a public improvement district; therefore, fees for each lot shall be paid in full at the time of building permit issuance.

H. SERVICES

1. Water

Water supply service will be provided by Cherokee Metropolitan District.
Sufficiency:

Quality: Sufficient
Quantity: Sufficient
Dependability: Sufficient

Attorney's summary: The State Engineer's Office has made a finding of adequacy and has stated water can be provided without causing injury to decreed water rights. The County Attorney's Office has made a recommendation for a finding of sufficiency with regards to water quantity and dependability. El Paso County Public Health has made a favorable recommendation regarding water quality sufficiency.

2. Sanitation

Wastewater is provided by the Cherokee Metropolitan District. The District has provided a commitment letter to serve the anticipated development.

3. Emergency Services

The property is within the Cimarron Hills Fire Protection District. The District was sent a referral and provided a response in support of the requested PUD and preliminary plan. Additionally, the District provided a commitment letter to provide fire protection services to the development.

4. **Utilities**
   Electrical service and natural gas service are provided by Colorado Springs Utilities (CSU). CSU was sent a referral and has no outstanding comments.

5. **Metropolitan Districts**
   The property is included within Cherokee Metropolitan District, which provides central water and sewer services in the area. The District does not have an ad valorem (property tax) mill levy.

   The property is also included within the Crossroads Metropolitan District No. 1, which is proposed to own and maintain the road, utility, drainage, and open space tracts. The District has an ad valorem mill levy of 60 mills.

6. **Parks/Trails**
   Fees in lieu of park land dedication will be due at the time of recording the final plat(s).

7. **Schools**
   The site is within the boundaries of Colorado Springs School District No. 11. Fees in lieu of school land dedication shall be paid to El Paso County for the benefit of the District at the time of recording the final plat(s).

I. APPLICABLE RESOLUTIONS

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J. STATUS OF MAJOR ISSUES

There are no major outstanding issues.

K. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission find that the request meets the criteria for approval outlined in Section 7.2.1 (Subdivisions) of the El Paso County Land Development Code (2019) staff recommends the following conditions and notations:

CONDITIONS

1. Applicable drainage and bridge fees shall be paid with each final plat.

2. Applicable school and park fees shall be paid with each final plat.

3. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed species.

4. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the Countywide Transportation Improvement Fee Resolution (Resolution 19-471), as amended, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

5. The County Attorney's Conditions of Compliance shall be adhered to at the appropriate time.

6. Any remaining unresolved engineering comments shall be resolved to the satisfaction of the ECM Administrator, and approved engineering documents shall be required, prior to the Board of County Commissioner hearing.

NOTATIONS

1. Subsequent final plat filings may be approved administratively by the Planning and Community Development Department Director.

2. Approval of the preliminary plan will expire after twenty-four (24) months unless a final plat has been approved and recorded or a time extension has been granted.

3. Preliminary plans not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 47 adjoining property owners on September 17, 2021, for the Planning Commission meeting. Responses will be provided at the hearing.

M. ATTACHMENTS

Vicinity Map

Letter of Intent
Preliminary Plan Drawing
State Water Engineer Letter
County Attorney Letter
EPC Public Health Letter
CAD-O Map and CSAAC Comments

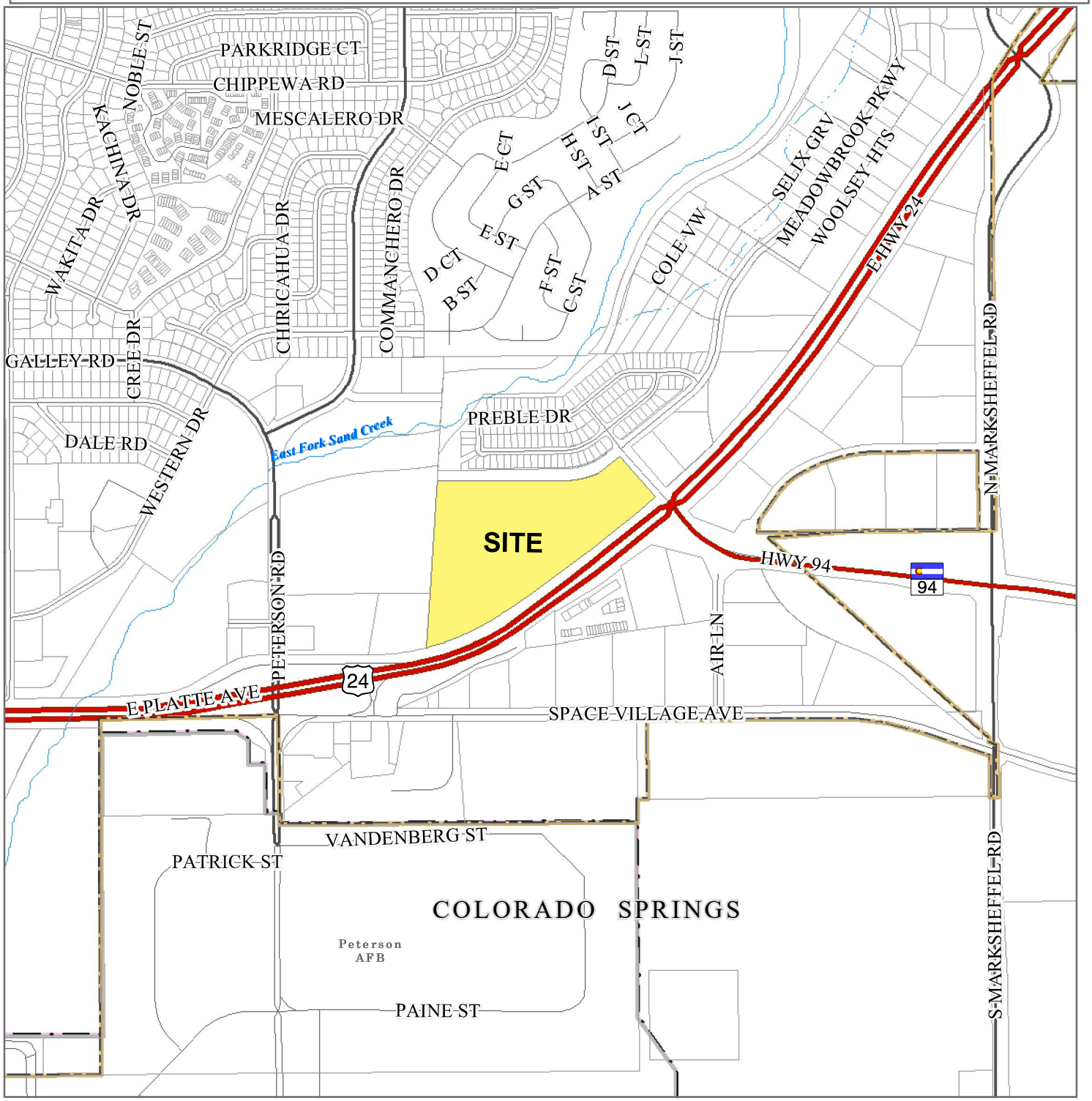
El Paso County Parcel Information

PARCEL	NAME
5408007005	COLORADO SPRINGS EQUITIES LLC

File Name: SP-20-011

Zone Map No. --

Date: September 17, 2021



Please report any parcel discrepancies to:
El Paso County Assessor
1675 W. Garden of the Gods Rd.
Colorado Springs, CO 80907
(719) 520-6600

N W E S

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Crossroads Mixed-Use
Preliminary Plan
Letter of Intent (Revised 9.10.21)

APPLICANT-OWNER/CONSULTANT INFORMATION:

OWNER
COLORADO SPRINGS EQUITIES, LLC
90 S. CASCADE AVENUE, SUITE 1500
COLORADO SPRINGS, CO 80903

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

ENGINEERING
MS CIVIL CONSULTANTS
102 E. PIKES PEAK, 5TH FLOOR
COLORADO SPRINGS, CO 80903

SURVEYING
CLARK LAND SURVEYING, INC
177 S. TIFFANY DRIVE, UNIT 1
PUEBLO WEST, CO 81007

SITE/BACKGROUND INFORMATION

The Crossroads Mixed Use Preliminary plan is located at the northwestern intersection of US Highway 24 and Newt Drive. The preliminary plan includes ±17.15 AC in the RM-30 zone and 11.69 AC in the CR zone (Parcel ID No.: 5408007005). The BOCC approved a rezoning of the 17.15 AC from CR to RM-30 on April 15, 2021 (Resolution No. 21-181) in support of the mixed use development of the site subject to approval of a preliminary plan and final plat of the property consistent with the split zoning district boundaries on the property. The property is within the Commercial Aviation District Overlay (CAD-O). All future land use actions will be subject to the restrictions and limitations of the Airport Overlay.

Request & Justification

Colorado Springs Equities, LLC (“The Applicant”) requests approval of the Crossroads Mixed Use Preliminary Plan that includes 10 commercial lots (11.14 AC), one (1) multifamily residential (12.703 AC), and four (4) tracts (5.205 AC) for stormwater detention/water quality (Tract “A” and Tract “B”), private rights-of-way (Tract “C” and Tract D, within a 50’ private road easement to provide access to Lots 1 through 11, the detention Tract A, and District Tract B). Private roads are subject to approval of associated private road waivers and deviations (discussed below).

The Plan includes transportation improvements including public roadway improvements pedestrian facilities, utility infrastructure, landscape buffers, and a preliminary roadway landscaping plan.

The preliminary plan identifies required landscape buffers along the perimeter of the subdivision, major streets, streetscape locations, typical details, and road cross sections. Roadway landscaping requirements may be collateralized as public subdivision improvements to be owned/maintained by Crossroads Metropolitan District No. 1. Perimeter landscape buffer improvements will be included in overall subdivision improvements. Individual site landscaping will be submitted on a per site basis which shall conform to this overall preliminary landscape plan.

The applicant requests that the preliminary plan approval include the following approvals (additional justification provided in subsequent sections of this letter of intent):

- Findings of water quality, quantity, and dependability sufficiency are requested with the preliminary plan approval;
- Authorization to submit a final plat(s) for administrative approval subject to findings that 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;
- BOCC authorization of pre-development site grading, which includes authorization to install wet and dry utilities.
- The applicants are requesting a waiver to Sections 8.4.4.C. and 8.4.4.E.3 of the Code to allow for private roads that are not proposed to be built to public road standards.
- The applicant is requesting a deviation of Section 2.2.5.D and Table 2-7 of the ECM to allow driveway access from Lot 11 (multifamily) onto Meadowbrook Parkway, a public non-residential collector roadway.
- The applicant is requesting a deviation of Section 2.2.5.D and Table 2-7 of the ECM to allow driveway access from Lot 11 (multifamily) onto Southern Rail Point, a private collector roadway.
- The applicant is requesting a deviation of Section 2.2.4.B.5 and Table 2-7 of the ECM to allow a modified roadway cross section and roadway design standards for the private collector roadways, Southern Rail Point and Pacific Rail Point.
- The applicant is requesting a deviation of Section 2.3.7.E.1 and Section 2.3.7.E.3 to allow for a reduced left turn lane into Lot 11 from Meadowbrook Parkway.

PRIVATE ROAD DETAILS AND PRIVATE ROAD WAIVERS AND JUSTIFICATION
The applicant requests approval of a waiver of the following Sections:
The applicants are requesting the following waivers of the LDC:

1. The applicants are requesting a waiver to Sections 8.4.4.C. and 8.4.4.E.3 of the Code to allow for private roads that are not proposed to be built to public road standards.

   - Section 8.4.4.C, *Public Roads Required*, of the Code states:
     "Divisions of land, lots and tracts shall be served by public roads."

- Section 8.4.4.E.3, *Private Road Allowances*, of the Code states:
  "Generally, private roads shall be constructed and maintained to ECM standards except as may be otherwise determined in the waiver.

The Code requires private roads to be constructed and maintained to ECM standards except as may be otherwise determined in the waiver. Private road waivers may only include design standards for the following:

a) Right-of-way width where suitable alternative provisions are made for pedestrian walkways and utilities;
The waiver includes a non-standard non-residential cross section within a 50-foot wide tract instead of lying within an 80-foot ROW. All required roadway, sidewalk, stormwater, and utility improvements and easements are located within the 50-foot cross section and 7' public access easement.

b) Design speed where it is unlikely the road will be needed for use by the general public;
No variation is proposed.

c) Standard section thickness minimums and pavement type where suitable and perpetual maintenance provisions are made;
No variation is proposed.

d) Maximum and minimum block lengths; and
No variation is proposed.

e) Maximum grade.
No variation is proposed.

The applicant is requesting the following deviations(s) from the Engineering Criteria Manual (ECM):

2. The applicant is requesting a deviation of Section 2.2.5.D and Table 2-7 of the ECM to allow driveway access from Lot 11 (multifamily) onto Meadowbrook Parkway, a public non-residential collector roadway. The reason for the request is to provide two points of access to the multi-family lot via Meadowbrook Parkway and Southern Rail Point, the proposed internal private roadway. Lot 11 also has no frontage to a local public or private roadway.

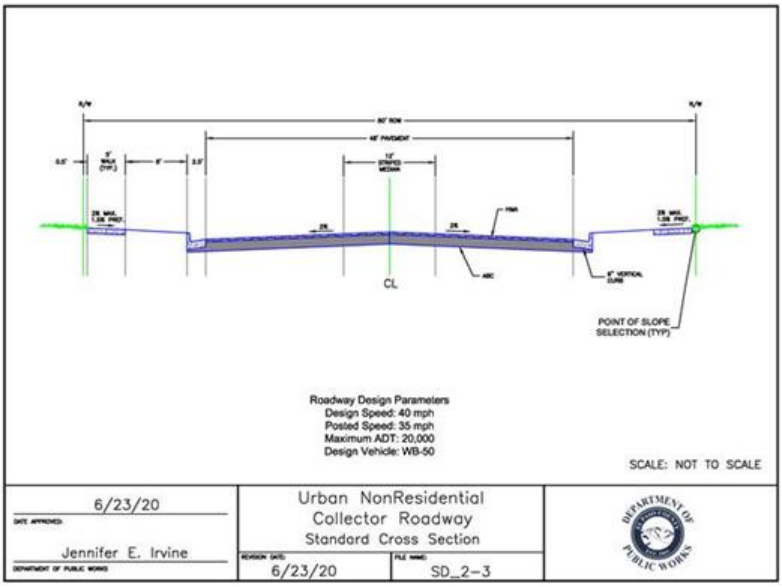
3. The applicant is requesting a deviation of Section 2.2.5.D and Table 2-7 of the ECM to allow driveway access from Lot 11 (multifamily) onto Southern Rail Point, a private collector roadway. The reason for the request is to provide two points of access to the multi-family lot via Meadowbrook Parkway and Southern Rail Point, the proposed internal private roadway. Lot 11 also has no frontage to a local public or private roadway.

Access to all lots within the preliminary plan are from non-residential collectors which are classified as minor collectors with access spacing requirements of 330-feet. Primary access to the multifamily site (Lot 11) is from the public Meadowbrook Parkway on the north side of the site. Secondary access to the multifamily site is planned from Southern Rail Point, a private non-residential collector located on the east side of the site.

Access to the commercial lots is limited to the private roads internal to the subdivision which provide access to the public Meadowbrook Parkway.

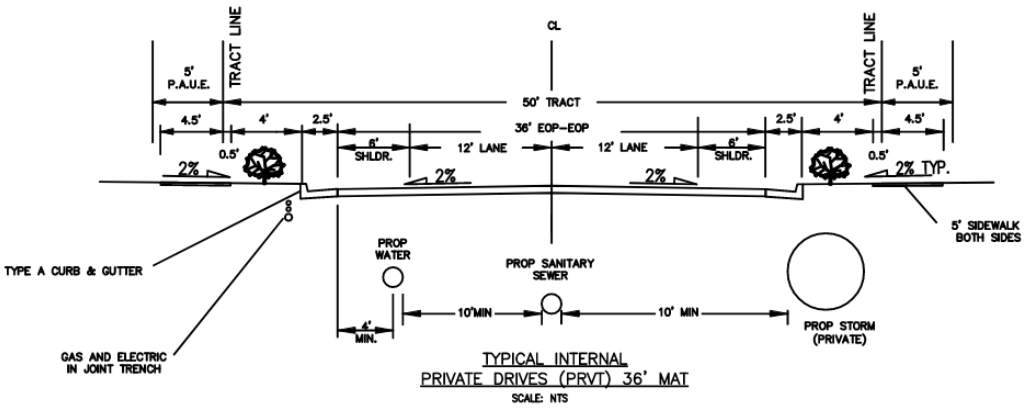
4. The applicant is requesting a deviation of Section 2.2.4.B.5 and Table 2-7 of the ECM to allow a modified roadway cross section and roadway design standards for the private collector roadways, Southern Rail Point and Pacific Rail Point. The reason for the request is to maximize land for the mixed multifamily and commercial land uses on an infill development parcel.

   Specific deviations from the Standard Cross Section include locating the private road in a 50-foot tract dedicated to public access and utilities; and removal of the 12-foot median as depicted on the standard cross section.



   Specific deviations from the Standard Cross Section (shown below) include substitution of a 50-foot public access and utility easement for a private road which meets the urban nonresidential collector classification; and removal of the 12-foot median; as depicted on the standard cross section.

   The private road cross section (shown below) proposed for Southern Rail Point and Pacific Rail Point includes a 36-foot pavement width, no median, and detached sidewalks, shown in the illustration below. All required public utilities are located within the 50-foot access and utility easement. Sidewalks will be located partially within the roadway easement and partially within a platted public improvement and public access easement over the adjacent lots.



The proposed private road network consists of a north/south oriented segment (Southern Rail Point) in Tract C that extends from Meadowbrook Parkway on the north terminating at Tract A to the south. Southern Rail Point separates the multifamily Lot 11 in the RM-30 zone on the west from the commercial lots in the CR zone on the east. Southern Rail Point is adjacent to Lots 8 – 10 located on its eastern side. Pacific Rail Point located in Tract D, is aligned with the proposed secondary multifamily access onto Southern Rail Point and extends easterly between Lots 7 & 8 on its south and Lot 9 on its north. Pacific Rail Point turns northward to Meadowbrook Parkway with Lots 9 & 10 on the western side of this segment. Lots 1 – 4 are located on the east side of this segment. A right-in/right-out access is proposed for this intersection with Meadowbrook Parkway.

The private road improvements and private road Tract C and Tract D will be owned and maintained by the Crossroads Metropolitan District Nos. 1 & 2.

5. The applicant is requesting a deviation of Section 2.3.7.E.1 and Section 2.3.7.E.3 to allow for a reduced left turn lane into Lot 11 from Meadowbrook Parkway. The reason for the request is the limited spacing between the proposed multi-family driveway and Southern Rail Point.

   The westbound left turn lane should provide 50 feet of storage (standard), 50 feet of lane length (substandard), plus a 160-foot taper length (standard). CDOT storage requirement of one foot per left turning vehicle during the peak hour and a speed limit of 40 miles per hour, the westbound left turn land should provide 50 feet of storage 155 feet of length plus a 160-foot taper based on CDOT Standards. However, a minimum storage length of 100 feet is typically recommended when less than 100 vehicles are reported; therefore, the turn lane would be 100 feet plus a 145-foot taper based on CDOT standards. Therefore, it is believed the 100-foot turn lane plus 160-foot taper recommended in the deviation is sufficient.

   The 95th percentile vehicle queues calculated within Synchro software demonstrate one (1) vehicle queue in the westbound left turn lane during the peak hour in 2026 and 2040.

Further, it should be noted that there will not be an access on the north leg of the middle access along Meadowbrook Parkway due to the configuration of the single-family development to north. This prevents the need to provide a back-to-back left turn lane in the future which allows additional space for the proposed left turn lane at the west access along Meadowbrook Parkway.

WAIVER APPROVAL CRITERIA

- ***The waiver does not have the effect of nullifying the intent and purpose of this Code;***
  The waiver requests do not have the effect of nullifying the intent and purpose of the Code which is the preservation and improvement of the public health, safety and general welfare of the citizens and businesses of El Paso County; to ensure that public facilities and services are available concurrent with development and will have a sufficient capacity to serve the proposed subdivision, and, in so doing, ensure that current residents will be required to bear no more than their fair share of the cost of providing the facilities and services by requiring the developer to pay fees, furnish land, or establish mitigation measures to cover the development's fair share of the capital facilities needs generated by the development.

  The private roads will be constructed by the Developer and dedicated to the Crossroads Metropolitan Districts Nos. 1 & 2 for maintenance and ownership.

- ***The waiver will not result in the need for additional subsequent waivers;***
  No additional waivers are needed to support the private road waiver.

  The applicant proposes to place private roads (non-residential collectors) within a 50-foot public access and utilities tract where an 80-foot right of way would be required. The Code and ECM require private roads to meet public road standards unless otherwise approved by a deviation. Deviation requests have been submitted for the use of a private non-standard cross section. The waver includes

- ***The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property;***
  The transportation impacts were analyzed in the Crossroads Mixed Use Traffic Study Letter, prepared by Kimley-Horn dated May 24, 2021 which found the proposed private roads suitable to meet projected traffic demands of the Crossroads Mixed-Use development.

- ***The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable to other property;***
  The proposed waiver is based on the responding to market demands, maintain infill design flexibility to integrate the proposed mix of multifamily and commercial land uses, and maximize spatial constraints created by incorporating multiple buffers required to accommodate multiple zone districts and to achieve compatibility among commercial, industrial, multi-family, and single-family land uses.

- ***A non-economical hardship to the owner would result from a strict application of this Code;***
  The requested waivers are not related to any specific economic hardships.

- ***The waiver will not in any manner vary the zoning provisions of this Code; and***
  The waiver will not vary any zoning provisions of the Code.

- ***The proposed waiver is not contrary to any provision of the Master Plan.***
  The waivers are not contrary to any provision of the Master Plan.

ZONE DISTRICT COMPLIANCE
The preliminary plan includes Lots 1-10 in the existing CR zone together with Lot 11 in the proposed RM-30 zone. All proposed Lots are designed to meet the bulk, density, and dimensional requirements of the respective underlying zones, landscaping, buffering and screening requirements for the proposed uses and buffering and screening against adjacent and differing uses per Section 6.2.2 of the Code.

Commercial (CR) Zoning Compliance: The preliminary plan for Lots 1-10 (commercial lots) has been designed to conform to the density and dimensional requirements of the CR zone which include:

- Setbacks: 25' front yard; 25' side/rear yards (0' from internal side/rear lot line within the same zone)
- Height: 45' (unless otherwise noted under the CAD-O overlay)
- Roadway Landscape Buffer/Setback Requirements for commercial Lots:

Ex./Prop. Road	Roadway Classification	Landscaping Buffer/Setback	Req. Trees*/ Linear Foot of Frontage
US 24	Expressway, Principal Arterial	25 feet/ 50 feet	1 per 20 feet
Meadowbrook Parkway	Minor Arterial	20 feet/ 50 feet	1 per 25 feet
Newt Drive	Non-Arterial	10 feet/ 50feet	1 per 30 feet
**Southern Rail Point/Pacific Rail Point	Non-Arterial	10 feet	1 per 30 feet
*(min. 1/3 trees shall be evergreen) ** (Private Roads in proposed Tracts C & D)			

- ***Additional Required Buffer and Screen Areas for Commercial Lots 1-10:*** A 20 foot landscape buffer is required along the Meadowbrook Parkway frontage of Lots 1, 2, 3, and 10 to provide buffer/screen between planned commercial uses and existing residential uses in Meadowbrook Crossing Filing No. 1 on the north side of Meadowbrook Parkway. The minimum number of trees within this buffer shall be 1 tree for every 25 feet of the road frontage. A minimum of ⅓ of the trees shall be evergreen trees.

A 10-foot buffer will be provided on Lots 8-10 along the private Southern Rail Point frontage to provide required screening of commercial uses from the proposed multifamily uses located on Lot 11. The buffer/screening requirements will extend along the 50' access easement that extends along the western edge of Lot 8 which separated Lot 8 from Lot 11.

Residential (RM-30) Zoning Compliance: Development of Lot 11 in the RM-30 zone 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' (unless otherwise noted under the CAD-O overlay)
- Roadway Landscape Buffers:

Ex./Prop. Road	Roadway Classification	Landscaping Buffer/Setback	Req. Trees*/ Linear Foot of Frontage
US 24	Expressway, Principal Arterial	25 feet/ 50 feet	1 per 20 feet
Meadowbrook Parkway	Minor Arterial	20 feet/ 25 feet	1 per 25 feet
Newt Drive	Non-Arterial	10 feet	1 per 30 feet
**Southern Rail Point	Non-Arterial	10 feet	1 per 30 feet
*A minimum 1/3 trees shall be evergreen **(Private Road in proposed Tract C)			

- **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.
  - Required buffers will be identified on the preliminary plan with final details provided at the subsequent site development plan submittal.

- ***Required Multifamily (RM-30) Buffer and Screen Areas:*** A 20-foot buffer is required along the lot, parcel, or tract line on the multifamily use property between the multifamily use and a single-family use. A 20 foot landscape buffer is buffer is required along the Meadowbrook Parkway frontage of Lots 11 to provide required buffer/screening against the existing residential uses in Meadowbrook Crossing Filing No. 1 located on the north side of Meadowbrook Parkway. The minimum number of trees within this buffer shall be 1 tree for every 25 feet of the road frontage. A minimum of ⅓ of the trees shall be evergreen trees.

Transportation & Access
Direct access to Crossroads Mixed Use is proposed along the future public extension of Meadowbrook Parkway, one (1) full movement access and one (1) right-in right-out access, via looped private road network (Southern/Pacific Rail Points). The multifamily Lot 11 will have direct driveway access to Meadowbrook Parkway from the north with a secondary eastern access to the private Southern Rail Point, and one (1) proposed eastern right-in/right-out access at the Pacific Rail Point/Meadowbrook Parkway intersection. The proposed RI/RO is subject to review and approval by the County Engineer and BOCC respectively. Access to US 24 is from Newt Drive located at the easternmost edge of the property and westward from Marksheffel Road.

Planned offsite improvements include a single lane roundabout constructed at the Meadowbrook Parkway and Newt Drive intersection with subdivision improvements associated with the Crossroads Mixed Use Final Plat and included in all associated Subdivision Improvements Agreements (SIA) and Financial Assurance Estimates (FAE) required with the final plat process. The TIS recommends the roundabout have single lane approaches on the eastbound Newt Drive, northbound Meadowbrook Parkway, southbound Meadowbrook Parkway and westbound Newt Drive.

Meadowbrook Parkway will be extended westward along the preliminary plan frontage from the existing Newt Drive/Meadowbrook Parkway intersection as an offsite improvement. The TIS recommends that this roadway be designated as a three-lane roadway with a center left turn lane.

All on-site and off-site roadway, signing, striping, and signal improvements shall be incorporated into the Civil Drawings, and conform to El Paso County and/or CDOT standards as applicable, as well as the Manual on Uniform Traffic Control Devices – 2009 Edition (MUTCD).

PRELIMINARY PLAN REVIEW/APPROVAL CRITERIA & JUSTIFICATION

- ***The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;***
  General conformance with the County Water Master Plan and Policy Plan in the absence of applicable small area plans are addressed below:

Water Master Plan Conformance:
The development area is 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. No specific growth map was created for Region 5; these areas are shown in other maps. Specific information regarding CMD facilities and water supplies is provided in the water resources report that includes a supplemental report, submitted in support of this preliminary plan application.

CMD currently serves approximately 7,500 residential taps and 500 commercial taps in addition to bulk users in the eastern portion of unincorporated El Paso County.

CMD has adequate supply, water quality, and existing infrastructure in the Planning Region and adjacent to the proposed project area to serve this development and maintains required regulatory compliances.

CMD provides services outside District boundaries to Schriever AFB and the Woodmen Hills Development. System/infrastructure interconnections exist between CMD, CSU, and Woodmen Hills MD. Per the Water Master Plan, water supplies in Region 5 from current to 2060 build out are as follows (*taken from EPC WMP*):

Planning Region	Current Supplies (AF per year)	2040 Supplies (AF per year)	2060 Build-Out Supplies (AF per year)
Region 5	**4,849**	**6,800**	**10,131**

Table 5-2: Current, 2040, and Build-Out Water Supply by El Paso County Planning Region

Planning Region	Demand (AF)	Supplies (AF)	Average-Year Surplus** (AF)	Need (AF)	Need (%)
Region 5	**4,396**	**4,849**	**453**	**0**	**0%**

Table 5-3: Current Demand and Current Supplies by El Paso County Planning Region

Planning Region	2040 Demand (AF) Need (AF) Need (%)	Current Supplies (AF)	(AF) Average-Year Surplus**	Need (AF)	Need (%)
Region 5	**6,468**	**4,849**	**0**	**1,619**	**25%**

Table 5-4: Future (2040) Demand and Current Supplies by El Paso County Planning Region

Planning Region	2060 Demand (AF)	Current Supplies (AF)	Average-Year Surplus** (AF)	Need (AF)	Need (%)
Region 5	**9,608**	**4,849**	**0**	**4,759**	**50%**

Table 5-5 – Build-out (2060) Demand and Current Supplies by El Paso County Planning Region

Water supplies in Region 5, and specifically from CMD, should be sufficient to meet the current development demand; however, additional resources will be required to meet the full projected development demand within the Region by the 2060 target build out date. Additional water resources are planned through regional collaboration with partner and/or neighboring water providers.

Water resources for CMD are drawn from groundwater in two regions. The majority is from alluvial groundwater supplies in the Upper Black Squirrel Aquifer in eastern El Paso County via a network of twenty wells (Well Nos 1-21). 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 9-20) in the amount of 3,985 AFY is available for export outside the Basin.
Remaining water supplies are sourced from two wells in deep bedrock aquifers from the Sundance Ranch property in the northern part of the County.

According to the Water Resources Report, the CMD has 4,443.0 AFY of exportable supply and 4,130.4 AFY of commitments, CMD has a water balance of 312.6 AFY remaining for additional commitments.

CMD has provided a water and sewer service commitment Letter whereby the District has committed to allocate 84 AF/YR for the proposed development out of its current supplies. Anticipated Residential demand includes 61.2 AF/YR for
Residential Domestic use and 11.7 AF/YR for irrigation within the multifamily use. Commercial commitments include 6.2 AF/YR for domestic use and 4.9 AF/YR for commercial irrigation.

CMD has a network of wells, pump stations, conveyance pipelines, storage tanks, and treatment facilities to deliver potable water to its customers. Specific information regarding these facilities is provided in the water resources report submitted in support of this preliminary plan application.

Policy Plan Conformance:
The subdivision generally conforms to the goals conformance with the goals, objectives, and policies of the Master Plan.

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.
The proposed commercial densities are compatible with existing surrounding commercial, light industrial, and residential land uses based on the allowances of the underlying zone districts. The single-family Meadowbrook Crossing development was zoned RS-5000 from I-2 and CR (PCD File No. P-16-6). Approval of the rezone included a condition (Condition No. 4) stating " a buffer meeting the requirements of the [LDC] shall be identified on the subsequent preliminary plan and final plat(s) to address the use to use relationship with the existing commercial land uses in the area." BOCC Resolution No. 17-021 included findings of master plan compliance and that "[the] proposed land [residential] land use will be compatible with existing and permitted land uses in the area".

According to the P-16-006 Staff Report to the BOCC, the CR zone was established in 1985. The burden of achieving compatibility between the residential zoning and the existing commercial zoning was placed upon the residential development. However, the code also requires buffering and screening requirements on the CR zoned property to provide additional landscape and screening buffers and setbacks to enhance and/or otherwise increase compatibility between the adjacent single-family zone and land uses. The proposed multifamily zone and development on Lot 11 is an appropriate land use and density transition between single family housing and commercial development. The multifamily use will be required to provide additional screening and buffering between itself and the single-family zone and land uses located on the opposite side of Meadowbrook Parkway.

The proposed commercial land uses are consistent with the single-family detached, commercial, service oriented and light industrial mix of uses that characterize the adjacent Meadowbrook and Claremont Business Park developments. Access to these existing developments from Marksheffel Road to the east is via the existing Meadowbrook Parkway which is planned to extend westward to Peterson Road. Westward extension of Meadowbrook Parkway to Peterson Rd would occur on property not owned by the applicant and not included in the preliminary plan. Extension of the road to Peterson Road would be accomplished by the adjacent property owner at the time of subdivision and development of that property. Access to State Highway 24 is via connections from Newt drive at the eastern edge of the preliminary plan southward to State Highway 24 at a signalized alignment with the terminus of US Highway 94 at Highway 24.

The proposed ±13 AC of multifamily land uses together with the planned commercial development and preliminary plan for entire mixed-use site are consistent with the existing single-family, commercial, light and heavy industrial land uses within the larger land use planning area. The planned multifamily uses provide a land use transition between the existing uses and the highway corridor and the unplanned properties west of the site to Peterson Road.

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 6.1.6 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 services will be provided service by Cherokee Metropolitan District. Private stormwater facilities will be provided by the developer and managed by the Crossroads Metropolitan District No. 1, public offsite and regional facilities and management by El Paso County Road/Bridge respectively; individual stormwater management on a per lot basis will be the responsibility of the individual property owner(s). Electric and natural gas service will be provided by CSU. Fire protection will be provided by the Cimarron Hills Fire Protection District. Police and related public safety services will be provided by the El Paso County Sheriff.

Compulsory education services are provided by Colorado Springs School District No. 11.

Private park, recreation, and open spaces will be provided in part by the Developer and managed by the Metropolitan District. Multifamily park and open space amenities will be owned, operated, and managed by the owner of the multifamily community. Public parks, open space, and recreation services are provided by EL Paso County, City of Colorado Springs, and Cherokee Metropolitan District via existing network of regional and urban parks, trails, and open spaces.

Other public facilities and services are currently delivered to residential, commercial, and light industrial properties adjacent to this proposed development. Subsequent subdivision applications will provide detailed reports and plans regarding service availability and delivery infrastructure.

Policy 6.1.10 Ensure that new development will not create a disproportionately high demand on public services and facilities by virtue of its location, design or timing.
Urban services which include, but not necessarily limited to water, wastewater,

electric service, natural gas service, fire protection, roadway and transportation, and drainage and stormwater management services are currently available. Additional facilities and services will be extended to or constructed within the planned development in fulfillment of this policy criterion.

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.

Policy 6.1.8 Encourage incorporating buffers or transitions between areas of varying use or density where possible.
15-foot landscape buffers have been provided along all existing and proposed external lot lines and property boundaries separating differing land uses internal and external to the preliminary plan area Buffering and screening of differing uses and/or densities will occur with individual site development plans. Identification of significant buffers from undeveloped/vacant properties as well as from existing adjacent residential communities has been provided in connection with the preliminary plan as building restricted areas designated for future use as buffers and landscape screening.

- **The subdivision is consistent with the purposes of this Code;**
  The stated purpose of the preliminary plan is to provide an in-depth analysis of the proposed division of land including a refinement of the design considering the geologic hazards, environmentally sensitive areas, source of required services, vehicular and pedestrian circulation, and relationship to surrounding land uses. Necessary reports including, but not limited to drainage, grading and erosion control, water/wastewater resource reports, traffic impact analysis, and the preliminary plan have been provided in order to review and refine the design of the subdivision taking into account the review of the referenced documents, plans, and reports in order to guide the design of the development to meet the intent and purposes of the preliminary plan as stated in the Code.

- **The subdivision is in conformance with the subdivision design standards and any approved sketch plan;**
  The subdivision conforms to the design standards of the Code. The proposed development is neither within or adjacent to any approved and/or valid sketch plans.

- **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**
  A commitment to provide water service has been provided by Cherokee Metropolitan District which has adequate water resources to serve the proposed development. It is anticipated that the BOCC will be able to make the required water findings during the preliminary plan application review.

- **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;**

  The subdivision will connect into an existing public sewage disposal system what has been installed together with other public improvements associated with Crossroads Preliminary Plan and its many development phases and filings. The existing system complies with state and local laws and regulations, statutory requirements, and the requirements of Chapter 8 of the County Land Development Code.

- **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 Geology/Soils report prepared by RMG Engineers, dated August 18, 2020, identified the presence of hydrocompactive soils as a potential site constraint condition with recommendations that if encountered beneath foundations, mitigation will be required. Per the report, “It is anticipated that if these materials are encountered, they can readily be mitigated with typical construction practices common to this region of El Paso County, Colorado such as applying additional compactive effort to the soil. If appropriate mitigations and/or foundation design adjustments are implemented, the presence of hydrocompactive soil is not considered to pose a risk to the proposed structures”.

  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 or will achieve compatibility through compliance with recommendations of corresponding reports and plans or by conditions of approval by the BOCC..

- **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 have been provided by the subdivision design, including but not limited to, stormwater, detention, and/or water quality control facilities, all of which meet stormwater requirements established by the state in addition to meeting the requirements of the County Code and ECM. Detention facilities have been designated within Tract A on the Preliminary Plan. Ownership and maintenance of all drainage facilities and improvements shall be provided by the Crossroads Metropolitan District No 1.

- **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 public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development. Public improvements include, but are not necessarily limited to, grading and erosion control, stormwater runoff and drainage improvement, detention/water quality facilities, vehicular and pedestrian transportation and roadway related improvements including roundabout installation at the Newt Drive/Meadowbrook Parkway intersection.

  Private road improvements require approval of a waiver. Private roads will be constructed to County standard cross sections unless otherwise modified via approved deviation. Private roads are required to meet County road cross section and design criteria including pedestrian facilities. utility service delivery infrastructure and related improvements. The private road waiver includes a request for a reduced pavement width. Supporting deviations for the private roads include alternate cross section design as described in the Deviation discussion of this report.

  The preliminary plan provides the extension of private roads from the public Meadowbrook Parkway to provide public access and circulation into and through the subdivision. The proposed private roads are in a tract with public access easements to provide access to lots, open spaces, and detention facilities.

  Public and private road cross sections include ADA compliant sidewalk improvements (per local conditions and standards), together with all required wet and dry public utilities.

- **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 is and will be provided to all parcels by planned public rights-of-way. Access to Crossroads Mixed Use is provided by private road extensions into the site. The private roads will be placed in a tract with the appropriate public access easement which will be recorded with the final plat unless required to be recorded as a separate instrument. All access planned is legal and in accordance with the provisions and allowances in the LDC and ECM.

- **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;**
  Natural physical features such as grade and slopes adjacent to SH 24 have been respected with the design of the site including the provision of approximately 3.2 acres of park and open space planned on Tracts A and B;

(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;
The site has been planned to provide multimodal transportation links and facilities to include public and private road improvements that facilitate promote and encourage alternate modes (vehicular, pedestrian, transit, bicycle) within the proposed development and connections to and from external pedestrian and bicycle trails.

(3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses;
The subdivision has been designed to accommodate appropriate buffers and screening from adjacent and differing land uses. The sites have been designed to provide flexibility in orientation and building massing at the development plan phased which combined with required and recommended landscaping elements will provide adequate and interesting transitions between internal and external land uses.

(4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design;
No environmentally sensitive areas exist on the site. Potential geologic constraints have been previously discussed and treated in other review criterion discussions herein.

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;
The preliminary plan and supportive reports, plans, documents, and service commitments, have collectively addressed public and private infrastructure and service needs proportionate to the impact created or otherwise anticipated by the proposed development, and will not negatively impact the levels of service of County services or facilities.

- **Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;**

  Necessary services which include, police and fire protection, recreation, utilities, open space and transportation system, are presently available to serve the development as supported by the utility and public service commitments provided in support of the development application. A 3.2 acre park is planned within the subdivision on Tracts A and B. Also, the Highway 94 Trail and the East Fork Sand Creek Trail are located within 0.5 miles of the site. The planned multifamily use on Lot 11 will be required to provide onsite recreation and open space facilities. Required service commitments have been provided in support of the development application.

- **The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and**
  The subdivision provides evidence via commitment letters from Cimarron Hills Fire Protection District for emergency and fire service and Cherokee Metropolitan District for water for fire suppression as well as preliminary plan layout and design of access and utilities demonstrate show that the proposed methods for fire protection comply with Chapter 6 of the County Code.

- **The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.**
  If the waivers for private road and frontage requirements are approved the proposed subdivision meets other applicable sections of Chapter 6 and 8 of the County Code or otherwise approved with conditions imposed by the BOCC.

CROSSROADS AT MEADOWBROOK-MIXED USE

PRELIMINARY PLAN

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO

LEGAL DESCRIPTION:

TRACT B, 24/94 BUSINESS PARK FILING NO. 1, RECORDED APRIL 14TH, 2017 AS RECEPTEION NUMBER 21771393 AND AMENDED BY AFFIDAVIT OF CORRECTION RECEPTION NUMBER 219097386 IN THE RECORDS OF EL PASO COUNTY, COLORADO, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST, OF THE 6TH P.M.

SITE DATA TABLE:

TAX ID NUMBER:	5408007005
CURRENT ZONING LOTS 1-10:	CR CAD-O
CURRENT ZONING LOT 11:	RM30 CAD-O
PROPOSED LOTS:	11
TOTAL SITE ACREAGE	29.049 AC
MINIMUM LOT SIZE	0.72 AC
FRONTAGE SETBACKS*	50' FRONT, 25' SIDE/ REAR; 0' SIDE/REAR SETBACK ADJACENT TO CR ZONE
LANDSCAPE SETBACKS*	Expressway, Principal Arterial: 25' SETBACK (1 TREE/ 20' FRONTAGE) Minor Arterial: 20' SETBACK (1 TREE/25' FRONTAGE) Non-Arterial: 10' SETBACK (1 TREE/30' FRONTAGE
MAXIMUM LOT COVERAGE	NONE
MAXIMUM BUILDING HEIGHT	45' (UNLESS OTHERWISE IMPACTED BY CAD-O RESTRICTIONS)

* setbacks to be established with SDP pending final lot configuration and access
* 10' minimum distance between building in the RM-30 zone.

SOILS & GEOLOGY CONDITIONS, CONSTRAINTS, & HAZARDS NOTE

1. A SOILS AND GEOLOGOY STUDY FOR COLORADO SPRINGS EQUITIES, LLC, WAS COMPLETED BY RMG ENGINEERS ON AUGUST 6, 2020 AND INCLUDED THE AREA OF DEVELOPMENT PROPOSED WITH THE CROSSROADS APARTMENTS (ALSO KNOWN AS, CROSSROADS MIXED-USE) THE GEOLOGY AND SOILS REPORT FOR THE CROSSROADS MIXED-USE DEVELOPMENT WAS PROVIDED AS PART OF THE CROSSROADS MIXED-USE PRELIMINARY PLAN SUBMITTED TO THE EL PASO BOARD OF COUNTY COMMISSIONERS. PLANNING AND COMMUNITY DEVELOPMENT FILE NUMBER [TBD]. DEVELOPERS AND HOME OWNERS SHOULD BECOME FAMILIAR WITH THIS REPORT AND ITS CONTENTS. **
2. THE PROPOSED DEVELOPMENT IS FEASIBLE. THE GEOLOGIC CONDITIONS IDENTIFIED POTENTIALLY HYDROCOMPACTIVE SOILS, SEISMICITY, RADON, AND EROSION, BUT THESE CONDITIONS ARE CONSIDERED TYPICAL FOR THE FRONT RANGE REGIONS OF COLORADO. MITIGATION OF GEOLOGIC CONDITIONS IS MOST EFFECTIVELY ACCOMPLISHED B AVOIDANCE. HOWEVER, WHERE AVOIDANCE IS NOT A PRACTICAL RO ACCEPTABLE ALTERNATIVE, GEOLOGIC CONDITIONS SHOULD BE MITIGATED BY IMPLEMENTING APPROPRIATE PLANNING, ENGINEERING AND SUITABLE CONSTRUCTION PRACTICES. **
3. SITE-SPECIFIC SOILS STUDIES SHALL BE PERFORMED FOR THE LOTS WITHIN THIS SUBDIVISION PRIOR TO FOUNDATION CONSTRUCTION TO IDENTIFY SUBSURFACE SOIL CONDITIONS ANTICIPATED TO SUPPORT FOUNDATIONS AND PROVIDE PERTINENT GEOTECHNICALLY-RELATED PARAMETERS AND RECOMMENDATIONS FOR FOUNDATION DESIGN AND CONSTRUCTION.. **
4. PREVIOUSLY IDENTIFIED MITIGATION ALTERNATIVES, 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 TO THE SUBSURFACE SOIL.**
5. THE FOUNDATION SYSTEMS FOR THE PROPOSED COMMERCIAL STRUCTURES RETAINING WALLS GREATER THAN FOUR (4) FEET, AND ANY RETENTION/DETENTION FACILITIES SHOULD BE DESIGNED AND CONSTRUCTED BASED UPON RECOMMENDATIONS DEVELOPED IN A SITE-SPECIFIC SUBSURFACE SOIL INVESTIGATION.**

**REFER TO THE SOILS REPORT FOR MORE DETAILED INFORMATION.

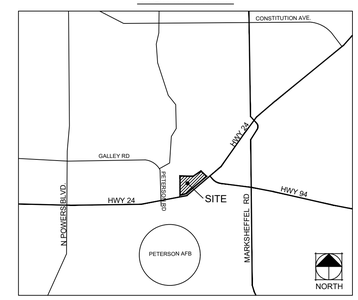
FLOODPLAIN NOTES:

1. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAPS NUMBERED '08041C0576F', DATED DECEMBER 7, 2018, THE LIMITS OF WHICH ARE SHOWN ON THE SURVEY. AREAS WITHIN THE FLOODPLAIN ARE ZONE AE, AREAS OUTSIDE THE FLOODPLAIN ARE ZONE X.

PRELIMINARY PLAN NOTES

1. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; NATURAL FEATURES REPORT.
2. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
3. UNLESS OTHERWISE INDICATED, ALL FRONT, SIDE AND REAR LOT LINES ARE TO BE PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
4. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS RELATED TO THE LISTED SPECIES IDENTIFIED IN THE PROJECTS ENVIRONMENTAL ASSESSMENT.
5. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
6. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH EL PASO COUNTY AND US POSTAL SERVICE REGULATIONS.
7. EXCEPT AS OTHERWISE NOTED ON THE PRELIMINARY PLAN, INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.2.2.C.3. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE APPROVED BY THE CIMARRON HILLS FIRE PROTECTION DISTRICT.
8. AT THE TIME OF APPROVAL OF THIS PROJECT, THIS PROPERTY IS LOCATED WITHIN THE CIMARRON HILLS FIRE PROTECTION DISTRICT, WHICH HAS ADOPTED A FIRE CODE WITH FIRE MITIGATION REQUIREMENTS DEPENDING UPON THE LEVEL OF FIRE RISK ASSOCIATED WITH THE PROPERTY AND STRUCTURES. THE OWNER OF ANY LOT SHOULD CONTACT THE FIRE DISTRICT TO DETERMINE THE EXACT DEVELOPMENT REQUIREMENTS RELATIVE TO THE ADOPTED FIRE CODE.
9. NO-BUILD AREAS ARE AS SHOWN ON THE PRELIMINARY PLAN. NO- BUILD AREAS INCLUDE, BUT ARE NOT LIMITED TO AREAS, WITHIN DESIGNATED DRAINAGE EASEMENTS, LANDSCAPE BUFFERS, SETBACKS SIGHT DISTANCE TRIANGLES, ETC., NO-BUILD AREAS WITHIN INDIVIDUAL LOTS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL OTHER NO-BUILD AREAS SHALL BE THE RESPONSIBILITY OF CROSSROADS METROPOLITAN DISTRICT NOS. 1 & 2.
10. THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY INDUSTRIAL PROPERTIES AND ACTIVITIES IN THE NEARBY CLAREMONT BUSINESS PARK FILING NOS. 1 & 2. THE BUYER SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
11. SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT AT 2880 INTERNATIONAL CIRCLE FOR A SIGN PLAN APPLICATION.
12. RETAINING WALLS EXCEEDING 4-FEET WILL NEED TO BE STRUCTURALLY ENGINEERED.
13. ALL "STOP SIGNS" AND OTHER TRAFFIC CONTROL SIGNAGE SHALL BE INSTALLED BY THE DEVELOPER AT LOCATIONS SHOWN ON THE SITE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS.
14. PRIOR TO BUILDING PERMIT APPROVAL, A FINAL SUBDIVISION PLAT SHALL BE SUBMITTED FOR REVIEW BY THE EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT, AND APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS, AND THE PLAT MUST BE RECORDED, OR AUTHORIZED DESIGNEE, AND THE PLAT SHALL BE RECORDED.
15. ALL STREETS SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS AND/OR ANY APPROVED DEVIATIONS. PRIVATE STREETS SHALL BE OWNED AND MAINTAINED BY THE CROSSROADS METROPOLITAN DISTRICT NOS. 1 & 2.
16. NOTWITHSTANDING ANY AND/OR ASSOCIATED PUBLIC IMPROVEMENTS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL (DCM), AND DCM VOLUME 2. ANY DEVIATIONS FROM THESE STANDARDS MUST BE SPECIFICALLY REQUESTED AND APPROVED IN WRITING TO BE ACCEPTABLE. THE APPROVAL OF THIS PRELIMINARY PLAN DOES NOT IMPLICITLY ALLOW ANY DEVIATIONS OR WAIVERS THAT HAVE NOT BEEN OTHERWISE APPROVED THROUGH THE DEVIATION APPROVAL PROCESS.
17. DEVELOPMENT OF THE PROPERTY WILL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, FOR CR AND RM-30 ZONES.
18. WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CHEROKEE METROPOLITAN DISTRICT (CHEROKEE) SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS. THE OFFICE OF THE STATE ENGINEER HAS ISSUED AN OPINION OF WATER INADEQUACY BASED ON ITS ANALYSIS AND INTERPRETATION OF A STIPULATED AGREEMENT CONCERNING THE AVAILABILITY OF CERTAIN WATER RIGHTS FOR USE OUTSIDE OF THE UPPER BLACK SQUIRREL CREEK DESIGNATED BASIN, AND THUS FOUND INSUFFICIENCY OF WATER RESOURCES FOR THIS SUBDIVISION BASED ON THAT AGREEMENT. THIS INTERPRETATION DIFFERS FROM CERTAIN OPINIONS ISSUED BY THE OFFICE IN THE PAST. BASED ON ITS OWN REVIEW OF THE STIPULATED AGREEMENT AND ITS HISTORY (AND NOT THE AMOUNT OF WATER ACTUALLY AVAILABLE) THE BOARD OF COUNTY COMMISSIONERS IN AN OPEN AND PUBLIC HEARING DID NOT ACCEPT THE INTERPRETATION OF THE STATE ENGINEER'S OFFICE. THE BOARD OF COUNTY COMMISSIONERS FOUND THAT CHEROKEE HAS COMMITTED TO PROVIDE WATER SERVICE TO THE SUBDIVISION AND ASSERTED THAT ITS LONG TERM WATER SERVICE CAPABILITIES ARE SUFFICIENT. THE BOARD OF COUNTY COMMISSIONERS MADE THIS DETERMINATION IN RELIANCE UPON THE TESTIMONY AND EXPERTISE PROVIDED BY CHEROKEE AT THE PUBLIC HEARING THEREON. AT THE HEARING, CHEROKEE ASSERTED THAT ITS PLANS AND CONTINULED FINANCIAL INVESTMENT IN INFRASTRUCTURE ARE DESIGNED TO ALLOW CHEROKEE TO CONTINUE TO PROVIDE THIS SUBDIVISION AND ITS EXISTING CUSTOMERS WITH WATER AND WASTEWATER SERVICES FOR 300 YEARS OR MORE.
19. THE PROPERTY IS LOCATED IN THE AIRPORT OVERLAY ZONE. THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO AN AVIGATION EASEMENT AS RECORDED IN BOOK 2478 AT PAGE 304, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
20. UPON ACCEPTING RESIDENCY WITHIN CROSSROADS AT MEADOWBROOK MIXED USE, ALL ADULT RESIDENTS AND OCCUPANTS SHALL BE REQUIRED TO SIGN A NOTICE IN WHICH THE TENANT ACKNOWLEDGES THAT CROSSROADS AT MEADOWBROOK MIXED USE LIES WITHIN AN AIRPORT OVERLAY ZONE AND IS LOCATED LESS THAN 2 MILES FROM COLORADO SPRINGS MUNICIPAL AIRPORT AND MAY, AT TIMES (24 HOURS PER DAY), EXPERIENCE NOISE AND OTHER ACTIVITIES AND OPERATIONS ASSOCIATED WITH AIRCRAFT AND THE AIRPORT.
21. LOTS 1-10 WITHIN THIS SUBDIVISION WILL BE SUBJECT TO A RECIPROCAL ACCESS/PARKING AGREEMENT. EASEMENT(S) SHALL BE ESTABLISHED BY SUBSEQUENT FINAL PLAT(S) OR SEPARATE INSTRUMENT(S) ACCOMPANYING THE FINAL PLAT.
22. LOTS 1-10 HAVE NO DIRECT ACCESS TO NEWT DRIVE, HIGHWAY 24 OR MEADOWBROOK PARKWAY.
23. LOT 11 DOES NOT HAVE DIRECT ACCESS TO NEWT DRIVE NOR HIGHWAY 24
24. LOT 11 HAS ONE DIRECT ACCESS POINT TO MEADOWBROOK PARKWAY, SUBJECT TO APPROVAL OF A DEVIATION TO ALLOW LOT ACCESS ON A NON-RESIDENTIAL COLLECTOR.
25. LOTS 1-11 HAVE ACCESS TO SOUTHERN RAIL POINT AND PACIFIC RAIL POINT (PRIVATE NON-RESIDENTIAL COLLECTORS PER THE APPROVAL OF A ACCESS DEVIATION.
26. A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.
27. ROADWAY LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CROSSROADS METROPOLITAN DISTRICT NOS. 1 & 2.
28. LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 6 OF THE COUNTY CODE TOGETHER WITH ALL APPLICABLE CONDITIONS OF APPROVAL IMPOSED BY THE BOARD OF COUNTY COMMISSIONERS.
29. CONSTRUCTIONINSTALLATION OF THE ROUND ABOUT AT NEWT DRMEADOWBROOK PKWY INTERSECTION WILL BE THE RESPONSIBILITY OF THE CROSSROADS METROPOLITAN DISTRICT NOS. 1 & 2.
30. GAS AND ELECTRIC SERVICES WILL BE PROVIDED BY COLORADO SPRINGS UTILITIES (CSU).
31. SIDEWALKS FOR THE PRIVATE ROADS 'SOUTHERN RAIL POINT AND PACIFIC RAIL POINT' SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 'CROSSROADS HEIGHTS' PRIVATE ROAD CROSS SECTIONS PROVIDED ON THE LANDSCAPE DETAIL SHEET (SHEET NO. 3) OF THIS PRELIMINARY PLAN. FINAL PEDESTRIAN RAMP LOCATIONS SUBJECT TO CHANGE BASED ON FINAL ACCESS LOCATIONS AND SPACING, FINAL LOT CONFIGURATION, AND REFINEMENT TO SITE ORIENTATION DURING FINAL PLAT AND/OR SITE DEVELOPMENT PLAN REVIEW & APPROVAL. SITE PEDESTRIAN ACCESS AND CIRCULATION WILL MAINTAIN CONFORMANCE WITH ALL ADA STANDARDS.

VICINITY MAP



PROJECT TEAM:

OWNER/ DEVELOPER:
COLORADO SPRINGS EQUITIES LLC
ATTN: DANNY MIENTKA
90 SOUTH CASCADE AVENUE, SUITE 1500
COLORADO SPRINGS, CO 80903

PLANNERS/ LANDSCAPE ARCH.:
KIMLEY-HORN
2 NORTH NEVADA AVENUE
SUITE 300
COLORADO SPRINGS, CO 80903

CIVIL ENGINEER:
MS CIVIL CONSULTANTS, INC.
102 PIKES PEAK AVENUE
5TH FLOOR
COLORADO SPRINGS, CO 80903

SHEET INDEX:

01	COVER SHEET
02	PRELIMINARY PLAN
03	LANDSCAPE STREET DETAIL PLAN
04	LANDSCAPE SHEET 1
05	LANDSCAPE SHEET 2
06	LANDSCAPE SHEET 3
07	ROUND ABOUT DETAIL

PCD FILE NO: SP-20-011

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2018 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVE., SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

DESIGNED BY: LMS
DRAWN BY: LMS
CHECKED BY: JEH
DATE: 07/23/21

CROSSROADS AT MEADOWBROOK MIXED USE
PRELIMINARY PLAN

PROJECT NO. 096956000

SHEET

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CROSSROADS AT MEADOWBROOK-MIXED USE

PRELIMINARY PLAN

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO

LOT TABLE

LOT NO.	SF/AC±	USE
1	42,957SF± / 0.986AC±	COMMERCIAL
2	38,580SF± / 0.886AC±	COMMERCIAL
3	33,348SF± / 0.766AC±	COMMERCIAL
4	31,582SF± / 0.725AC±	COMMERCIAL
5	34,445SF± / 0.791AC±	COMMERCIAL
6	36,566SF± / 0.839AC±	COMMERCIAL
7	38,339SF± / 0.880AC±	COMMERCIAL
8	99,693SF± / 2.289AC±	COMMERCIAL
9	65,950SF± / 1.514AC±	COMMERCIAL
10	63,729SF± / 1.464AC±	COMMERCIAL
11	553,338SF± / 12.703AC±	MULTI-FAMILY

TRACT TABLE

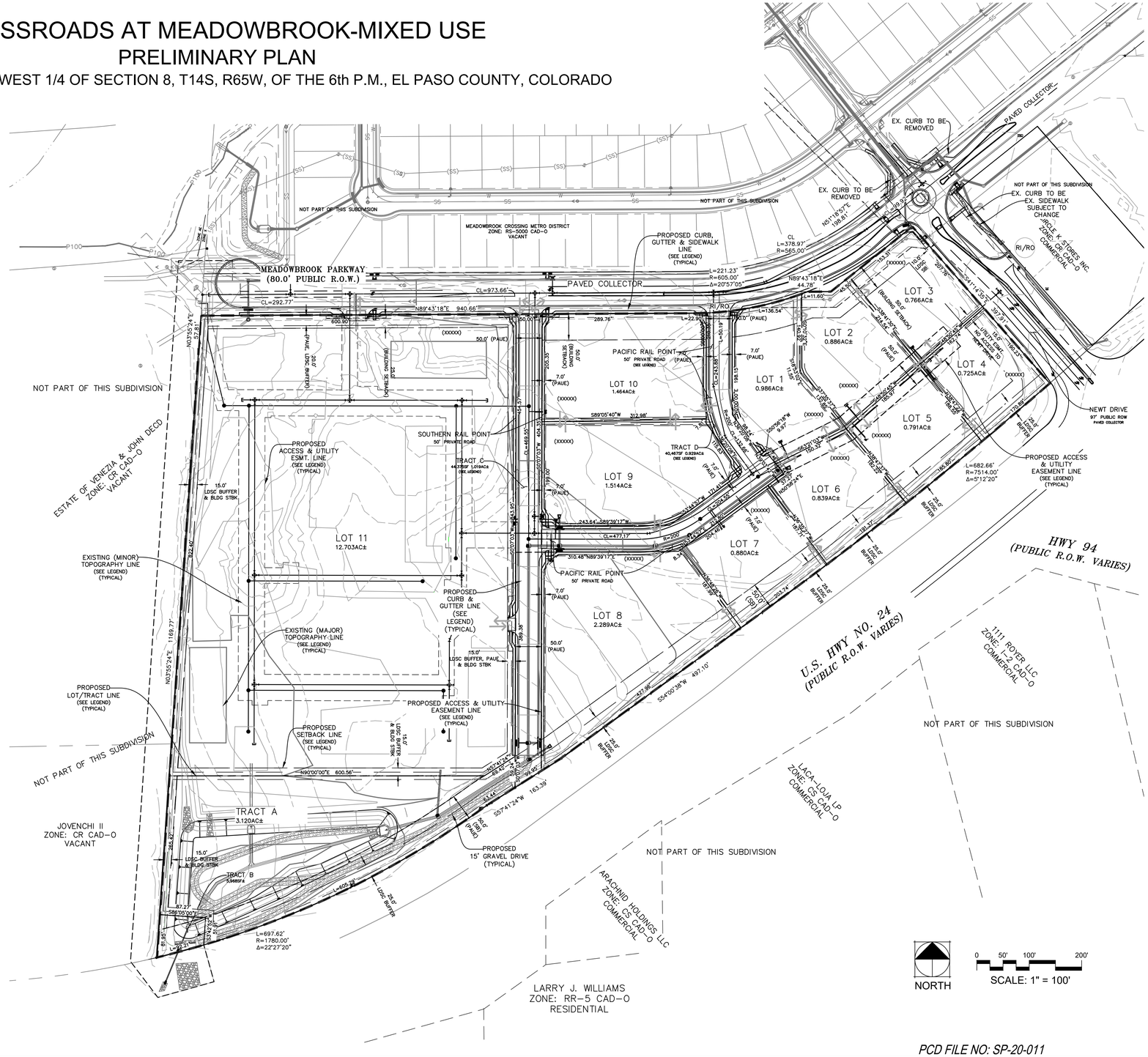
TRACT	SIZE SF/ACRES±	OWNERSHIP & MAINTENANCE	USE
A	135,900SF / 3.120 AC±	CRMD #1	**PARK/OPEN SPACE/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS& PEDESTRIAN EASEMENT
B	5,968SF / 0.137 AC±	CSE LLC	OPEN SPACE/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS/SIGNAGE & PEDESTRIAN EASEMENT
C	44,375SF / 1.019 AC±	CRMD #1	PRIVATE ROAD/VEHICULAR ACCESS/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
D	40,467SF / 0.929 AC±	CRMD #1	PRIVATE ROAD/VEHICULAR ACCESS/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
TOTAL	226,710SF / 5.205 AC±		

CRMD #1 = Crossroads Metropolitan District Nos. 1 & 2

CSE LLC = Colorado Springs Equities LLC

(PAUE) PRIVATE ACCESS & UTILITY EASEMENT
(UE) UTILITY EASEMENT
(SB) SETBACK LINE

PROPERTY BOUNDARY LINE
APPROXIMATE PROPOSED LOT/TRACT LINE
APPROXIMATE PROPOSED SETBACK LINE
APPROXIMATE PROPOSED ACCESS & UTILITY EASEMENT LINE
APPROXIMATE PROPOSED CURB, GUTTER AND SIDEWALK
APPROXIMATE PROPOSED CURB & GUTTER
EXISTING EDGE OF ASPHALT
EXISTING TOPOGRAPHY (MINOR)
EXISTING TOPOGRAPHY (MAJOR)
APPROXIMATE PROPOSED CURB 25' RADIUS (TYPICAL)



PCD FILE NO: SP-20-011

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2018 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVE., SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

DESIGNED BY: LMS
DRAWN BY: LMS
CHECKED BY: JEH
DATE: 07/23/21

CROSSROADS AT MEADOWBROOK MIXED USE
PRELIMINARY PLAN

PROJECT NO. 096956000

SHEET 02 OF 05

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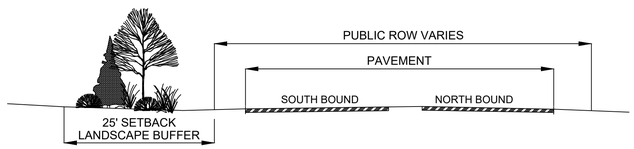
CROSSROADS AT MEADOWBROOK-MIXED USE

PRELIMINARY PLAN

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO

(A) STREET CROSS SECTION "A" - HIGHWAY 24 (PROPOSED)

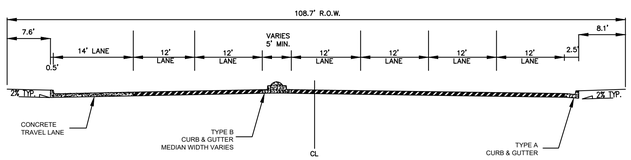
NTS



ROAD CLASSIFICATION: URBAN EXPRESSWAY

(B) STREET CROSS SECTION "B" - NEWT DRIVE

NTS



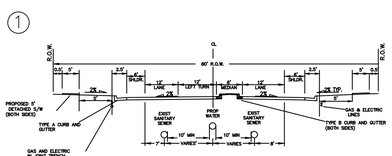
TYPICAL NEWT DRIVE (PUB) RAISED MEDIAN
MEDIAN WIDTH VARIES
PAVEMENT WIDTH VARIES
SCALE: NTS

ROAD CLASSIFICATION: URBAN NONRESIDENTIAL COLLECTOR, MODIFIED

(C) STREET CROSS SECTION "C" - MEADOWBROOK PARKWAY

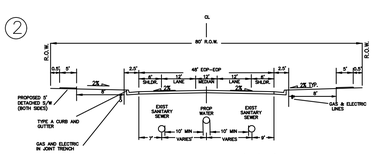
NTS

ROADWAY LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CROSSROADS METROPOLITAN DISTRICT NOS. 1 & 2.



TYPICAL MEADOWBROOK PARKWAY (PUB) RAISED MEDIAN
MEDIAN WIDTH VARIES
PAVEMENT WIDTH VARIES
SCALE: NTS

ROAD CLASSIFICATION: URBAN NONRESIDENTIAL COLLECTOR, MODIFIED

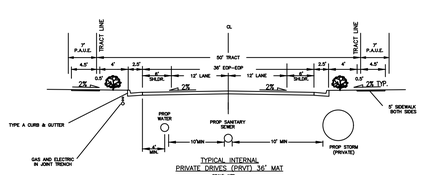


TYPICAL MEADOWBROOK PARKWAY (PUB) 48' MAT
(STRIPED MEDIAN)
SCALE: NTS

ROAD CLASSIFICATION: URBAN NONRESIDENTIAL COLLECTOR, MODIFIED

(D) STREET CROSS SECTION "D" - SOUTHERN RAIL POINT & PACIFIC RAIL POINT

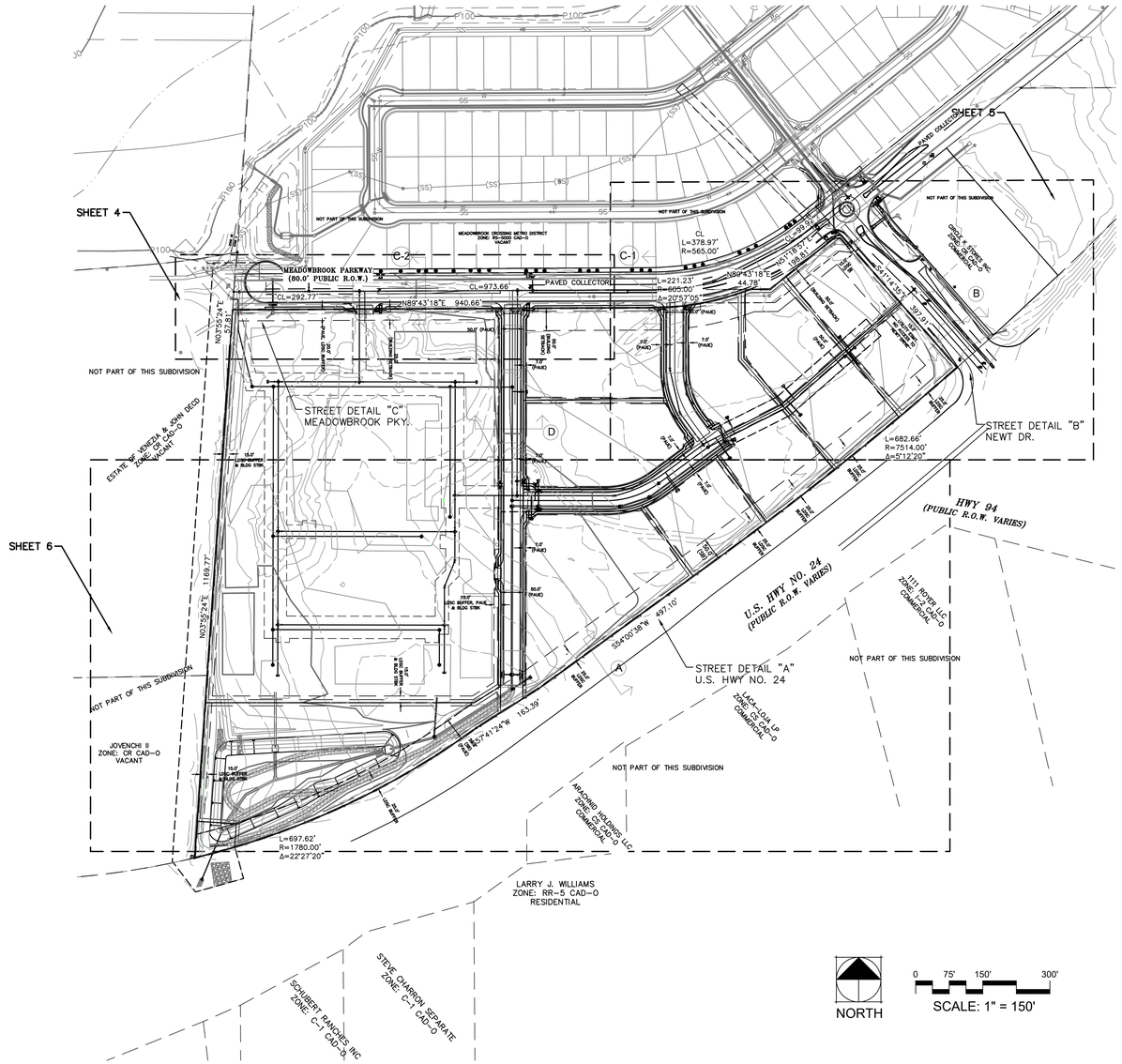
NTS



TYPICAL INTERNAL
PRIVATE DRIVES (PRVT) 36' MAT
SCALE: NTS

ROAD CLASSIFICATION: URBAN LOCAL ROADWAY

** SIDEWALKS FOR THE PRIVATE ROAD 'SOUTHERN RAIL POINT AND PACIFIC RAIL POINT' SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PRIVATE ROAD CROSS SECTIONS PROVIDED ON THE LANDSCAPE DETAIL SHEET (SHEET NO. 3) OF THIS PRELIMINARY PLAN. FINAL SIDEWALK DESIGN AND CORRESPONDING FINANCIAL ASSURANCES WILL BE PROVIDED WITH FUTURE FINAL PLAT(S) OR INDIVIDUAL SITE DEVELOPMENT PLAN SUBMITTAL & REVIEW(S).



PCD FILE NO: SP-20-011

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2018 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVE., SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

DESIGNED BY: LMS
DRAWN BY: LMS
CHECKED BY: JEH
DATE: 07/23/21

CROSSROADS AT MEADOWBROOK MIXED USE
PRELIMINARY PLAN

PROJECT NO. 096956000

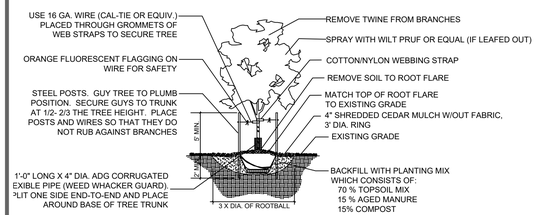
SHEET 03 OF 06

K:\COS_LA\096956011 - Crossroads Mixed Use\Working\096956011-PP.dwg Salazar, Larry 9/10/2021 4:40 PM

CROSSROADS AT MEADOWBROOK-MIXED USE

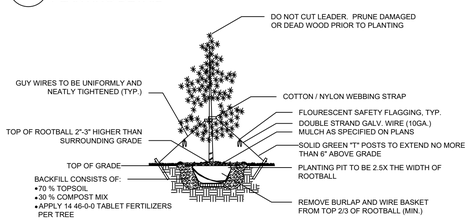
PRELIMINARY PLAN

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO

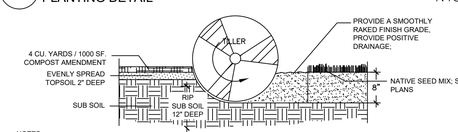


NOTES:
1. DIG PIT SO THAT TOP OF THE ROOT FLARE IS LEVEL WITH SURROUNDING GRADE. THE ROOT FLARE SHOULD DETERMINE THE DEPTH OF THE PIT, NOT THE TOP OF THE ROOT BALL.
2. THE BALL OF TREE SHOULD SIT ON UNDISTURBED SOIL.
3. CUT BOTTOM OF BASKET. REMOVE ALL SOIL FROM ROOT BALL TO TOP OF ROOT FLARE. SET TREE AND REMOVE ENTIRE BASKET AFTER CORRECT PLACEMENT. REMOVE BURLAP FROM THE SIDE OF THE ROOT BALL. REMOVE ALL TWINE FROM AROUND THE TRUNK AND BACKFILL.

1 DECIDUOUS TREE PLANTING
PLANTING DETAIL — NTS

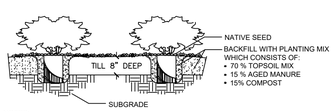


2 EVERGREEN TREE PLANTING
PLANTING DETAIL — NTS



NOTES:
1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
2. THE FERTILIZER APPLICATION SHOULD BE DELAYED IF PLANTING DOES NOT OCCUR WITHIN 2-3 DAYS OF FERTILIZING.
3. COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
4. FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.
5. REFER TO SPECS FOR COMPLETE SOIL PREPARATION REQUIREMENTS.

3 SOIL PREP- NATIVE SEED AREAS
PLANTING DETAIL — NTS



NOTES:
1. CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL OR OTHER IRRIGATION PROVISIONS ARE PROVIDED.
2. THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
3. THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING. THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.

4 SHRUB DETAIL
PLANTING DETAIL — NTS

A TYPICAL LANDSCAPE ELEVATION
ELEVATION — NTS

LANDSCAPE SETBACKS:

STREET NAME OR ZONE BOUNDARY:	HIGHWAY 24	MEADOWBROOK PKWY.	NEWT DRIVE
STREET CLASSIFICATION:	EXPRESSWAY	MAJOR ARTERIAL	NON ARTERIAL
SETBACK DEPTH REQUIRED/PROVIDED:	25' / 25'	25' / 25'	25' / 25'
LINEAR FOOTAGE:	2041'	1406'	398'
TREE/FEET REQUIRED:	1 / 20'	1 / 20'	1 / 30'
NUMBER OF TREES REQUIRED/PROVIDED:	102 / 102	71/ 71	14/ 14
PLANT ABBREVIATION DENOTED ON PLAN:	HB	MB	SB
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75 / 75%	75 / 75%	75 / 75%

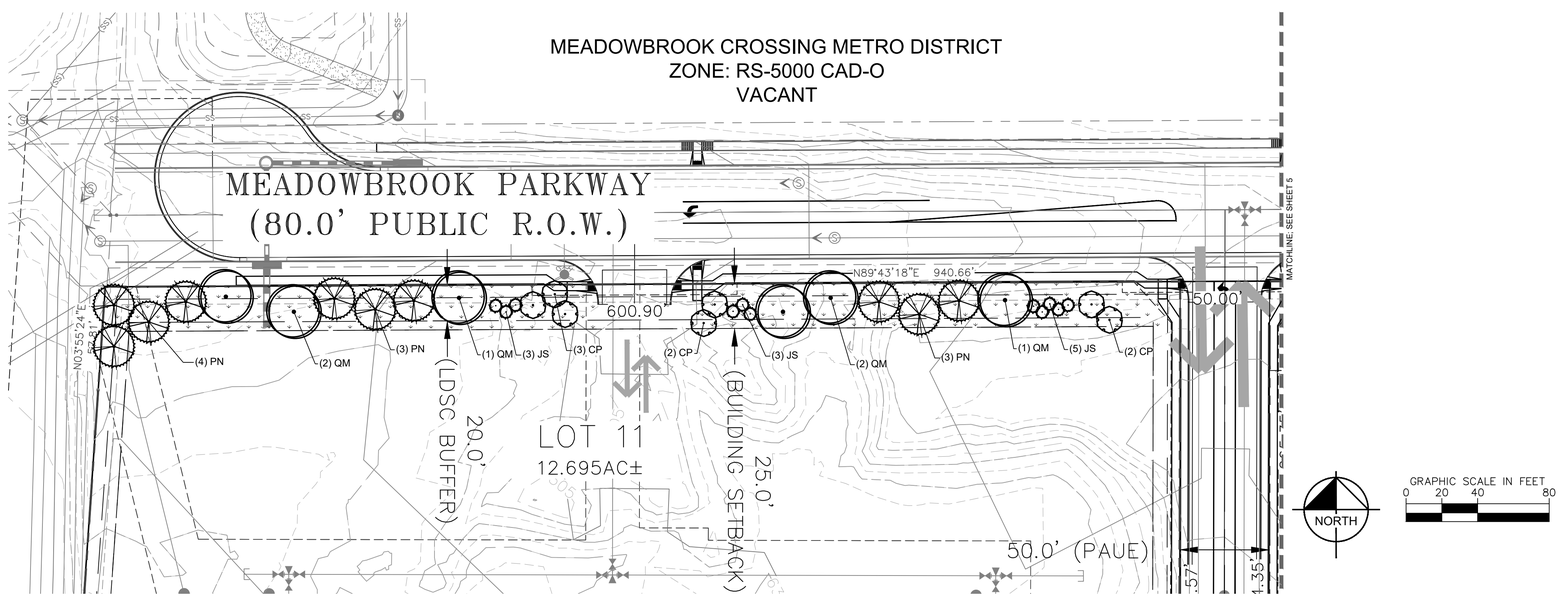
PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE/CAL.	WIDTH	HEIGHT
	CP	54	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	B & B	2" CAL MIN	15'-20'	20'-25'
	QM	31	QUERCUS MACROCARPA	BUR OAK	B & B		40'-60'	60'+
EVERGREEN TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT.**	**SIZE/CAL.**	**WIDTH**	**HEIGHT**
	JS	55	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	B & B	6' HGT.	8'-12'	20'-30'
	PN	47	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	6' HGT.	30'-40'	40'-60'

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MFR.
	SEED	168,129 SF	PBSI NATIVE LAWN MIX QUANTITY IS APPROXIMATE. AREA OF SEED COVER TO BE PROVIDED WITH LANDSCAPE CONSTRUCTION DOCUMENTS. 50% BUFFALOGRASS, 50% BLUE GRAMA		SEED			PAWNEE BUTTES SEED INC.

(PAUE) PRIVATE ACCESS & UTILITY EASEMENT
(UE) UTILITY EASEMENT
(SB) SETBACK LINE

PROPERTY BOUNDARY LINE
APPROXIMATE PROPOSED LOT/TRACT LINE
APPROXIMATE PROPOSED SETBACK LINE
APPROXIMATE PROPOSED ACCESS & UTILITY EASEMENT LINE
APPROXIMATE PROPOSED CURB, GUTTER AND SIDEWALK
APPROXIMATE PROPOSED CURB & GUTTER
EXISTING EDGE OF ASPHALT
EXISTING TOPOGRAPHY (MINOR)
EXISTING TOPOGRAPHY (MAJOR)
APPROXIMATE PROPOSED CURB 25' RADIUS (TYPICAL)



PCD FILE NO: SP-20-011

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2018 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVE., SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

DESIGNED BY: LMS
DRAWN BY: LMS
CHECKED BY: JEH
DATE: 07/23/21

CROSSROADS AT MEADOWBROOK MIXED USE
PRELIMINARY PLAN

PROJECT NO. 096956000

SHEET 04 OF 06

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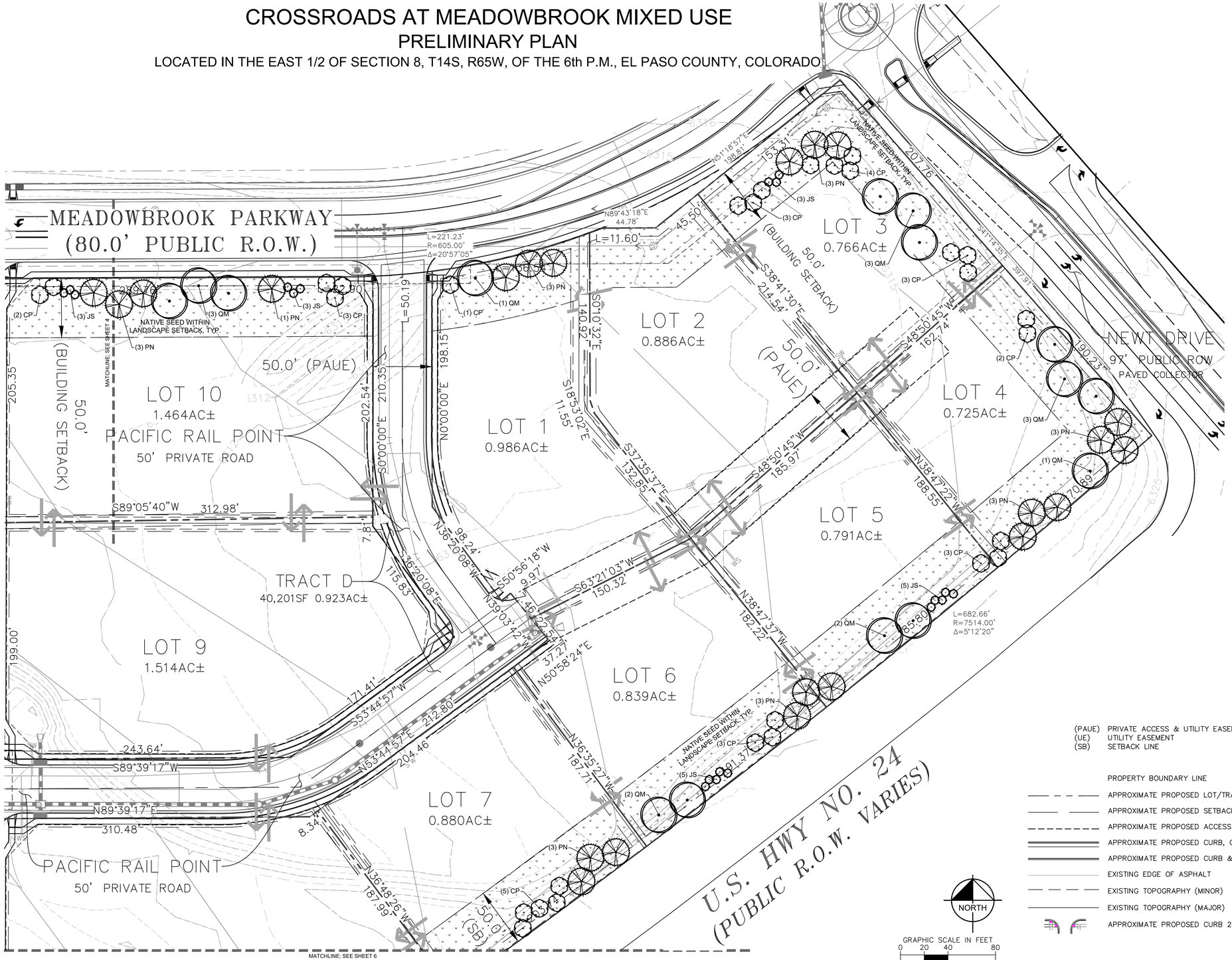
CROSSROADS AT MEADOWBROOK MIXED USE

PRELIMINARY PLAN

LOCATED IN THE EAST 1/2 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO



(PAUE) PRIVATE ACCESS & UTILITY EASEMENT
(UE) UTILITY EASEMENT
(SB) SETBACK LINE

PROPERTY BOUNDARY LINE
APPROXIMATE PROPOSED LOT/TRACT LINE
APPROXIMATE PROPOSED SETBACK LINE
APPROXIMATE PROPOSED ACCESS & UTILITY EASEMENT LINE
APPROXIMATE PROPOSED CURB, GUTTER AND SIDEWALK
APPROXIMATE PROPOSED CURB & GUTTER
EXISTING EDGE OF ASPHALT
EXISTING TOPOGRAPHY (MINOR)
EXISTING TOPOGRAPHY (MAJOR)
APPROXIMATE PROPOSED CURB 25' RADIUS (TYPICAL)

PCD FILE NO: SP-20-011

NO.	REVISION	BY	DATE	APPR.

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DESIGNED BY: LMS
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CROSSROADS AT MEADOWBROOK MIXED USE
PRELIMINARY PLAN

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SHEET 05 OF 06

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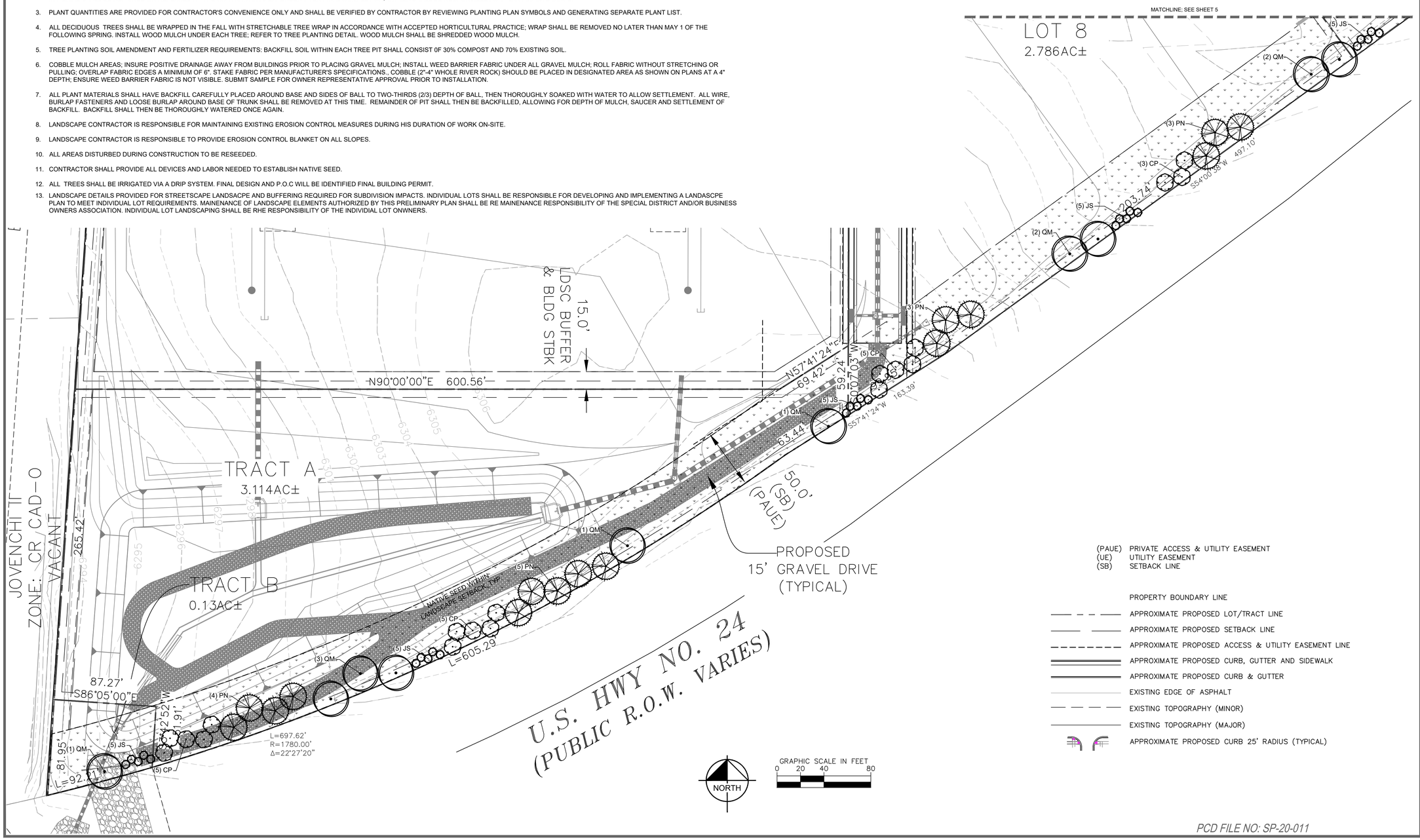
CROSSROADS AT MEADOWBROOK MIXED USE

PRELIMINARY PLAN

LOCATED IN THE EAST 1/2 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO

GENERAL NOTES

1. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR ONE YEAR AFTER SUBSTANTIAL COMPLETION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIALS IN A HEALTHY STATE DURING CONSTRUCTION AND THROUGH FINAL COMPLETION AS PART OF PLANTING COST. ANY DAMAGE TO PLANT MATERIAL SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. AFTER FINAL COMPLETION, OWNER SHALL BE RESPONSIBLE FOR PLANT MAINTENANCE.
3. PLANT QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY AND SHALL BE VERIFIED BY CONTRACTOR BY REVIEWING PLANTING PLAN SYMBOLS AND GENERATING SEPARATE PLANT LIST.
4. ALL DECIDUOUS TREES SHALL BE WRAPPED IN THE FALL WITH STRETCHABLE TREE WRAP IN ACCORDANCE WITH ACCEPTED HORTICULTURAL PRACTICE; WRAP SHALL BE REMOVED NO LATER THAN MAY 1 OF THE FOLLOWING SPRING. INSTALL WOOD MULCH UNDER EACH TREE; REFER TO TREE PLANTING DETAIL. WOOD MULCH SHALL BE SHREDDED WOOD MULCH.
5. TREE PLANTING SOIL AMENDMENT AND FERTILIZER REQUIREMENTS: BACKFILL SOIL WITHIN EACH TREE PIT SHALL CONSIST 0F 30% COMPOST AND 70% EXISTING SOIL.
6. COBBLE MULCH AREAS; INSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS PRIOR TO PLACING GRAVEL MULCH; INSTALL WEED BARRIER FABRIC UNDER ALL GRAVEL MULCH; ROLL FABRIC WITHOUT STRETCHING OR PULLING; OVERLAP FABRIC EDGES A MINIMUM OF 6". STAKE FABRIC PER MANUFACTURER'S SPECIFICATIONS., COBBLE (2"-4" WHOLE RIVER ROCK) SHOULD BE PLACED IN DESIGNATED AREA AS SHOWN ON PLANS AT A 4" DEPTH; ENSURE WEED BARRIER FABRIC IS NOT VISIBLE. SUBMIT SAMPLE FOR OWNER REPRESENTATIVE APPROVAL PRIOR TO INSTALLATION.
7. ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.
8. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING HIS DURATION OF WORK ON-SITE.
9. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO PROVIDE EROSION CONTROL BLANKET ON ALL SLOPES.
10. ALL AREAS DISTURBED DURING CONSTRUCTION TO BE RESEEDED.
11. CONTRACTOR SHALL PROVIDE ALL DEVICES AND LABOR NEEDED TO ESTABLISH NATIVE SEED.
12. ALL TREES SHALL BE IRRIGATED VIA A DRIP SYSTEM. FINAL DESIGN AND P.O.C WILL BE IDENTIFIED FINAL BUILDING PERMIT.
13. LANDSCAPE DETAILS PROVIDED FOR STREETSCAPE LANDSACPE AND BUFFERING REQUIRED FOR SUBDIVISION IMPACTS. INDIVIDUAL LOTS SHALL BE RESPONSIBLE FOR DEVELOPING AND IMPLEMENTING A LANDASCPE PLAN TO MEET INDIVIDUAL LOT REQUIREMENTS. MAINENANCE OF LANDSCAPE ELEMENTS AUTHORIZED BY THIS PRELIMINARY PLAN SHALL BE RE MAINENANCE RESPONSIBILITY OF THE SPECIAL DISTRICT AND/OR BUSINESS OWNERS ASSOCIATION. INDIVIDUAL LOT LANDSCAPING SHALL BE RHE RESPONSIBILITY OF THE INDIVIDIAL LOT ONWNERS.



(PAUE) PRIVATE ACCESS & UTILITY EASEMENT
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(SB) SETBACK LINE

PROPERTY BOUNDARY LINE
APPROXIMATE PROPOSED LOT/TRACT LINE
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EXISTING EDGE OF ASPHALT
EXISTING TOPOGRAPHY (MINOR)
EXISTING TOPOGRAPHY (MAJOR)
APPROXIMATE PROPOSED CURB 25' RADIUS (TYPICAL)

PCD FILE NO: SP-20-011

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2018 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVE., SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

DESIGNED BY: LMS
DRAWN BY: LMS
CHECKED BY: JEH
DATE: 07/23/21

CROSSROADS AT MEADOWBROOK MIXED USE
PRELIMINARY PLAN

PROJECT NO. 096956000

SHEET 06 OF 06

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COLORADO
Division of Water Resources
Department of Natural Resources

March 22, 2021

El Paso County Development Services Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910-3127

RE: Crossroads at Meadowbrook Mixed Use
SE1/4 of Sec. 8, Twp. 14S, Rng. 65W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Referral No. 27454

To Whom It May Concern:

We have received the submittal concerning the above referenced proposal to approve a preliminary plan for Crossroads at Meadowbrook Mixed Use subdivision. This would approve the proposal to divide 29.04 +/- acres into 11 lots. Ten of the lots will be for commercial purposes and one lot will have 360 multifamily residences. The proposed supply of water is to be served by and wastewater is to be disposed of by Cherokee Metropolitan District ("Cherokee").

This office previously provided written comments, dated December 31, 2020, regarding the proposed development during the preliminary planning stage. The current referral does not change the water supply requirements for the subdivision; therefore, please refer to our previous comments attached to this letter.

Should you or the applicant have questions regarding any of the above, please feel free to contact me at this office.

Sincerely,

Kate Fuller, P.E.
Water Resource Engineer

ec: Bill Tyner, Division Engineer
Doug Hollister, Water Commissioner District 10

December 31, 2020

El Paso County Planning Department
2880 International Circle
Colorado Spring, CO 80910

RE: Crossroads at Meadowbrook Mixed Use
SE1/4 of Sec. 8, Twp. 14S, Rng. 65W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Referral No. 27454

To Whom It May Concern:

We have received a referral regarding the above referenced proposal to subdivide an existing 29.04 acre tract of land into 11 lots. Ten of the lots will be for commercial purposes and one lot will have 360 multifamily residences. According to the submittal, the proposed supply of water and wastewater disposal is to be served by Cherokee Metropolitan District ("Cherokee").

Water Supply Demand

The Water Supply Information Summary, Form No. GWS-76 was included with the submittal. The Subdivision Summary Form and the Water Resource Report estimated the water supply needs as follows:

Use	Amount	Water Use Rate	Demand (acre-feet/year)
Residential	360 units	0.17 AF/year per unit	61.2
Commercial	174,581 square-feet	0.355 AF/year per 1,000 square-feet	6.2
Irrigation, residential	348,752 square-feet	0.335 AF/year per 1,000 square-feet	11.7
Irrigation, commercial	147,183 square-feet	0.333 AF/year per 1,000 square-feet	4.9
		Total	**84.0**

Please note that standard water use rates, as found in the Guide to Colorado Well Permits, Water Rights, and Water Administration, are 0.3 acre-foot/year for each ordinary household, 0.05 acre-foot/year for four large domestic animals, and 0.05 acre-foot/year for each 1,000 square feet of lawn and garden irrigation.

Source of Water Supply

The source of water for the proposed development will be Cherokee Metropolitan District. A letter of commitment from Cherokee, dated December 8, 2020, was provided with the referral materials indicating that Cherokee is committed to providing 84.0 acre-feet/year to the proposed subdivision.

According to the records of this office, Cherokee has sufficient water resources to supply this development as described above.

Additional Comments

Should the development include construction and/or modification of any storm water structure(s), the applicant should be aware that, unless the structure can meet the requirements of a "storm water detention and infiltration facility" as defined in section 37-92-602(8), Colorado Revised Statutes, the structure may be subject to administration by this office. The applicant should review DWR's *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*, located at https://dnrweblink.state.co.us/dwr/ElectronicFile.aspx?docid=3576581&dbid=0 to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The applicant is encouraged to use *Colorado Stormwater Detention and Infiltration Facility Notification Portal*, located at https://maperture.digitaldataservices.com/gvh/?viewer=cswdif, to meet the notification requirements.

State Engineer's Office Opinion

Pursuant to Section 30-28-136(1)(h)(II) C.R.S., it is the opinion of this office that the proposed water supply can be provided without causing injury to decreed water rights, and the supply is expected to be adequate. Should you or the applicant have questions regarding any of the above, please feel free to contact me directly.

Sincerely,

Kate Fuller, P.E.
Water Resource Engineer

Cc: Bill Tyner, Division Engineer
Doug Hollister, Water Commissioner District 10

EL PASO COUNTY

OFFICE OF THE COUNTY ATTORNEY
CIVIL DIVISION

Diana K. May, County Attorney

Assistant County Attorneys
Lori L. Seago
Lisa A. Kirkman
Steven A. Klaffky
Mary Ritchie
Bryan E. Schmid
Nathan J. Whitney
Michael J. Desmond
Christopher M. Strider
Terry A. Sample

March 10, 2021

SP-20-11 Crossroads at Meadowbrook Mixed Use Subdivision Preliminary Plan

Reviewed by: Lori L. Seago, Senior Assistant County Attorney
Edi Anderson, Paralegal, ACP

LS

FINDINGS AND CONCLUSIONS:

1. This is a preliminary plan proposal by Colorado Springs Equities, LLC ("Applicant") for subdivision of 11 lots, plus tracts, on 29.04 +/- acres. The proposal includes 10 commercial lots and 1 lot dedicated to multi-family housing. The property is currently zoned CR (Commercial Regional); however, there is a concurrent zoning proposal to rezone 12.695 acres to RM-30 (Multi-family residential). The property is within the Commercial Aviation District Overlay (CAD-O), so all subdivision actions will be subject to any restrictions and limitations of the Airport Overlay.

2. The Applicant has provided for the source of water to derive from the Cherokee Metropolitan District ("District" or "Cherokee"). Pursuant to the Water Supply Information Summary ("WSIS"), the annual water demand for the development is 84 acre-feet per year, which equates to 72.9 acre-feet for residential use, including irrigation, and 11.1 acre-feet for commercial use, including irrigation, as more fully detailed in Paragraph 3 below. Based on Applicant's figures, the Applicant must be able to provide a supply from the District of 25,200 acre-feet of water (84.0 acre-feet per year x 300 years) to meet the County's 300-year water supply requirement.

3. The General Manager of the District provided a letter dated December 8, 2020, committing to provide water service for the 11 lots of the Crossroads at Meadowbrook Mixed Use Subdivision, which is located within the District's boundaries. The District's commitment is delineated as follows:

200 S. CASCADE AVENUE
OFFICE: (719) 520-6485

COLORADO SPRINGS, CO 80903
FAX: (719) 520-6487

Type of Use	Demand (AF/yr)
Residential	
Domestic	61.2
Irrigation	11.7
Commercial	
Domestic	6.2
Irrigation	4.9
Development Total	84.0

The District notes that this commitment is "hereby made exclusively for this specific development project at this site within the District." The District's commitment is only a conditional commitment: "[t]o confirm this commitment you must provide the District with a copy of the final plat approval from El Paso County Development Services within 12 months of the date of this letter. Otherwise, the District may use this allocation for other developments requesting a water commitment."

4. The Applicant provided a *Water Report for Crossroads Mixed Use* (*"Report"*) dated February 2021. The *Report* detailed the water demand for the subdivision and the water supply available from the District. The *Report* confirmed the water demand of 84.0 acre-feet/year. The *Report* states that Cherokee has "4,443.0 annual acre-feet of exportable supply and 4,111.7 annual acre-feet of commitments, CMD [Cherokee] has a water balance of 331.3 annual acre-feet before the subject development. After commitment of 84 annual acre-feet to this development, the District will have 247.3 annual acre-feet remaining for additional commitments."

5. In a letter dated December 31, 2020, the State Engineer reviewed the application to subdivide the 29.04 acre tract into 11 lots, which includes 10 commercial lots and 1 lot that will include 360 multifamily residences. The State Engineer confirmed that the Cherokee Metropolitan District has committed a water supply of 84.0 acre-feet/year which is the water demand identified in the WSIS. Further, the State Engineer states that "[a]ccording to the records of this office, Cherokee has sufficient water resources to supply the development as described above." Further, the State Engineer declared that "[p]ursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply can be provided without causing injury to decreed water rights, and the supply is expected to be adequate."

6. Section 8.4.7(B)(10)(g) of the El Paso County Land Development Code allows for a presumption of water quality when water is supplied from an existing Community Water Supply, which operates in conformance with the Colorado Primary Drinking Water Regulations and the CDPHE requirements, as clarified by El Paso County Public Health, and is determined to meet the required water quality standards.

7. Analysis: As indicated above, this review is based on a water demand of 84.0 acre-feet/year, which the District has committed to serve. The State Engineer determined that Cherokee Metropolitan District appears to have adequate water resources to serve the estimated demand of 84.0 acre-feet/year for the proposed development.

8. Therefore, based upon the finding of sufficiency and no injury to existing water rights by the State Engineer, a water demand of 84.0 acre-feet/year and a commitment from the District in the amount of 84.0 acre-feet/year for a period of 300 years, but given the conditional nature of the commitment to serve by the District, and subject to the conditions set forth below, the County Attorney's Office recommends a finding of **conditional sufficiency** as to water quantity and dependability for the Crossroads at Meadowbrook Mixed Use Subdivision.

CONDITIONS OF COMPLIANCE:

A. Applicant and all future owners of lots within this filing shall be advised of, and comply with, the conditions, rules, regulations, and specifications set by the District.

B. Applicant must obtain final plat approval for all property within the Preliminary Plan boundary and provide evidence thereof to the District within 12 months of the District's commitment letter dated December 8, 2020 (approval must be provided by December 8, 2021), to retain the District's water commitment. **If Applicant fails to do so, this recommended finding of conditional sufficiency will be deemed moot and no longer valid with respect to any portion of the property within the Preliminary Plan boundary that has not received final plat approval. Once Applicant provides proof to the District that satisfies the District's condition of final plat approval, this conditional finding of sufficiency will automatically convert to a full sufficiency finding.**

cc: Kari Parsons, Planner III

El Paso County, CO
Public Health
Prevent • Promote • Protect

Environmental Health Division
1675 W. Garden of the Gods Road
Suite 2044
Colorado Springs, CO 80907
(719) 578-3199 *phone*
(719) 578-3188 *fax*
www.elpasocountyhealth.org

The Crossroads at Meadowbrook, Mixed Use, SP-20-11

Please accept the following comments from El Paso County Public Health regarding the project referenced above:

- **There is a finding for sufficiency in terms of water quality for water obtained from Cherokee Metropolitan District (CMD) which is a Colorado Department of Public Health and Environment (CDPHE), Water Quality Control Division, regulated central water supply. The water system is assigned PWSID# CO-0121125. There is a 08Dec2020 Commitment to Serve water from CMD submitted with the project. The Civil Consultants, Inc., Water Report was also reviewed and supports the sufficiency finding.**

- **Wastewater will also be provided by CMD and treated at the Harold D. Thompson Regional Water Reclamation Facility. There is a 08Dec2020 Commitment to Serve wastewater service from CMD submitted with the project. The Civil Consultants, Inc., Wastewater Report was also reviewed and supports the adequacy of CMD to treat wastewater from the proposed development.**

- **El Paso County Public Health requires interior finish plans to be submitted for review and approval if the operation is an El Paso County Public Health regulated facility such as a retail food establishment other such regulated facility.**

- **Earthmoving activities greater than 25 acres require a Construction Activity Permit from the Colorado Department of Public Health and Environment, Air Pollution Control Division. Go to: https://www.colorado.gov/pacific/cdphe/general-air-permits**

- **Water quality basins must have mosquito control responsibilities included as a part of the construction design and maintenance plan to help control mosquito breeding habitat and minimize the potential for West Nile Virus.**

Mike McCarthy
El Paso County Public Health
719.575.8602
mikemccarthy@elpasoco.com
11Jan2017

SEE ATTACHED FOR PREVIOUS REVIEW

Colorado Springs Airport Advisory Commission Meeting
To Be Heard January 27, 2020
Land Use Review Item #09

EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S):	**PARCEL #(S):**
SP2011, P208 ***COMMERCIAL/RESIDENTIAL PRELIMINARY PLAN AND REZONE***	5408007005

DESCRIPTION:

Request by Kimley-Horn & Associates on behalf of Colorado Springs Equities, LLC for approval of the Crossroads Mixed Use Preliminary Plan. The plan includes 10 commercial lots, one (1) multifamily residential (12.695 AC), and three (3) tracts for stormwater detention/water quality, private rights-of-way and other improvements. The property is located southwest of the intersection of Highway 24 and Highway and consists of approximately 29.04 acres. **Concurrent Request:** Request for approval of a rezone for approximately 13.5 acres from CR/CAD-O (Commercial Regional and Commercial Aviation District Overlay (CAD-O) to RM-30/CAD-O (Residential Multi-dwelling).

Review Note: *The approval of the Crossroads Metropolitan District Nos. 1 & 2 was reviewed with recommended conditions by the Commission in June 2020.*

CONSTRUCTION/ALTERATION OF MORE THAN1 200 FEET ABOVE GROUND LEVEL?	**DISTANCE/DIRECTION FROM COS:**
No	1.5 miles northeast of Rwy 17R
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT:	**COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED:**
45 feet above ground level; 6,425 feet above mean sea level	None

ATTACHMENTS:
https://epcdevplanreview.com/Public/ProjectDetails/162286
CLICK ON VIEW PRELIMINARY PLAN DRAWINGS UNDER DOCUMENTS LIST

STAFF RECOMMENDATION/CONDITIONS OF APPROVAL

Subject to Airport Advisory Commission Action

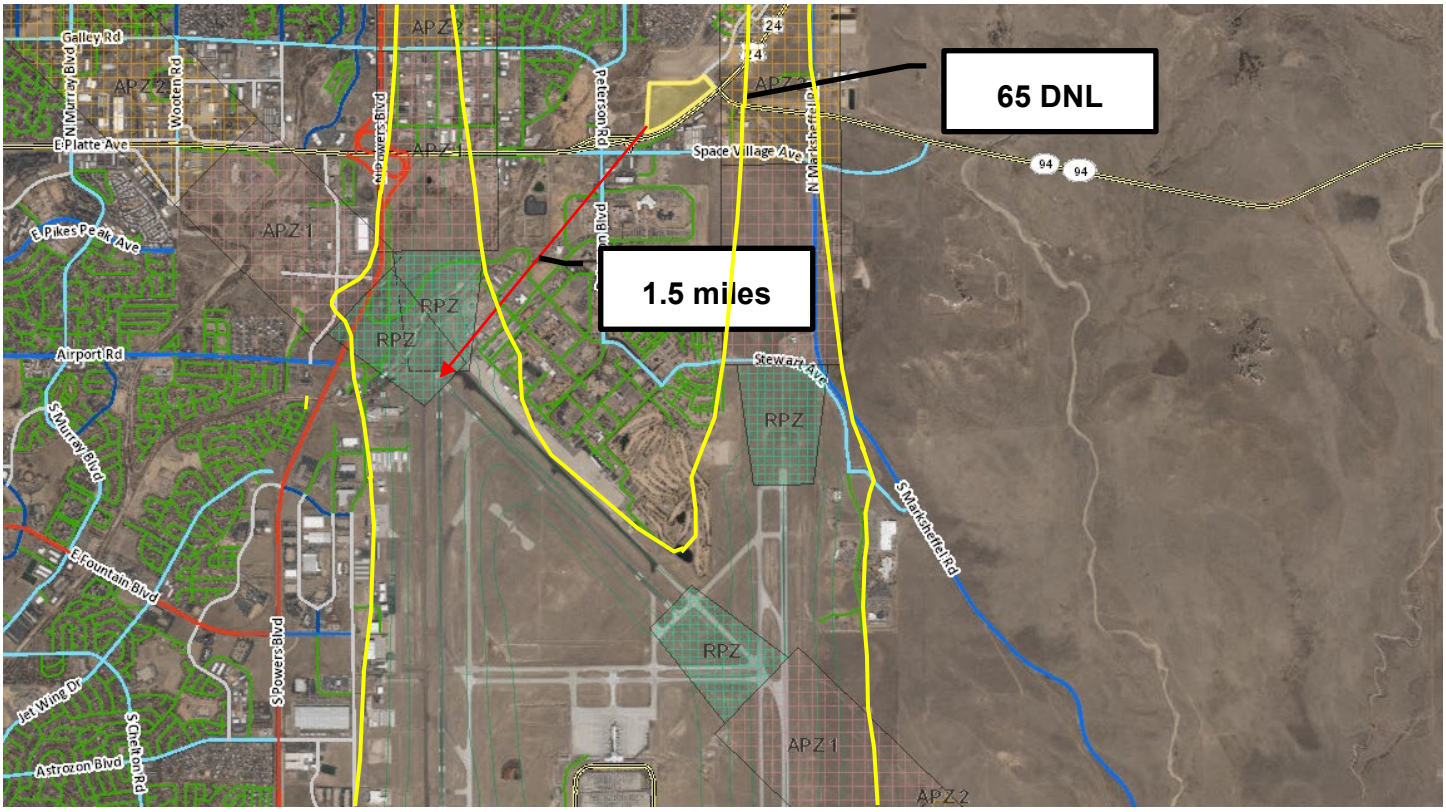
*Airport staff recommends **no objection** with the following conditions:*

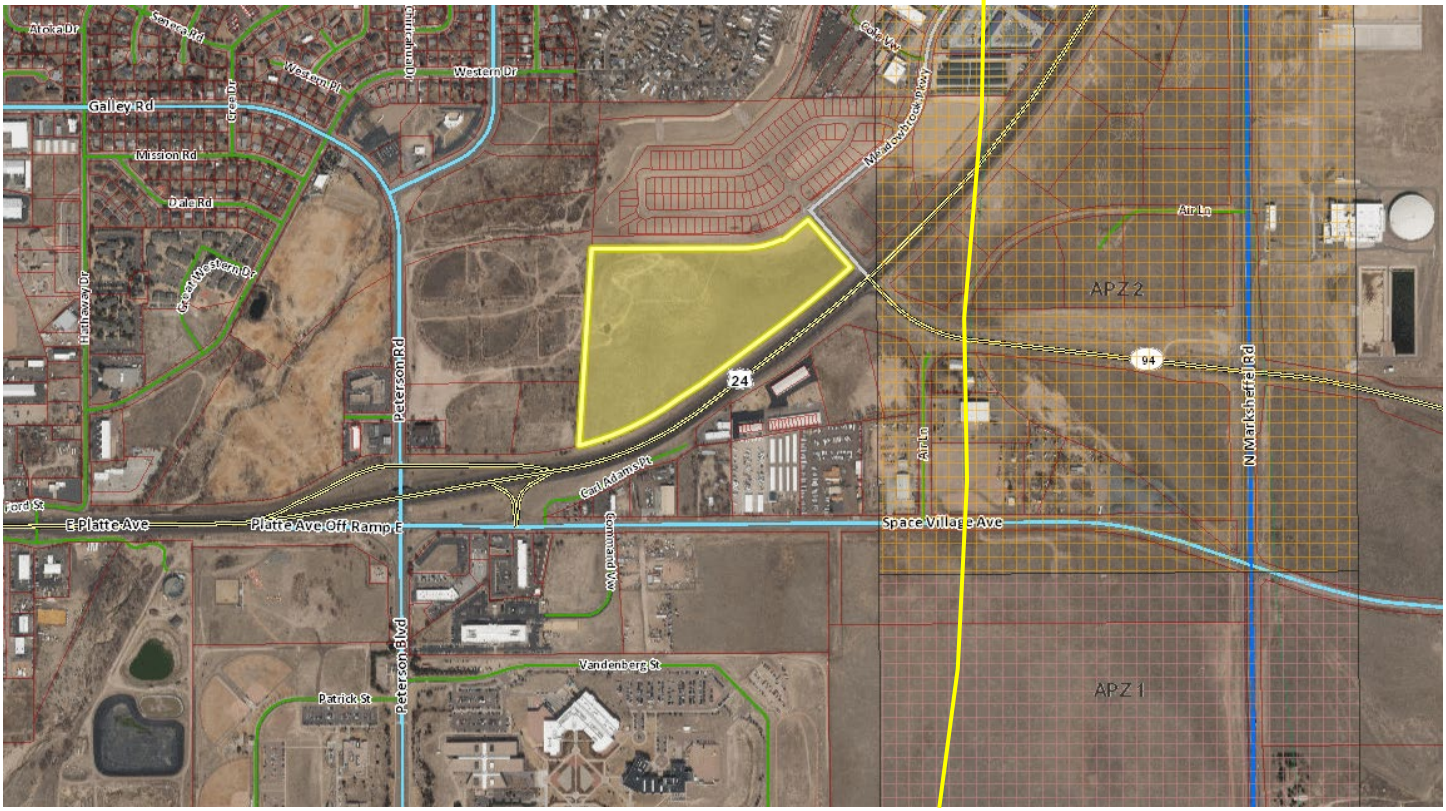
- **ADNL:** Although it appears that the proposed development will be located outside of the 65 DNL noise contour, the developer is encouraged to work with the airport for noise mitigation measures and procedures. The developer should notify tenants of potential noise impacts in their lease agreement, or wherever appropriate, to ensure all future tenants are made aware of noise impacts associated with aircraft overflight.
- **Noise Disclosure:** Upon accepting residency within Crossroads at Meadowbrook, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that Crossroads at Meadowbrook lies within an Airport Overlay Zone and is located less than 2 miles from Colorado Springs Municipal Airport and may, at times (24 hours per day), experience noise and other activities and operations associated with aircraft and the Airport.
- **Avigation Easement:** Proof of previous filing (Book 2478, Page 304) is noted on plan; no further action required.
- **FAA Form 7460-1:** Based on elevation data and distance to runway, the applicant will need to file Federal Aviation Administration (FAA) Form 7460-1 "Notice of Proposed Construction or Alteration" for any new vertical development at this site, including temporary construction equipment, and provide FAA documentation to the Airport before the commencement of construction activities; FAA's website https://oeaaa.faa.gov/oeaaa/external/portal.jsp).

SEE ATTACHED FOR PREVIOUS REVIEW

Colorado Springs Airport Advisory Commission Meeting
To Be Heard January 27, 2020
Land Use Review Item #09

PROJECT LOCATION EXHIBIT:





PREVIOUS REVIEW

Colorado Springs Airport Advisory Commission Meeting
To Be Heard June 24, 2020
Land Use Review Item #07

EL PASO COUNTY BUCKSLIP NUMBER(S):	TAX SCHEDULE #(S):
ID201 ***SPECIAL DISTRICT COMMERCIAL, INDUSTRIAL AND RESIDENTIAL***	5408001008, 5408001029 5408001032 – 1034, 5408001041 – 1042, 5408001050 – 1052, 5408007005

DESCRIPTION:
Request by Spencer Fance, LLC on behalf of Colorado Springs Equities, LLC for approval of a Special District. The District includes the formation of Crossroads Metropolitan District Nos. 1 & 2. District 1 is located southwest of the intersection of Highway 24 and Highway 94 consists of 29.04 acres and is anticipated to be developed into mixed use retail and medical office or apartment buildings. The second parcel of land, District 2 is located northwest of the intersection of Highway 94 and Marksheffel Road and consists of approximately 45 acres. This property is anticipated to be developed into retail, restaurants, and potentially a sports park in the future. The property is currently zoned CR/I-2/RS-5000/CAD-O (Commercial Regional, Limited Industrial, Residential Suburban, Commercial Airport Overlay).

CONSTRUCTION/ALTERATION OF MORE THAN 200 FEET ABOVE GROUND LEVEL?	DISTANCE/DIRECTION FROM COS:
No	1.9 miles north of Rwy 17L 1.5 miles northeast of Rwy 17R
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT:	**COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED:**
45 feet above ground level; 6,425 feet above mean sea level	Accident Potential Zone (APZ-2), ADNL Noise Subzone

ATTACHMENTS:
CROSSROADS METROPLITAN DISTRICT
CLICK ON VIEW "DISTRICT AREA MAP AND EXTRATERRITORIAL SERVICE AREA MAP" UNDER DOCUMENT LIST

PREVIOUS REVIEW

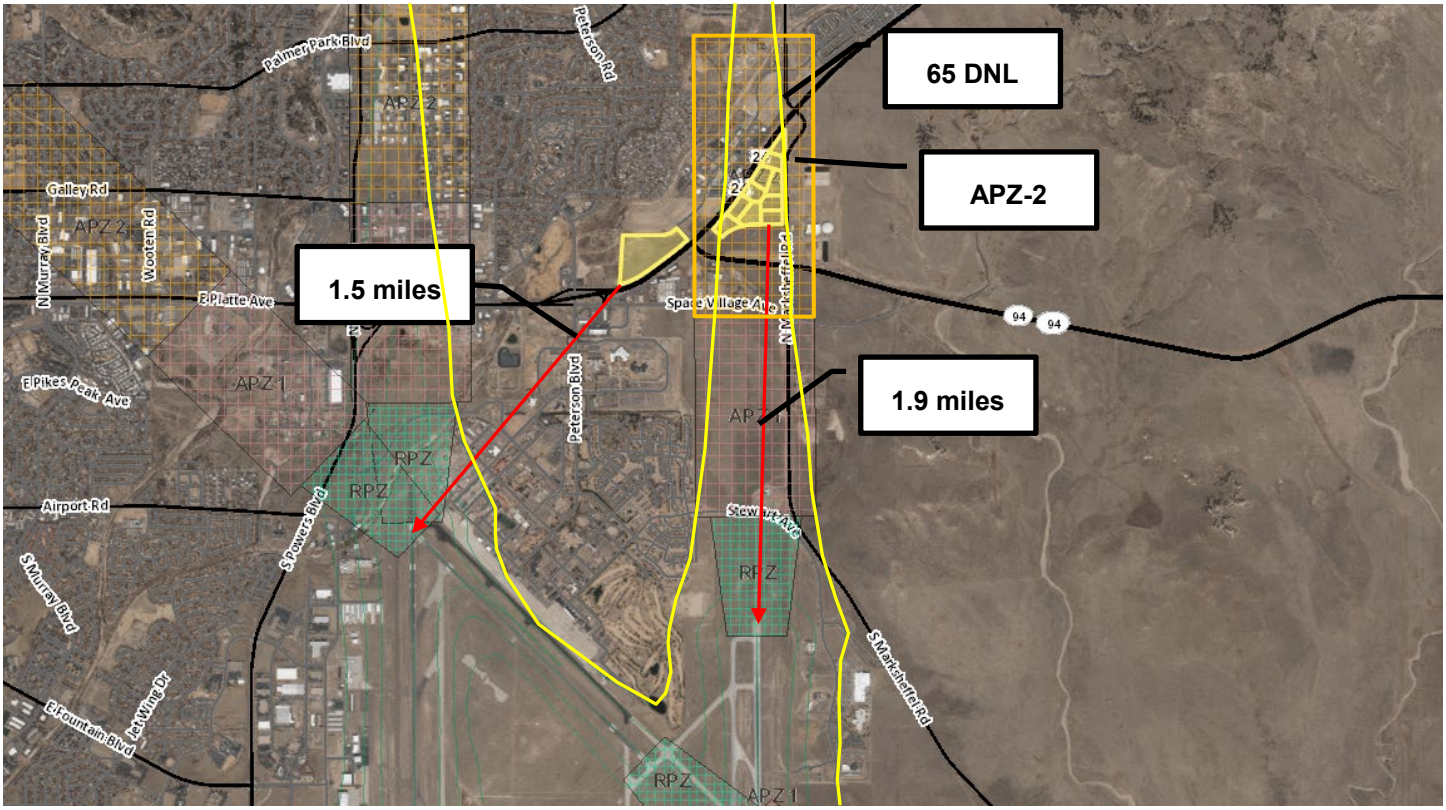
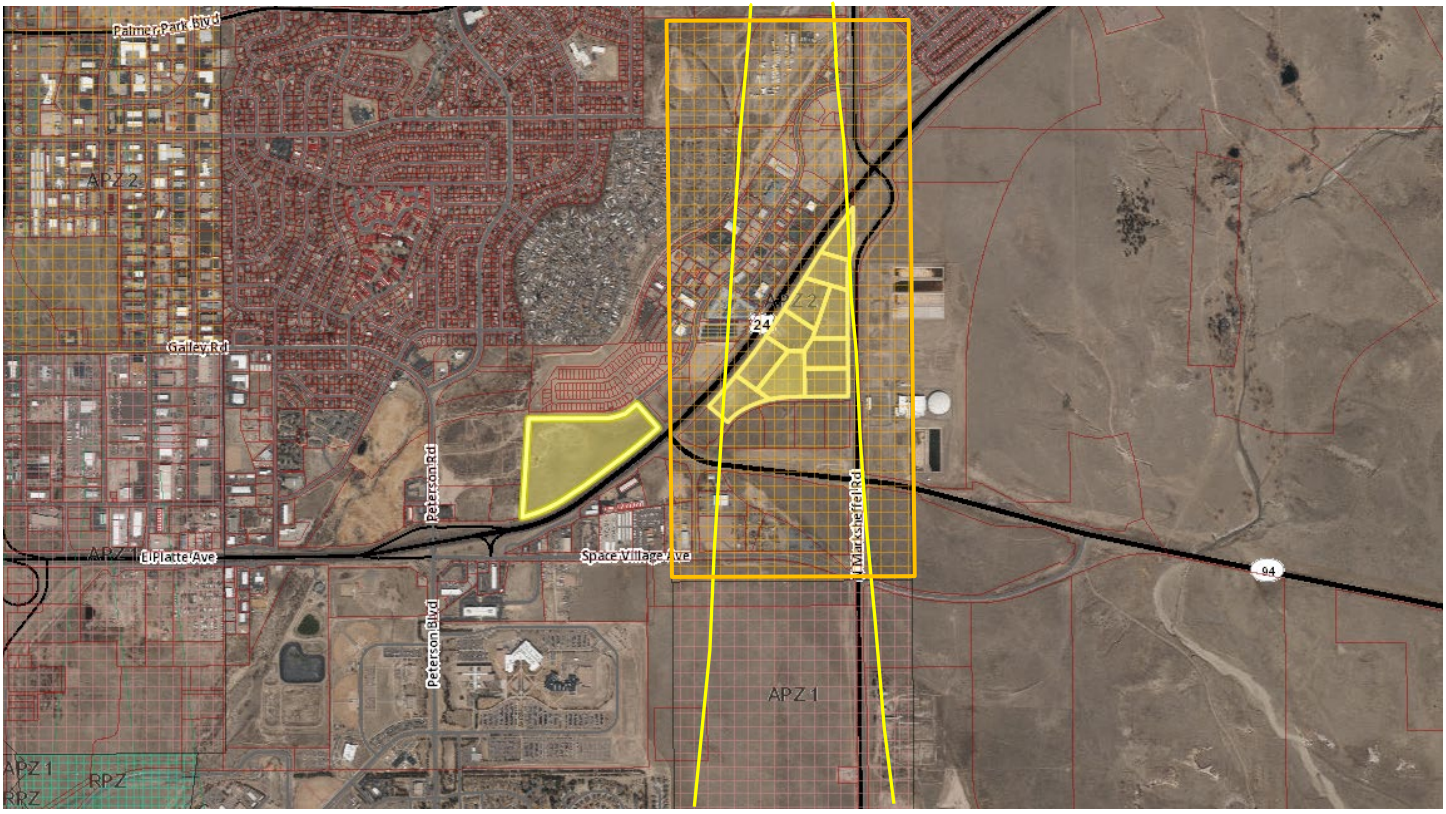
STAFF RECOMMENDATION/CONDITIONS OF APPROVAL

Subject to Airport Advisory Commission Action

*Airport staff recommends **no objection** with the following conditions:*

- **ADNL:** The development is within the ADNL Airport Noise subzone of the Commercial Airport Overlay District, as adopted by El Paso County.
- Residential use is not compatible within the 65 DNL noise contour and no residential development is permitted within the 65 DNL contour.
- No development that creates mass gatherings is permitted.
- The approval of this land use item by the Airport and the AAC does not constitute as any commitment, agreement, or other to the land owned by the Airport indicated as a future inclusion area.
- Other uses may require the indoor noise reduction requirement as outlined in Section 4.3.1 of the El Paso County Land Development Code.
- **Avigation Easement:** An Avigation Easement or proof of previous filing (book/page or reception number) is requested.
- **APZ-2:** The proposed is within the Accident Potential Zone 2 (APZ-2) subzone of the Commercial Airport Overlay District, as adopted by El Paso County. The proposed uses associated with this development appears to be permissible in the APZ-2 subzone.
- **FAA Form 7460-1:** Based on elevation data and distance to runway, the applicant will need to file Federal Aviation Administration (FAA) Form 7460-1 "Notice of Proposed Construction or Alteration" for any new vertical development at this site, including temporary construction equipment, and provide FAA documentation to the Airport before the commencement of construction activities. FAA's website https://oeaaa.faa.gov/oeaaa/external/portal.jsp).

PREVIOUS REVIEW

Colorado Springs Airport Advisory Commission Meeting
To Be Heard June 24, 2020
Land Use Review Item #07

PROJECT LOCATION EXHIBIT: