

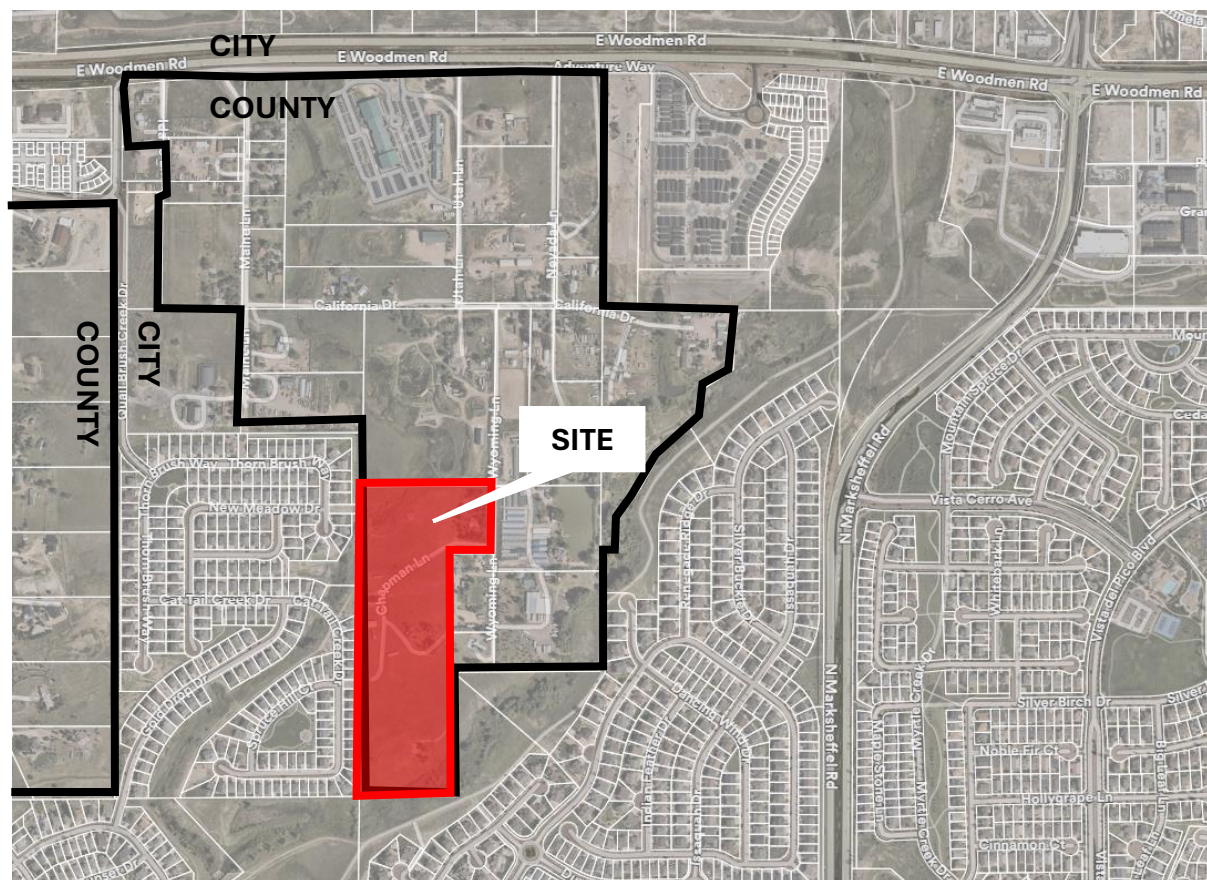
May 19, 2025

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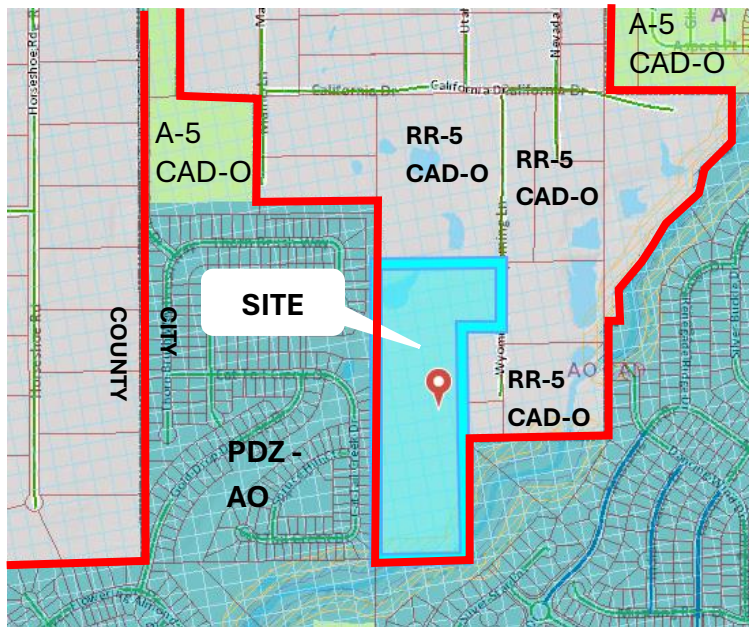
RE: Miller Downs

PROJECT DESCRIPTION:

Overall: This submittal is for an Annexation, Zone Change, and Land Use Plan for +/-21.17AC located along Wyoming Lane and immediately east of the Quail Brush Creek Subdivision. The property is 46% contiguous to the City's municipal boundary, with all the western, southern and part of the eastern boundary being contiguous. The proposed site is surrounded by detached single family to the west, Sand Creek with detached single family residential to the south, large lot single family residential to the north with wholesale nursery and large lot single family residential to the east.



The existing site contains one single family residential structure, several outbuildings and mobile homes. The property owner intends to create a single 2.5AC lot in the NEC of the property on which they will maintain the existing single-family residence. This residence will continue to utilize its existing connection to well and septic with the permission of CSU and the State of Colorado. The existing outbuildings and under-utilized mobile home outside of the created northeast corner 2.5AC lot will be demolished. The remaining area of the parcel will be developed as single family residential and connected to Colorado Springs Utilities. The property is owned by the petitioner, who is the sole landowner of the property. A community of interest exists between the proposed area to be annexed and the City of Colorado Springs.



Surrounding zoning to the site is PDZ AO (Planned Development Zone -Airport Overlay) to the west, south and a segment of Sand Creek to the southeast. Directly east and north of the site is zoned RR-5 CAD-O. The entirety of the parcel is within an airport overlay. A small portion in the SEC of site is located within the Sand Creek Outer Buffer. Improvements to the Sand Creek Channel are under a separate application.

With this annexation, the applicant proposes to zone the property as R-Flex Medium which will allow for a mix of low to medium density residential units up to 5-16 DU/AC. A Land Use Plan outlining the proposed zone district, access points, green space and development intensities has been included with this submittal.

The proposed future development proposes single family with a gross density of the site is 5-7 DU/AC. Access into the development is proposed from an extension of New Meadow Drive, an existing residential drive within the Quail Brush Creek residential development. A second access is proposed from an extension of Spruce Hill Ct., an existing residential roadway within the Quail Brush Creek Residential Development. A separate existing access point from Wyoming Lane will continue to provide access to the existing residence and proposed 2.5AC lot located in the NEC of the project site. This access may be used as an emergency access for emergency use only.

A wetland exists in the NEC of the project site. This wetland (PUSC) is classified as a seasonally flooded freshwater pond habitat with an unconsolidated bottom. Sand Creek (R4SBA) an intermittent riverine stream is located in the SWC of the site. Improvements and modifications to the stream and wetland are under a separate development application.

Annexation of Land Criteria – UDC 7.5.701.C

- 1. The area proposed to be annexed is a logical extension of the City's Boundary;**
Annexation of the parcel is a logical extension of the City's Boundary and city services. The site is bound by the City to the west, south and partially to the east with a total of 46% of the project contiguous to the City's boundary. PlanCOS identifies the surrounding neighborhoods as Newer Developing and Future Neighborhood to the southeast. Annexation and rezoning of the parcel will be supportive of the Newer Developing adjacent typology. The 2006 Annexation Plan, identifies this area as within the 3 mile plan, as a potential annexation area and designates the area for general residential. This area is shown on AnnexCOS as an area for high annexation suitability.
- 2. The development of the area proposed to be annexed will be beneficial to the City. Financial considerations, although important, are not only criteria and shall not be the sole measure of benefit to the City;**
Annexation and rezoning of the area to R-Flex medium will provide additional single family residential in a growing area of the City. All parks, open space(s) and trails will be private which will remove the burden of operating costs from the City. The proposed development will provide additional tax revenue through sales and property taxes as well as employment opportunities during construction. This development is supportive of PlanCOS Vibrant neighborhoods goal to provide Housing for All including strategy VN-2.A-3 to support land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels. CSU has indicated that they have adequate supply and capacity to serve the proposed development. A traffic study for this development was completed by Kimley-Horn on May 19, 2025. The study determined that no offsite improvements are necessary to accommodate Miller Downs project traffic.
- 3. There is a projected available water surplus at the time of the request;**
Colorado Springs Utilities will provide water to the proposed annexation. CSU has indicated that they have sufficient supply and facilities to serve this property. Municipal water will connect to the property from the adjacent neighborhood immediately to the west. The existing residential structure will remain on its well. No other additional structures or residences will be served by this well. It is also understood that the well will be surrendered if the existing structure and the lot is redeveloped.
- 4. The existing and projected water facilities and/or wastewater facilities are expected to be sufficient for the present and projected needs for the foreseeable future to serve all present users whether within or outside the corporate limits of the City;**
An existing septic system serves and will continue to serve the existing single family residential on the property with permission from CSU and the State of Colorado. All new

residential development units will connect to Colorado Springs Utilities from the immediately adjacent neighborhood to the west. CSU stated that they have adequate water and wastewater capacity to serve this neighborhood. Water and Wastewater lines will be extended from the existing neighborhood rights-of-way.

5. The annexation can be effected at the time the utilities are extended or at some time in the future;

The annexation is under a single ownership and can be affected at the time utilities are extended. Utilities will be extended at the time of development. A utility plan will be provided as part of a future Development Plan. Public utility easements and rights-of-way will be dedicated on the plat.

6. The City shall require as a condition of annexation the transfer of title to all ground water underlying the land proposed to be annexed. Should such ground water be separated from the land or otherwise be unavailable for transfer to the City, the City, at its discretion, may either refuse annexation or require payment commensurate with the value of such ground water as a condition of annexation. The value of such ground water shall be determined by the Utilities based on market conditions as presently exist;

Per the discussions with CSU all water rights will be transferred at time of annexation, except for the water rights identified with the one well tied to the existing and remaining residential unit on the property. This will be further addressed in the annexation agreement. It is understood that the rights will be transferred if the existing home or identified lot is redeveloped in the future.

7. All rights of way or easements required by the Utilities necessary to serve the proposed annexation, to serve beyond the annexation, and for system integrity, shall be granted to the Utilities. Utilities, at the time of utility system development, shall determine such rights or way and easements;

Utility easements and rights of way will be provided as part of a future development plan. All required utility easements will be dedicated on the final plat.

8. If the proposed annexation to the City overlaps an existing service area of another utility, the applicant shall petition the PUC (Public Utilities Commission) or other governing authority to revise the service area such that the new service area will be contiguous to the new corporate boundary of the City.

This property is within the Falcon Fire Protection District. Prior to annexation, the applicant has worked with the district to layout the process and timing for the property to be removed from its service boundary. Requirements for removal of the property from the service boundary will be addressed in the Annexation Agreement. The exclusion will be completed following the final annexation recording. Onsite infrastructure is operated by MVEA, upon annexation CSU will take over authority.

9. After the foregoing have been studied in such depth as the City Council shall require, the City Council in its discretion may annex or not annex the proposed area. In the event the City Council chooses to annex, it may require a contemporary annexation agreement specifying the installation and the time of installation of certain public and utility improvements, both on site and off site, that are required under this Zoning Code. City Council may specify such other requirements, as it

deems necessary. In the event the City Council chooses not to annex, utilities shall not be extended unless Council is assured that an agreement for annexation can be enforced, and that the remaining provisions of this section for annexation subsequent to extension of utilities have been met.

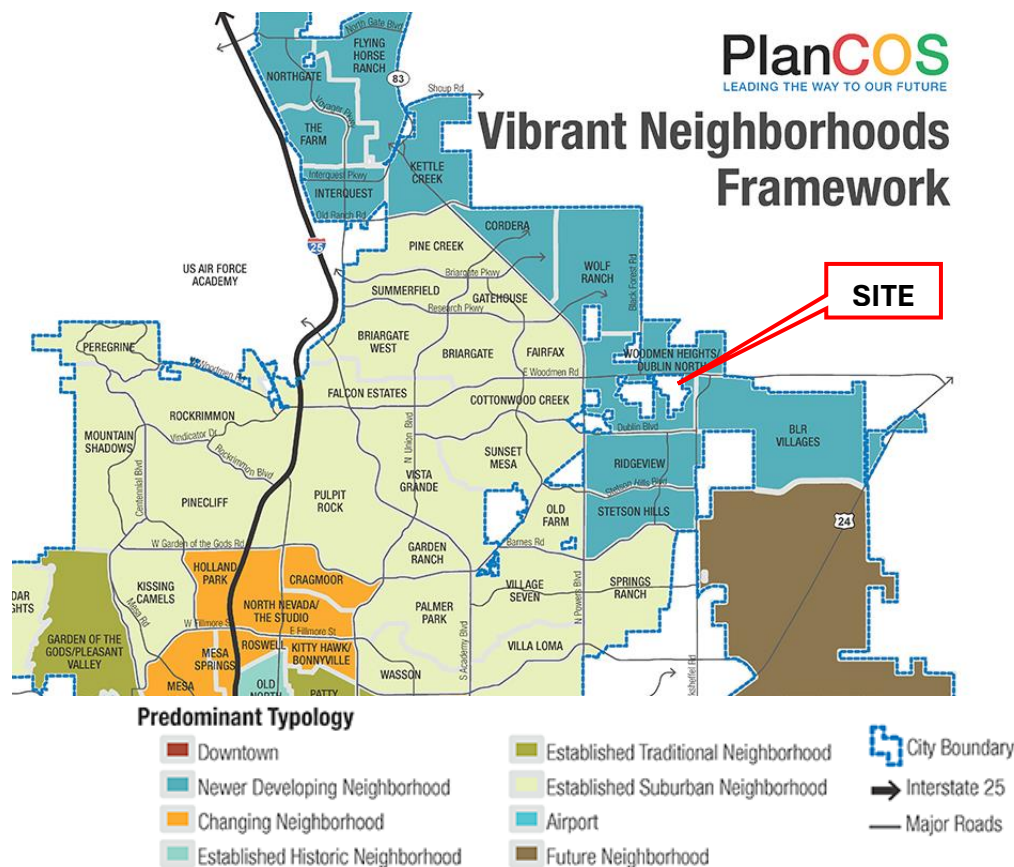
Extension of utilities and timing of installation will be addressed in the annexation agreement. Dedication of utility easements and rights of way will be dedicated with the final plat.

Annexation of this property will result in a logical extension of city services, including water and sewer. The extension of city services will come from the immediately adjacent single family residential development to the west. Dedication of utility easements and rights of way will be shown on a future final plat. All parks, open spaces, and trails will be owned and maintained by the metro district thereby removing the burden of operating costs from the City.

ZONE MAP AMENDMENT – UDC 7.5.705. D

- 1. The proposed rezoning is consistent with the goals and policies of the Colorado Springs Comprehensive Plan, with other plans and policies adopted by the City Council; and with the purpose statement of the proposed zone district(s).**

R-Flex medium zoning of this site will accommodate the proposed single family housing with a proposed gross density of 5-7 DU/AC. The project site is immediately adjacent and consistent with the Woodmen Heights/Dublin North Newer Developing Neighborhood. R-Flex Medium zoning on this site will support PlanCOS Future Neighborhood topology recommendations to integrate diversity of housing types, maximize connectivity and transition between housing types.



The zone changes are consistent with the following PlanCOS Vibrant Neighborhoods: Goals and Policies:

- **Policy VN-1.A: Prioritize Replicable, Effective, and Up-to-Date Neighborhood Plans and Programs for those areas with the most Potential for Change and Need of Direction.**
 - Strategy VN-1.A-2: **Amending zoning** and subdivision regulations, as necessary, to implement Neighborhood Plans (e.g. redistricting, **new zoning** or design overlays and/or changes to dimension requirements).
- **Policy VN-2.A: Promote Neighborhoods that incorporate common desired elements.**
 - Strategy VN-2.A-3: Support land use decisions and projects that provide a **variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families** through various life stages and income levels.
- **Policy VN-3.A: Preserve and Enhance the Physical Elements that define a Neighborhood's Character.**
 - Strategy VN-3.A-5: Update plans and City Code to **encourage a blend of uses that positively affect neighborhoods.**
 - Strategy VN-3.A-7: Encourage neighborhood plans and initiatives that reflect neighborhood identity and built environment **supporting residents of all age ranges and abilities.**

- **Policy VN-3.E: Encourage and support the integration of mixed-use development in neighborhoods**
 - Strategy VN-3.E-3: Though a combination of Zoning Code changes and development review decisions, encourage and **support flexible site and building designs and residential densities** that are adaptable to the specific site.

2. The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.

The zone change as requested will support the ongoing demand for residential growth in this area. The R-Flex Medium zone will support a variety of single family housing that will provide housing choices within the City of Colorado Springs and the adjacent Woodmen Heights/Dublin North Newer Developing Neighborhood typology. The development will serve as a natural extension of the adjacent Quail Brush Creek neighborhood to the west. The proposed development density will complement this existing neighborhood and transition suburban densities within the City limits to rural El Paso County densities. CSU utilities will connect to the site from the residential development to the West. The existing onsite wetland will be protected and incorporated into the development plan. Modifications and improvements to this wetland will be under a separate application. Impacts to will be minimized to the greatest extent possible. A portion of the SEC corner of the site lies within the Sand Creek inner and outer streamside buffer. Sand Creek will be incorporated into the site as an amenity with a trail and pocket park overlooking the creek.

3. The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).

R-Flex medium zoning for this site will provide a natural extension of the existing suburban residential Quail Brush subdivision to the west and transition of residential densities from City suburban to rural County lots. CSU utilities will extend from this subdivision into the proposed site. This development is supportive of the immediately adjacent Woodmen Heights/Dublin North newer developing neighborhood framework. Recommendations for this typology that are supported by this residential development includes incorporating a variety of low to medium housing types, utilizing drainageways and small spaces for neighborhood amenities, and creating additional pedestrian and trail connections. Developments within this typology are assumed as relatively stable and less vulnerable to near and mid-term change. The proposed right of way and infrastructure will be public. Improvements outside of the ROW will be privately owned and maintained.

4. If the application proposes to rezone a small area of land, the application demonstrates that the size, scale, height density, and multimodal traffic impacts of the proposed rezoning are compatible with surrounding development or can be made compatible with surrounding development through approval conditions.

The proposed single family housing development will increase housing choices for the area and provide a density transition from the suburban detached single family residential west of the site to the rural 5AC lots east of the site. Sand Creek runs along the SEC of the site, a proposed pocket park, storm water detention facility and trail will buffer the new residential development from the existing neighbors.

Access into the development is proposed from an extension of New Meadow Drive, an existing residential drive within the Quail Brush Creek residential development. A second access is proposed from an extension of Spruce Hill Ct., an existing residential roadway within the Quail Brush Creek Residential Development. A separate existing access point from Wyoming Lane will continue to provide access to the existing residence on-site and the proposed 2.5AC lot located in the NEC of the project site and emergency egress only. All internal open spaces, parks and trails will be private and maintained by the metro district. A traffic study for this development was completed by Kimley-Horn on May 19, 2025. The study determined that no offsite improvements are necessary to accommodate Miller Downs project traffic.

A wetland exists in the NEC of the project site. This wetland (PUSC) is classified as a seasonally flooded freshwater pond habitat with an unconsolidated bottom. Sand Creek (R4SBA) an intermittent riverine stream is located in the SWC of the site. Improvements and modifications to the stream and wetland are under a separate development application.

Stormwater will be designed to meet SWENT criteria. All drainage improvements are outlined in the drainage memo and will be further defined with the final development plan application.

Site layout and units types will be included on a future development plan.

5. **If the application proposes to rezone a relatively small area of land, the application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Colorado Springs Comprehensive Plan goals that would be achieved by approval of the application.**

Residential development on this site will create a natural extension of residential development in this area. The proposal will not create any significant impact on the adjacent residents and there are no dislocations of tenants or occupants of the property.

Access to the site will be provided by an extension of two existing residential roadways in the Quail Brush Creek neighborhood. Access to the created 2.5AC parcel will be provided by existing access on Wyoming Lane, this access will also serve as emergency egress only. The proposed mix of residential densities is supportive of PlanCOS Vibrant Neighborhood goal to provide Housing for All and policy to support land use decisions that provide a variety of housing types, serve a range of demographic sectors and meet the needs of residents and families through various life stages and income levels.

6. **If a Land Use Plan or amendment to a Land Use Plan accompanies the application, the Land Use Plan or amendment complies with the applicable criteria in Subsection 7.5.514C.3 (Land Use Plan Criteria).**

A Land Use Plan has been submitted with this development. See below for analysis of Land Use Plan criteria.

7. **The application is consistent with any approved Concept Plans in the area for which the map is being amended or includes or is accompanied by a provision that approved Concept Plans that have been classified as implemented do not**

have to be amended in order to be considered consistent with an amended zoning map.

No Concept or Land Use Plans have been approved for this area.

8. **If the application is for creation of an ADS-O district, the approval criteria applicable to the creation of the text of the ADS-O district in Section 7.2.607D.47.5.702 (Decision) shall also apply to consideration of the zoning map amendment required to create or amend the boundaries of the ADS-O district.**

The applicant is not requesting to be within an ADS-O district.

9. **If rezoning to a PDZ district, the proposed PDZ district provides significant community amenities or other benefits, as determined by the Manager, that promote the achievement of Colorado Springs Comprehensive Plan goals and would not otherwise be required of the applicant under this UDC or other City or governmental regulations.**

PDZ zoning is not requested on this property.

10. **Complies with the additional standards of the base zone district where the property is located (see Article 7.2 (Zone Districts)) or in an overlay district that applies to the property (see Part 7.2.6 (Overlay Districts)). (Ord. 23-03)**

This site is within an airport and stream side overlay. Any future building permits will be referred to the Airport Advisory Commission for review. See below for analysis on streamside overlay.

LAND USE PLAN CRITERIA – UDC 7.5.514

1. **Consistency with the Colorado Springs Comprehensive Plan and other plans and policies adopted by City Council;**

See above. The proposed rezoning application is supportive of PlanCOS's Vibrant Neighborhood's typology, goal to provide Housing for All and strategy to support land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels.

2. **Consistency with development standards the zone district in which the property is located, or would be located after a requested zone district change;**

The proposed rezone will meet the development standards of the R-Flex Medium zone. All building and landscape setbacks will be met. Layout of the site will be shown on a future development plan.

Sand Creek runs along the SEC corner of the site with the inner and outer buffer bounding the southern edge of the property. The stream and associated buffers will be incorporated into the site as an amenity with a trail and pocket park overlooking the stream.

All future trails, pocket parks, open spaces will be privately owned and maintained. All drainage improvements are shown in the drainage study. A traffic study for this

development was completed by Kimley-Horn on May 19, 2025. The study determined that no offsite improvements are necessary to accommodate Miller Downs project traffic.

3. Compatibility with the land uses and development intensities surrounding the property;

See above. The proposed R-Flex Medium zone will provide a transition of land uses from the detached single family PDZ developments west and south of the site to the rural County developments north and east of the site. This development is supportive of the Vibrant Neighborhoods chapter within PlanCOS and provides a natural extension of suburban development for this area.

4. Impacts of the permitted or requested uses, appropriate to the type of development, the neighborhood, and the community;

The proposed use and zoning is consistent with the surrounding land use and neighborhood. The proposed residential development is planned per the standard development code and CSU has indicated that they have ability and capacity to serve the proposed development. A traffic study for this development was completed by Kimley-Horn on May 19, 2025. The study determined that no offsite improvements are necessary to accommodate Miller Downs project traffic. This development is within the airport and streamside overlay. Any future building permits will be referred to the Airport Advisory Commission for review. See below for analysis on the streamside overlay.

All trail, open space and park requirements will be addressed per the current development standards. The facilities will be provided and held by the metro district which will remove the burden of operating costs from the City. This development is supportive of PlanCOS Vibrant neighborhoods goal to provide, Housing for All and strategy VN-2.A-3 to support land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stage and income levels.

5. Impacts of the permitted or requested uses, appropriate to the type of development, the neighborhood, and the community;

See above.

6. Adequacy of proposed ingress/egress points and traffic circulation, both on and off the site;

A traffic study for this development was completed by Kimley-Horn on May 19, 2025. The study determined that no offsite improvements are necessary to accommodate Miller Downs project traffic. As shown in the intersection operational and queueing analysis of the study, all intersections operate acceptably, and vehicles are maintained in the existing turn lane lengths. Therefore, this development can be constructed without the need for any offsite improvements at the adjacent intersections that will provide access to the residential neighborhood.

7. Capacity of the existing streets, utilities, parks, schools, and other public facilities to serve the proposed development;

No major conflict or infrastructure impacts have been identified with city departments. CSU has stated that they have adequate capacity to serve this neighborhood. Water and Wastewater lines will be extended from the existing neighborhood located immediately

west. Per the LDTC meeting, CDI, Police, Fire and School fees will be paid at building permit.

Access into the development is proposed from an extension of New Meadow Drive, an existing residential drive within the Quail Brush Creek residential development. A second access is proposed from an extension of Spruce Hill Ct., an existing residential roadway within the Quail Brush Creek Residential Development. A separate existing access point from Wyoming Lane will continue to provide access to the existing residence and the proposed 2.5AC lot located in the NEC of the project site; this access will serve as an emergency egress. This access may be used as an emergency access for emergency use only. A traffic study for this development was completed by Kimley-Horn on May 19, 2025. The study determined that no offsite improvements are necessary to accommodate Miller Downs project traffic.

All proposed roads will be publicly maintained by the City. All proposed interior trails, open spaces and parks will be installed and maintained by the metro district.

8. Promotion of transitions in height, intensity, or character between proposed non-residential or mixed-use development and nearby low-density residential zone districts.

R-Flex Medium zoning and the variety of single family residential will provide a transition of land uses from the PDZ zoned detached single family residential west and south of the parcel to the 5AC rural county development north and east of the site. For this location, this zoning will accommodate a mix of lot types, building forms and design that can transition the suburban character of development to rural. The proposed gross density of the site is 5-7 DU/AC. No transitional concerns have been noted with initial discussions with city staff.

STREAMSIDE OVERLAY APPROVAL CRITERIA – UDC 7.2.603.C

1. Has the natural landform been maintained within the overlay area and does grading conform to the specific grading limitations of this Section as well as all other City grading and filling regulations?

Channel Improvements along Sand Creek will be submitted under a separate application. Improvements will include channel stabilization and revegetation. Areas of the site within the inner and outer stream side buffer have been designed as open space with detention, a trail overlook and small pocket park.

2. Does the development incorporate the stream ecosystem into the project design and complement the natural streamside setting? Has the project been designed to link and integrate adjacent properties with the stream corridor using accessways, creek front plazas, employee recreational areas or other site planning and landscaping techniques which include the stream corridor as an amenity?

A trail and pocket park are located within the inner and outer stream buffer and will provide an overlook of the stream. Trails within the development have been linked to provide an inclusive trail network supportive of active lifestyles. A separate Sand Creek Channel Improvement plan will regrade and restore native vegetation along the creek.

3. **Has the project been designed to minimize impact upon wildlife habitat and the riparian ecosystem which exists on or adjacent to the site? Does the project design protect established habitat or any known populations of any threatened or endangered species or species of special concern?**

A separate creek improvement plan for Sand Creek will stabilize and restore the natural habitat of the creek, preserving many mature trees, and adding and enhancing the native vegetation and wildlife habitat(s) in the corridor.

4. **Have existing or potential community trail networks and other recreational opportunities been identified and incorporated into the project design?**

All trails within the development have been designed to promote connectivity and active lifestyles. Interior trails connect to open space tracts, pocket parks and an overlook of Sand Creek.

5. **Has the project been designed to protect the subject property from potential flood damage and to accommodate flood storage and conveyance needs?**

A separate channel improvement plan for Sand Creek will stabilize the creek, improve the riparian buffer and protect the area from potential flood damage. A full spectrum detention basin is located within the southern portion of the site. This basin will capture and treat stormwater to control sediment and runoff. All drainage improvements will be made per the drainage memo. No development is proposed within the 100-year flood plain.

6. **Have all significant natural features within the project streamside area been identified, and has the project been designed to minimize the impact on these features?**

Significant features along Sand Creek have been identified and incorporated into the Sand Creek Channel Improvement plan. This plan will stabilize and restore the natural habitat of the creek, preserving many trees, and enhancing native vegetation and wildlife habitat(s) areas.

7. **Does the project identify and implement the recommendations of any approved subarea plans (such as the City Greenway Master Plan, City Open Space plan or a specific drainage basin planning study) and of any approved public works projects and habitat conservation plans?**

This project is not within or immediately adjacent to a City Master Plan. The project is located within the Sand Creek Drainage basin. Any impacts to the drainage basin have been included and evaluated in the drainage memo. All drainage basin fees will be paid with the final plat.

8. **Does the project design:**

- a. **Implement a riparian buffer between the developed portions of the site and the adjacent waterway to assist in preventing point and nonpoint source pollutants and sediment from entering the waterway?**

Vegetation improvements between the site and Sand Creek will be made per the Final Landscape Plan. Landscape improvements within inner or outer buffer of the Sand Creek Channel will be in compliance with Appendix A of the Landscape Design Manual. Best practices will be employed to preserve and protect existing

vegetation. A separate Sand Creek Channel Improvement plan will stabilize and restore the Sand Creek Channel.

b. Exclude impervious surfaces from the inner buffer zone and meet imperviousness restrictions across the entire overlay area on the site?

A detention basin is located in the SWC portion of the site and within the inner and outer buffer of the stream. This detention basin will capture impervious runoff from the development and prevent sediment from going into the creek. Two residential lots and a small portion of the residential road are within the stream side outer buffer. All storm water runoff from these areas is directed towards the proposed detention basin. Details of runoff calculations and detention basin sizing are included in the drainage memo.

c. Incorporate all stormwater PCMs required by Stormwater Enterprise throughout the developed site and adjacent to the buffer to encourage on-site filtration of stormwater and protect water quality?

See above. A detention basin is located in the SWC corner of the site. All stormwater runoff from impervious surfaces is directed towards the detention basin. Green Infrastructure requirements will be met through the use of runoff reduction practices with Planned Infiltration areas. The site will provide a 10% reduction in Water Quality Capture Volume.

d. Incorporate visual buffers of the stream between identified existing and/or proposed projects on opposing sides of the stream?

Streamside vegetation will be constructed along the creek to comply with inner and outer streamside planting requirements. A trail and pocket park are proposed to overlook the stream. Required streamside plantings for the inner and outer buffer will be made in compliance with Appendix A of the Landscape Design Manual. Improvements within the Sande Creek channel will be under a separate application. Sand Creek will provide a buffer between the proposed development and the existing development to the south.

9. Are inner and outer buffer zone landscaping standards met and does the application meet all other requirements of Part 7.4.9 (Landscaping and Green Space)?

Inner and outer streamside buffer vegetative requirements are met. Proposed plantings are in compliance with the Landscape Design Manual Appendix A. Green space requirements for the proposed single family is met with a metro district maintained pocket parks, open spaces and trails throughout the development.

10. Have disturbed areas been revegetated to minimize erosion and stabilize landscape areas and does the project landscaping design specify plants selected from the riparian plant communities as set forth in Appendix A of the Landscape Policy Manual?

Disturbed areas will be revegetated per the development plan. A separate creek improvement plan for the Sand Creek Channel will stabilize and restore the natural habitat of the creek which will preserve many mature trees and wildlife features. Species to be planted within the stream buffer will be selected from Appendix A of the Landscape Policy Manual.

- 11. Have stream bank and slope areas been identified, including those over fifteen (15) percent slope, has the disturbance to these areas and any protective or stabilizing vegetative cover been minimized, and does the plan provide for the revegetation and stabilization of any disturbed areas required by this UDC?**

See above. Disturbed areas along the creek will be revegetated per the separate Sand Creek improvement plan. Disturbed areas within the inner and outer stream side buffer will be planted per Appendix A of the Landscape Design Manual. All disturbed areas within the site will be revegetated per the development plan.

- 12. Have opportunities to reclaim the drainageway been identified and implemented where practical? For this criterion, reclamation includes any action that improves the quality of that drainageway visually, functionally, or recreationally, and that brings the drainageway into a more natural condition.**

Streamside vegetative improvements along Sand Creek will create a vegetative buffer between the proposed development and existing residential south of the creek. A proposed trail and pocket park will overlook the creek. Creek improvements will be made as part of the Sand Creek improvement plan under a separate application. These plans will stabilize the creek, revegetate disturbed areas and restore natural habitat(s).

Please contact Kimley-Horn and Associates if you have any questions or need additional information in regard to this application.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Jim Houlihan, PLA
Project Manager