

## LAND SUITABILITY ANALYSIS – NEWMAN CENTER

The property lies within the Hillside Overlay zone. The purpose of the Hillside Overlay zone is to ensure that development is compatible with, and complementary to, the natural environment and minimizes physical damage to public and private property.

This Land Suitability Analysis (LSA) provides information about the site's physical characteristics and features and assesses the compatibility of the proposed development with the hillside overlay objectives. Land Suitability Analysis is a process employed to determine the most appropriate uses of land. Using information about a site's physical characteristics and features, an assessment is made of topography, vegetation, soils, wildlife – particularly threatened and endangered species, - drainage patterns including wetlands, and potential visual impacts. The assessment “layers” potential impacts of these features to create, by mapping, a composite of constraints to the use of land. The following factors have been analyzed and mapped to form a basis for the land use plan proposed in this application.

### SLOPE ANALYSIS

The majority of the site is gently to moderately sloping, with no past or potentially unstable slopes. The building area has a gradual slope to the southwest with moderate slopes along the drainage in the southern portion of the site.

A Slope Analysis is one of the primary determinants of development suitability. The site was mapped using two foot contour intervals and slope categories of 0% - 8%; 8% - 12%; 12% - 15%; and greater than 15%. The steeper slopes, on the south and west of the site greater than 25% and are associate with the drainage area. These steep slopes will be preserved and are outside for the area of disturbance. The slope categories reflect generally accepted ranges that relate to land development as follows:

- 0% - 8% - generally unconstrained
- 8% - 12% - roads can be constructed to meet acceptable grades
- 12% - 15% - some road grade constraints; good building sites
- 15% - 25% - “hillside characteristics” – good building sites if accessible

### VEGETATION AND WILDLIFE

#### Vegetation

The site is located in a Foothill Shrublands community characterized by strong fall color and a complexity of vegetation and wildlife. Apart from the existing buildings and gravel drive, the site remains largely undisturbed with mature Bur Oak, Gambel Oak, Siberian Elm and Ponderosa Pine dispersed throughout a meadow of native and non-native grasses and forbs. The majority of Gambel Oak and all of the Ponderosa Pine are outside the limits of disturbance and will remain. Four Siberian Elms on site will be removed as they are of a dead/declining condition, an invasive undesirable species that crowds out native species and several fall within the limits of disturbance. Two mature Bur Oak and one small stand of Gambel Oak trees within the limits of disturbance are to be removed. Along Stanton Road there is a medium sized Juniper to remain, however, the invasive Russian olive which will be removed.

#### Wildfire Hazard

In accordance with the *Ignition Resistant Construction Design Manual* published by the Colorado Springs Fire Department in May 2013, “In 2000, a Tri-Data Consulting study identified wildfire risk as

*one of the greatest threats to the City of Colorado Springs. The wildland/urban interface covers 28,800 acres and includes 24% of the City's population. Currently, the Colorado Springs Wildfire Mitigation program works in stewardship with 92 homeowner associations and neighborhoods. As part of a cohesive strategy, wildfire mitigation includes a wildfire risk model that identifies 25 weighted values to determine risk ratings at the lot level. Each individual lot in the wildland-urban interface and the associated wildfire risk rating can be viewed at <http://csfd.springsgov.com>. In addition to identifying wildfire risk, the program has grown to include education and outreach, planning, fuels management, contracting, development review process, grant administration and volunteer program management."*

The property lies within the identified as wildland/urban interface area. **ACCORDING TO THE COLORADO Springs Fire Department (CSFD) Wildlife Mitigation Hazard Report** Rating the risk category on property is "High". The last rating of the property was conducted 2011. Construction of the Newman Center along with proposed landscape improvement shall assist in a lower fire rating of the property. Defensible space around the existing residential house will be created.

#### **WILDLIFE HABITAT**

In accordance with the Colorado Parks and Wildlife Colorado Hunting Atlas, the property lies within an area of bear and mule deer habitat. According to the Colorado Parks and Wildlife, the key to people and wildlife coexisting is to respect the wilderness of wildlife. This includes not feeding the wildlife, securing garbage containers, and installing wildlife friendly fencing

#### **GEOLOGY, SOILS AND NATURAL FEATURES**

##### Geologic Analysis & Soils

A Subsurface Soil Investigation Report and Geologic Hazard Investigation Study were prepared by Entech Engineering Inc. dated April 27, 2018. In summary, it was determined that development of the site can be achieved if site conditions are mitigated accordingly.

##### Natural and Manmade Features

The property is currently improved with a single-family residences, small shed and a corral area. The existing house will be retained and be ancillary to the Newman Center. The shed and corral will be removed as a result of the proposed parking area for the Newman Center.

There is an existing drainage area along the southern portion of the property. This areas has been delineated on the Development Plan. No development will encroach upon this area.

In accordance with the FIRM #08041C0518F, the floodplain on the property has been identified as Zone X, "areas to be determined to be located outside of the 500-year floodplain,"

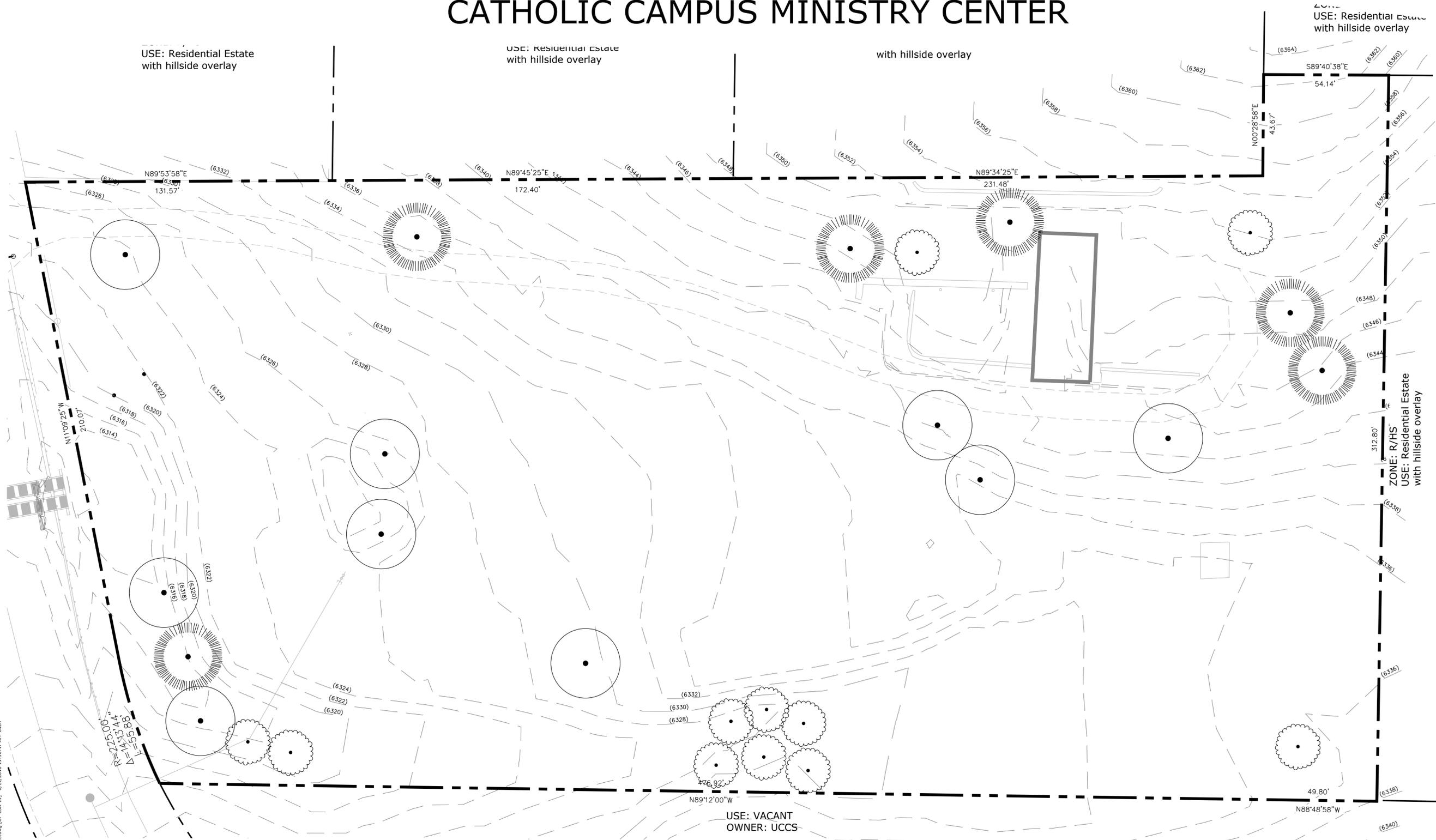
##### Wastewater/Water

The existing residence is currently serviced by an existing well and septic system, which is proposed to remain in place. It is proposed that the Newman Center will connect with the City of Colorado Springs utilities located within Stanton Road.

### **CONCLUSION**

Based on the findings of the Land Suitability Analysis, the proposed development is compatible with the intent and purpose of the Hillside Overlay zone and development of the Newman Center will not have any detrimental impacts upon the character of the area or the surrounding neighborhoods.

# CATHOLIC CAMPUS MINISTRY CENTER



USE: Residential Estate with hillside overlay

USE: Residential Estate with hillside overlay

with hillside overlay

USE: Residential Estate with hillside overlay

ZONE: R/HS  
USE: Residential Estate with hillside overlay

USE: VACANT  
OWNER: UCCS

## EXISTING VEGETATION

	EVERGREEN	5
	DECIDUOUS	8
	GAMBEL OAK	15

## WILDFIRE MITIGATION NOTES

In accordance with the 'Ignition Resistant Construction Design Manual' published by the Colorado Springs Fire Department in May 2013, The property lies within the identified as wildland/urban interface area. According to the Colorado Springs Fire Department (CSFD) Wildlife Mitigation Hazard Report Rating the risk category on property is "High" according to the last rating of the property conducted 2011. Construction of the Newman Center along with proposed landscape improvement shall assist in a lower fire rating of the property. Defensible space around the existing residential house will be created.

Land Planning  
Landscape Architecture  
Urban Design

N.E.S. Inc.  
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**CATHOLIC CAMPUS MINISTRY CENTER**  
CONDITIONAL USE DEVELOPMENT PLAN  
4785 Stanton Road  
Colorado Springs, CO 80918

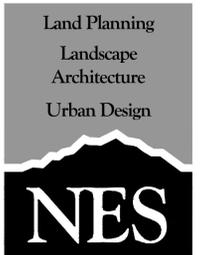
DATE: 05.03.18  
PROJECT MGR: C. LEIBER  
PREPARED BY: T. BAXTER & B. ITEN

## LAND SUITABILITY - EXISTING VEGETATION MAP

1 OF 3  
CPC CU 18-00056  
FIGURE 3

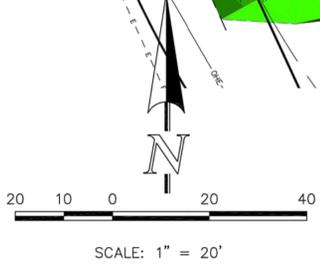
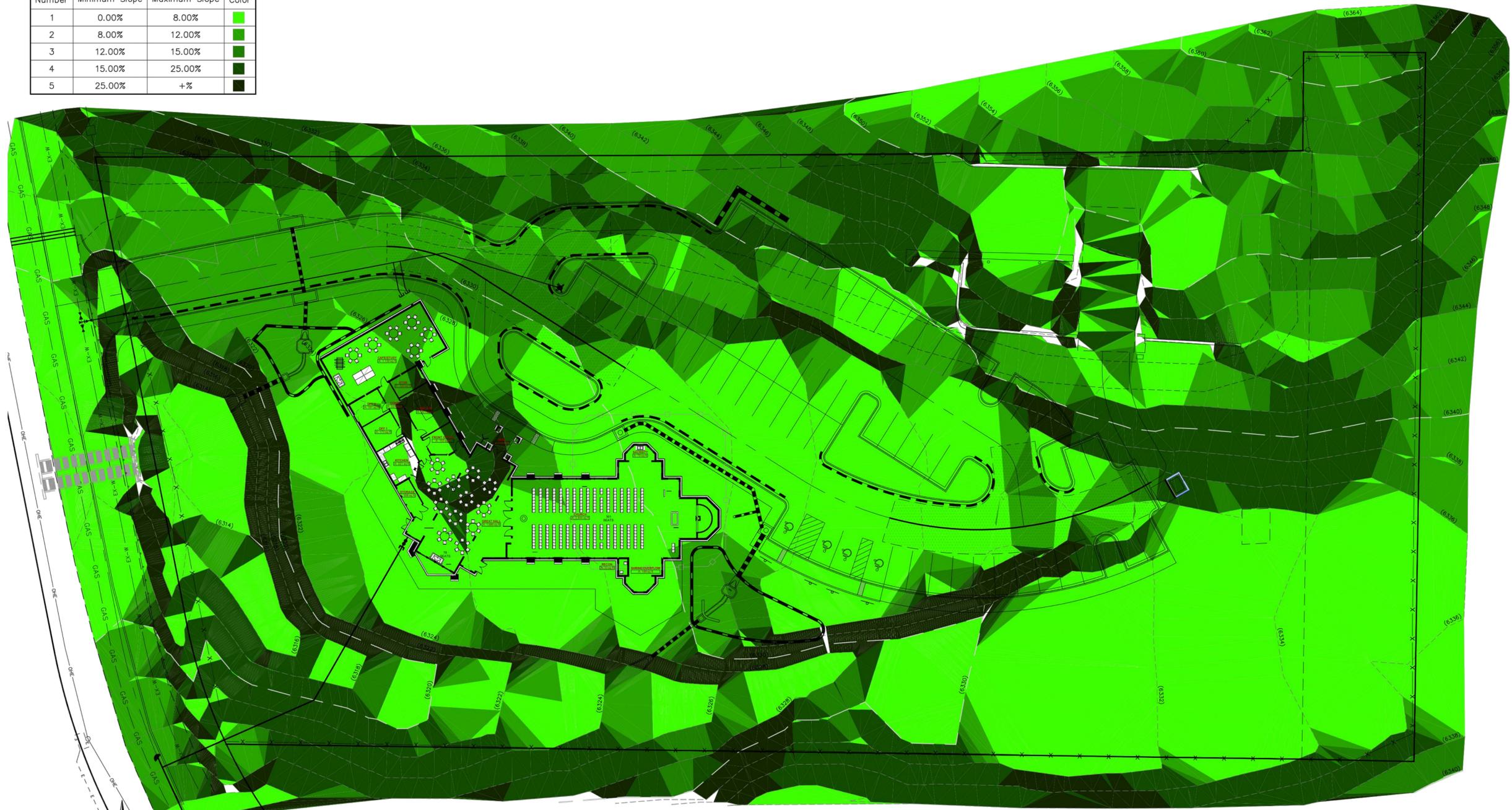
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# CATHOLIC CAMPUS MINISTRY CENTER



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Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	8.00%	Light Green
2	8.00%	12.00%	Medium Green
3	12.00%	15.00%	Dark Green
4	15.00%	25.00%	Very Dark Green
5	25.00%	+%	Black



 619 N. Cascade Ave. Suite 200 Colorado Springs, Colorado 80903 (719)785-0790 (719)785-0799 (fax)	NEWMAN CENTER					
	EXISTING CONDITIONS					
	DESIGNED BY	LDB		SCALE	DATE	04/18/2018
	DRAWN BY	LDB		(H) 1" = 20'	SHEET	1 OF 1
CHECKED BY	(V) 1" = N/A	SCALE	DATE	04/18/2018		
			JOB NO.	2534.00		

**CATHOLIC CAMPUS MINISTRY CENTER**  
**CONDITIONAL USE DEVELOPMENT PLAN**  
 4785 Stanton Road  
 Colorado Springs, CO 80918

DATE: 05.03.18  
 PROJECT MGR: C. LEIBER  
 PREPARED BY: T. BAXTER & B. ITEN

DATE	BY	DESCRIPTION
06.06.18	B.I.	Per City Comments

**LAND SUITABILITY - SLOPE ANALYSIS**

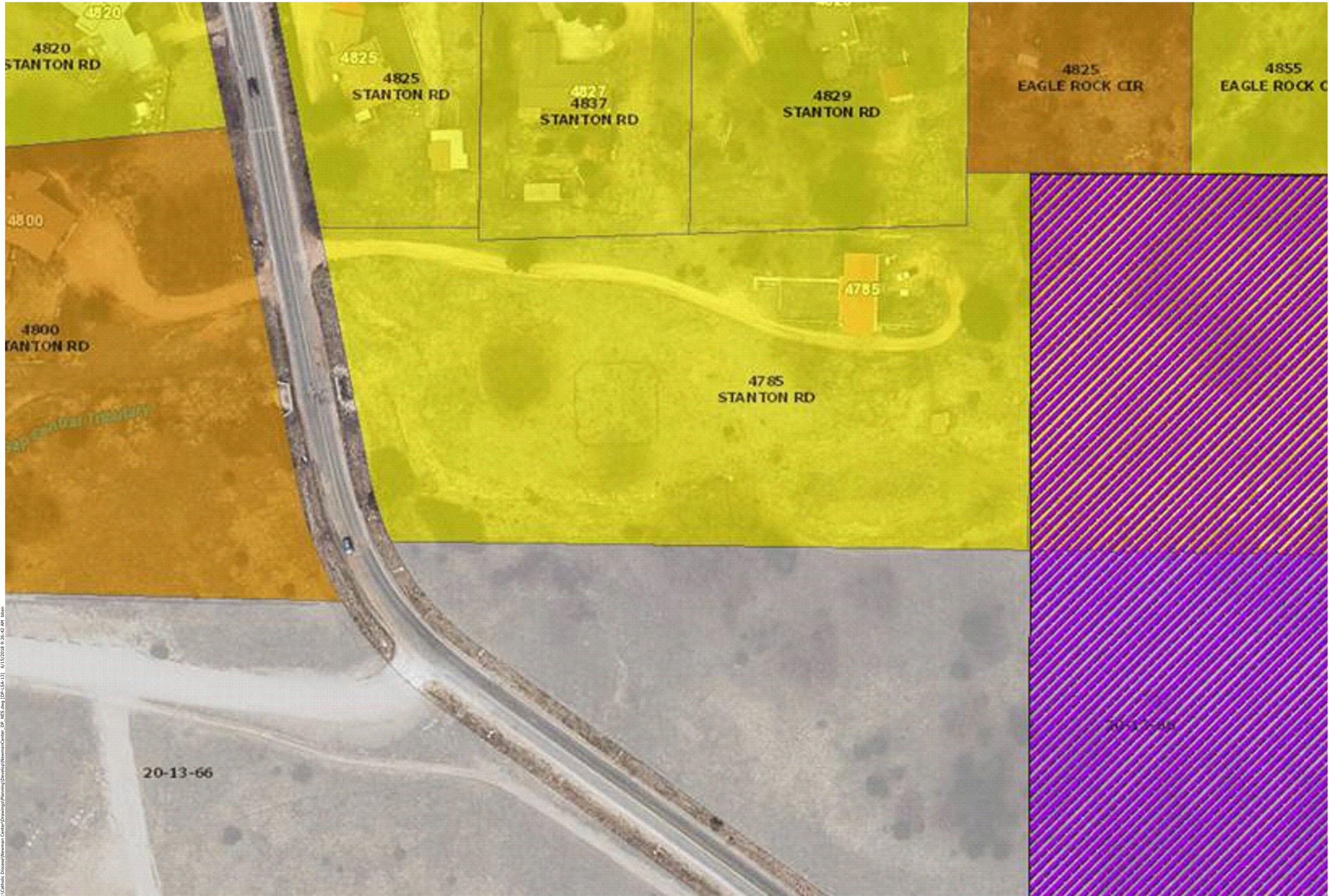
**2**  
 2 OF 3

CPC CU 18-00056

FIGURE 3

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4785 Stanton Road  
Colorado Springs, CO 80918

DATE: 05.03.18  
PROJECT MGR: C. LEIBER  
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SEAL

REVISION

DATE	BY	DESCRIPTION
06.06.18	B.I.	Per City Comments

SCALE

**LAND SUITABILITY - HAZARD RATING**

**3**  
3 OF 3

CPC CU 18-00056

FIGURE 3

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