

**The Ranch Sketch Plan  
El Paso County Planning Commission**

**July 16, 2019**

**Black Forest Land Use Committee  
and  
Friends of the Black Forest Preservation**

A handwritten signature in black ink, reading "Tommy Stephens". The signature is written in a cursive, flowing style.

**The Black Forest Land Use Committee  
and**

**Friends of the Black Forest Preservation Plan**

**OPPOSE this sketch plan and recommend**

**DISAPPROVAL**

## The Ranch Violates EP County Policy Plan

**Policy 6.1.3 – “Encourage new development which is contiguous and compatible with previously developed areas in terms of density, land use and access”**

**The Ranch in not compatible with surrounding development**

**Policy 6.1.11 – Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses**

**The Ranch would not be functionally or aesthetically compatible with adjoining properties**

**The Ranch violates county policy plan in several ways**

**Changing zoning from RR-2.5 to urban is more than a tenfold increase in density**

**Such a drastic change makes a mockery of zoning regulations**

**Why have zoning if it can be changed so drastically?**

## Reasons for Disapproval

**BF Preservation Plan says, “.....any urban density must be compatible with existing uses”**

**The Ranch would be surrounded by lots 5 acres or larger and would not be compatible**

**BF Preservation Plan says, “Zone changes or variances resulting in densities which are inconsistent with the adopted Plan should be disapproved”**

**BF Preservation Plan assumes transitional densities moving from 5 acres at the timbered edge to urban density at Woodmen Road**

**This parcel is 1-2 miles north of Woodmen in an area that should have lower densities than urban**

# Proposal Ignores Expectations and “Rights” of Surrounding Residents

People don't have a right to decide who lives next to them, but

Zoning is a protection in the form of a regulation for individual property owners

None of us likely wants a car wrecking yard next to our house

We are forced to trust our elected officials to protect us through zoning

Zoning keeps similar land uses together and excludes conflicting land uses

# Proposal Ignores Expectations and “Rights” of Surrounding Residents

Residents purchased property with understanding of surrounding RR-5 zoning

Residents wanted more space, less congestion, greater quiet, and more land

Property has already been rezoned once from RR-5 to RR-2.5

Proposal injects city traffic, light, noise and congestion in the middle of a rural area

This level of traffic destroys the rural, residential flavor of the are

The row of 1-acre parcels and small open space do not qualify as a buffer or transition





Colorado Springs has a valid need for housing with a rapidly expanding population

However, this area is not the place to build a small town

The Ranch property is surrounded by large, rural lots

Banning-Lewis Ranch has 18,000 acres annexed and zoned for urban development

Banning-Lewis has city utilities and facilities to service urban development like this

## The Ranch requires current Falcon Fire District residents to fund added capability

The Ranch proposes 2100 homes compared to less than 200 with RR-2.5 zoning  
Proposal has huge impact on Falcon Fire District

Fire districts not permitted to collect impact fees in new developments  
Board of County Commissioners denied impact fees for fire departments several years ago

Impact fees collected for parks and schools but not fire departments

Current Falcon Fire residents would be required to unfairly shoulder new costs for future residents

**For these reasons**

**The Black Forest Land Use Committee  
and**

**Friends of the Black Forest Preservation Plan**

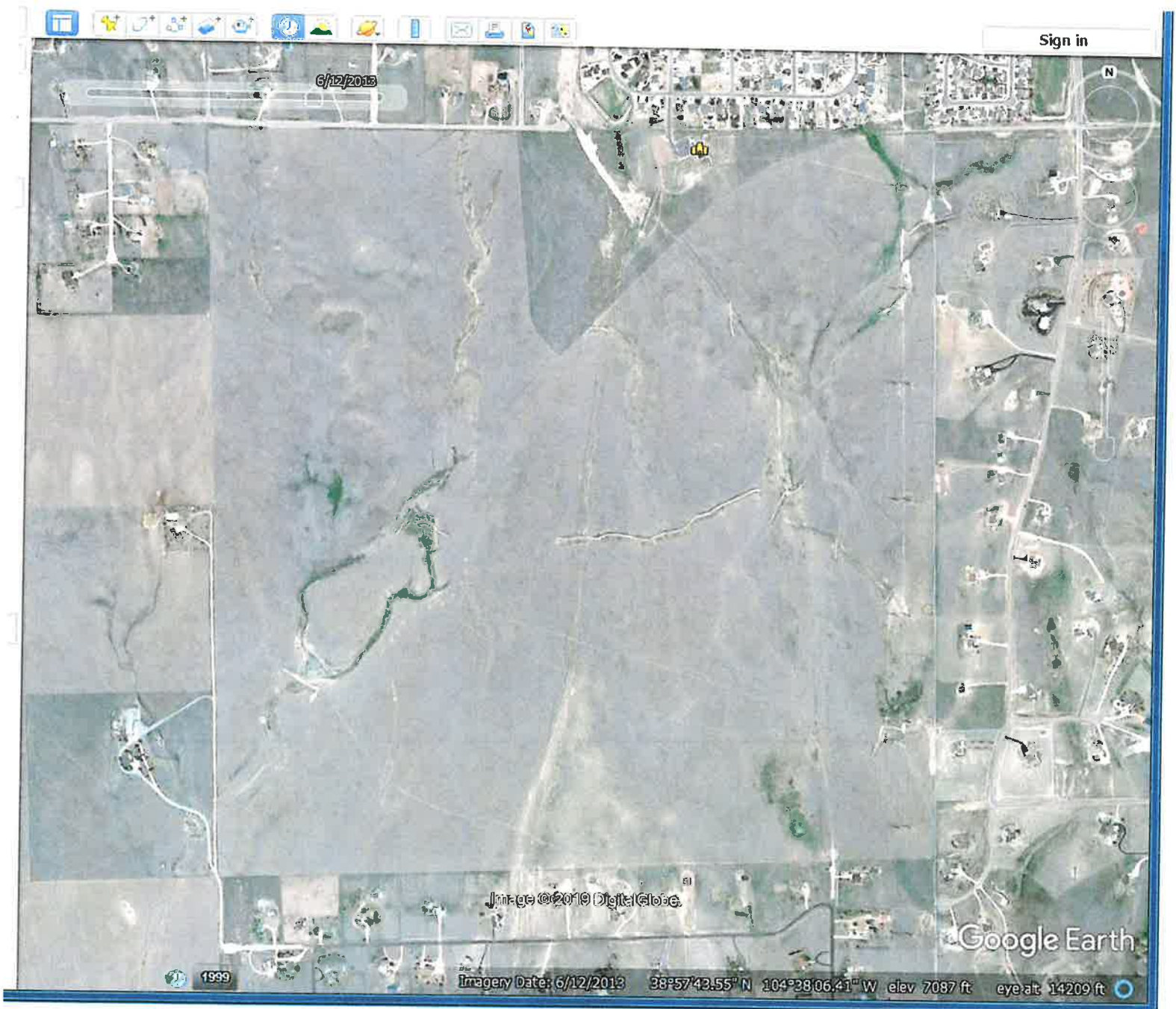
**OPPOSE this sketch plan**

**and**

**Recommend DISAPPROVAL**

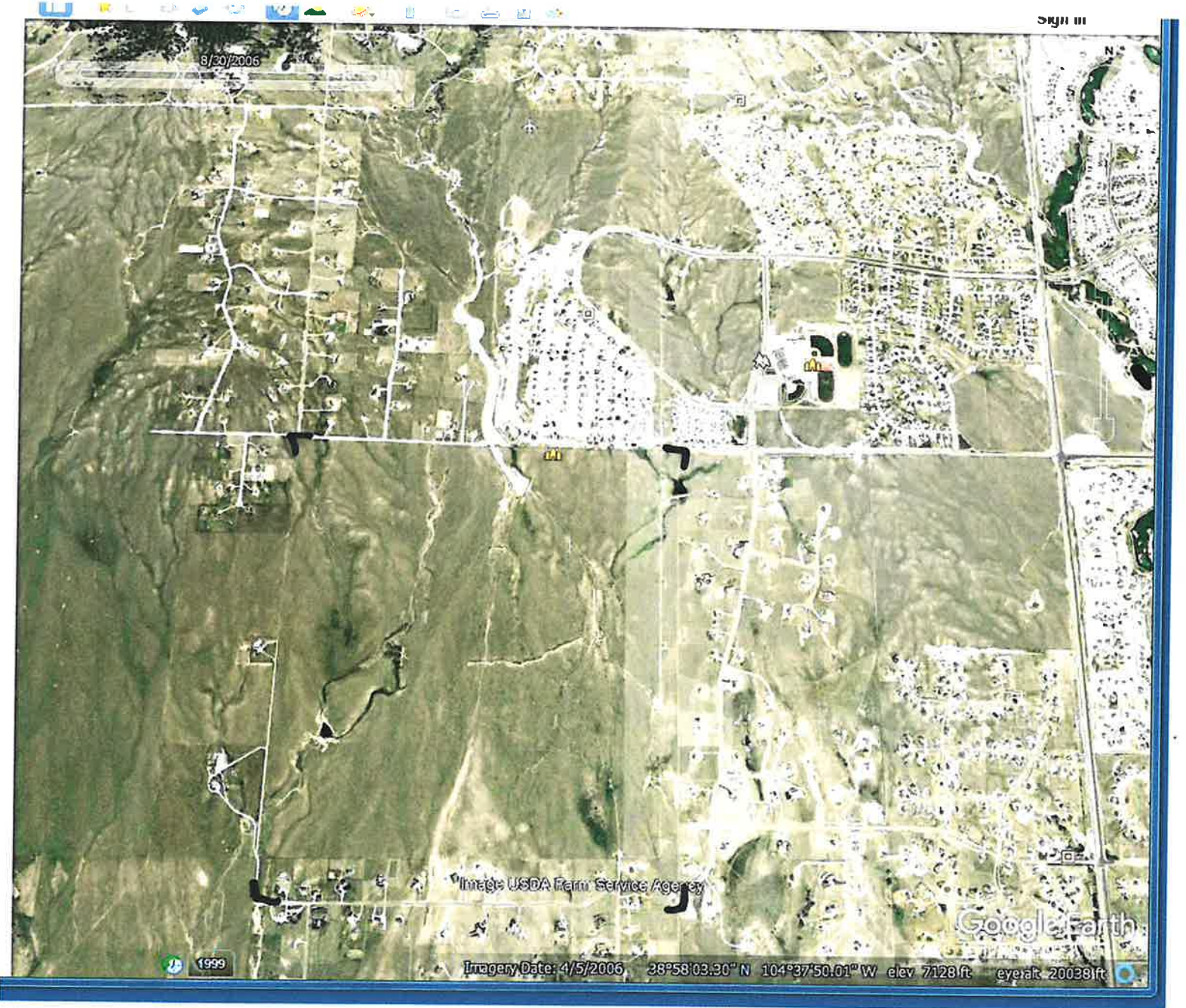
June 12-2013

Dry Year



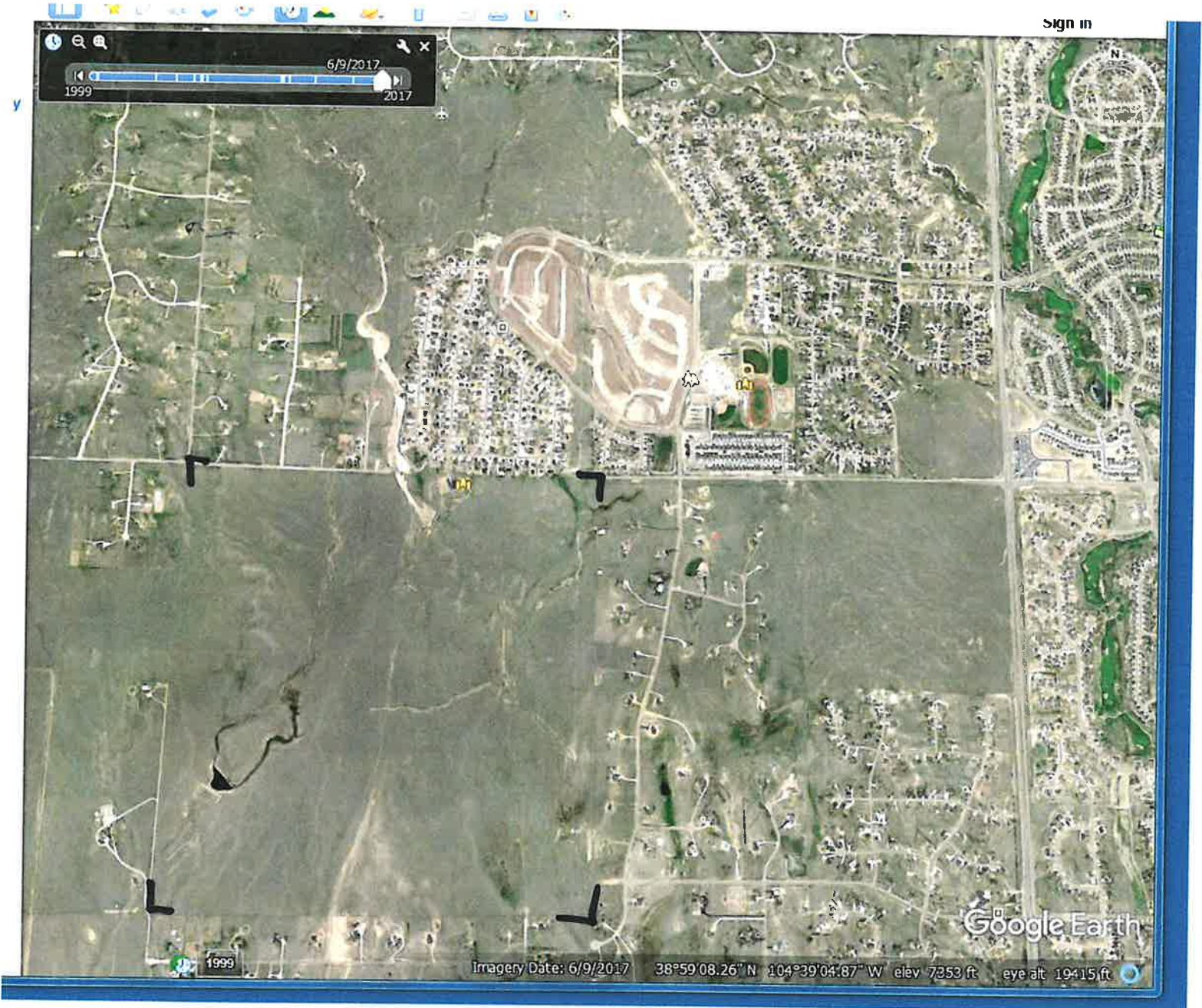
June 12, 2013

Aug. 2006



Aug. 3, 2006 20,033'

June 2019

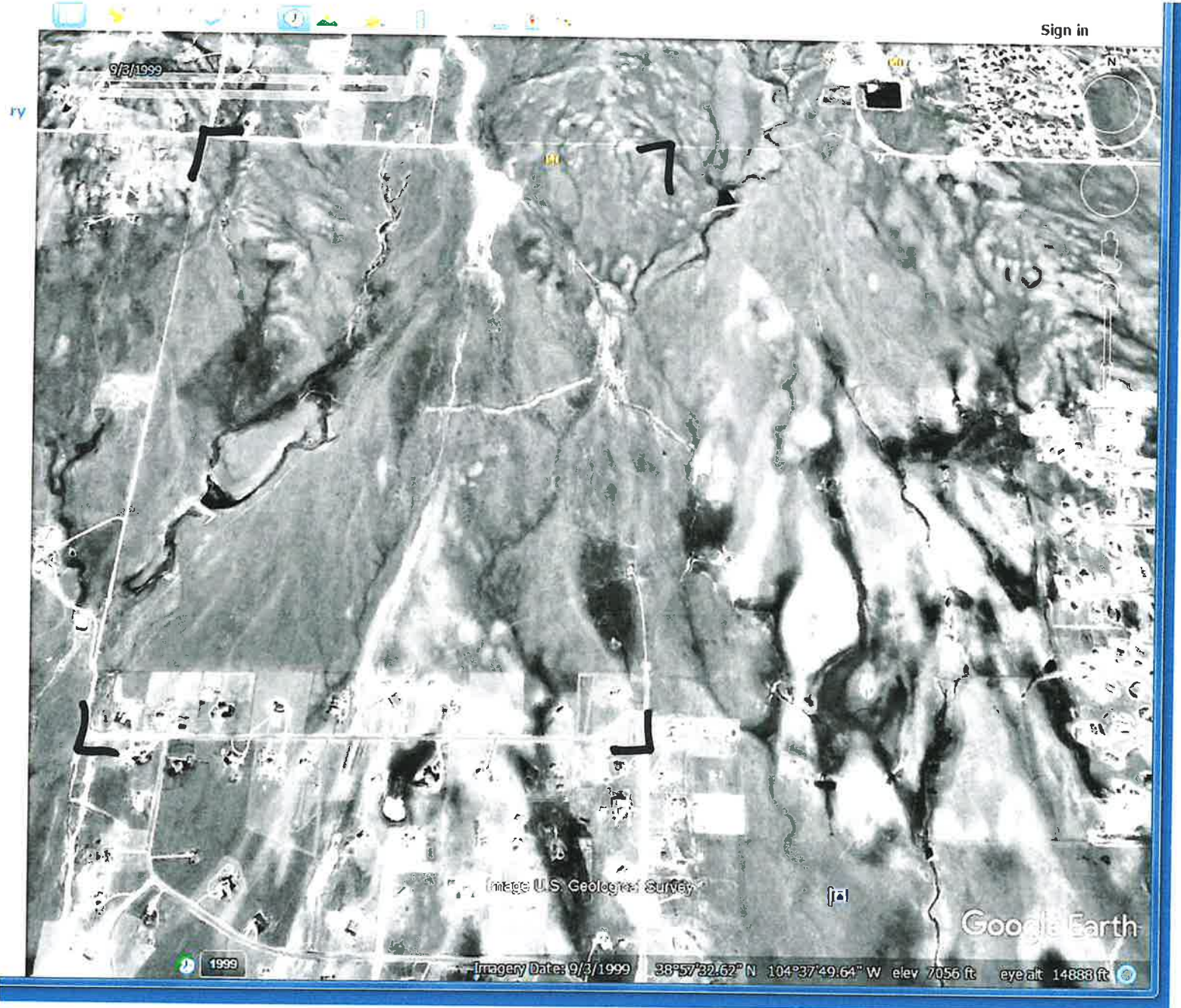


3

June 9, 2017 Sardinia

19,415 3

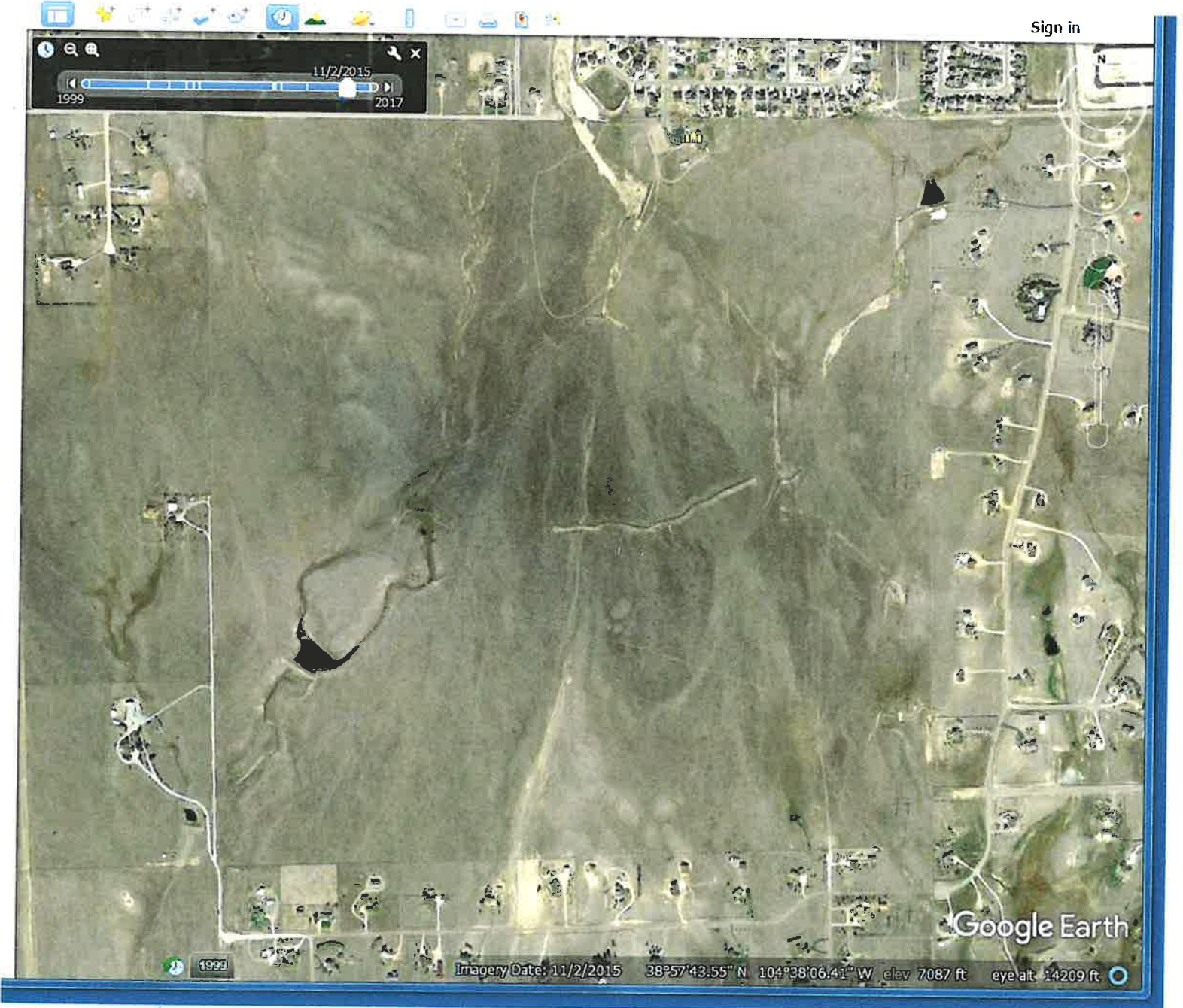
Sept. 1999



Sept. 3, 1999

14888 ISW 4

Nov. 2015  
Wet Year

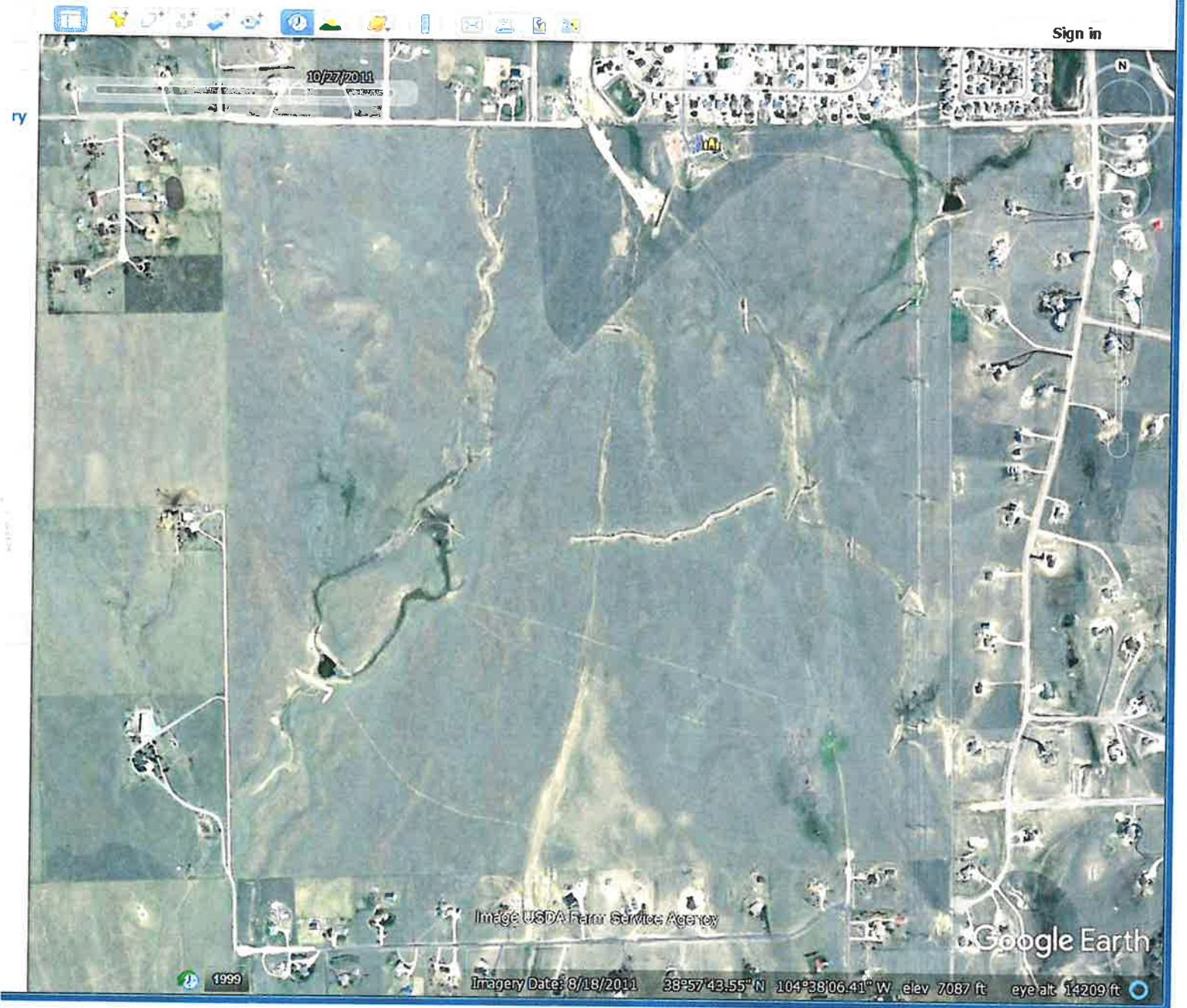


Nov. 2, 2015

5



Oct. 2011  
Dry  
Grazed



Oct. 27, 2011

7087 14,209' 6

June 2017



June 9, 2017

**Comment in opposition to approval of The Ranch Sketch Plan  
SKP-18-006**

**Project Name: The Ranch Sketch Plan**

**Parcel Nos.: 52000-00-321, 52000-00-323, and 52000-00-324**

**July 16, 2019 from Judith von Ahlefeldt Black Forest 337-5918**

**I am opposed to the approval of The Ranch Sketch Plan  
for the following reasons:**

**SEVERAL PRIOR SITE PLANS - ELKHORN ESTATES 2  
PER EDARP ARCHIVE**

**2001 CU FOUNDATION Sketch Plan - 5 ac tracts URS**

**2004 RR-2.5 LOI RR 2.5 Case - NES - *Ind. Well/Septic***

**2005 RR2.5 with central water, individual Septic - *194 units*  
approved Preliminary Plan, variable lot sizes,  
5 ac perimeter lots - Case - Entech**

**2009 urban (PUD) with central water and sewer *1194 units*  
different owner - NES**

**2005 Plan (or variant) has a more acceptable target density.  
There are many possible design alternatives.**

**Density Model**

**610 ac/5ac = 122 dwelling units**

**610 ac/2.5ac - 244 dwelling units**

**610 ac/1ac = 610 dwelling units**

**610 ac/ ~0.5 ac (R-20,000) - 1328 Dwelling Units**

*(Current Plan = 1099 - 2,444) per AB Present*

**PROBLEMATIC SITE SUITABILITY**

**Shallow alluvium, high water table, springs, storm runoff, prior  
drainage modifications. expansive soils, wetlands, ponding, col-  
lapsible soils. Disagreements among engineers and models,  
Sand Creek Drainage Basin both upstream and downstream.  
This site is not as suitable for urban tracts as for larger tracts.**

**PUD ZONE SHOULD BE REQUIRED FOR A SUBDIVISION THIS SIZE AND COMPLEXITY. Sketch Plan followed by piecemeal Traditional Zoning (like Sterling Ranch has done since 2009) is not appropriate.**

**PROLIFERATION OF METRO DISTRICTS SUPPORTING INAPPROPRIATE URBANIZATION (density increase) IN RR-5 ZONE mining water from non-sustainable and non-renewable deep Denver Basin aquifers. is not good for taxpayers or the County and contrary to Black Forest SAP.**

**PROPOSED METRO DISTRICT TAX MILL IS UNREASONABLY HIGH and continues the practice of encouraging "Pass-through" districts which do not actually have developed and operating facilities.**

**ACCESS - STAPLETON ROAD SHOULD BE REQUIRED TO CONNECT TO EITHER VOLLMER RD OR WOODMEN RD. prior to any density increase beyond overall density of 2.5**

ac.

*No Construction, design, financing.  
Parsons says "has been addressed."  
Suggested to be a major arterial - I-25 ↔ US24 -*

**THIS PROPOSAL HAS TOO MANY DWELLING UNITS. It is related to a 2009 PUD which was not approved. Other design options are available that would provide more appropriate densities per the Black Forest and Falcon-Peyton Plan, and accommodate site constraints and buffer adjoining RR-5 subdivisions.**

*Rural Res. vs Residential Rural*

**Inconsistencies and incompatibilities  
- Goals, Policies, Proposed Actions**

Overall

**County Policy Plan**

*— General  
Conformance Criteria*

**14. Special District Financing  
Policy 14.1.5**

Encourage the careful preparation and review of special district service plans in order to ensure that development and financial assumptions are reasonable, all plausible alternatives have been considered, services and boundaries are well- defined, and contingencies have been anticipated.

**Policy 14.1.7**

Discourage the creation of new or expanded special districts which may have the effect of stimulating more growth or higher densities than those which are acceptable in adopted Small Area and other plans.

**Black Forest Preservation Plan**

*— Compatibility  
Criteria*

**3. Residential Goals**

**3.A Promote a residential environment which perpetuates the rural-residential character of the Black Forest Planning Area.**

**8. Policies - Water Resources**

**8.15 To the degree possible under its land use authority the County should discourage any exportation of ground water which would adversely impact individual wells or the ecological integrity of the planning area. Discourage the construction of large centralized water and sewer systems in rural residential areas to avoid direct or indirect growth inducement.**

## **Black Forest Preservation Plan cont.**

### **Policies - Water and Wastewater**

**9.11 Discourage the construction of large centralized water and sewer systems in rural residential areas to avoid direct or indirect growth inducement.**

### **Land Use Scenarios - Sub Area 10 (SA-10)**

**SA10-5 • Large lot clusters should be used to maximize open space, and structural profiles should be kept low to conform to the open topography and to preserve panoramic views**

**SA10-7 • Open space and long views should be preserved. Appropriate uses might include office and light industrial development as well as multi-family projects which maintain an open character.**

**SA10-14 • If approved these projects should be subject to growth management plans which specify project phasing and clearly describe the means by which all necessary urban services will be provided.**

**SA10-23 • An open space connection between existing rural residential developments and the Timbered Area should be investigated.**

unable to

Buffering - should not be based on what is NOT provided in other urban plans which disregarded Small Area Plans.

Balanced Mix - (BPPSA 9 + 10)

Urban Density is not Manifest Destiny - Everything is an outcome of choices.

Briargate/Stapleton is supposed to connect I-25 and US 24. Would you put roundabouts on Woodman Rd. The City is wrong to allow them in Wolf Ranch. Maintain the Principal Arterial integrity of BG/S.

Drainage/Storm water - the current standards for 100 year + 500 year events may be too low in the context of climate change + bigger storms. Consider the "big" storms in the 1900s. 1921 - 1935 - 1965  
12-17" of rain

Paint Brush Hills monolithic urbanization disses the Black Forest Preservation Plan which calls for a balanced mix of rural + urban in Subarea N.

1/2 ac is a Residential Rural Zone - not Rural Residential.  
BFP - BL 2.5, BL 5.0 or larger w/ well/septic is rural residential.

Re testimony:

Co-OP Planning Area Procedures were never implemented  
Not City-County or among County STP's,

Yellow line in FP Plan disagrees with City.

Contiguity guidelines for urban are not in place for The Sketch.

### Recommendation

- Sketch Plan allows ~~1189~~ to 2144 du
- CAP at 1200 du
- Put 2.5 ac lots on individ well & septic in the 1.0 ac south & north buffers. Indiv. well & septic East boundary (by Powerline) - do One acre lots
- increase N & South Buffers to 200' + put buffer on all of west side
- Cluster urban densities to center of the section.