


EL PASO COUNTY
COLORADO

COMMISSIONERS:
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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
 CRAIG DOSSEY, EXECUTIVE DIRECTOR

TO: El Paso County Board of County Commissioners
Mark Waller, Chair

FROM: Kari Parsons, Planner III
Jeff Rice, PE Engineer III
Craig Dossey, Executive Director

RE: Project File #: SKP-18-006
Project Name: The Ranch Sketch Plan
Parcel Nos.: 52000-00-321, 52000-00-323, and 52000-00-324

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| OWNER: | REPRESENTATIVE: |
| PRI No. 4, LLC. 6385 Corporate Drive Colorado Springs, CO 80931 | N.E.S., Inc. 619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903 |

Commissioner District: 2

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| Planning Commission Hearing Date: Board of County Commissioners Hearing Date | 7/16/2019 8/27/2019 |
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EXECUTIVE SUMMARY

A request by PRI No. 4, LLC, (Classic Homes) for approval of a sketch plan for 610 acres to include 389 acres of urban density single-family residential; 52 acres of rural residential single-family; 109 acres of parkland, buffer, and open space; 3 acres of commercial; 10 acres institutional (school) land uses; and 46 acres of public rights-of-way. The three parcels, totaling 610 acres, are zoned RR-2.5 (Residential Rural) and are located north of Woodmen Road, west of Meridian Road at the point where Stapleton Drive dead ends, east of Raygor Road, and are within Section 35, Township 12 South, Range 64 West of the 6th P.M. The property is located within the Falcon/Peyton Small Area Master Plan (2008) and the Black Forest Preservation Plan (1987).

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The applicant anticipates including the development into the anticipated Ranch Metropolitan District upon approval of the proposed sketch plan and creation of The Ranch Special District. The purpose of the District would be to provide services to future residential and non-residential users within the District boundaries. These services would include, but not necessarily be limited to, the provision of covenant control, construction of roads, stormwater infrastructure, construction and maintenance of parks, trails, and land scape areas. Sterling Ranch Metropolitan District is anticipated to provide the development with central water and wastewater services. A finding of water sufficiency is not being requested at this time nor is it required at the time of sketch plan approval.

If the sketch plan is approved the applicant will be required to process subsequent land use applications including, but not necessarily limited to, a map amendment (rezoning), preliminary plan, and final plat(s).

A. REQUEST/WAIVERS/DEVIATIONS/AUTHORIZATION

Request: A request by PRI No. 4 for approval of a sketch plan for 610 acres zoned RR-2.5 (Residential Rural).

Waiver(s)/Deviation(s): There are no waiver(s) and one deviation associated with the sketch plan request. The deviation request is for intersection spacing of the proposed roads along Stapleton Drive/Briargate Parkway, as addressed in the Transportation section of this staff report.

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

B. PLANNING COMMISSION SUMMARY

Request Heard: As a Regular item at the July 16, 2019 hearing.

Recommendation: Approval based on recommended conditions and notations.

Waiver Recommendation: N/A

Vote: 4 to 2

Vote Rationale: Two nay votes were due to not meeting strict compatibility with surrounding area.

Summary of Hearing: The applicants were represented at the hearing. Draft Planning Commission hearing minutes are attached.

Legal Notice: N/A

C. APPROVAL CRITERIA

The Board of County Commissioners shall determine that the following criteria for approval outlined in Section 7.2.1, Sketch Plan, of the El Paso County Land Development Code (2019), have been met to approve a sketch plan:

- The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
- The proposed subdivision is in conformance with the requirements of this Code;
- The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the sketch plan area;
- The water supply report provides sufficient information to identify probable compliance with the water supply standards and identifies any need for additional water supplies;
- Services are or will be available to meet the needs of the subdivision including, roads, police and fire protection, schools, recreation facilities, and utility service facilities;
- The soil is suitable for the subdivision;
- The geologic hazards do not prohibit the subdivision, or can be mitigated;
- The subdivision will not interfere with the extraction of any known commercial mining deposit [C.R.S. §34-1-302(1), et seq.];
- The design of the subdivision protects the natural resources or unique landforms;
- The proposed methods for fire protection are adequate to serve the subdivision; and
- The subdivision is appropriate and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints.

D. LOCATION

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| North: RR-5/RS-20000 (Residential Suburban) | Single-family residential |
| South: RR-5 (Residential Rural) | Single-family residential |
| East: RR-5 (Residential Rural) | Single-family residential |
| West: RR-5 (Residential Rural) | Single-family residential |

E. BACKGROUND

The subject property was zoned A-4 (Agricultural) in 1965. Subsequent nomenclature changes renamed the zoning district from A-4 to RR-3 (Residential Rural) zoning district and then to RR-5 (Residential Rural) zoning district. The property was rezoned (P-03-016) from RR-3 to RR-2 (Residential Rural) zoning district on September 9, 2004; which is now known as RR-2.5 (Residential Rural) zoning district.

A preliminary plan (SP-04-005) to allow for 194 rural residential single-family lots and depicting the current alignment of the Stapleton-Briargate corridor was approved by the Board of County Commissioners on April 28, 2005. That preliminary plan has since expired. However, the RR-2.5 zoning remains in effect. The Stapleton-Briargate corridor alignment remains as it was approved on the preliminary plan and as is reflected in the current Major Transportation Corridors Plan (MTCP) (2016).

The applicant is requesting approval of a sketch plan of 610 acres to include 389 acres of urban density single-family residential, 52 acres of rural residential single-family, 109 acres of parkland, buffer, and open space, 3 acres of commercial, 10 acres institutional (school) land uses, and 46 acres of public right-of-way. The subject property is surrounded on the south, east and west boundaries by single-family residential development zoned RR-5 (Residential Rural) zoning district. The northern boundary of the property is adjacent to single-family residential land uses, which are zoned RR-5 and RS-20000 (Residential Suburban). The Grace Community Church property is zoned RR-2.5 (Residential Rural) and lies between two density classifications of existing residential development. The church separates and transitions the urban RS-20000 zoned properties from the rural RR-5 zoned single-family land uses.

At the northeast boundary of the property, RS-6000 (Residential Suburban) zoned properties are developed into urban single-family residential in the Paint Brush Hills development. Adjacent properties to the east are zoned RS-6000 (Residential Suburban) and RS-5000 (Residential Suburban) and have been developed into urban single-family residential. Further to the east, a commercial center has been developed at the intersection of Meridian Road and Stapleton Drive. The Woodmen Hills development lies east of Meridian Road south of Stapleton Drive. The Woodmen Hills development has comparable densities and land uses. The Woodmen Hills Metropolitan District provides the Woodmen Hills development with central water and waste water. The Sterling Ranch Metropolitan District is anticipated to provide central water and wastewater services to The Ranch development.

Banning Lewis Ranch is located southwest of The Ranch and is anticipated to continue developing as urban mixed land uses within the City of Colorado Springs. The Sterling Ranch development is located approximately 1,375 feet to the west and the Bentgrass development is approximately 1,300 feet to the southeast. Both the

Sterling Ranch and Bentgrass developments are anticipated to develop as urban residential land uses served by a central water and wastewater provider.

The availability of central water and wastewater services in the area allows for urban densities to expand east of the City of Colorado Springs and west from the Meridian Road corridor. The continued urbanization/suburbanization of land in this part of the County is indicative of the growth that is occurring along the Colorado Front Range, and, even more specifically, in this area of the Pikes Peak region. The proposed land uses and densities depicted in the sketch plan are compatible with the encroaching urban land uses and densities. Further analysis is provided with the Policy Plan and Small Area Plan sections of this staff report below.

F. ANALYSIS

1. Land Development Code Compliance

The sketch plan process allows for review, at a conceptual level, of the feasibility and design characteristics of the proposal based on the standards set forth in the El Paso County Land Development Code (2019), and the review and approval criteria listed above. Further detailed evaluation of the proposed sketch plan pursuant to the applicable review criteria has been provided in the respective sections of this report.

2. Zoning Compliance

The property included in the sketch plan is currently zoned RR 2.5 (Residential Rural). If the sketch plan is approved by the Board of County Commissioners, the applicant will be required to go through the appropriate entitlement processes by submitting a map amendment(s) (rezoning) of the property for the depicted land uses via subsequent land use applications.

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 2.2.5- Encourage mitigation of all adverse impacts to wetlands and riparian habitat.

Policy 6.2.9- Discourage high volume traffic through neighborhoods by use of innovative techniques including traffic calming.

As noted in the applicant's impact report prepared by Core Consultants, dated December 20, 2018, no federally listed critical habitat was found on the subject

property. The Colorado Parks and Wildlife mapping tool referenced in the report identifies the potential for black bears, mule deer, pronghorn, black tail prairie dog, bats and migratory birds. Four (4) non-jurisdictional wetlands were mapped in the report (figure attached).

The applicant's sketch plan depicts removal of a non-jurisdictional wetland in the southeast corner of the plan. This non-jurisdictional wetland was noted to be a watering hole for pronghorn, mule deer and other fauna by the adjacent property owners. The remaining three non-jurisdictional wetlands have been depicted to be included in open-space on the sketch plan. The sketch plan also identifies that existing insignificant drainage ways will be filled in, which may serve as habitat for some of the species identified in Core Consulting's report.

The proposed Stapleton-Briargate corridor is planned extend through the subject property and is anticipated to carry a high volume of traffic adjacent to existing and proposed residential neighborhoods. Impacts to the existing residents are anticipated with construction of the roadway through the corridor. It is important to note, however, that the alignment of the corridor is consistent with the Major Transportation Corridors Plan (2016).

Staff recommends that they proposed sketch plan may not necessarily be consistent with the policies listed above. However, if a holistic approach is used in evaluating the proposed sketch plan pursuant to the goals and policies of the Plan, as is traditionally the case when considering sketch plan and rezoning applications, then staff recommends that the sketch plan could be considered consistent with Plan, especially when considering the following policies and goal:

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 11.3.2- When possible, safely design and incorporate drainage facilities as an aesthetic element with developments.

Policy 12.1.3-Approve new urban and rural residential development only if structural fire protection is available.

Goal 13.1- Encourage an adequate supply of housing types to meet the needs of County residents.

The subject property is zoned RR-2.5 (Residential Rural) and is predominately surrounded by rural residential land uses except for the northeastern portion of the sketch plan where there are urban residential land uses and a commercial land use. The sketch plan proposes urban residential land uses with the highest density being proposed internal to the sketch plan. A small node of commercial, which is intended to serve the residents within this sketch plan area, is also proposed at the center of the plan at the proposed intersection of Stapleton Drive and Woodmen Hills Drive. Rural residential land uses are depicted near the northwestern, southern and eastern boundaries to provide a transition, with densities increases towards the center of the sketch plan.

The urban single-family residential development depicted on the sketch plan is a compatible and practical extension of urban single-family residential development from the northeast to the south and west towards Banning Lewis Ranch. According to the water and wastewater resources reports submitted in support of the sketch plan, Sterling Ranch Metropolitan District has available water supply capacity to provide adequate water service to the development within the sketch plan area. In addition, Sterling Ranch Metropolitan District has available wastewater service capacity via intergovernmental agreements with both Woodmen Hills Metropolitan District and Meridian Ranch Metropolitan District. Sterling Ranch Metropolitan District also anticipates entering into an agreement with Colorado Springs Utilities for wastewater treatment.

The plan also considers the concerns of the residential development to the south and the needs of the Falcon Fire Protection District by providing for an emergency access only roadway at the terminus of existing Falcon Meadows Boulevard. Access at this location allows for the residents to the south to drive north, if their single access at the intersection of Falcon Meadows Drive and Woodmen Frontage Road is blocked. Falcon Meadows Boulevard is proposed to be extended into the subject property and connect to Woodmen Hills Drive. Raygor Road is also proposed to be extended south and would connect to Stapleton Drive, providing for additional southerly access for the existing residents to the north and northwest.

The sketch plan depicts a connection to the Woodmen Hills Regional trail from the south to the northern boundary. Local trails are proposed to be along preserved drainage ways and are planned to be located within open space corridors. This approach functions to preserve some of the natural features and three (3) of the non- jurisdictional wetlands on the subject property while also providing pedestrian connectivity and recreational opportunities.

4. Small Area Plan Analysis

The property is located within the Falcon/Peyton Small Area Master Plan (2008). The Plan states:

“The primary purpose of this plan is to set forth a framework within which proposed new land uses may be analyzed. This document describes the characteristics and features which are unique to this planning area. The plan is intended to serve as an advisory planning tool to guide future land use decisions.” (Page 1)

Figure 4-5 - Recommendations Plan, shows this area as being recommended for urban density development. The Plan defines “Urban Density” as:

“Parcel sizes are less than 2.5 acres, typically less than 1 acre. These areas are served by urban level infrastructure, including roadways, water distribution, and wastewater treatment.”

More specifically the subject parcel is within the Stapleton-Curtis Corridor sub-area. Section 4.4.7, of the Plan states:

“The Stapleton-Curtis corridor includes several existing and proposed road extensions that form a unified corridor through the Planning Area. Curtis Road enters the Planning Area on the southern end and extends up to Judge Orr Road. A planned extension of Curtis will bend westward, intersect with US Highway 24, and connect with Stapleton Drive. The existing stretch of Stapleton Road extends west from Eastonville Road to Goodson Road, where a planned extension will eventually lead westward where it exits the planning area on the western edge. Stapleton Drive is planned to eventually connect with Briargate Parkway and eventually, Interstate 25. Generally, the corridor would include areas within 1/4 mile of the road, but could include other areas influenced by road noise, traffic impacts, or access controls.”

Stapleton Drive is proposed to extend through the development from the northeast corner to the western boundary, connecting to Briargate Parkway within the Sterling Ranch Development as depicted on the sketch plan. Staff recommends that the property should also be considered as being within the Stapleton/Curtis Corridor. Section 4.4.7, (page 4-26) of the Plan includes the following relevant goals and policies:

- 4.4.7.1 Allow for the Stapleton/Curtis corridor to develop as a focus for commercial and mixed use development.
- 4.4.7.2 Recognize the greater Falcon Town Center as the primary commercial center in the planning area, and allow for reasonable expansion with integrated compatible mixed uses. Allow for some logical extension of this commercial area. Consistent with approved plans and consistent planning.

The sketch plan depicts rural and urban residential on both sides of the proposed Stapleton Drive extension. A three (3) acre node of commercial is depicted at the intersection of Stapleton Drive and Woodmen Hills Drive, which staff suggests is consistent with the policies listed above. Siting both commercial and residential uses on the subject property can be considered an extension of the existing mix of uses within the Falcon Town Center Planning Area.

The property is also located within the Black Forest Preservation Plan (1987). More specifically, the property is within the Southern Transitional Area Sub-Area of the Plan, which states:

“This planning unit is described as that area east of Black Forest Road, south of the timbered area and west of the drainage divide between Sandcreek and Upper Black Squirrel Creek Basins. The appropriate mix and phasing of development is dependent on the ultimate alignment of major transportation corridors through this area. A key element in this unit is a low density residential buffer area. This buffer would originate along a line one-quarter ($\frac{1}{4}$) mile north of a major corridor, if such a roadway is constructed and located within two miles of Woodmen Road. Open space and single family development is appropriate north of this line. Overall densities are expected to decrease rapidly from approved densities at the line to one dwelling unit per five acres at the timbered area edge....If a major parkway or expressway is constructed along the Stapleton alignment, the mix of uses to the north of it, but south of the buffer, should incorporate a campus like design...Regardless of what configuration of major transportation corridors ultimately develops, no urban density uses should be approved unless development is properly phased and can be provided with adequate, and cost effective urban services...when evaluating whether the timing and phasing of a project in this unit is appropriate the following factors should be considered:

- Whether the project phasing is consistent with that of urban density projects to the west (Briargate), south (Stetson Ridge, and Banning Lewis Ranch), and east Woodmen Hills and Paint Brush Hills. It should be noted that none of these projects are presently built out in the areas adjacent to the planning unit.
- Whether the project is in proximately to major transportation corridors for which design, financing and construction plans have been developed.
- Whether the project can connect to the facilities of operating water and sanitation service providers.”

The Stapleton/Briargate corridor originates at the northeast corner of this property and follows a southwesterly direction towards the center of the subject property and then extends westerly in the direction of the Banning Lewis Ranch and Sterling Ranch developments. The sketch plan depicts one (1) acre rural residential lots and open space at the northwestern corner, which is consistent with the recommendation in the Plan regarding the one-quarter (¼) mile buffer area north of the expressway corridor. There is no timbered area on the subject property or near the surrounding developments; therefore, the policy requiring tapering of densities from five acres to urban residential is not applicable in this situation. The subject property is proposed to be served by a central water and wastewater provider via an intergovernmental agreement with the Woodmen Hills and Meridian Ranch Metropolitan Districts. The applicant will be required to construct Stapleton Drive through the sketch plan area. As recommended in the Plan, the three factors of the Sub Area were considered when staff evaluated the proposed sketch plan. Pursuant to that evaluation, staff finds that all three factors have been met. Staff also suggests that a finding of consistency with the Plan can be made.

5. 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 Colorado State Forest Service were each sent a referral and have no outstanding comments. Colorado Parks and Wildlife recommends that the applicant incorporate a 100-foot buffer from creeks and ponds to include the trails.

The Master Plan for Mineral Extraction (1996) identifies upland deposits and has been mapped as “good” for industrial minerals in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

A Soil, Geology, and Geologic Hazard Study for The Ranch Sketch Plan prepared on July 12, 2018, and revised on May 8, 2019, by Entech Engineering was reviewed with this request. The report identifies constraints and hazards throughout the proposed development. These constraints and hazards include areas of bedrock, hydrocompaction, expansive soils, artificial fill, erosion, ponded water, seasonal shallow groundwater and potentially seasonal shallow groundwater. The sketch plan depicts an intent to fill in existing drainage ways. Colorado Geological Survey (CGS) noted that soils within drainages tend to remain conduits for subsurface flow even after drainage channels have been filled, truncated or relocated. CGS also noted that additional investigation to better characterize seasonal water levels is recommended after grading plans have been finalized. Constraints and hazards that are not proposed to be

mitigated have been identified as open-space corridors on the sketch plan map. Additional analysis will be required with subsequent entitlement processes, including, but not limited to, the preliminary plan(s).

2. Wildlife

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential. See the discussion above in the Master Plan section of this report regarding comments received from Colorado Parks and Wildlife.

3. Floodplain

Per FEMA Flood Insurance Rate Map (FIRM) panel number 08041C0535G, dated December 7, 2018, The Ranch development site is located within Zone X, areas outside the 500-year FEMA floodplain. The natural drainageways, including the reaches identified in the Falcon Drainage Basin Planning Study (DBPS)(2015) contain floodplains not regulated by FEMA. The applicant is proposing to relocate many of the existing drainageways and consolidate them within the proposed open space tracts.

4. Drainage and Erosion

The overall development area generally drains from north to southeast and southwest within the Falcon and Sand Creek drainage basins, respectively. The applicant is proposing channel construction and full-spectrum drainage facilities at the southwest and southeast corners of the development to detain runoff to historic rates.

The Falcon DBPS identified The Ranch property as the location of a proposed sub-regional detention pond. The sub-regional detention pond, utilizing full-spectrum/water quality design will be required for development of the site. The Sand Creek DBPS, which was completed prior to full-spectrum detention requirements, does not show any regional detention facilities on The Ranch property. Two full-spectrum detention ponds have been identified in the Master Development Drainage Plan (MDDP) submitted with The Ranch Sketch Plan. Additional information is required in the MDDP as of the time of staff report preparation and will be required with the next phase of development; reference recommended Condition of Approval No. 5 requiring approval of the MDDP prior to preliminary plan approvals.

Subdivision development within the Sand Creek and Falcon drainage basins requires drainage and bridge fees to be paid at the time of final plat recordation.

5. Transportation

The proposed The Ranch development is centered approximately 1.5 miles southwest of the intersection of Meridian Road and Stapleton Drive, between the westward extensions of Stapleton Drive and Woodmen Hills Drive. The main points of access will be Stapleton Drive/Briargate Parkway (ultimate name to be determined) and Woodmen Hills Drive, with road connections also proposed to Raygor Road at the northwest corner and an emergency-only access to Falcon Meadows Boulevard at the southeast corner of the proposed development. As shown in the Major Transportation Corridors Plan Update (MTCP) (2016), Stapleton Drive/Briargate Parkway is a proposed 4-lane principal arterial from Curtis Road at the east end, west to Meridian Road, extending west through The Ranch site, intersecting the future Banning Lewis Parkway and Vollmer Road and ultimately connecting to Briargate Parkway in the City of Colorado Springs at the intersection with Black Forest Road. The MTCP identifies Woodmen Hills Drive as a collector from Meridian Road westward through its current terminus, southwest overlapping Tercel Drive, westward again intersecting Banning Lewis Parkway and connecting to Kenosha Drive at Mohawk Road, continuing to Mustang Road. The descriptions above are for both the MTCP 2040 Roadway Plan and the 2060 Corridor Preservation Plan.

The Ranch development proposes to align Stapleton/Briargate through the site generally in conformance with the MTCP, and Woodmen Hills Drive is proposed to extend as a collector to the northwest and connect with the southeastward extension of Raygor Road, also a collector, at Stapleton/Briargate. These two proposed alignments are in conformance with the MTCP and the proposed MTCP collector identified as Woodmen Hills Drive is not precluded by these alignments since it is south of the development. The proposed emergency-only access to Falcon Meadows Boulevard, shown as a collector from Tercel Drive to Woodmen Frontage Road in the MTCP, is also in compliance with the MTCP. The proposed internal roads include a collector loop southward through the site from Stapleton/Briargate on the east and west sides of the site.

The initial access to the site for at least the first phase of development will be from Stapleton/Briargate extended as a 4-lane principal arterial westward in order to meet the requirement for two points of access as provided for in the LDC. The connections to Woodmen Hills Drive and Falcon Meadows Boulevard would be a following phase, with the connection to Raygor Road occurring later in the future site buildout. The surrounding roads are all adequate to serve the proposed development, with the improvements discussed below.

Transportation improvements necessary due to site development will be addressed with rezoning applications and further defined with each subsequent preliminary plan and final plat. A traffic impact analysis (TIS) was received with the sketch plan application addressing the anticipated traffic generation of the proposed project, impacts, and anticipated necessary improvements. The TIS indicates that the proposed development is expected to generate approximately 21,000 to 22,000 daily trips added to the regional transportation system. The impacts of the traffic generated by the proposed development will require offsite mitigation by the developer (if not previously provided by others) as summarized in Table 3 of the TIS, and as further identified during review of the future rezoning and subdivision applications. Mitigation of offsite impacts may include either construction or financial contribution toward improvements including, but not limited to, the following:

1. Widening and extension of Stapleton Drive westward into the site to provide two through lanes in each direction;
2. Intersection improvements at the Meridian Road/Stapleton Drive and Meridian Road Woodmen Hills Drive intersections;
3. Intersection improvements at the Towner Avenue/Stapleton Drive intersection;
4. Widening of a portion, and extension of Woodmen Hills Drive westward into the site as a collector road; and
5. Other offsite issues to be further defined at the zoning and subdivision stages.

The Ranch development is subject to the El Paso County Road Impact Fee Program (resolution 18-471), as amended. Construction of qualifying roads and intersections, including Stapleton Drive, would be eligible for reimbursement under the fee program provisions. The proposed roads throughout the development are proposed public roads which will be provided in dedicated rights-of-way as appropriate with the final plats.

A deviation request was submitted for intersection spacing of the proposed roads intersecting Stapleton Drive/Briargate Parkway. The proposed intersections are spaced at less than the one-half (1/2) mile (2,640 feet) required by the ECM for intersections along a principal arterial road, at approximately 2,550 feet, 2,900 feet, 1,540 feet and 2,200 feet from Towner Road on the east to the planned (offsite) Banning Lewis Parkway on the west. The deviation was approved with justification that overall site access is constrained, the connections of Raygor Road and Woodmen Hills Drive are required into the site, and drainageways constrain the road locations. The use of roundabouts, consistent with Colorado

Springs intersections on Briargate Parkway west of Black Forest Road, is anticipated to negate signal timing issues for the intersections that are not evenly spaced along Stapleton/Briargate.

H. SERVICES

1. Water

Sterling Ranch Metropolitan District has provided documentation that the District does have the capability to provide services to the proposed development. Findings of sufficiency with respect to water quality, quantity, and dependability are not required with sketch plan approvals. Findings of sufficiency will be made with subsequent preliminary plan and/or final plat approvals for development within the sketch plan area. A finding of consistency with the El Paso County master plan, including the El Paso County Water Master Plan (2018), will be required at each subsequent stage of development.

2. Sanitation

Sterling Ranch Metropolitan District has provided documentation that the District does have the capability to provide wastewater service to the development via intergovernmental agreements with both Meridian Ranch Metropolitan District and Woodmen Hills Metropolitan District.

3. Emergency Services

Fire protection and emergency services are provided by Falcon Fire Protection District. The District was notified of the submittal and did not identify any concerns with the proposed sketch plan.

4. Utilities

The sketch plan area is within the service area of Mountain View Electrical Association (MVEA), which provides electrical service, and the service area of Black Hills Energy, which provides natural gas service.

5. Metropolitan Districts

Woodmen Hills Metropolitan District and Paintbrush Hills Metropolitan District were notified of the submittal. Woodmen Hills Metropolitan Service District provided comments that the District will inspect the sewer in Woodmen Hills Drive at the appropriate time. Sterling Ranch Metropolitan District has provided a letter that they are willing to provide centralized water and wastewater services to the development as a "logical extension" of the Sterling Ranch Metropolitan District. An intergovernmental agreement between Sterling Ranch Metropolitan District and Meridian Ranch Metropolitan District (MRMD) and Woodmen Hills

Metropolitan District (WHMD) have been completed. The agreements allow the Sterling Ranch Metropolitan District to utilize MRMD and WHMD wastewater infrastructure which is anticipated to physically provide the services via the agreements. The Sterling Ranch Metropolitan District is proposed to be the managing district.

6. Parks/Trails

Land dedication and fees in lieu of park land dedication are not required for a sketch plan application. Requirements for land dedication and/or payment of fees in lieu of land dedication will be applicable at the subdivision stage of development.

7. Schools

Land dedication and fees in lieu of school land dedication are not required for a sketch plan application. Requirements for land dedication and/or payment of fees in lieu of land dedication will be applicable at the subdivision stage of development.

I. APPLICABLE RESOLUTIONS

See attached Resolution.

J. STATUS OF MAJOR ISSUES

Staff attended five (5) neighborhood meetings associated with the proposed sketch plan. Some of the adjacent neighbors raised concerns regarding anticipated increases in traffic, population, noise, crime, and water demand if the sketch plan is approved. The neighbors raised concerns regarding general compliance with criterion, "The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the sketch plan area." The following is an evaluation of the proposed sketch plan when compared to existing land uses adjacent to the sketch plan area.

A 100-foot buffer tract and rural residential single-family with a minimum one (1) acre lot size and a minimum of a 200-foot lot width are proposed in the northwest portion of the property. The average lot width for the existing properties to the north and west in this area is about 335-feet.

A 100-foot buffer tract and two open-space/detention pond tracts are proposed to contain an overhead electric corridor, as depicted along the southern boundary. Rural residential single-family with a minimum one (1) acre (43,560 S.F.) lot size and

a minimum of a 200-foot lot width are proposed north of the buffer tract. The average lot width for the existing residential properties to the south is 435 feet. Lot widths in the existing residential development to the east range from 132 feet to 590 feet. A 336-foot wide open-space and drainage corridor is proposed along the eastern boundary where the existing overhead power lines are located. The applicant has proposed a two (2) acre park site and a trail through this area, which is anticipated to connect to a planned regional trail. In addition, the sketch plan depicts lot sizes ranging from one (1) acre to over a one-third (1/3) of an acre (17,424 S.F.), with a minimum lot width of 100 feet adjacent to the corridor.

The buffer and minimal dimensional standards are anticipated to transition the urban land uses from the existing adjacent rural residential properties. The proposed large rural residential lots, adjacent to existing development, to be located within the sketch plan boundary are anticipated to reduce the number of potential structure from the urban densities thereby improving compatibility with the adjacent land uses

Additionally, the neighbors to the north and east of the sketch plan have requested that Falcon Meadows Drive be open for public access in lieu of the proposed emergency access. The neighbors located to the south of the sketch plan have requested that Falcon Meadows Boulevard be limited to emergency access only. The applicants have proposed it as an emergency access only, recognizing that the neighbors to the south would be the most impacted if Falcon Meadows Parkway were to be open to the public.

K. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 7.2.1, Sketch Plan, of the El Paso County Land Development Code (2019) staff recommends the following conditions and notations:

CONDITIONS

1. Additional analysis of the geological constraints and hazards shall be required with subsequent entitlement processes, including but not limited to, the preliminary plan.
2. Rezoning of the property will be required to implement the sketch plan.
3. The applicant/developer and/or property owner shall be required to participate in a fair and equitable manner in the upgrading of the surrounding roads and intersections including, but not limited to, Stapleton Drive, Meridian Road, Woodmen Hills Road, Raygor Road, Woodmen Road and Falcon Meadows

Boulevard. The developer's design, construction, and financial responsibilities shall be determined with preliminary plan approval.

4. Road locations, intersections, and classifications on the sketch plan are based on the best information available at the time of reviewing the proposed sketch plan. Final determinations of all road classifications and alignments will be made at the time of preliminary plan when more detailed land use, traffic impacts and preliminary road designs are available. Minor changes to road classifications, intersections, and locations shall not require an amendment to the sketch plan or a new sketch plan.
5. The Master Development Drainage Plan (MDDP) shall be approved by the El Paso County Planning and Community Development Department prior to scheduling any subsequent preliminary plan or final plat for public hearing.

NOTATIONS

1. Applicable park, school, transportation, drainage, bridge, and traffic fees shall be paid to the El Paso County Planning and Community Development Department at the time of recording any final plats.
2. Access locations and roadway classifications are conceptual only and will be determined at the time of preliminary plan review. Final locations and classifications of roadways will be subject to more detailed land use design and subdivision review at later stages of the development review process.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 49 adjoining property owners on June 26, 2019, for the Board of County Commissioners' hearing. Responses received to date are attached; others may be provided at the hearing.

M. ATTACHMENTS

Vicinity Map
Letter of Intent
Sketch Plan
Fire Protection District Letter
Core Consultants Wetland Map
Adjacent Property Owner Letters/Emails
Draft Planning Commission Minutes
Planning Commission Resolution
Board of County Commissioners' Resolution

El Paso County Parcel Information

File Name: SKP-18-006

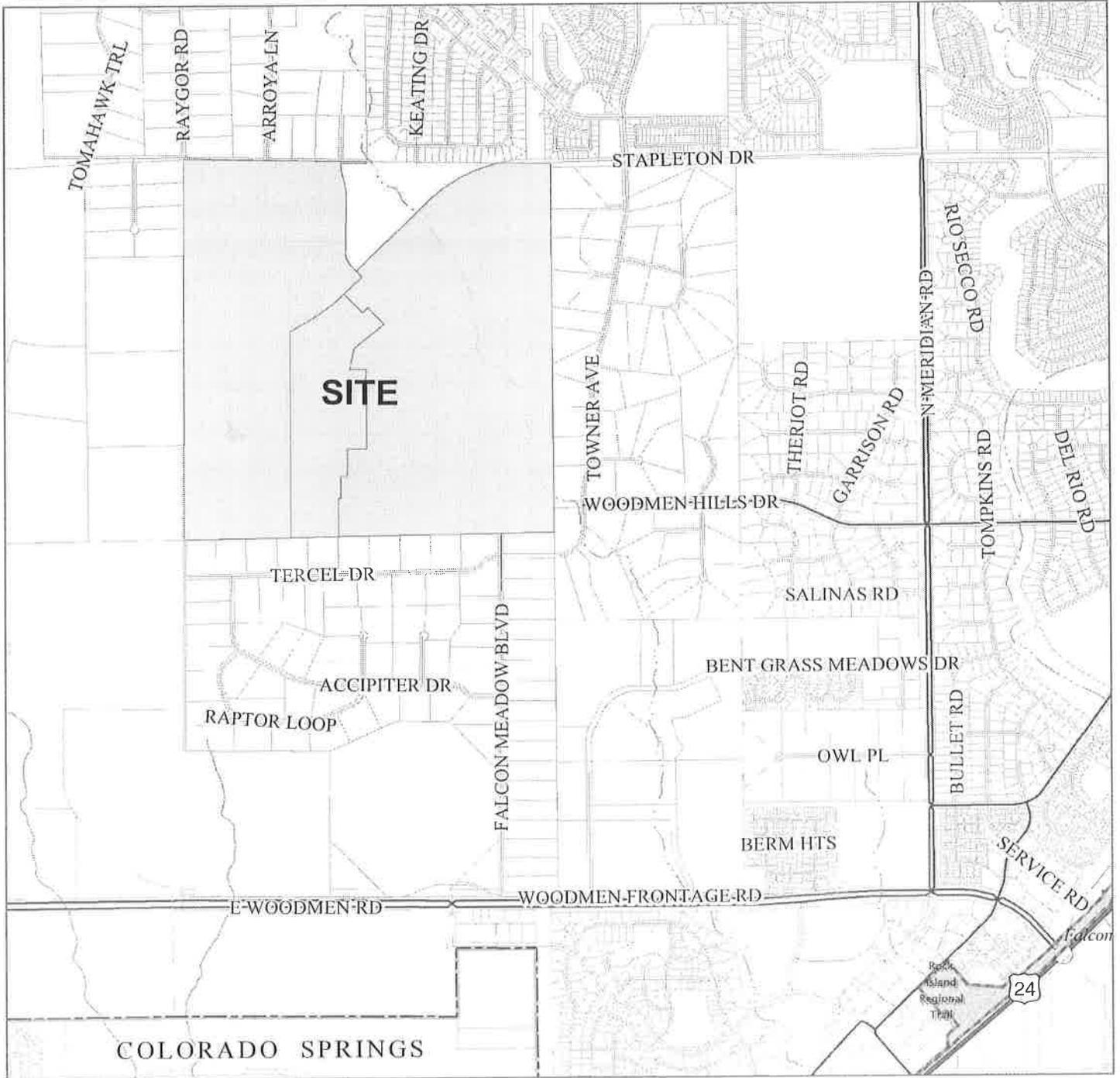
Zone Map No. --

Date: June 25, 2019

| PARCEL | NAME |
|------------|------------|
| 5200000321 | PRI #4 LLC |
| 5200000323 | PRI #4 LLC |
| 5200000324 | PRI #4 LLC |

| ADDRESS | CITY | STATE |
|---------------------------|------------------|-------|
| 6385 CORPORATE DR STE 200 | COLORADO SPRINGS | CO |
| 6385 CORPORATE DR STE 200 | COLORADO SPRINGS | CO |
| 6385 CORPORATE DR STE 200 | COLORADO SPRINGS | CO |

| ZIP | ZIPLUS |
|-------|--------|
| 80919 | 5912 |
| 80919 | 5912 |
| 80919 | 5912 |



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



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THE RANCH SKETCH PLAN

LETTER OF INTENT

DECEMBER 2018, REVISED JUNE 2019

PROPERTY OWNER

PRI #4, LLC
6385 Corporate Drive, Ste 200
Colorado Springs, CO 80919

APPLICANT:

Classic Homes
6385 Corporate Drive, Ste 200
Colorado Springs, CO 80919

CONSULTANT:

N.E.S. Inc.
619 North Cascade Ave,
Colorado Springs, CO 80903

REQUEST

Classic Homes requests approval of a new Sketch Plan for The Ranch, located west of Falcon, generally 1 mile west of Meridian Road and 1 mile north of Woodmen Road. The Sketch Plan proposes approximately 2,144 residential units at varying densities, a 12-acre community park and smaller neighborhood parks connected by a network of trails and open space on the 610-acre property

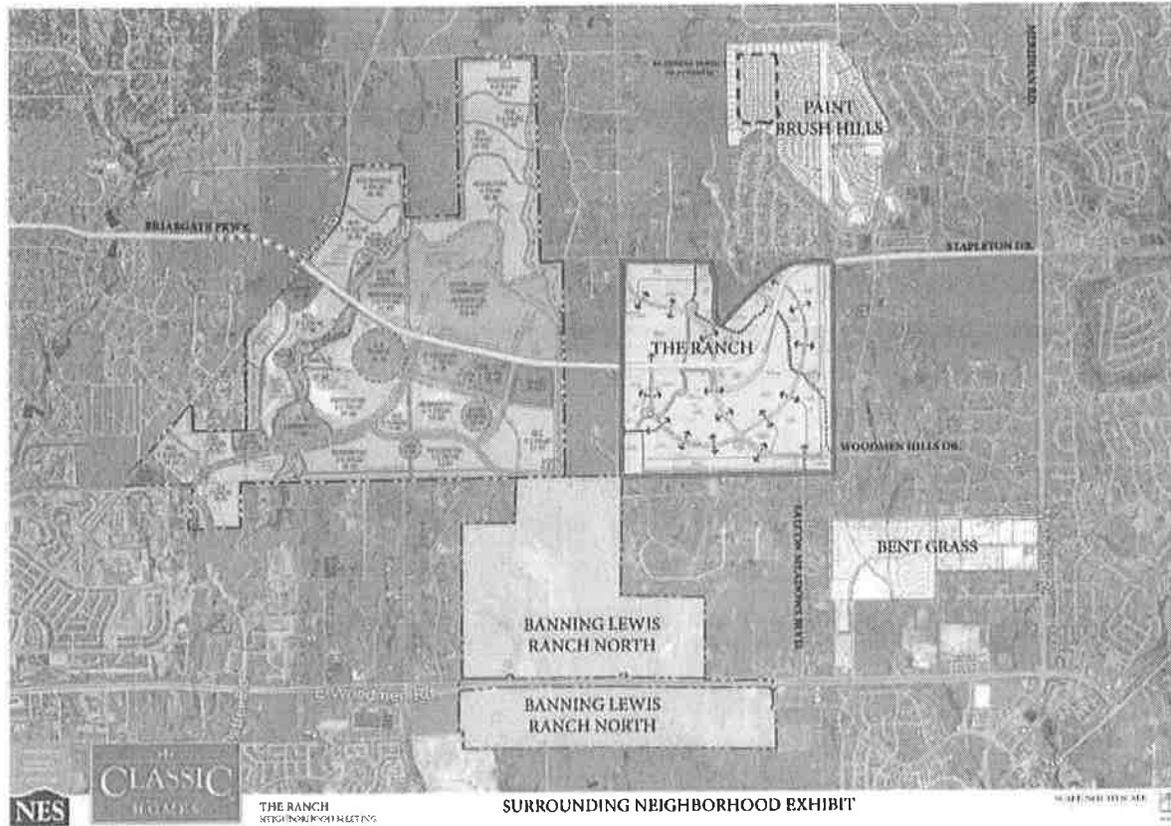
SUPPORTING DOCUMENTS

The following reports are submitted in support of this Preliminary Plan and are referenced in this Letter of Intent:

- Master Traffic Impact and Access Analysis by LSC Transportation Consultants, Inc.
- Noise Impact Study by LSC Transportation Consultants, Inc.
- Geologic Hazard Study and Preliminary Subsurface Soils Investigation by Entech Engineering, Inc.
- Impact Identification Report by CORE Consultants
- Noxious Weed Management Plan by CORE Consultants
- Wetland Delineation Report by CORE Consultants
- Water Resources and Wastewater Treatment Report by JDS Hydro Consulting, Inc.
- Master Development Drainage Plan by Classic Consulting Engineers & Surveyors

SITE CONTEXT

Figure 1: Site Location



The Ranch comprises 610 acres of undeveloped agricultural land located west of Falcon, generally 1 mile west of Meridian Road and 1 mile north of Woodmen Road. A triangular parcel along the northern boundary is owned by Grace Community Church of Falcon and is not included in this Sketch Plan. Access to the site is currently available from Stapleton Drive and Woodmen Hills Road to the east, Falcon Meadows Boulevard to the south, and Stapleton Drive/Raygor Road to the northwest.

The property is mainly native prairie grassland. A number of minor drainageways traverse the site in a north to southeast and north to southwest direction. The existing drainage corridors are not well-defined and it is proposed to realign them where appropriate and incorporate the drainage and detention as into the open space and trail system as community amenities or remove them and incorporate the flows into the stormwater drainage system for the development. The Wetlands Analysis undertaken by CORE Engineering identifies six wetland areas on the property, all of which are isolated and confirmed to be non-jurisdictional by the Army Corps of Engineers. These wetland areas will either be removed or retained within the proposed open space/drainage tracts identified on the Sketch Plan. Otherwise the property is relatively featureless, with little undulation. A power transmission line runs along the eastern boundary of the property.

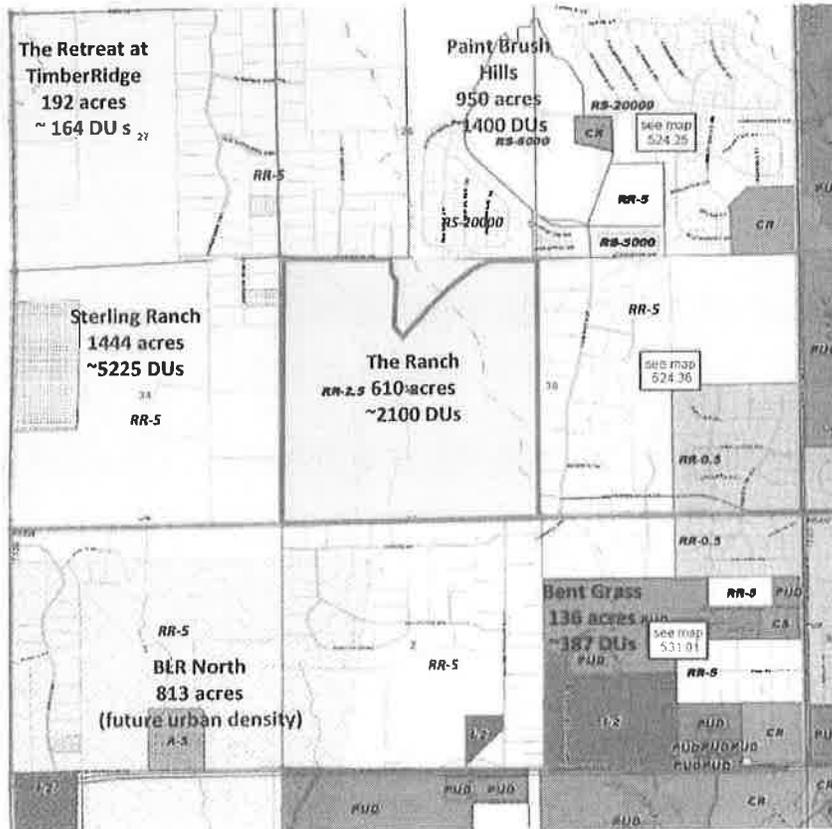
The surrounding neighborhoods comprise the 5-acre single-family lot subdivisions of The Meadows to the south, The Meadows and Elkhorn Estates to the east and Stapleton Estates and Bow Valley to the northwest. To the north is the church property and to the north and northeast is the Paint Brush Hills subdivision, which consist of lots ranging from approximately 5,000 square foot (sf) to 20,000 sf lots. There are three 40-acre parcels to the west.

Further to the west is the developing Sterling Ranch master planned area, which is planned for 5,225 residential units at urban densities. The proposed future extension of Banning Lewis Ranch to the southwest is also anticipated as urban density development. To the southeast is the developing 136-acre Bent Grass subdivision, which is planned for approximately 387 dwelling units, 104 of which are developed.

ZONING

The property is currently zoned RR-2.5 (Residential Rural, 2.5-acre lot minimum). The property was zoned to RR-2.5 from RR-3 in 2004, at which time a Preliminary Plan for 194 2.5 acre lots was also approved. A Zoning and Conceptual Plan for a PUD zoning for urban density lots was submitted in 2008 but was withdrawn due to the recession.

Figure 2: Existing Zoning



Much of the surrounding zoning is RR-5 (Residential Rural, 5-acre lot minimum). To the west, the Sterling Ranch area is approved for urban density development, via the approved Sterling Ranch Sketch Plan (SKP-18-003) although it is still zoned RR-5. Similarly, Banning Lewis Ranch North to the southwest is also anticipated as future urban density development. The Paint Brush Hills subdivision to the north/northeast is zoned as RS-20000, RS-6000 and RS-5000, which is urban residential zoning of 20,000 sf, 6,000 sf and 5,000 sf lot size minimum respectively.

NEIGHBORHOOD OUTREACH

The Applicant/Developer has made significant efforts to reach out to adjacent neighbors and, where possible and reasonable, address their concerns. An initial neighborhood meeting was held on December 10, 2018 to introduce the project prior to the initial submittal of the Sketch Plan to the County. Just over 100 people attended this meeting. Following the initial submittal on December 21, 2018 and review comments from the County, a series of meetings with the distinct neighborhood groups adjacent to the project to the south, east, and north were held on April 16, April 22, and April 30 2019 respectively. These meetings were also well attended.

At these meetings, general concerns were expressed relating to the proposed urban nature of the development, the density transitions and buffering, increases in traffic on adjacent roads, the phasing of Stapleton/Briargate, drainage, and the location of the school site close to existing homes.

In response to concerns expressed in the December 2018, the following changes were made to the Sketch Plan prior to the initial submittal:

- Reduce density on eastern boundary adjacent to the 300-foot electric easement from 3.5-4.99 du/ac to 1-3.49 du/ac
- Change the access onto Falcon Meadows Boulevard to emergency only

In response to concerns expressed by neighbors during the initial review and at the subsequent series of meetings in April 2019, and comments made by reviewing agencies, the following changes were made to the Sketch Plan prior to this second submittal:

- Further reduce density on eastern boundary adjacent to the 300-foot electric easement from 1-3.49 du/ac to 1-2.5 du/ac and add a 100-foot lot width minimum.
- Add a 200-foot lot width minimum to the 1-acre lots proposed on the north and south boundaries.
- Move the school site to the west away from the existing homes and more central to the development as requested by School District 49.
- Add open space in the northeast corner adjacent to provide a buffer to Stapleton/Briargate.
- Move the highest density area from adjacent to church to adjacent to Stapleton/Briargate.
- Change location of regional trail, as discussed with County Parks Department.

These changes are reflected in the remainder of this Letter of Intent as revised in May 2019 for the second Sketch Plan submittal.

PROJECT DESCRIPTION

Land Use

The request is for a Sketch Plan for The Ranch, consisting of a mix of urban residential densities, together with open space, trails, a community park and a small neighborhood commercial element. The proposed land use breakdown is as follows:

Figure 3: Land Use Chart

| Land Use | Areas (AC) | Minimum No. of units | Maximum No. of units | Percentage Land Use (%) |
|-------------------------|--------------|----------------------|----------------------|-------------------------|
| Residential | | | | |
| 1 DU/AC | 52.1 | N/A | 52 | 8.53% |
| 1-2.5 DU/AC | 46.8 | 47 | 117 | 7.67% |
| 1-3.5 DU/AC | 52.2 | 52 | 183 | 8.55% |
| 3-5 DU/AC | 206.3 | 619 | 1032 | 33.79% |
| 4-8 DU/AC | 61.7 | 247 | 494 | 10.11% |
| 6-12 DU/AC | 22.3 | 134 | 268 | 3.65% |
| Neighborhood Commercial | 3.0 | | | 0.49% |
| Park | 21.1 | | | 3.46% |
| Buffer | 16.0 | | | 2.62% |
| Open Space/Drainage | 72.6 | | | 11.89% |
| School | 10.2 | | | 1.67% |
| ROW | 46.2 | | | 7.57% |
| TOTAL | 610.5 | 1099 | 2144 | 100% |

The maximum number of residential units that could be accommodated within the parameters of the proposed Sketch Plan based upon the proposed density ranges is 2,144 units. However, the actual number of dwellings units in The Ranch is likely to be less than the maximum density range due to road, drainage, and open space, and landscape requirements.

The proposed residential development will range in density from 1-acre lots adjacent to the north and south boundaries, with gradual transitions in density up to 6-12 dwelling units per acre as a maximum. The north and south boundaries also include a 100-foot buffer between the 1-acre lots and the adjacent 5-acre lots, totaling 16 acres and, in response to neighborhood input, include a minimum 200' lot width for the 1-acre lots along these boundaries. To the east, the existing electric line provides an approximate 330-foot open space buffer between the existing 5-acre lots, adjacent to which the density has been reduced following neighborhood input to 1-2.5 dwelling units per acre with a 100' lot width minimum.

A network of 73 acres of open space and trails is planned throughout the Sketch Plan area, primarily following the existing drainageways. In accordance with the County Parks Master Plan, a regional trail is

shown running from the southeast corner of the property to the western boundary, along the south side of future Stapleton/Briargate corridor. A 25-foot trail easement will be provided to the County with the Final Plats.

In addition to the 73 acres of open space, 21 acres of formal parks are proposed. A large, 12-acre park is identified as the central focal point of the community, adjacent to Stapleton/Briargate. This will be linked by open space and trails to a number of smaller neighborhood parks throughout The Ranch community.

A 3-acre neighborhood commercial element will be adjacent to the 12-acre community park. The type of the commercial is not known at this stage but it is anticipated that it would be a use that complements the park activities, such as a café or family restaurant. It is also the plan for the community park to host farmers markets, food trucks, concerts, and other community events.

A site for an elementary school is identified in the southeast corner of the property, the location and size of which has been agreed with Falcon School District 49.

Access and Traffic

Access to the site is currently available from Stapleton Drive and Woodmen Hills Road to the east, Falcon Meadows Boulevard to the south, and Stapleton Drive/Raygor Road to the northwest. The 2040 Major Transportation Corridors Plan (MTCP) identifies Woodmen Hills Road, Falcon Meadows Boulevard, and Raygor Road as collector roads, the function of which is to link local roadways to arterial roads. Stapleton Drive is identified as an extension of Briargate Parkway in the City of Colorado Springs, going east from Black Forest Road to Judge Orr Road. The new road will be a 4-lane Principal Arterial.

The Sketch Plan identifies the proposed alignment for the new Stapleton/Briargate principal arterial through the property, which will ultimately serve as the main access to the development. The required right-of-way for an urban 4-lane principal arterial is 130 feet, but the Sketch Plan shows a 150 feet right-of-way to allow for a wider central median and roundabouts at major intersections to create an attractive landscaped entrance and route through the community. A deviation for this alternative cross-section will be processed with subsequent Preliminary Plans, as more detailed design is needed to evaluate and justify the wider median. The route of proposed collector roads connecting to Stapleton/Briargate are also identified on the Sketch Plan, with proposed local road intersections also shown. A deviation request is included for the proposed intersection spacing on Stapleton/Briargate to allow adequate access and circulation for the development.

Woodmen Hills Road will also provide access to the site and will be a necessary secondary point of access for the initial phases. Falcon Meadows Boulevard is proposed as an emergency access only in response to concerns expressed by neighbors regarding through traffic. Access will be controlled by a gate with a Knox lock for fire department access. A letter from the Falcon Fire Chief agreeing to this emergency access arrangement is included in the submittal. A connection to Raygor Road in the northwest corner of the project is also proposed. The use of this connection by residents of The Ranch will be limited as there is no convenient connectivity to major roads. This will primarily benefit residents to the north of this project by providing improved access to the south and west with the completion of Stapleton/Briargate.

The Master Traffic Impact and Access Analysis prepared by LSC assesses the trips generated by the proposed development in the context of 2020 short-term and 2040 long-term background traffic. The TIS provides recommendations for roadway and intersection improvements at various trigger points, which will be evaluated with a more detailed traffic analysis specific to each phase of the development.

Drainage

The Master Development Drainage Report prepared by Classic Consulting analyses the existing drainage characteristics of the site and the future drainage and Full Spectrum detention needs for developing the property. The Ranch is contained within two different drainage basins, Sand Creek and the Falcon Drainage Basin. Adherence to the recommendations within those studies will be incorporated into future detailed drainage analyses. The existing drainage corridors are not well-defined and it is proposed to realign them where appropriate and incorporate the drainage into the open space areas and trail system to enhance the community features and enhance the amenities of the development. The drainage alignments will be defined in future Preliminary Plans/Final Plats. Flows from the drainageways that are to be removed will be incorporated into the development's stormwater drainage system.

Utilities

Water and Wastewater service will be provided by Sterling Ranch Metropolitan District, and is addressed in the Water Resources and Wastewater Report prepared by JDS Hydro. The Sterling Ranch Metropolitan District will serve Sterling Ranch, The Retreat at TimberRidge, and The Ranch. The Sterling Ranch Service Area has a current available supply to serve 2,405 single-family equivalents (SFEs). It also has an additional contingent supply adequate to serve a further 6,458 SFEs. This is sufficient to serve the long-term needs of the proposed developments within the Sterling Ranch Service Area. A Water tank has been constructed and equipped and has been tested for water quality, which is suitable for potable use with appropriate treatment.

Sterling Ranch and The Retreat at TimberRidge will gravity flow to the southwest corner of the Sterling Ranch property, where a Lift Station is currently under construction. A Force Main, also under construction, will traverse from the lift station to the east, along the southern boundary of The Ranch where it will be intercepted by the Meridian Service Metropolitan District. The Ranch will provide an additional lift station that will tie into the Sterling Ranch Force Main. Meridian Ranch Service District is contracted with Sterling Ranch to provide wastewater treatment through its participation in the Cherokee wastewater facility.

Colorado Springs utilities will supply natural gas service and MVEA Inc. will supply electric service.

Phasing

It is intended that the development will be phased generally from the northeast corner to the southwest of the property. The initial phase will be served by Stapleton Drive, which will eventually become the Stapleton/Briargate principal arterial when connected to the west. In the interim, the plan is to construct the 4-lane, median-separated section of the future principal arterial as a temporary solution to provide the required two points of access. This is permitted in Section 8.4.4.(D)(2) of the Land

Development Code, provided the length of the road beyond the divided section does not exceed 750 feet. There is also an opportunity to utilize access through the adjacent Church property to Grace Church View to provide a temporary emergency access if required, which will also benefit the church property.

As development progresses, the capacity of the adjacent roads and the need for road improvements will be assessed by a more detailed traffic impact analyses for each phase of development. Similarly, a more detailed drainage analysis will be submitted with each phase of development, with temporary measures identified as necessary. A specific finding of water sufficiency will also be necessary with each future Preliminary and/or Final Plat.

Metropolitan District

The Ranch Metropolitan District will be formed to provide bonding to fund construction of the roads, stormwater infrastructure, parks and trails and for the ongoing maintenance of those facilities that are not dedicated to the County. The Ranch Metropolitan District will enter into an Inter-Governmental Agreement with Sterling Ranch Metropolitan District for the provision of water and wastewater service. The Metropolitan District will also be responsible for creating and enforcing the Covenants, Conditions and Restrictions (CC&Rs) that will control the building architecture/design, uses, and activities within the community.

IMPACT IDENTIFICATION

The process for approving a new Sketch Plan requires an assessment of the possible environmental, social and jurisdictional impacts.

1. Identification of potential sources and zones of air, water, and noise pollution

a. Air Quality

The proposed residential use itself will not negatively impact air quality. The proposed extension of Stapleton/Briargate will provide a more convenient and shorter travel time to employment and commercial facilities for future residents of The Ranch, as well as for residents of existing surrounding neighborhoods, which will reduce congestion on existing roads and will lessen air pollution. The inclusion of trails and open space focused around a centrally located community park will also help mitigate air pollution by providing opportunities for pedestrian or bike travel.

b. Noise Pollution

The Land Development Code requires the impacts of noise pollution to residents to be minimized. For residential subdivisions noise mitigation may be required where individually owned single-family and duplex lots are located adjacent to expressways, principal arterials or railroads. A Noise Impact Study is included with the Sketch Plan application to assess the potential noise impact of the proposed principal arterial on the future residential lots adjacent to that road. The report identifies areas where predicted noise levels due to traffic on Stapleton/Briargate would exceed the 67 decibel Leq threshold set out in the El Paso County Engineering Criteria Manual. The report recommends that if residential uses are

located in these areas, noise mitigation, such as berms or sound walls may be needed. The size and location of such measures will be evaluated with future Preliminary Plans.

c. Water Pollution

The Sketch Plan proposes residential, open space and trail uses, which are not sources of water pollution.

2. Relationship of the Sketch Plan to preexisting wildlife habitats and migration routes

The Impact Identification Report prepared by CORE Consultants indicates that the site does not contain any critical habitat for protected or endangered species. Suitable habitat for Preble's Meadow Jumping Mouse (PMJM) does not exist on the site and the property is within the area covered by the Colorado Springs block clearance letter for PMJM habitat. Mule deer and pronghorn deer were observed on the property and the site provides potential habitat for other mammals and reptiles in the wetland areas, much of which will be located in the proposed open space/drainage areas. Further studies will be necessary for nesting raptor and ground-nesting birds to determine presence on site if construction takes place during the nesting season.

3. Identification of Potential Hazard Areas:

a. Floodplains

The property is within an area determined to be outside the 500-year floodplain on FEMA Floodplain Map No. 08041CO535G, dated March 17, 1997.

b. Geologic and Soil Hazards:

The Soils and Geology Report prepared by Entech identifies geologic conditions that occur on the property that could impose some constraints to proposed development and construction. The identified constraints are intermittent, with the most significant being the potential seasonal shallow groundwater. Much of this condition is mitigated by avoidance as it is located within the proposed open space areas. The remainder can be mitigated by regrading, appropriate foundation design and the use of perimeter drains. Other identified geologic constraints include expansive soils, artificial fill, hydrocompaction and collapsible soils, all of which are sporadic and can be mitigated by proper engineering design and construction techniques.

c. Vegetation and Wildfire:

The majority of the site is vegetated by native prairie grass, with hydrophytic plants in the wetland areas. There are no federally threatened or endangered plant species on the property. There is the potential to improve the vegetation with the proposed noxious weed management plan. The noxious weeds on the site include common mullein, Russian thistle and diffuse knapweed. The Noxious Weed Management Plan recommends surveying and treating List A and List B weeds. Following construction, the Metro District and/or Home Owners Association will be responsible for weed control in the open space. Within the individual lots, weed control will be the responsibility of the individual home owner and will be enforced through covenants.

The property lies within an area mapped as Low Hazard for wildfire on the El Paso County Wildfire Hazards Based on CVCP Indicators Map, 2007, based upon the mainly grassland vegetation.

d. Use of, or changes in preexisting waterforms, watercourses or bodies of water:

The existing drainage corridors are not well-defined and it is proposed to realign them where appropriate and incorporate the drainage and detention as into the open space and trail system as community amenities. The Wetlands Analysis undertaken by CORE Engineering identifies six wetland areas on the property, all of which are considered to be isolated and likely to be non-jurisdictional. Consequently, any project impacts on the wetlands are not likely to require a permit under Section 404 of the Clean Water Act. These wetland areas will either be removed or retained within the proposed open space/drainage tracts identified on the Sketch Plan.

e. Identification and location of sites of historical or archeological interest:

There are no known sites of historical or archeological interest on the property.

f. Identification and location of sites of natural or scenic importance:

There are no known sites of natural or scenic importance on the property.

4. Social Impacts

The Sketch Plan includes approximately 2,100 homes at varying densities, which will provide the opportunity for a range of housing product at a variety of price points. This will cater to different housing demands and lifestyle options, which will ensure that the proposed housing is both attractive to and attainable by a variety of purchasers, including first-time buyers, families, and empty-nesters. The proposed open space, parks and trail system will create an active community that will be beneficial to the health and wellbeing of County residents, both within and outside The Ranch subdivision. The proposed community park will be the central focal point of the neighborhood and will provide a venue for recreational activities, social events, and community entertainment. This will help to provide a strong and connected community, which will have a positive social impact on this part of the County.

5. Jurisdictional Impacts

The following Districts will serve the property:

- The Ranch Metropolitan District (proposed).
- Sterling Ranch Metropolitan District will provide water and wastewater service to the property. A Will Serve letter is provided with this application.
- Colorado Springs Utilities will provide natural gas service to the property. A Will Serve letter is provided with this application.
- Mountain View Electric Association Inc. will provide electric service to the property. A Will Serve letter is provided with this application.
- Falcon Fire Protection District will provide fire protection and emergency services to the property. A Will Serve letter is provided with this application.
- School District 49 will serve the property and a new elementary school site is provided on the Sketch Plan.
- El Paso County Conservation District
- Upper Black Squirrel Ground Water District
- Pikes Peak Library District.

6. Relationship of the Sketch Plan to adopted County Master Plans

The Master Plan for the County comprises the County Policy Plan (adopted 1998) and the relevant small area plans. The Ranch Sketch Plan area is in both the Falcon/Peyton Small Area Plan (adopted 2006) and the Black Forest Preservation Plan (adopted 1987). The Master Plan also includes the 2040 Major Transportation Corridors Plan, the County Parks Master Plan, the Master Plan for Mineral Extraction, and the recently adopted Water Master Plan.

a. **County Policy Plan**

The following County Policies are relevant to the requested rezoning:

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 6.1.6: *Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.*

Policy 6.1.8: *Encourage incorporating buffers or transitions between areas of varying use or density where possible.*

Policy 6.2.2: *Promote the unique identity of neighborhoods through the use of focal points, parks, trails and open spaces, preservation of significant natural features, compatible location and design of mixed uses, and promotion of pedestrian and other non-motorized means of travel.*

Goal 6.3: *Continue to support existing and carefully planned future urban density development in the unincorporated County, provided the requisite level of urban services is available or will be available in a timely fashion.*

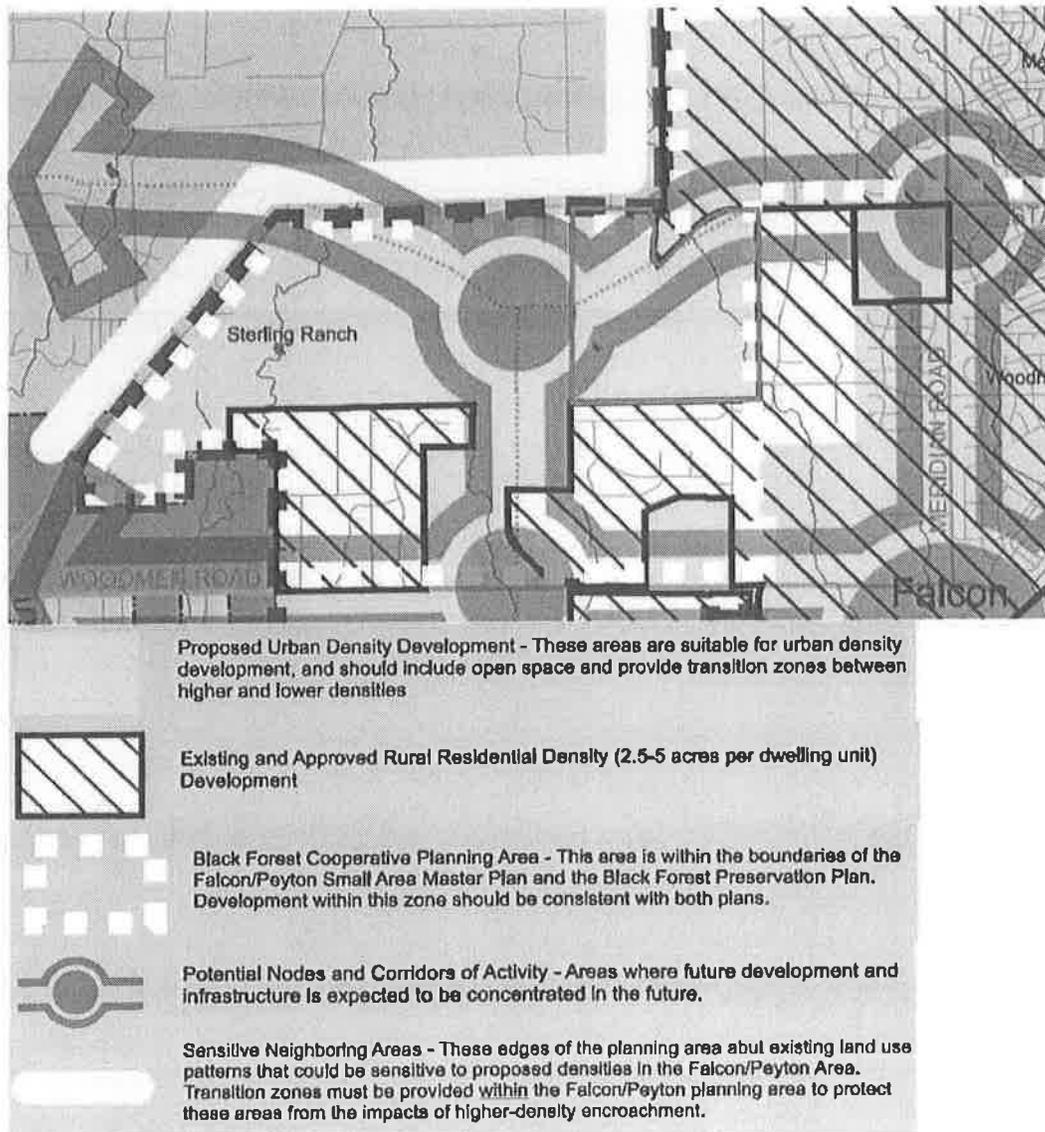
Policy 6.3.2: *Rely on the Small Area Planning process to define the sub-area specific boundaries for urban density development.*

The Ranch Sketch Plan is adjacent to developed or developing areas of the County that can support urban density development and where the necessary urban-level supporting services can be provided. The Sketch Plan provides buffers and transitions between areas of varying density both within the project and with adjacent lower-density residential neighborhoods (described further below).

The Plan includes a community park as a focal point for the development and includes parks, trails and open spaces to promote recreation and pedestrian access through the community. The sub-area specific boundaries for urban density development are identified in the Falcon/Peyton Small Area Plan and the Black Forest Preservation Plan (BFPP). The Ranch is located in areas defined for urban density development in both these plans.

b. Falcon/Peyton Small Area Plan (FPSAP)

Figure 4: Extracts from the Falcon/Peyton Small Area Plan Recommendations Map



The 2008 update of this plan included a change to the boundary lines of the planning area to add the land along the Woodmen Road corridor, generally bounded by the City of Colorado Springs on the West and South, Vollmer Road on the Northwest, and an extension of Stapleton Road to the north. This area was originally addressed in the 1987 Black Forest Preservation Plan, but was included in the FPSAP because the Woodmen Road corridor was rapidly developing, and is logically related to the growth occurring in the City of Colorado Springs to the West and the Falcon Area growth to the East. However,

the FPSAP notes that due to its close ties to the 1987 Black Forest Preservation Plan, this newly included area is to be addressed cooperatively between both plans.

The Ranch is located within the area added to the FPSAP in 2006. It is identified as an area for proposed urban density development and a location for concentrated development and infrastructure. Urban density is defined in the Plan as parcel sizes of less than 2.5 acres, typically less than 1 acre, and being served by urban-level infrastructure, including roadways, water distribution, and wastewater treatment. These areas are considered generally acceptable for urban development because they are logical extensions of urban density growth from the existing urbanized areas and because Woodmen Road and Stapleton Drive are expected to be improved and provide good access to the future development.

The FPSAP shows the extension of Stapleton/Briargate through The Ranch property and identifies this as a potential corridor of activity, where future development and infrastructure is to be concerted in the future. There is also a node of activity immediately to the west of The Ranch, at the future intersection of Stapleton/Briargate and Banning Lewis Parkway, which signify the location of future town centers, which should include primary employers, commercial services, and public spaces.

The proposed Sketch Plan focuses the urban density along the future Stapleton/Briargate corridor and transitions to lower density on the perimeter of the site. There is also a small parcel of proposed commercial development that is consistent with the designation of the future Stapleton/Briargate as an activity corridor. The proposed 330-foot open space buffer alongside the existing 5-acre lots within Elkhorn Estates, to the east of the Sketch Plan area, is consistent with the FPSAP recommendation to provide open space and transition zones between higher and lower density. This provides a much greater transition and buffer to the existing 5-acre residential lots in Elkhorn Estates than the RS-5000 and RS-6000 zoning in Paint Brush Hills to the north of Stapleton Drive or the 1-acre Woodmen Hills development abutting the eastern boundary.

The area adjacent to the north-west corner of The Ranch is identified as an area that could be sensitive to the proposed densities in The FPSAP and where transition zones should be provided. The proposed 100-foot open space buffer, 1-acre lots and 200-foot minimum lot width will provide this transition. This compares more favorably to the relationship of this sensitive area to the Paint Brush Hills subdivision to its east, where existing and proposed 1-acre lots immediately abut the existing 5-acre and larger lots, without any intervening buffer.

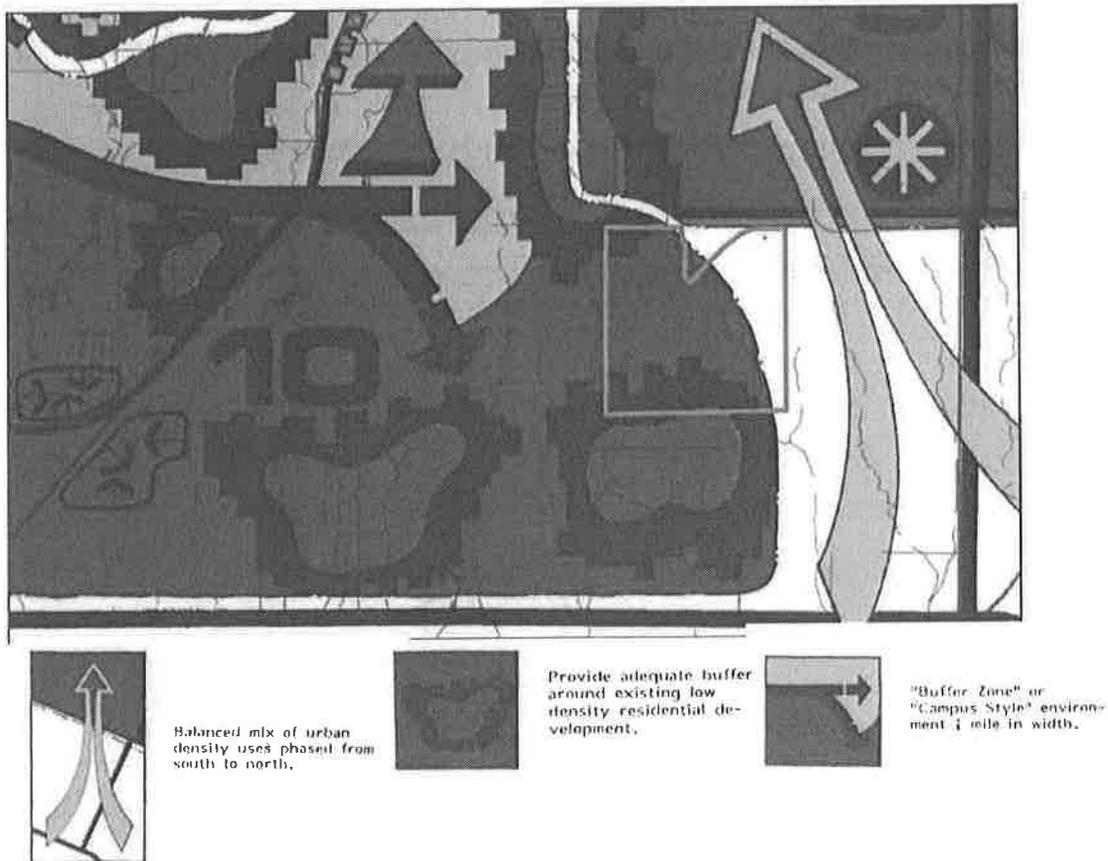
To the north-west, is the approximately half-acre lot Paint Brush Hills Filing No. 11 development, and to the east is the approximately 8,000 square foot lot Paint Brush Hills Filing No. 10 development. These areas are higher density urban level developments that will be separated from development in the Ranch by the existing church property, which will provide an appropriate transition.

c. Black Forest Preservation Plan (BFPP)

The western three-quarters of The Ranch Sketch Plan area is within the Southern Transitional area of the BFPP (Area 10). The key consideration for this Planning Unit is the proposed extension of Stapleton/Briargate via the Stapleton Drive alignment to Meridian Road. The BFPP recognizes that this new east-west expressway will result in the urbanization of this area and appropriate uses in the vicinity of the expressway corridor would include office, industrial and multi-family uses. The Plan

identifies the need for a low-density residential buffer originating ¼ mile north of the corridor alignment and a need for adequate buffering around existing low-density development to the northeast and south.

Figure 5: Extracts from the Black Forest Preservation Plan



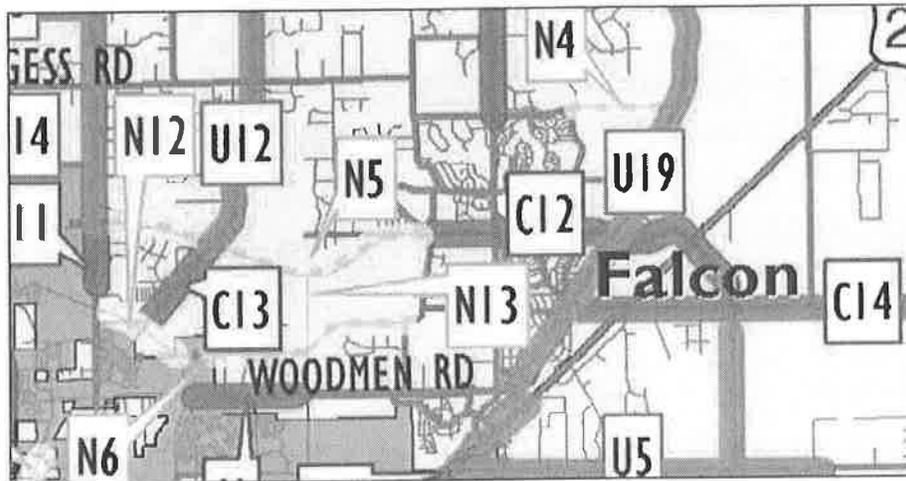
The “adequate buffer” between the development in The Ranch and the existing lower density residential to the northeast is discussed above, as this boundary is identified as “sensitive” in the FPSAP. This buffering commences ¼ mile north of the proposed Stapleton/Briargate corridor in accordance with the recommendation in the BFPP.

The “adequate buffer” around the existing 5-acre lots to the south comprises a 100-foot buffer and 1-acre lot density with a minimum of a 200-foot width, similar to the buffer proposed along the northern boundary. Again, this compares favorably with the transition/buffer proposed in other nearby developments lying within the BFPP: Paint Brush Hills to the northeast includes existing and proposed 1-acre lots immediately abutting existing 5-acre lots without any intervening buffer; Sterling Ranch to the west includes a 50-foot buffer and a density of 2 dwelling units per acre adjacent to the existing 5-acre lots to the south.

d. 2040 Major Transportation Corridor Plan

The 2040 Major Transportation Corridors Plan (MTCP) identifies Stapleton Drive as an extension of Briargate Parkway in the City of Colorado Springs, going east from Black Forest Road to Judge Orr Road. This includes road improvements to increase capacity from Judge Orr Road to the eastern boundary of The Ranch (MTCP Project C12), and a new section of road through The Ranch, adjacent Sterling Ranch and other properties, to connect to Briargate Parkway to the west (MTCP Project N5). The new road will be a 4-lane Principal Arterial. The MTCP shows this alignment following existing Stapleton Drive along the northern boundary of The Ranch. This alignment is amended in The Ranch Sketch Plan to more closely reflect the route shown in the FPSAP, which goes through the center of The Ranch property. This alignment also more closely matches the proposed route of this road connection through Sterling Ranch to the west. Stapleton/Briargate will also connect to proposed Banning Lewis Parkway (MTCP Project N13) to provide improved connectivity to Woodmen Road.

Figure 6: Extracts from 2040 Major Transportation Corridors Plan



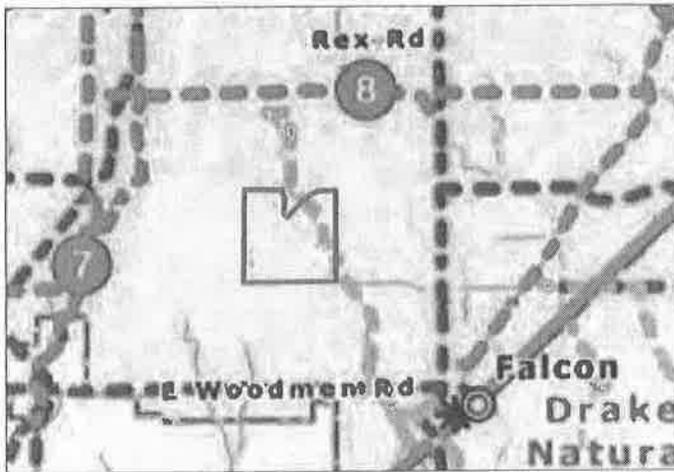
| Project ID | Road Segment | Segment | | PPRTA Project | Urban vs. Rural | Existing Conditions | | Future Conditions | |
|------------|------------------|--------------|-----------------|---------------|-----------------|---------------------|--------------------|-------------------|--------------------|
| | | Beginning | End | | | Lanes | Functional Class | Lanes | Functional Class |
| C12 | Stapleton Dr | Towner | Judge Orr Rd. | B | Urban | 2 | Principal Arterial | 4 | Principal Arterial |
| N5 | Stapleton Dr | Towner Rd | Black Forest Rd | | Urban | | | 4 | Principal Arterial |
| N6 | Woodmen Hills Rd | Stapleton Dr | Raygor Rd | | Urban | | | 2 | Collector |
| N13 | Banning Lewis | Woodmen Rd | Stapleton | | Urban | | | 4 | Principal Arterial |

The MTCP identifies Woodmen Hills Road, Falcon Meadows Boulevard, and Raygor Road as collector roads, the function of which is to link local roadways to arterial roads. The Ranch Sketch Plan incorporates extensions of these roads at the classification identified in the MTCP. In place of Woodmen Hills Road connecting south and west to Raygor Road and beyond (MTCP Project N6), the Sketch Plan shows this road connecting northwest to Stapleton/Briargate.

e. County Parks Master Plan

The County Parks Master Plan shows a proposed secondary regional trail running from Woodmen Road to the south, through The Ranch property along the alignment to the eastern drainageway, ultimately connecting to the proposed primary regional trail on Arroya Lane to the north (No.8). An alignment for this regional trail is included on the Sketch Plan, as agreed with the County Parks Department.

Figure 7: Extract from the County Parks Master Plan



f. Master Plan for Mineral Extraction

The Master Plan for Mineral Extraction identifies the property as an area of Upland Deposits with sand, gravel with silt and clay, remnants of older streams deposited on topographic highs or bench like features. This type of aggregate, together with Eolian Deposits (windblown sands) cover most to eastern El Paso County. The development of this property will not materially impact the availability of this aggregate. There are no mineral estate owners on this property.

g. Water Master Plan

Section 6 of the Water Master Plan sets out goals and policies for stewarding the future use of water. Goal 6.0 requires adequate water availability for proposed development and Policy 6.07 specifically encourages the submission of a water supply plan documenting an adequate supply of water to serve a proposed development at the earliest stage of the development process, in collaboration with the water provider. The Water Master Plan encourages development patterns and higher density, mixed use developments in appropriate locations that propose to incorporate meaningful water conservation measures (Policy 6.0.8) and indicates that the County should continue to limit urban level development to those areas served by centralized utilities (Policy 6.0.11).

The Ranch is consistent with these policies of the Water Master Plan as it is within an area identified as an Expected Growth Area within Region 3 (Falcon Area) and proposes urban density in an appropriate location that can be served by centralized facilities. Water service for The Ranch will be provided by

Sterling Ranch Metropolitan District. The Sterling Ranch Service Area includes Sterling Ranch, The Retreat at TimberRidge, and The Ranch and the District has a sufficient available and contingent supply to serve the long-term needs of these proposed developments. This is addressed in the Water Resources and Wastewater Report prepared by JDS Hydro, who are the water engineers for Sterling Ranch Metropolitan District.

VISUAL ANALYSIS

The purpose of the Visual Analysis is to help define opportunities and constraints of a site and understand relationships to surrounding areas. Areas of visibility from adjacent roads, the visual content of short-range and long-range views from the site, and areas where views are blocked by natural or man-made features are important considerations in determine the focal points of a development, the location of streets and community elements, the massing of development and, ultimately, the creation of a quality development.

Appendix A to this Letter of Intent provides a graphic representation of the visual analysis with photographic context. The Ranch site is relatively flat with little undulation. This provides uninterrupted views of the Pikes Peak, Cheyenne Mountain and Rampart Range, which are evident throughout the site. The proposed alignment of Stapleton/Briargate has been adjusted from the originally intended route to create a visual corridor through the center of the development toward the front range. The road will incorporate a wider median and landscape setbacks to maintain the continuity of this view corridor. The proposed community park will provide a focal point for the development along this arterial street, which will help to maintain the open views toward the mountains.

Internal view opportunities are associated with the proposed network of trails and open space along the existing and proposed drainageways. These are interspersed by small neighborhood parks which will provide a physical and visual connectivity through the community. While the drainageways currently have minimal visual resource value, its value as active open space presents an opportunity to provide positive visual impacts within the project.

With regard to the visual relationship to the adjacent 5-acre single-family lot subdivisions, care has been taken to provide visual and physical buffers to avoid impact from development massing. A 100-foot buffer is provided along the north and south boundaries. In addition to these buffers, the proposed development will transition in density from 1-acre lots adjacent to the north and south boundaries, increasing gradually to a maximum density of 8-11.99 dwelling units per acre south of the church property and adjacent to the proposed arterial road. A 300-foot buffer is provided along the east boundary, along the existing overhead electric line easement. This is considered sufficient in itself to provide a visual transition from the adjacent subdivision, without the additional need for a 1-acre lot transition.

Open space and detention will provide visual break to the 40-acre parcel to the southwest. A buffer or density transition is not provided adjacent to the two 40-acre parcels to the west, as it is anticipated that these will redevelop for urban uses in the future as they lie between Sterling Ranch, Banning Lewis Ranch and this project, with the Stapleton/Briargate corridor bisecting them.

PROJECT JUSTIFICATION

The review criteria for approving a Sketch Plan are set out in Chapter 7.2.1(D)(1)(c) of the Land Development. The proposed Sketch Plan for The Ranch meets these criteria as follows:

1. **The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;**
As described in (6) of the Impact Identification, The Ranch Sketch Plan is in compliance with goals, objectives, and policies of the County Policy Plan, the Falcon/Peyton Small Area Plan, the Black Forest Preservation Plan, the 2040 Major Transportation Corridors Plan, the County Parks Master Plan and the Master Plan for Mineral Extraction.

2. **The proposed subdivision is in conformance with the requirements of this Code;**
The Land Development Code indicates that a Sketch Plan should address the feasibility of the division of land including review of the schematic design, ability to obtain water and sanitation, location of geologic hazards, identification of environmentally sensitive areas and wildlife habitat areas, source of required services, vehicular and pedestrian circulation, relationship to surrounding land uses, evaluation of wildfire hazards and conformance with the requirements of the Code and Master Plan. This Letter of Intent and the supporting reports demonstrates that The Ranch Sketch Plan satisfies these requirements.

3. **The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the sketch plan area;**
As detailed above, the surrounding neighborhoods comprise single-family residential and a church. The question of compatibility in this case relates to the juxtaposition of rural densities to urban densities. As previously identified, urban density development has either been approved or is proposed to the west, southwest, northeast and southeast of the site, in accordance with the recommendations of the FPSAP and BFPP. The Ranch is similarly located within an area identified in both these small area plans for future urban density development, including commercial areas. Adjacent new developments at Paint Brush Hills, Sterling Ranch, Banning Lewis Ranch and Bent Grass have densities ranging from 1.6 to 4.6 dwelling units per acre, and all include a variety of lot sizes, some level of commercial/industrial development, new school sites, parks and open space. The table below provides a comparison between these urban density developments and shows that The Ranch proposes a similar density but with less commercial development.

| | <i>Units (#du)</i> | <i>Gross Area (ac)</i> | <i>Net Residential* (ac)</i> | <i>Net Density (du/ac)</i> |
|------------------------------|--------------------|------------------------|------------------------------|----------------------------|
| <i>The Ranch</i> | 2144 | 610 | 599 | 3.6 |
| <i>Paint Brush Hills</i> | 1400 | 950 | 864 | 1.6 |
| <i>Sterling Ranch</i> | 5525 | 1440 | 1337 | 4.1 |
| <i>Bent Grass</i> | 576 | 211 | 158 | 3.6 |
| <i>Banning Lewis North**</i> | 2600 | 813 | 735 | 3.5 |

* Excludes commercial, industrial, school sites. Includes parks, open space and ROW
 ** All data for Banning Lewis Ranch North is subject to change until plans are approved.

The Ranch Sketch Plan also includes the buffers and density transitions recommended by the small area plans The proposed residential development will range in density from 1-acre lots adjacent to

the north and south boundaries, with gradual transitions in density up to 8-11.99 dwelling units per acre as a maximum, which is located adjacent to the proposed principal arterial road. The north and south boundaries also include a 100-foot buffer between the 1-acre lots and the adjacent 5-acre lots and the developer has also committed to providing a minimum 200-foot lot width for these 1-acre lots. To the east the existing 300-foot overhead electric line easement provides a substantial buffer between the existing 5-acre lots and the proposed urban residential densities. In addition, a 100-foot minimum lot width is proposed adjacent to the buffer. These buffers and transitions compare favorably with those provided by adjacent approved and proposed developments that lie within the small area plan context.

4. The water supply report provides sufficient information to identify probable compliance with the water supply standards and identifies any need for additional water supplies;

Water service will be provided by Sterling Ranch Metropolitan District, and is addressed in the Water Resources and Wastewater Report prepared by JDS Hydro. The Sterling Ranch Service Area includes Sterling Ranch, The Retreat at TimberRidge, and The Ranch and the District has a sufficient available and contingent supply to serve the long-term needs of the proposed developments within the Service Area.

5. Services are or will be available to meet the needs of the subdivision including, roads, police and fire protection, schools, recreation facilities, and utility service facilities;

All services required to support the proposed urban density residential development are or will be available. The Ranch Metropolitan District will be formed to provide bonding to fund construction of the roads, stormwater infrastructure, parks and trails and for the ongoing maintenance of those facilities that are not dedicated to the County. The Ranch Metropolitan District will enter into an Inter-Governmental Agreement with Sterling Ranch Metropolitan District for the provision of water and wastewater service. Gas service will be provided by Colorado Springs Utilities and electric service will be provided by MVEA. Fire protection services will be provided by Falcon Fire Protection District. A site for a new elementary school is included per School District 49 requirements.

6. The soil is suitable for the subdivision;

The Soils and Geology Report prepared by Entech indicates that the soils are generally suitable for development. While there are some expansive and collapsible soils, these are sporadic and can be mitigated by proper engineering design and construction techniques.

7. The geologic hazards do not prohibit the subdivision, or can be mitigated;

The Soils and Geology Report prepared by Entech identifies geologic conditions that occur on the property that could impose some constraints to proposed development and construction. The identified constraints are intermittent, with the most significant being the seasonal and potentially seasonal shallow groundwater. Much of this condition is mitigated by avoidance as it is located within the proposed open space areas. The remainder can be mitigated by regrading, appropriate foundation design and the use of perimeter drains. Other identified geologic constraints include areas of ponded water, expansive soils, artificial fill, hydrocompaction and collapsible soils. These conditions are all sporadic and can be mitigated by proper engineering design and construction techniques.

8. The subdivision will not interfere with the extraction of any known commercial mining deposit [C.R.S. §§ 34-1-302(1), et seq.];

The El Paso County Master Plan for Mineral Extraction shows Upland Deposits of sand and gravel, with silt and clay. The Soils and Geology Report prepared by Entech identifies the soils as generally consisting of Blakeland loamy sand, Columbine gravelly sandy loam, and Pring course gravelly sandy loam, all of which are considered by the Soils Conservation Service as having good potential for urban development. Research of the County Assessor's records undertaken by N.E.S. Inc. on October 9, 2018 indicated that there are no mineral estate owners on the property. Accordingly, this project will not interfere with the extraction of mineral deposits.

9. The design of the subdivision protects the natural resources or unique landforms;

The property is relatively featureless, with little undulation. The site lies outside the 500-year FEMA floodplain. Two minor drainageways traverse the site with a small stock pond in the southwest portion of the property. These drainage ways will be retained or redirected and will be preserved within open space tracts. There are six wetland areas on the property, all of which are considered to be isolated and likely to be non-jurisdictional. These wetland areas will either be removed or retained within the proposed open space/drainage tracts identified on the Sketch Plan.

The majority of the site is vegetated by native prairie grass. There are no federally threatened or endangered plant species on the property. There is the potential to improve the vegetation with the proposed noxious weed management plan. The site does not contain any critical habitat for protected or endangered species and potential wildlife habitat for other mammals and reptiles in the wetland areas will be located in the proposed open space/drainage areas. Suitable habitat for Preble's Meadow Jumping Mouse (PMJM) does not exist on the site and the property is within the area covered by the Colorado Springs block clearance letter for PMJM habitat. Further studies of nesting birds and raptors may be required if construction occurs during nesting season.

10. The proposed methods for fire protection are adequate to serve the subdivision; and

The site lies within the jurisdiction of Falcon Fire Protection District, which provided a Will Serve letter on July 31, 2018 to provide fire and emergency services to the property. The Ranch lies within District 1, which is served by Fire Station No. 1 at 7030 Old Meridian Road, approximately 2 miles to the southeast. The apparatus at Station 1 includes an engine, an AMR ambulance, a water truck, a brush truck, a utility truck, and a command vehicle. The average response time for Station 1 is 6 minutes 38 seconds.

11. The subdivision is appropriate and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints.

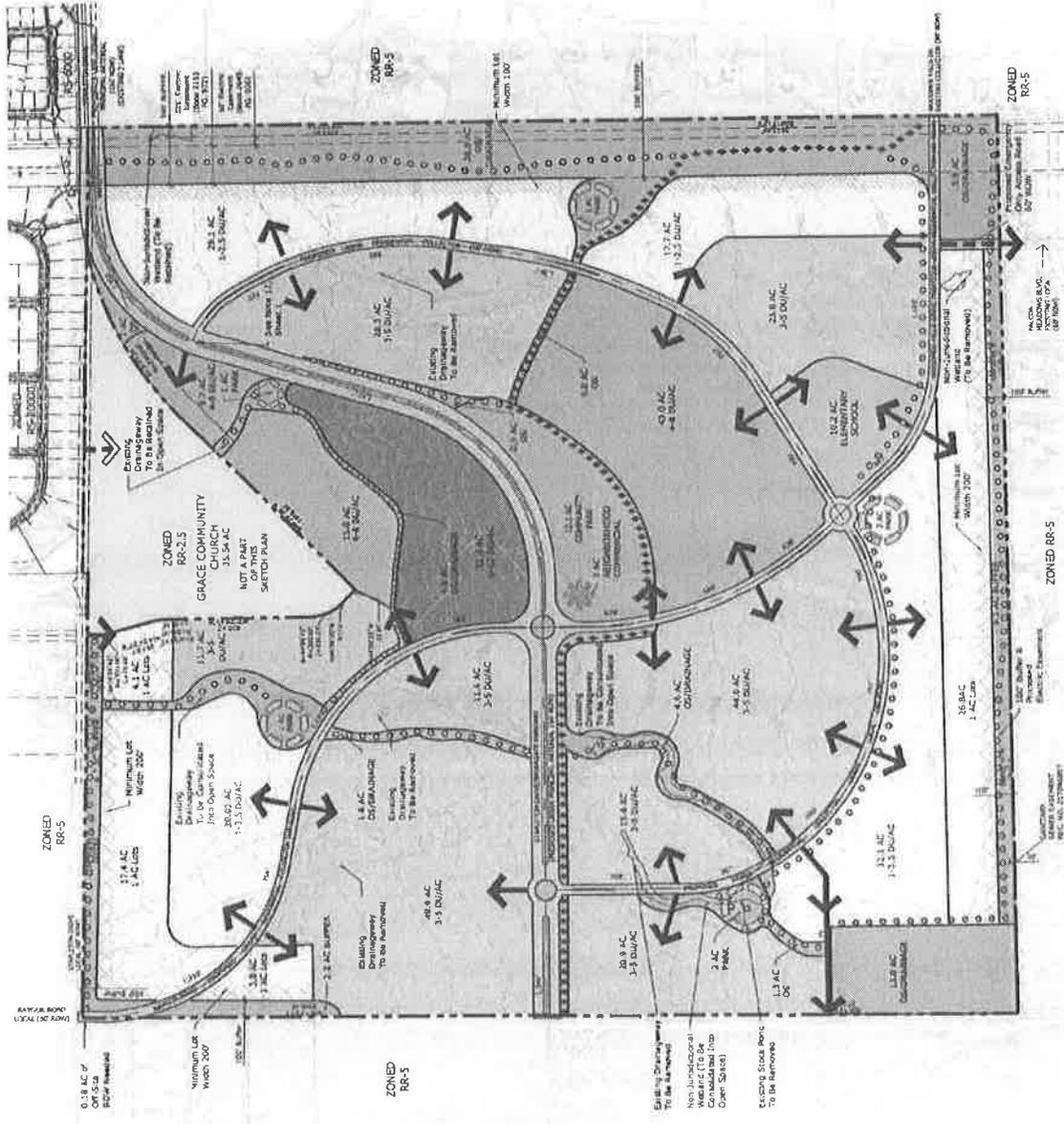
As noted above, there are few physical or environmental constraints to the development of the property and those that have been identified will be mitigated during construction. The impact identification analysis demonstrates that the site is suitable for the proposed development.

THE RANCH SKETCH PLAN

LOCATED IN SECTION 35, TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN



NES, Inc.
4935 N. Central Expressway, Suite 100
Tulsa, Oklahoma 74106
Tel: 918.437.1000
Fax: 918.437.1001
www.nesinc.com



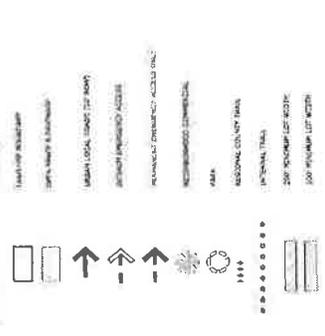
LAND USE TABLE

| Land Use | Area (AC) | Minimum No. of Units | Maximum No. of Units | Percentage Land Use (%) |
|--------------|---------------|----------------------|----------------------|-------------------------|
| Residential | 120.42 | 678 | 87 | 81.2% |
| Commercial | 2.33 | 48 | 11 | 2.0% |
| Industrial | 2.33 | 48 | 11 | 2.0% |
| Public | 91.70 | 262 | 63 | 81.1% |
| Open Space | 84.23 | 84 | 21 | 73.7% |
| Public | 1.00 | 2 | 1 | 1.0% |
| Other | 0.17 | 1 | 1 | 0.1% |
| TOTAL | 284.05 | 1083 | 114 | 100% |

THE RANCH

SKETCH PLAN

PROPERTY LINE
 1/4" = 100' (Horizontal)
 1/4" = 100' (Vertical)



ENTITLEMENT

1. ALL LOTS, DRIVEWAYS AND OTHER UTILITIES TO BE SHOWN ON THIS SKETCH PLAN SHALL BE CONSIDERED AS A CONDITION OF THE SKETCH PLAN. THE SKETCH PLAN SHALL BE APPROVED BY THE REGULATOR.



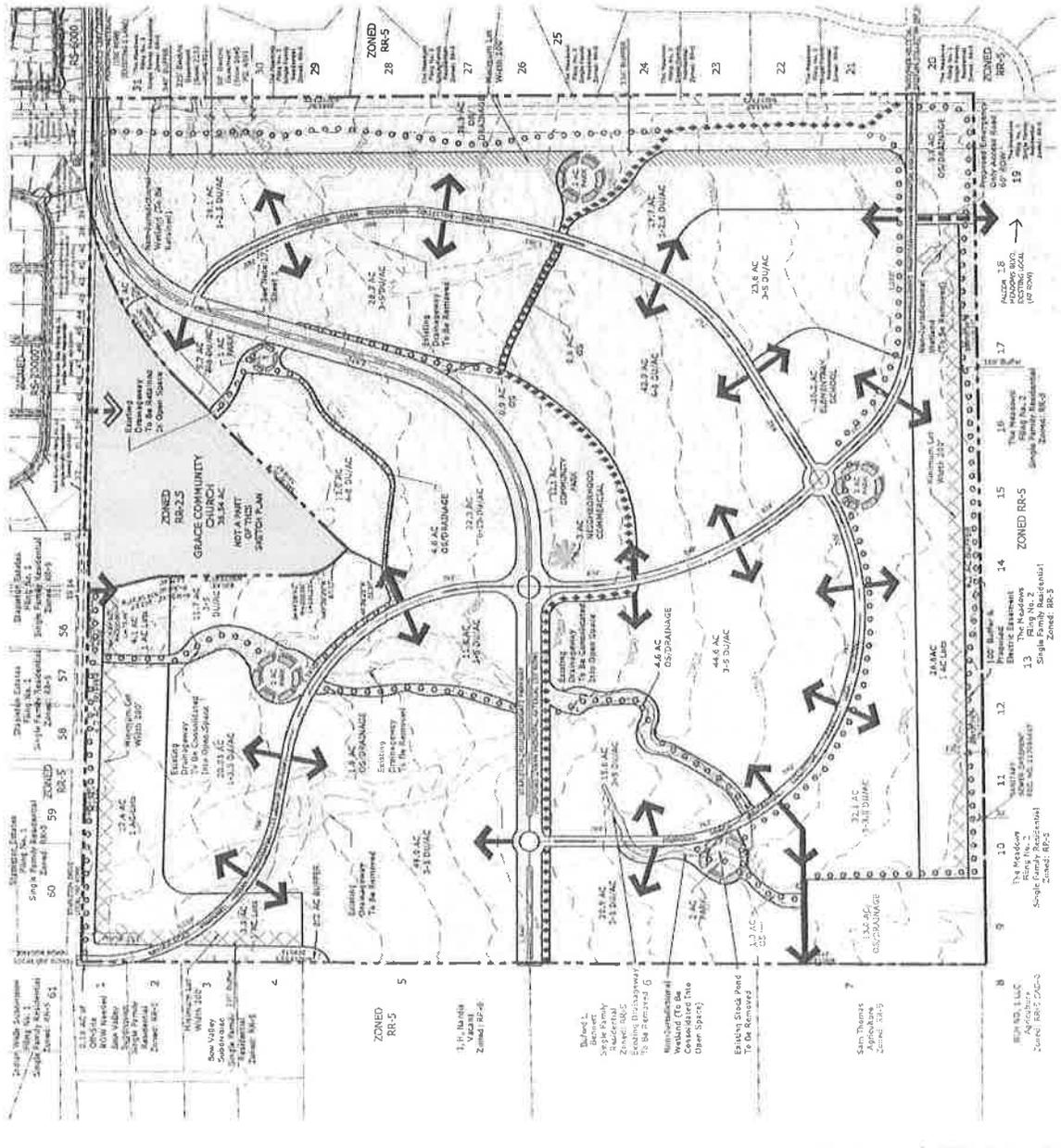
THE RANCH SKETCH PLAN
 LOCATED IN SECTION 35, TOWNSHIP 12 SOUTH,
 RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN



200 N. W. 10th St.
 Ft. Lauderdale, FL 33304
 Tel: 754-561-2000
 Fax: 754-561-2001
 www.nesinc.com

ADJACENT PROPERTY OWNERS

| NO. | ADJACENT PROPERTY OWNER | ADJACENT PROPERTY OWNER |
|-----|----------------------------------|----------------------------------|
| 1 | Sam Thoms Approaches Zoned: RR-5 | Sam Thoms Approaches Zoned: RR-5 |
| 2 | Sam Thoms Approaches Zoned: RR-5 | Sam Thoms Approaches Zoned: RR-5 |
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| 50 | Sam Thoms Approaches Zoned: RR-5 | Sam Thoms Approaches Zoned: RR-5 |



THE RANCH

SKETCH PLAN

ENTITLEMENT

ADJACENT PROPERTY OWNER

3

SKP-18-006



FIGURE 17 - 809

FALCON FIRE PROTECTION DISTRICT

Administration Office
7030 North Meridian Road
Falcon, Colorado 80831

Business Number: 719-495-4050 Business Fax: 719-495-3112



EPCDS Number: SKP186

January 18, 2019

Kari Parsons
El Paso County Development Services
2880 International Circle
Colorado Springs, CO 80910

El Paso County Development Services:

Falcon Fire Department reviewed a Sketch Plan for a proposed residential development titled **The Ranch Subdivision** consisting of potentially 2150 single family lots on 469 acres. This development will be located within the Falcon Fire Protection District.

The Falcon Fire Protection District reviewed this development sketch plan with the following comment(s).

COMMENTS:

FALCON MEADOWS BOULEVARD: Falcon Meadows Boulevard currently serving as the single access point for the Falcon Meadows Subdivision is identified as a collector road in the 2040 major transportation corridors plan. The function of which is to link local roadways to arterial roads. The Ranch letter of intent identifies Falcon Meadows Boulevard as an emergency access only. Falcon Fire Department requests that Falcon Meadows Boulevard be extended into The Ranch subdivision and be considered a permanent point of access. This would provide the required and highly recommended secondary access point for the Falcon Meadows Subdivision which was approved at the time with only one access point and plans for future secondary access to the north as that area developed. It will also serve as a more direct emergency access route from existing fire station and a future fire station site within The Ranch subdivision. The Falcon Fire Department does not believe unmaintained permanent emergency access serves The Ranch or the existing subdivision to the South and should be designed as a fully maintained access point.

Falcon Fire has met with and discussed the emergency access proposed at the north end of Falcon Meadows Boulevard. The Developers of the Ranch have indicated to the Fire District that creating a permanent access to Falcon Meadows Boulevard is not a feasible option as traffic studies find that the existing road will not support the new demand. Falcon Fire generally does not support emergency access as the long-term solution as future maintenance and usability of the access are not guaranteed. However, we believe that an emergency access at this location is better than no access option at all. Given the circumstances presented, Falcon Fire accepts an emergency access at Falcon Meadows Boulevard and asks that the County work with the developers of The Ranch to make this access as usable as possible now and into the future.
3/4/2019 TH

FIRE STATION LOCATION:

Falcon Fire District foresees a need for a future fire station location in the west central portion of The Ranch subdivision. Falcon Fire requests that the developers contact the Fire District to discuss the addition of a fire station location on future plan submittals.

The Ranch Developers understand the need for future Fire Facilities within the new Subdivision and have made notes to their plans to satisfy this future need. 3/4/2019 TH

Notes:

WIDTH: Fire apparatus access roads shall have an unobstructed width of not less than 20-feet except for approved security gates.

VERTICAL CLEARANCE: Fire apparatus access roads shall have an unobstructed vertical clearance of not less than 13-feet 6-inches.

LOADING: Fire apparatus access roads shall be designed, constructed and maintained to support the imposed loads of fire apparatus weighing at least 75,000-pounds.

SURFACE: Fire apparatus access roads shall be surfaced so as to provide all-weather driving capabilities by means of asphalt, concrete or other approved driving surfaces. Gravel roads or other alternatives may be acceptable; however, PE stamped engineered specifications for such alternatives, showing that the loading specifications and all weather surface capabilities have been met or exceeded must be submitted to the Falcon Fire Department for review.

DEAD-END ACCESS: Dead-end fire apparatus access roads in excess of 150-feet shall be provided with a turnaround meeting the requirements of the International Fire Code as locally amended and adopted.

BRIDGES AND ELEVATED SURFACES: Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge or elevated surface shall be constructed and maintained in accordance with AASHTO-Standard Specification for Highway Bridges.

GRADES: Grades for fire apparatus access roads shall be no more than 10% maximum grade.

GATES. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width shall be 20 feet or as wide as necessary to facilitate the required minimum turning radius.
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a KNOX (TM) key system installed in an approved manner. Electronically operated gates shall have a failsafe, manually operated, KNOX (TM) key override switch.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or a KNOX™ padlock.
7. Locking device specifications shall be submitted for approval by the fire code official.

WATER SUPPLY: Proposed central water system.

NO HYDRANT REVIEW: The review of the development plans does not include a review of any hydrant system at this time.

TIMING OF INSTALLATION: Fire department access roads shall be made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided.

ACCESS FOR FIREFIGHTING: Approved vehicle access for firefighting shall be provided to all construction/demolition sites. Vehicle access shall be provided to within 100-feet of temporary or permanent fire department connections (FDC). Vehicle access shall be provided by either temporary or permanent roads capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.

STREET SIGNS: Temporary or permanent street signs shall be installed at each street intersection when construction of roadways allows passage by vehicles.

###



The Ranch
Wetland Location Map
 El Paso County, Colorado



- Study Area
- Isolated Pond
- Hedged Wetland
- Sample Point

DATE: 12/18/2019
 PROJECT: THE RANCH WETLAND LOCATION MAP
 CLIENT: CORE CONSULTANTS
 ADDRESS: 1000 N. W. 10TH AVE., SUITE 100
 DENVER, CO 80202

EL PASO COUNTY



COLORADO

COMMISSIONERS:
MARK WALLER (CHAIR)
LONGINOS GONZALEZ, JR. (VICE-CHAIR)

HOLLY WILLIAMS
STAN VANDERWERF
CAMI BREMER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

Planning Commission Meeting
Tuesday, July 16, 2019
El Paso County Planning and Community Development Department
2880 International Circle, Hearing Room
Colorado Springs, Colorado 80910

REGULAR HEARING

9:00 a.m.

**PRESENT AND VOTING: BRIAN RISLEY, TOM BAILEY, JOAN LUCIA TREESE,
ALLAN CREELY, BECKY FULLER, AND TIM TROWBRIDGE**

PRESENT AND NOT VOTING: NONE

**ABSENT: JANE DILLON, GRACE BLEA-NUNEZ, PETER AURICH, AND SARAH
BRITAIN JACK**

**STAFF PRESENT: CRAIG DOSSEY, MARK GEBHART, KARI PARSONS, LEN
KENDALL, GABE SEVIGNY, JEFF RICE, GILBERT LAFORCE, BECK GRIMM, AND
EL PASO COUNTY ATTORNEY LORI SEAGO**

**OTHERS SPEAKING AT THE HEARING: JUDY VON AHLEFELDT, JEFF DREYER,
ANDREA BARLOW, KEVIN CURRY, TERRY STOKKA, MICHAEL ANDERSON,
STELLA BUCK, STEVE BENKUFSKI, GREG MARTIN, STEPHEN ZAKALUK,
LOREN MORELAND, DOUG STIMPLE**

Report Items

- 1. A. Report Items -- Planning and Community Development Department – Mr. Dossey**
 - a) The next scheduled Planning Commission meeting is for Tuesday, August 6, 2019.**



- b) **Mr. Dossey** gave an update of the Planning Commission agenda items and action taken by the Board of County Commissioners since the last Planning Commission meeting as well as a Planning and Community Development progress report of permits and projects in process.
- c) **Mr. Risley – Mr. Trowbridge** expressed interest in being on the Master Plan Advisory Committee; however, he is already on two Boards/Commissions for the County. The decision was to defer until next month. **Mr. Dossey** requested that **Mr. Bailey** be designated as the primary on the Committee. **Ms. Lucia-Treese** made the motion to appoint **Mr. Bailey**/seconded by **Ms. Fuller** as the primary member of the Master Plan Advisory Committee. **Mr. Bailey** accepted the nomination as primary. A unanimous consent was made.

B. Public Input on Items Not Listed on the Agenda

Ms. Judy Von Ahlefeldt gave an overview of her Prairie Necklace proposal. Her report is on permanent file.

2. Consent Items

A. Approval of the Minutes – July 2, 2019

The minutes were approved as presented. (6-0)

B. VR-18-014

SEVIGNY

**VACATION AND REPLAT
HUNSINGER SUBDIVISION FINAL PLAT AMENDMENT**

A request by Hunsinger Development Corporation for approval of a vacation and replat of three (3) residential lots to create two (2) additional lots, for a total of 5 residential lots. The 15.17 acre property is zoned RR-2.5 (Residential Rural) and is located approximately 0.4 miles east of the Voyager Parkway and Old Ranch Road intersection. (Parcel Nos. 62280-04-010, 62280-04-011, and 62280-04-012) (Commissioner District No. 1)

Ms. Lucia Treese – I read in the staff report that no injury will be caused and sufficiency is there for water quality, quantity, and dependability. However, on page 8, it says that there may or not be sufficiency. **Ms. Seago** – Water rights for purposes of sufficiency are based on paper water rights. It presumes the water under a piece of property and if it can be used without causing injury to other property owners. The plat note will state you have a right to use X amount of water but it does not guarantee that there is X amount of water in the aquifer. **Mr. Dossey** – That is pretty standard language. There is no guarantee of physical water. That language is on every review we do. **Mr. Trowbridge** – Since we don't often see conditions, I

assume that the requirements and conditions have been agreed upon by the applicant. **Ms. Seago** – The water review was just provided; much of these are rephrasings of water decree documents, so the applicant should be knowledgeable about what their decree states. **Mr. Sevigny** – The applicant has not had an opportunity to review it but it is based off the Water Resources Report that the state provides. **Mr. Creely** – Is it the rights to 300-year supply or actual water? **Mr. Dossey** – When we went through the Water Master Plan, that was one of the main difficulties of identifying paper rights vs. actual physical water. **Ms. Seago** – The State Engineer’s Office has numbers that they use for the estimated amount of water in a particular aquifer and approximate how much is under a piece of land and determine what can be used. It is a legal water right but not a guarantee that you can draw that amount over 300 years.

PC ACTION: LUCIA-TREESE MADE A MOTION/CREELYSECONDED TO APPROVE CONSENT ITEM #2B FOR VR-18-014 FOR A VACATION AND REPLAT FOR HUNSINGER SUBDIVISION FINAL PLAT AMENDMENT UTILIZING RESOLUTION PAGE 49, MORE PARTICULARLY DESCRIBED ON PAGE 19-048 WITH TWELVE (12) CONDITIONS, ONE (1) NOTATION, AND ONE (1) WAIVER WITH A FINDING OF WATER SUFFICIENCY FOR WATER QUALITY, QUANTITY AND DEPENDABILITY AND THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS. THE MOTION WAS APPROVED. (6-0)

REGULAR ITEMS

3. VA-19-003

KENDALL

**VARIANCE OF USE
17725 HWY 83 SECOND DWELLING**

A request by the Herbertson Family Living Trust for approval of a variance of use for a second dwelling. The 47.5 acre property is zoned RR-5 (Residential Rural) and is located on the east side of US Highway 83 approximately one-third (1/3) of a mile south of the US Highway 83 and Walden Way intersection. (Parcel No. 61000-00-369) (Commissioner District No. 1)

Mr. Kendall asked **Ms. Seago** to go over the review criteria for a variance of use.

Mr. Jeff Dreyer representing the owners gave his presentation to the Planning Commission.

Mr. Trowbridge – The prior variance is expired and you are asking for a new variance? **Mr. Dreyer** – I asked for the old variance to be removed. **Mr. Kendall** – The variance is needed to have two homes on the property.

Ms. Fuller – The current zoning would allow one home. Have you thought about dividing the property and having one home on each property? **Mr. Kendall** – The subdivision process is very similar but would create two parcels. It's a much stricter review and includes water sufficiency. **Mr. Bailey** – In all reality and from understanding, they could actually subdivide the property into nine parcels, so this is a much more restrictive condition on the property than by right than they could actually and legally do. **Mr. Kendall** – That is correct, they could go through the subdivision process and have nine 5-acre properties. **Mr. Dossey** – An important point in this a rezone that creates new zoning where the variance adds an approved use and doesn't change the zoning. The subdivision process is very costly and requires water, geology reports, etc. **Mr. Risley** – Had both the residences been occupied continuously, then we wouldn't even see this variance. **Ms. Lucia-Treese** – When did the variance of use expire? **Mr. Kendall** – The variance is abandoned because it has been vacant for more than one year.

Mr. Kendall gave his full presentation to the Planning Commission.

Mr. Risley – Are the two separate structures metered separately or on a common meter? **Mr. Dreyer** – They are separate.

Mr. Trowbridge – Why was the 35-year condition put on the variance? **Mr. Kendall** – I believe it had something to do with age of the structure.

Mr. Creely – Could you address the strict application or economic impact as an undue hardship? **Mr. Dryer** – Currently we are not renting, it's been vacant since 2016. We have zero income and it costs \$21,000 a year to maintain the property. We use the main house for missionaries on a limited basis.

Mr. Risley – Do you reside on the property? **Mr. Dreyer** – My daughter resides on the property; we live six miles away.

Ms. Fuller – Have you looked into how many lots this could be developed into based on the odd size? **Mr. Kendall** – I have not.

IN FAVOR: NONE

IN OPPOSITION: NONE

DISCUSSION:

Mr. Creely – There are times when I see a use for a variance and I don't like it, but to me it's existed for a long time and he's doing the least amount on the land that he actually could do. It seems to be harmonious to the general area. This is an easy yes vote for me.

Ms. Lucia-Treese – The fact that there are two dwellings on 47 acres seems appropriate. There would be a definite economic loss if not approved. This to me is an easy vote yes as well.

PC ACTION: BAILEY MADE A MOTION/LUCIA-TREESE SECONDED TO APPROVE REGULAR ITEM #3 FOR A VARIANCE OF USE FOR 17725 HIGHWAY 83 FOR A SECOND DWELLING UTILIZING RESOLUTION PAGE 51, MORE PARTICULARLY DESCRIBED ON PAGE 19-049 WITH ONE (1) CONDITION AND THREE (3) NOTATIONS AND THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS. THE MOTION WAS APPROVED. (6-0)

4. SKP-18-006

PARSONS

**SKETCH PLAN
THE RANCH**

A request by PRI No. 4, LLC, for approval of a sketch plan. The 610 acre property is zoned RR-2.5 (Residential Rural) and is located north of Woodmen Road, west of Meridian Road, at the end of Stapleton Road, east of Raygor Road. (Parcel Nos. 52000-00-321, 52000-00-323, and 52000-00-324) (Commissioner District No. 2)

Ms. Parsons asked **Ms. Seago** to go over the review criteria for a sketch plan and an overview of the procedures involved in a sketch plan. **Ms. Parsons** then gave a general overview of the project.

Mr. Trowbridge – Conformance is a general concept with regard to the small area plans. **Ms. Seago** – It's nearly impossible to find that a proposal conforms to all aspects of development. You are to weigh those provisions and determine if there is general conformance with those plans overall.

Ms. Andrea Barlow, NES, Inc. gave her presentation to the Planning Commission on behalf of the applicant.

Mr. Risley – Regarding the northwest border, the 100' buffer that you spoke on, does that include the Stapleton right of way? **Ms. Barlow** – It would be in addition, so it adds another 60'.

Mr. Trowbridge – I want to talk a bit about geology and that the land is generally flat. Do you know the elevation change? **Ms. Barlow** – It's very little. The low points will include our detention/drainage areas. **Mr. Moreland** – It's 2-3% change in elevation.

Ms. Parsons gave her full presentation to the Planning Commission.

Mr. Jeff Rice gave his engineering report and findings to the Planning Commission with regard to floodplain, transportation, and drainage. His report is part of **Ms. Parsons** full PowerPoint presentation.

IN FAVOR:

IN OPPOSITION:

Mr. Curry – I resigned from the Planning Commission in order to speak in opposition of this project. I am speaking for 62 home owners. The development does not appear to meet many of the criteria for approval under LDC7.2.1(D)(1)(c) for sketch plans. General conformance with the Master Plan regarding Policy 6.3.2 – Rely on small area planning process to define the sub-area specific boundaries for urban density development. It is a requirement not a recommendation that the density and transitions be met. The project lacks compatibility with regard to rural development. They propose a concert venue that is completely incompatible. The water supply report provides sufficient information to identify probably compliance with the water supply standards and identifies any need for additional water supplies. Water report shows possible compliance not probable compliance. Services are or will be available to meet the needs of the subdivision including roads, police and fire protection... Almost 5000 vehicle trips/day on Woodmen Hills. Upgrades to the Woodmen Hills current rural cross section will likely be needed. These will likely include additional pavement width, etc. Fire emergency access and protection are not in the letter of intent. The soil suitability for the subdivision requirement is not met. It does not meet your review criteria and should be denied. Or add a condition that lots should be 2.5 acres.

Mr. Bob Hawkins – The property is included in two small area plans. The water is my concern. I am a well owner on five acres. I don't care what water rights say. Water availability is questionable at best. July 7 article in Gazette has an article that you should read regarding water. We want to live in a rural area. Don't give in to big pocket developers; there is other land to consider.

Mr. John Griggs – I live on south side of Tercel. The developers will take the topsoil off the property and the land underneath will blow to our properties. We had a wet spring 5 years or so ago. The drainage comes right through our properties. Rooftops will change the runoff even more.

Mr. Steve Benkufski – I live in the Meadows. The traffic on Falcon Meadows Blvd will be very severe. It's our only way in and out. There are already backups with school busses, general traffic. Policy 6.1.3 urban density increasing will not be in conformance.

Ms. Stella Buck – We are opposed to this project because taxes will increase. We have the lack of police patrol, and traffic will be increased greatly.

Mr. Terry Stokka – stated he was representing both the Black Forest Land Use Group and the Friends of the Black Forest Preservation group include 2100 people. It violates multiple policies. 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? PUD designed to give flexibility within existing zoning but not to drastically change density. BF 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. The proposal ignores expectations and rights of surrounding residents. Zoning is a protection in the form of a regulation for individual property owners. Residents purchased property with understanding of surrounding RR-5 zoning. Residents wanted more space, less congestion, greater quiet, and more land. Banning Lewis Ranch is zoned for urban development. The Ranch proposes 2100 homes. We urge you to oppose this sketch plan.

Mr. Risley – You focused quite a bit on zoning, but I don't believe this is a zoning matter. **Ms. Parsons** – The sketch plan does not change the underlying zoning. If the sketch plan is approved, the applicants will be required to submit rezone applications such as to a PUD or straight zoning. That has not yet been determined.

Mr. Michael Anderson – I am the pastor of the church close to the property. As a congregation, we are very close to being able to support the sketch plan. The original site plan showed Stapleton Drive would extend beyond our property line. It no longer borders our property. They also believe we owe a portion of that road. We were asked for temporary easement across our property. We have not received anything more. Without that in place, we would ask that you disapprove this request.

Mr. Stephen Zakaluk –The east boundary is adjacent to Meadows Filing No. 3 as platted. It is covenant controlled by the Elkhorn Estates HOA). There is currently no connection between Terrel and Woodmen Hills. It doesn't exist. There are 24 five acre lots on Falcon Meadow. There are pedestrians, horse riders, bicyclists, and it's marginally maintained. If you approve this sketch plan,

you are allowing greater density and they will come back for further zoning to allow 2200 homes.

Ms. Von Ahelfeldt – There have been many prior site plans. In 2005 they were requesting 194 units; in 2009 it went to 1250 units. The Sand Creek Drainage study was also done at this time. The current plan says it could be between 1099 to 2144 units. I recommend a cap be put on the total number of units allowed. This site is not suitable for urban tracts. Shallow water table, high alluvial table, storm runoff, etc. make it unsuitable. A PUD should be required for a subdivision of this size and complexity. Stapleton Road should be required to connect to either Vollmer Road or Woodmen Road. Proliferation of Metro Districts supporting inappropriate urbanization in RR-5 zone is a concern. This proposal has too many dwelling units. PCD staff say that Stapleton has been addressed. It has not. Special District financial Policy encourages 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. Water resources are not compatible. Sub Area 10 of the BF plan encourages large lot clusters, open space and long views be preserved.

Mr. Greg Martin – I'd like to reiterate Mr. Curry's comments; they represent most of our concerns. Traffic safety is a major concern. We don't have enough roads to handle the development already. With the only access being on the corner of Stapleton, it will cause a huge problem. There are a lot of driveways where people back onto that road. The drainage issue will be even worse. It runs very differently just in the last 10 years.

Ms. Barlow had an opportunity for rebuttal. Urban development will occur in small clusters as a requirement. All surrounding developments cannot be considered clustered. Water supply, there is ample water availability. The water is not from the same aquifers and there is a contingency of piping water from other areas. The Water Resources Report gives all the details. A reliever route road will be developed to handle a lot of the southern traffic. The requirements for improvements will be phased with development. This is long range planning. The connection to Briargate is a priority. With regard to a fire station, we will provide a station. Geology – the report identifies some constraints. There are mitigation measures that address the drainage. It's nothing that prohibits the development. The BF representative stated that this proposal does not comply when the plan does allow buffers and urban density. Water quality and spectrum detention will be planned and reviewed by County staff. We are not asking for zoning at this point.

Mr. Risley – There was a comment made regarding multiple fire protection districts. **Ms. Barlow** – This property is entirely within the Falcon district and the chief supports the district and its facilities.

Mr. Moreland -- A temporary construction easement that was mentioned from the Church leader, that was handled by the overreaching church and it covers the property.

Mr. Doug Stimple – We didn't sell the ground to the church, the Case family did. We have attempted to mitigate any issues. We are happy to continue those dialogues and we have confidence a solution will work out. We have a good plan, and we know it has its difficulties. Major transportation corridors need to be put in place. We looked at what the appropriate buffers and transitions should be. We have a variety of lot sizes that will be available. Compatibility in my view is that you aren't degrading property, but you offer value in the home sites that may be better than what is surrounding the property. The plan is supported by both the small area plans that have some jurisdiction over this property. We can't move forward with the project until water sufficiency is established. Parks, roads, drainage are all factors that have to be worked out as the process continues.

DISCUSSION:

Ms. Lucia-Treese – It would seem to me that some of the arguments are premature. A sketch plan is a conceptual plan, a vision. When it gets to preliminary plan stage that is when we address those concerns. I think we have to keep in mind what we are looking at today and that is just a sketch plan.

Mr. Creely – I think that the sketch plan is to get a generalized view of the world. It is the first step in process and it will want to continue along that path unless something gets in its way to stop it. The definition of compatibility is subjective. I have no idea what it means here. Traffic, drainage and water are all concerns. I like the idea of transition, I don't know if this is sufficient.

Mr. Trowbridge – I'd like to extend my appreciation to the audience for their patience and for their comments. Also, thank you to **Ms. Barlow** and her presentation. I think they've done a good job in responding to the public. I don't see the compatibility though. There are some nearby urban zoned properties, but this particular property had been previously RR-5, rezoned to RR-2.5. I would be more comfortable with those lot sizes. I am not convinced that the roads have been completely addressed with regard to flow and traffic. Fire protection and drainage have its challenges. The small area plans are getting dated. They don't recognize current situations. I don't think I can support this today as it stands.

Mr. Bailey – I understand some of the concerns with regard to transportation and water, but I think those things will be worked out as they go through the process. I would suggest that we've allowed ourselves to be too focused into one square and I look at compatibility with a broader perspective. The vision we've seen today includes considerable effort to try to be as compatible as possible with the surrounding area. The plans that we are referring to such as 32 year old BF plan, that was good a long time ago, but I am a critic of it because it's out of date. This application conforms to the plan as it has or should have evolved. The Falcon/Peyton plan recognizes the potential growth probably better. The MTCP understood that this kind of development was coming and they've planned for that 4-lane road to handle the traffic. The County understands that it's the way of the future. The Master Plan process will codify that projected development. I am prepared to support it as is and that we will be able to solve some of those issues as we go.

Ms. Fuller – My understanding is that we are looking at the general concept. **Mr. Dossey** – We look at feasibility of land uses, services that are available, etc. When we get to zoning, we look at the specific details. The next phase will give more details on fire protection, roads, drainage, and central services. It sets the threshold for what the worst case scenario could be and then goes from there.

Mr. Risley – These kinds of developments are not easy. Adjacent land owners have concerns. Those concerns will be dealt with as the process continues. This is not a zoning action. Feasibility and compatibility are terms that we've thrown around today. I don't see an issue with feasibility. As far as compatibility, the applicant has done a good job of showing general compatibility in the macro scale. On a micro level, the applicant also did a good job to coordinate the density and aesthetics and created buffers and transitions that will accommodate some of those concerns. What was good for an area 30 years ago may not be what is valid today as far as the small area plans.

PC ACTION: LUCIA-TREESE MADE A MOTION/BAILEY SECONDED TO APPROVE REGULAR ITEM #4 FOR SKP-18-006 FOR A SKETCH PLAN FOR THE RANCH UTILIZING RESOLUTION PAGE 25, MORE PARTICULARLY DESCRIBED ON PAGE 19-050 WITH FIVE (5) CONDITIONS AND TWO (2) NOTATIONS AND THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS. THE MOTION WAS APPROVED. (4-2) MR. TROWBRIDGE AND MR. CREELY WERE THE NAY VOTES.

5. El Paso County Master Plan – Informational Update – No Action Needed

Information regarding the survey and/or community meetings can be located at <https://el Paso-hlplanning.hub.arcgis.com/>

NOTE: For information regarding the Agenda item the Planning Commission is considering, call the Planning and Community Development Department for information (719-520-6300). Visit our Web site at www.elpasoco.com to view the agenda and other information about El Paso County. Results of the action taken by the Planning Commission will be published following the meeting. (The name to the right of the title indicates the Project Manager/ Planner processing the request.) If the meeting goes beyond noon, the Planning Commission may take a lunch break.

SKETCH PLAN (RECOMMEND APPROVAL)

Commissioner Lucia-Treese moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. SKP- 18-006

The Ranch

WHEREAS, PRI No. 4, LLC, did file an application with the El Paso County Planning and Community Development Department for the approval of a sketch plan for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by this Commission on 7/16/2019; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the master plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission Members during the hearing, this Commission finds as follows:

1. The application was properly submitted for consideration by the Planning Commission.
2. Proper posting, publication and public notice was provided as required by law for the hearing before the Planning Commission.
3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters and issues were submitted and that all interested persons were heard at that hearing.
4. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations.
5. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.

6. The proposed subdivision is in conformance with the requirements of the Land Development Code.
7. The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the sketch plan area.
8. The water supply is, or can be, sufficient to serve the subdivision in terms of quantity, dependability and quality as determined in conformance with the standards of the Land Development Code.
9. Services are or will be available to meet the needs of the subdivision including roads, police and fire protection, schools, recreation facilities, and utility service facilities.
10. The soil is suitable for the subdivision.
11. The geologic hazards do not prohibit the subdivision, or can be mitigated.
12. The subdivision will not interfere with the extraction of any known commercial mining deposit [C.R.S. §§34-1-302(1), et seq.].
13. The design of the subdivision protects the natural resources or unique landforms.
14. The proposed methods for fire protection are adequate to serve the subdivision.
15. The subdivision is appropriate and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints.
16. For the above-stated and other reasons, the proposed Sketch Plan is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the application for a sketch plan approval for property in the unincorporated area of El Paso County as described in Exhibit A, be approved by the El Paso County Board of County Commissioners.

AND BE IT FURTHER RESOLVED that the Planning Commission recommends the following conditions and notations be placed upon this approval:

CONDITIONS

1. Additional analysis of the geological constraints and hazards shall be required with subsequent entitlement processes, including but not limited to, the preliminary plan.
2. Rezoning of the property will be required to implement the sketch plan.

3. The applicant/developer and/or property owner shall be required to participate in a fair and equitable manner in the upgrading of the surrounding roads and intersections including, but not limited to, Stapleton Drive, Meridian Road, Woodmen Hills Road, Raygor Road, Woodmen Road and Falcon Meadows Boulevard. The developer's design, construction, and financial responsibilities shall be determined with preliminary plan approval.
4. Road locations, intersections, and classifications on the sketch plan are based on the best information available at the time of reviewing the proposed sketch plan. Final determinations of all road classifications and alignments will be made at the time of preliminary plan when more detailed land use, traffic impacts and preliminary road designs are available. Minor changes to road classifications, intersections, and locations shall not require an amendment to the sketch plan or a new sketch plan.
5. The Master Development Drainage Plan (MDDP) shall be approved by the El Paso County Planning and Community Development Department prior to scheduling any subsequent preliminary plan or final plat for public hearing.

NOTATIONS

1. Applicable park, school, transportation, drainage, bridge, and traffic fees shall be paid to the El Paso County Planning and Community Development Department at the time of recording any final plats.
2. Access locations and roadway classifications are conceptual only and will be determined at the time of preliminary plan review. Final locations and classifications of roadways will be subject to more detailed land use design and subdivision review at later stages of the development review process.

AND BE IT FURTHER RESOLVED that this Resolution and recommendations be forwarded to the Board of County Commissioners of El Paso County for its consideration.

Commissioner Bailey seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows:

| | |
|---------------------------|-----|
| Commissioner Lucia-Treese | aye |
| Commissioner Bailey | aye |
| Commissioner Fuller | aye |
| Commissioner Risley | aye |
| Commissioner Creely | nay |
| Commissioner Trowbridge | nay |

The Resolution was adopted by a vote of 4 to 2 by the El Paso County Planning Commission, State of Colorado.

DATED: July 16, 2019

Brian Risley, Chair

EXHIBIT A

LEGAL DESCRIPTION: THE RANCH

A PARCEL OF LAND BEING A PORTION OF SECTION 35, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT BOTH ENDS BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "PLS 12103" IS ASSUMED TO BEAR S00°17'23"E, A DISTANCE OF 2643.90 FEET;

COMMENCING AT THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE MEADOWS FILING NO. 3 RECORDED UNDER RECEPTION NO. 200135677, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S00°17'23"E, ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35 AND THE WESTERLY BOUNDARY LINE OF SAID THE MEADOWS FILING NO. 3, A DISTANCE OF 2643.90 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 35;

THENCE S00°17'12"E, ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35 AND THE WESTERLY BOUNDARY LINE OF SAID THE MEADOWS FILING NO. 3, A DISTANCE OF 2643.60 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 35 BEING ALSO AN ANGLE POINT IN BOUNDARY OF SAID THE MEADOWS FILING NO. 3;

THENCE S89°05'09"W, ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, THE NORTHERLY BOUNDARY LINE OF SAID THE MEADOWS FILING NO. 3 AND THE NORTHERLY BOUNDARY LINE OF THE MEADOWS FILING NO. 2 RECORDED IN PLAT BOOK O-3 AT PAGE 94, A DISTANCE OF 2638.11 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 35;

THENCE S89°05'09"W, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, AND THE NORTHERLY BOUNDARY LINE OF SAID THE MEADOWS FILING NO. 2 A DISTANCE OF 2637.91 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 35;

THENCE N00°13'03"E, ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 2730.10 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 35;

THENCE N00°13'53"E, ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35 AND THE EASTERLY BOUNDARY OF BOW VALLEY SUBDIVISION RECORDED IN PLAT BOOK N-3 AT PAGE 08, A DISTANCE OF 2699.16 FEET TO A POINT ON A LINE 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35, SAID LINE BEING THE SOUTHERLY BOUNDARY LINE OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 3615 AT PAGE 387;

THENCE S89°02'35"E, ON SAID LINE 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35 AND SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 3615 AT PAGE 387, A DISTANCE OF 2245.83 FEET TO THE NORTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 205048348;

THENCE ON THE WESTERLY AND SOUTHEASTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 205048348 THE FOLLOWING (9) NINE COURSES;

1. S00°29'45"E, A DISTANCE OF 39.98 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 14°24'42", A RADIUS OF 300.00 FEET AND A DISTANCE OF 75.46 FEET TO A POINT OF TANGENT;
3. S 14°54'27"E, A DISTANCE OF 267.87 FEET TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 14°24'42", A RADIUS OF 300.00 FEET AND A DISTANCE OF 75.46 FEET TO A POINT OF TANGENT;
5. S00°29'45"E, A DISTANCE OF 820.43 FEET TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 44°09'43", A RADIUS OF 300.00 FEET AND A DISTANCE OF 231.23 FEET TO A POINT OF TANGENT;
7. S44°39'25"E, A DISTANCE OF 101.04 FEET;
8. N45°20'35"E, A DISTANCE OF 1419.92 FEET TO A POINT OF CURVE;
9. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 31°45'34", A RADIUS OF 2060.00 FEET AND A DISTANCE OF 1141.88 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35 BEING ALSO A POINT ON THE SOUTHERLY BOUNDARY LINE OF PAINT BRUSH HILLS FILING NO. 11 RECORDED UNDER RECEPTION NO. 204080282;

THENCE S89°02'11"E, ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, THE SOUTHERLY BOUNDARY LINE OF SAID PAINT BRUSH HILLS FILING NO. 11 AND THE SOUTHERLY BOUNDARY LINE OF PAINT BRUSH HILLS FILING NO. 10 RECORDED UNDER RECEPTION NO. 203174940, A DISTANCE OF 729.82 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 610.475 ACRES

RESOLUTION NO. 19-

BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO

SKETCH PLAN FOR THE RANCH (SKP-18-006)

WHEREAS, PRI No. 4, LLC (Classic Homes), did file an application with the El Paso County Planning and Community Development Department, for the approval of a sketch plan for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on July 16, 2019, upon which date the Planning Commission did by formal resolution recommend approval of the subject sketch plan; and

WHEREAS, a public hearing was held by this Board on August 27, 2019; and

WHEREAS, based on the evidence, testimony, exhibits, study of the master plan for the unincorporated area of the County, recommendations of the El Paso County Planning Commission, comments of the El Paso County Planning and Community Development Department, comments of public officials and agencies, and comments from all interested persons, this Board finds as follows:

1. The application was properly submitted for consideration by the Board of County Commissioners.
2. Proper posting, publication, and public notice was provided as required by law for the hearings before the Planning Commission and Board of County Commissioners.
3. The hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, that all pertinent facts, matters, and issues were submitted and that all interested persons were heard at that hearing.
4. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations.
5. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.

6. The proposed subdivision is in conformance with the requirements of the Land Development Code.
7. The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the sketch plan area.
8. The water supply is, or can be, sufficient to serve the subdivision in terms of quantity, dependability and quality as determined in conformance with the standards of the Land Development Code.
9. Services are or will be available to meet the needs of the subdivision including roads, police and fire protection, schools, recreation facilities, and utility service facilities.
10. The soil is suitable for the subdivision.
11. Geologic hazards do not prohibit the subdivision, or can be mitigated.
12. The subdivision will not interfere with the extraction of any known commercial mining deposit [C.R.S. §§34-1-302(1), et seq.].
13. The design of the subdivision protects the natural resources or unique landforms.
14. The proposed methods for fire protection are adequate to serve the subdivision.
15. The subdivision is appropriate and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints.
16. For the above-stated and other reasons, the proposed sketch plan is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El Paso County, Colorado, hereby approves the sketch plan as submitted by PRI No. 4, LLC, for property in the unincorporated area of El Paso County as described in Exhibit A.

BE IT FURTHER RESOLVED the following conditions and notations shall be placed upon this approval:

CONDITIONS

1. Additional analysis of the geological constraints and hazards shall be required with subsequent entitlement processes, including but not limited to, the preliminary plan.
2. Rezoning of the property will be required to implement the sketch plan.
3. The applicant/developer and/or property owner shall be required to participate in a fair and equitable manner in the upgrading of the surrounding roads and intersections including, but not limited to, Stapleton Drive, Meridian Road, Woodmen Hills Road, Raygor Road, Woodmen Road and Falcon Meadows Boulevard. The developer's design, construction, and financial responsibilities shall be determined with preliminary plan approval.
4. Road locations, intersections, and classifications on the sketch plan are based on the best information available at the time of reviewing the proposed sketch plan. Final determinations of all road classifications and alignments will be made at the time of preliminary plan when more detailed land use, traffic impacts and preliminary road designs are available. Minor changes to road classifications, intersections, and locations shall not require an amendment to the sketch plan or a new sketch plan.
5. The Master Development Drainage Plan (MDDP) shall be approved by the El Paso County Planning and Community Development Department prior to scheduling any subsequent preliminary plan or final plat for public hearing.

NOTATIONS

1. Applicable park, school, transportation, drainage, bridge, and traffic fees shall be paid to the El Paso County Planning and Community Development Department at the time of recording any final plats.
2. Access locations and roadway classifications are conceptual only and will be determined at the time of preliminary plan review. Final locations and classifications of roadways will be subject to more detailed land use design and subdivision review at later stages of the development review process.

AND BE IT FURTHER RESOLVED the record and recommendations of the El Paso County Planning Commission be adopted, except as otherwise modified herein.

DONE THIS 27th day of August, 2019, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____
Chair

By: _____
County Clerk & Recorder

EXHIBIT A

LEGAL DESCRIPTION: THE RANCH

A PARCEL OF LAND BEING A PORTION OF SECTION 35, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT BOTH ENDS BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "PLS 12103" IS ASSUMED TO BEAR S00°17'23"E, A DISTANCE OF 2643.90 FEET;

COMMENCING AT THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE MEADOWS FILING NO. 3 RECORDED UNDER RECEPTION NO. 200135677, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S00°17'23"E, ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35 AND THE WESTERLY BOUNDARY LINE OF SAID THE MEADOWS FILING NO. 3, A DISTANCE OF 2643.90 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 35;

THENCE S00°17'12"E, ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35 AND THE WESTERLY BOUNDARY LINE OF SAID THE MEADOWS FILING NO. 3, A DISTANCE OF 2643.60 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 35 BEING ALSO AN ANGLE POINT IN BOUNDARY OF SAID THE MEADOWS FILING NO. 3;

THENCE S89°05'09"W, ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, THE NORTHERLY BOUNDARY LINE OF SAID THE MEADOWS FILING NO. 3 AND THE NORTHERLY BOUNDARY LINE OF THE MEADOWS FILING NO. 2 RECORDED IN PLAT BOOK O-3 AT PAGE 94, A DISTANCE OF 2638.11 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 35;

THENCE S89°05'09"W, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, AND THE NORTHERLY BOUNDARY LINE OF SAID THE MEADOWS FILING NO. 2 A DISTANCE OF 2637.91 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 35;

THENCE N00°13'03"E, ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 2730.10 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 35;

THENCE N00°13'53"E, ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35 AND THE EASTERLY BOUNDARY OF BOW VALLEY

SUBDIVISION RECORDED IN PLAT BOOK N-3 AT PAGE 08, A DISTANCE OF 2699.16 FEET TO A POINT ON A LINE 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35, SAID LINE BEING THE SOUTHERLY BOUNDARY LINE OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 3615 AT PAGE 387;

THENCE S89°02'35"E, ON SAID LINE 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35 AND SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 3615 AT PAGE 387, A DISTANCE OF 2245.83 FEET TO THE NORTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 205048348;

THENCE ON THE WESTERLY AND SOUTHEASTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 205048348 THE FOLLOWING (9) NINE COURSES;

1. S00°29'45"E, A DISTANCE OF 39.98 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 14°24'42", A RADIUS OF 300.00 FEET AND A DISTANCE OF 75.46 FEET TO A POINT OF TANGENT;
3. S 14°54'27"E, A DISTANCE OF 267.87 FEET TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 14°24'42", A RADIUS OF 300.00 FEET AND A DISTANCE OF 75.46 FEET TO A POINT OF TANGENT;
5. S00°29'45"E, A DISTANCE OF 820.43 FEET TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 44°09'43", A RADIUS OF 300.00 FEET AND A DISTANCE OF 231.23 FEET TO A POINT OF TANGENT;
7. S44°39'25"E, A DISTANCE OF 101.04 FEET;
8. N45°20'35"E, A DISTANCE OF 1419.92 FEET TO A POINT OF CURVE;
9. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 31°45'34", A RADIUS OF 2060.00 FEET AND A DISTANCE OF 1141.88 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35 BEING ALSO A POINT ON THE SOUTHERLY BOUNDARY LINE OF PAINT BRUSH HILLS FILING NO. 11 RECORDED UNDER RECEPTION NO. 204080282;

THENCE S89°02'11"E, ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, THE SOUTHERLY BOUNDARY LINE OF SAID PAINT BRUSH HILLS FILING NO. 11 AND THE SOUTHERLY BOUNDARY LINE OF PAINT BRUSH HILLS FILING NO. 10 RECORDED UNDER RECEPTION NO. 203174940, A DISTANCE OF 729.82 FEET TO THE POINT OF BEGINNING.

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