

The Ranch Sketch Plan

The Ranch Sketch Plan Review

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THE RANCH SKETCH PLAN

LETTER OF INTENT

DECEMBER 2018

PROPERTY OWNER	APPLICANT:	CONSULTANT:
PRI #4, LLC 6385 Corporate Drive, Ste 200 Colorado Springs, CO 80919	Classic Homes 6385 Corporate Drive, Ste 200 Colorado Springs, CO 80919	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 2,100 residential units at varying densities, a 15-acre community park and smaller neighborhood parks connected by a network of trails and open space on the 610-acre property

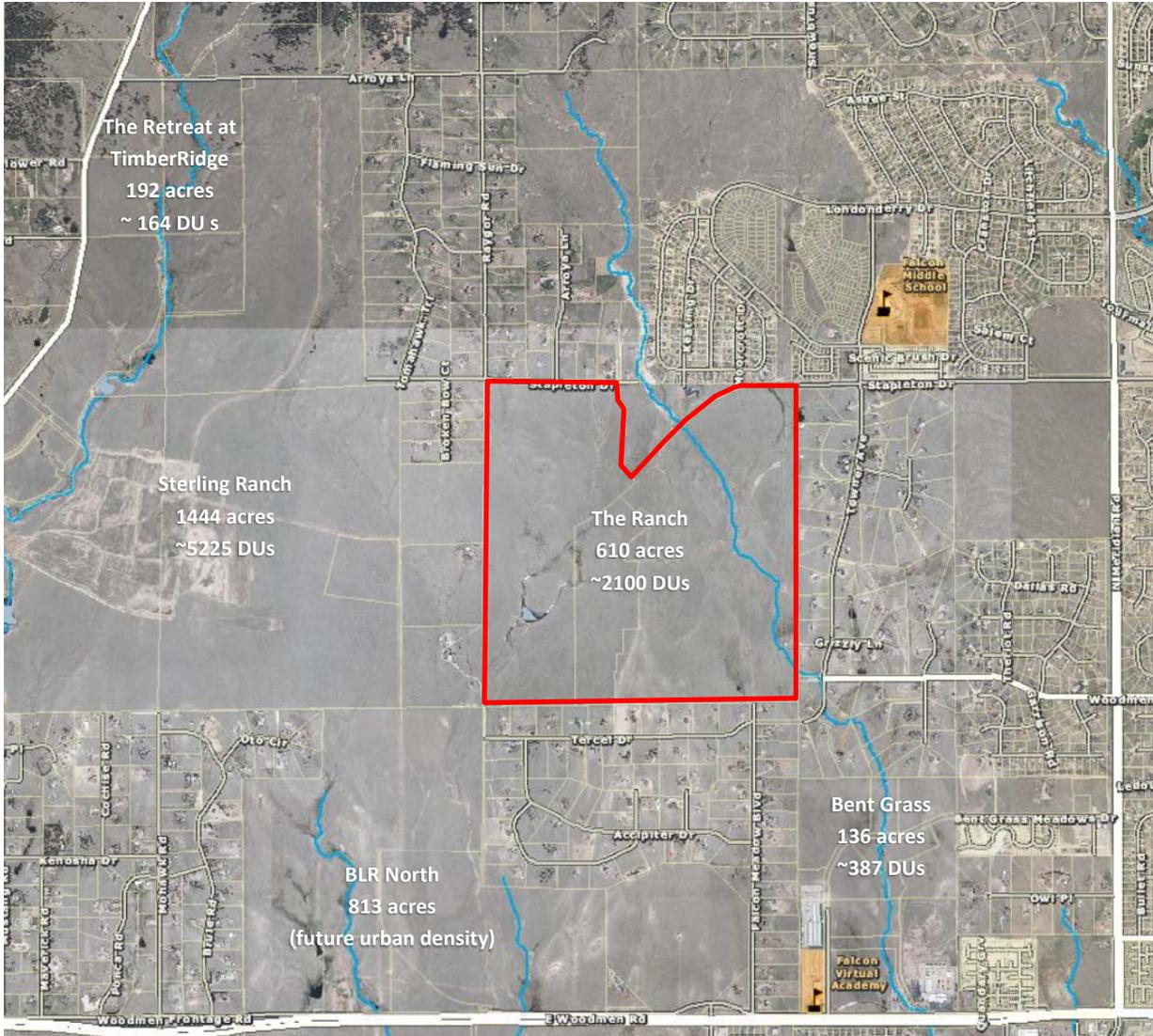
SUPPORTING DOCUMENTS

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. Two minor drainageways traverse the site in a north to southeast and north to southwest direction. There is a small stock pond in the southwest portion of the property. Other than this the property is relatively featureless, with little undulation. A power transmission line runs along the eastern boundary of the property.

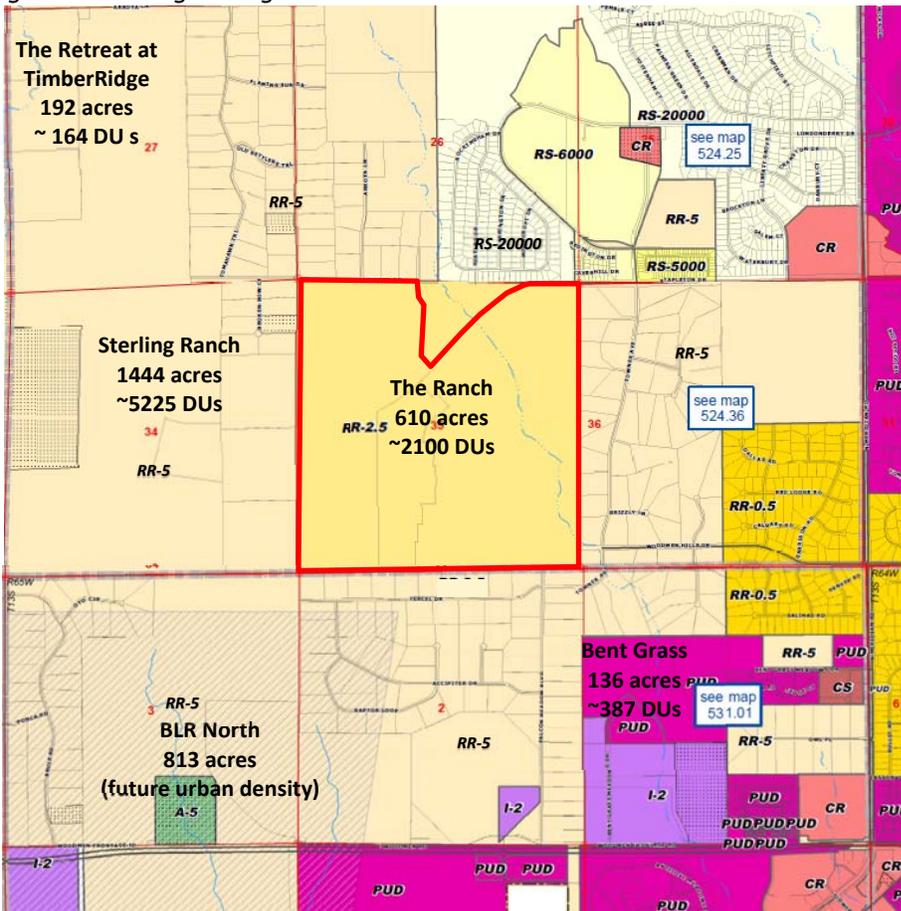
The surrounding neighborhoods comprise the 5-acre single-family lot subdivisions of The Meadows to the south, The Meadows and Elkhorn Estates to the east and Stapleton Estates and Bow Valley to the northwest. To the north is the church property and to the north and northeast is the Paint Brush Hills 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, 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.

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	Acres (AC)	Minimum No. of units	Maximum No. of units	Percentage Land Use (%)
Residential				
1 DU/AC	52.4	N/A	52	8.58%
1-3.49 DU/AC	89.8	90	313	14.71%
3.5-4.99 DU/AC	194.5	681	971	31.86%
5-7.99 DU/AC	77.7	389	621	12.73%
8-11.99 DU/AC	18.5	148	222	3.03%
Park	24			3.93%
Buffer	16.4			2.69%
Open Space/Drainage	73.5			12.04%
School	14.5			2.37%
ROW	49.2			8.06%
TOTAL	610.5	1307	2179	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 2,179 units. 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 and the developer has chosen to cap the density at a maximum of 2,100 units.

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. The north and south boundaries also include a 100-foot buffer between the 1-acre lots and the adjacent 5-acre lots, totaling 16.4 acres. To the east, the existing electric line provides an approximate 330-foot open space buffer between the existing 5-acre lots and the proposed urban residential densities.

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 northern boundary. A 25-foot trail easement will be provided to the County with the Final Plats.

In addition to the 73-acres of open space, 24 acres of formal parks are proposed. A large, 15-acre park is identified as the central focal point of the community, adjacent to Briargate Parkway. This will be linked by open space and trails to a number of smaller neighborhood parks throughout The Ranch community.

The neighborhood commercial element will be part of the 15-acre community park. The precise acreage and 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 specified by 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 Briargate Parkway through the property, which will ultimately serve as the main access to the development. The required right-of-way for a principal 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 Briargate Parkway 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 Briargate Parkway 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. 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 Briargate Parkway.

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 and detention into the open space and trail system. The drainage alignments will be defined in future Preliminary Plans/Final Plats.

Water & Wastewater

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.

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 Road, which will eventually become an extension of Briargate Parkway 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. It is also proposed to utilize access through the adjacent Church property to Grace Church View to provide a temporary emergency access, 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.

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 Briargate Parkway 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/center 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 Briargate Parkway 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. 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 into the open space and trail system. 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. The identified wetland areas are largely 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:

- 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 and the relevant small area plans. The Ranch Sketch Plan area straddles the Falcon/Peyton Small Area Plan and the Black Forest Preservation Plan. The Master Plan also includes the 2040 Major Transportation Corridors Plan, the County Parks Master Plan and the Master Plan for Mineral Extraction.

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.

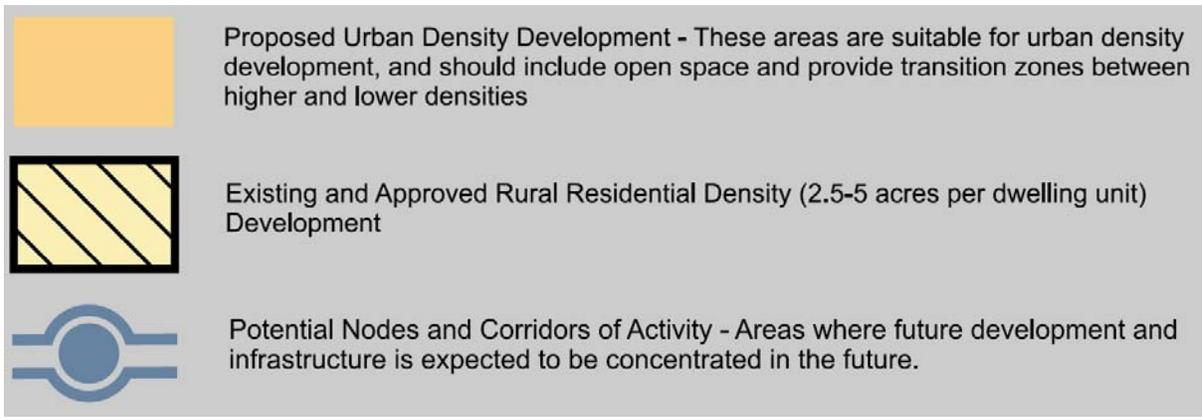
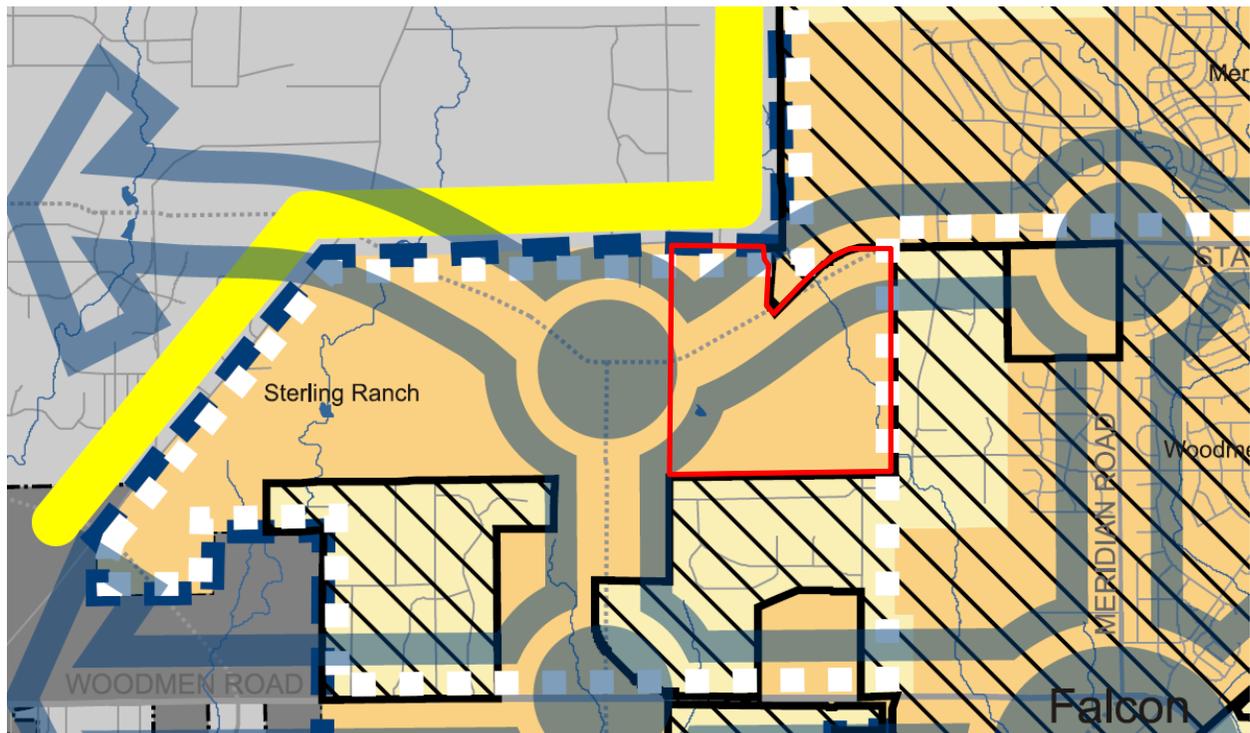
The Ranch Sketch Plan is adjacent to developed or developing areas of the County that can support urban density development and where the necessary urban-level supporting services can be provided. The Sketch Plan provides buffers and transitions between areas of varying density both within the project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

The eastern part of The Ranch is located within the FPSAP, in an area identified as 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 Road are expected to be improved and provide good access to the future development.

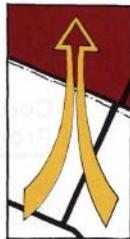
Figure 4: Extracts from the Falcon/Peyton Small Area Plan Recommendations Map



The proposed Sketch Plan focuses the urban density along the future Briargate Parkway corridor and transitions to lower density on the perimeter of the site. The proposed 330-foot open space buffer alongside the existing 5-acre lots 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 residential lots than the RS-5000 and RS-6000 zoning in Paint Brush Hills to the north of Stapleton Road.

c. **Black Forest Preservation Plan (BFPP)**

Figure 5: Extracts from the Black Forest Preservation Plan



Balanced mix of urban density uses phased from south to north.



Provide adequate buffer around existing low density residential development.

The western part 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 Briargate Parkway via the Stapleton Road alignment to Meridian Road. The Sketch Plan is proposing to locate this principal arterial through the middle of the project, rather than along the northern boundary as originally planned. The BFPP recognizes that this new major transportation corridor will result in the urbanization of this area but identifies the need for a low-density residential buffer originating ¼ mile north of the corridor alignment and adequate buffering around existing low-density development.

Appendix A to this Letter of Intent provides a comparison between the approved Sterling Ranch Sketch Plan to the east, which is also in Area 10 of the BFPP, and The Ranch Sketch Plan in order to assess the comparative density transitions and buffers. The approved Sterling Ranch Sketch Plan

proposes a 50-foot buffer along the southern boundary that borders existing 5-acre lots, with a density of 2 dwelling units per acre adjacent. In comparison, The Ranch Sketch Plan shows a greater 100-foot buffer and lower 1-acre lot density along south boundary.

The Sterling Ranch Sketch Plan provides a transition to lower density residential north of the proposed alignment of Briargate Parkway, with 2 dwelling units per acre where it aligns with the northern boundary of The Ranch. In comparison, The Ranch Sketch Plan proposes 1-acre lots along the north boundary, at the equivalent distance north of the Briargate Parkway alignment. A 100-foot buffer is proposed between the 1-acre lots and the existing rural residential lots. This combination of buffer and density provides an equivalent transition to that provided on the approved Sterling Ranch Sketch Plan, which proposes a 200 to 250-foot buffer adjacent to the 2 dwelling units per acre.

Open space and detention will also buffer 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 Briargate Parkway corridor bisecting them.

d. 2040 Major Transportation Corridor Plan

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 Ranch Sketch Plan incorporates extensions of these roads at the classification identified in the MTCP.

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.

Figure 6: 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 of 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.

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 determining 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 B 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 Briargate Parkway 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 landscaped 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 Briargate Parkway 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 comprises primarily 5-acre single-family lot subdivisions, with a church to the north and smaller 5,000-6,000 square foot lots and 20,000 sf lots in the Paint Brush Hills subdivision to the north. 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.

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 south of the church property. The north and south boundaries also include a 100-foot buffer between the 1-acre lots and the adjacent 5-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.

Open space and detention will also buffer the 40-acre parcel to the southwest. A buffer 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 Briargate Parkway corridor bisecting them.

Urban density development has either been approved or is proposed to the west, southwest and southeast of the site. The Ranch is located within an area identified on the FPSAP for proposed

urban density development, and the provided buffers and transitions are consistent with the BFPP. The comparison provided above to the approved Sterling Ranch Sketch Plan demonstrates that the buffers and density transitions proposed at The Ranch are equivalent or greater than those approved at Sterling Ranch.

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. New roads are to be built in accordance with the 2040 Major Transportation Corridors Plan, and the need for roadway and intersection improvements is addressed in the Master Traffic Study. 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. The Sketch Plan includes recreation facilities to serve the new residents. Utility services are available: water and wastewater will be provided by Sterling Ranch Metro District; gas service will be provided by Colorado Springs Utilities; and electric service will be provided by MVEA.

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 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.

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. 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 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. The identified wetland areas are largely 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. 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.

LAND USE LEGEND:

44 AC. RESIDENTIAL: 0.2 DU/AC,	9 D.U.
33 AC. RESIDENTIAL: 0.4 DU/AC,	13 D.U.
35 AC. RESIDENTIAL: 1 DU/AC,	35 D.U.
163 AC. RESIDENTIAL: 2 DU/AC,	272 D.U.
657 AC. RESIDENTIAL: 3-5 DU/AC,	2,366 D.U.
19 AC. RESIDENTIAL: 5-8 DU/AC,	140 D.U.
257 AC. RESIDENTIAL: 5-8 DU/AC ACTIVE ADULT,	1,325 D.U.
32 AC. RESIDENTIAL: 8-12 DU/AC,	320 D.U.
40 AC. RESIDENTIAL: 12-20 DU/AC,	691 D.U.
50 AC. COMMERCIAL	
57 AC. ELEMENTARY / K-8 SCHOOL	
18 AC. NEIGHBORHOOD PARK	
30 AC. COMMUNITY PARK	
57 AC. OPEN SPACE / PARK / GREENWAY	
43 AC. OPEN SPACE / BUFFER	
9 AC. UTILITY PARCEL	
TOTAL: 1,444 AC.	TOTAL: 5,225 D.U. Max

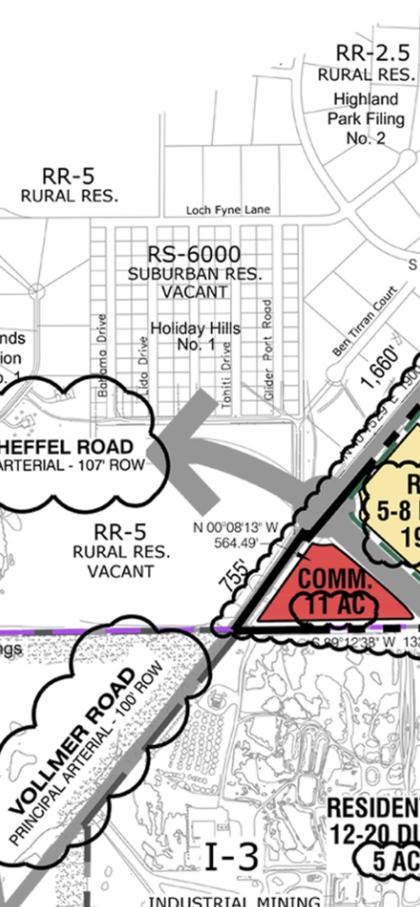
SYMBOL LEGEND:

- ROAD
- FULL MOVEMENT ACCESS POINT
- 100-YEAR FLOODPLAIN
- TRAIL
- BUFFER / OS TRAIL CORRIDOR / EASEMENT
- NEIGHBORHOOD PARK
- ACCESS SPACING (FEET)

Banning Lewis Ranch
 This sketch plan amendment (minor) for (Storing Ranch) was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the day of _____, 20____, subject to any notes or conditions specified herein. All previous Conditions of Approval and Notations apply.
 Planning and Community Development Director



NORTH



Overall Development Dwelling Unit Table

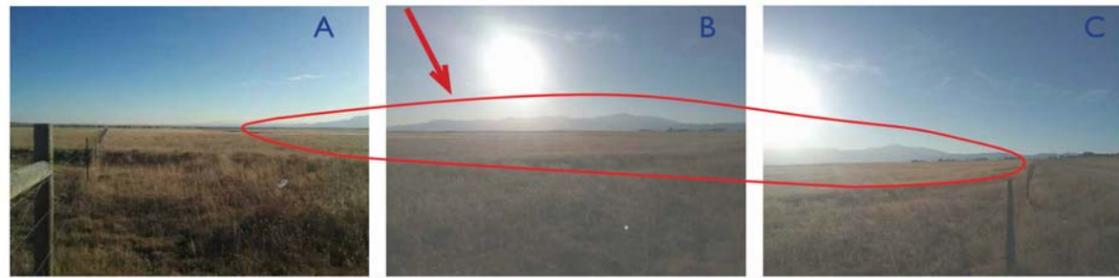
LAND USE	ACRES	DWELLING UNITS
RESIDENTIAL	1,444	5,225
COMMERCIAL	14	0
SCHOOL	57	0
PARK	18	0
OPEN SPACE	100	0
ROW	47	0
TOTAL	1,686	5,225

LAND USE TABLE

Legend	Land Use	Acres (AC)	Minimum No. of units	Maximum No. of units
	Residential			
	1 DU/AC	49.1	N/A	52
	1-3.49 DU/AC	50.7	51	152
	3.5-4.99 DU/AC	217.7	653	1086
	5-7.99 DU/AC	93.8	469	749
	8-11.99 DU/AC	18.5	148	222
	Park	24		
	Buffer	15.8		
	Open Space/Drainage	79.4		
	School	14.5		
	ROW	46.97		
	TOTAL	610.47	1321	2261

Density Cap = 2,100 Dwelling Units

VIEWSHED 1



VIEWSHED 2



VIEWSHED 3



VIEWSHED 4

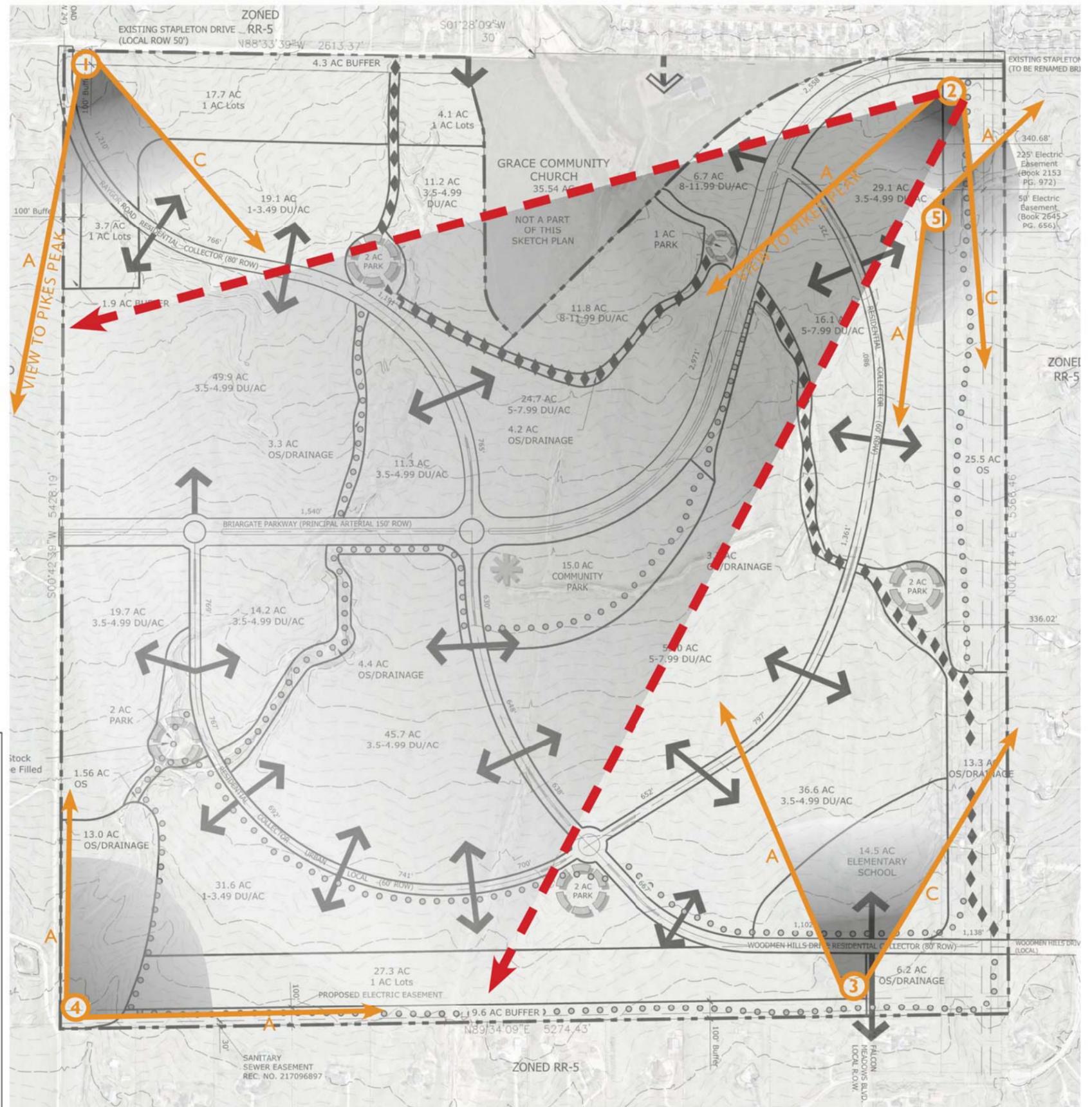


VIEWSHED 5



Legend

- Viewshed
- Pikes Peak Viewshed
- View Direction
- Property Line
- Land Use Boundary
- Open Space (OS) & Drainage
- Urban Local Roads (50' ROW)
- Interim Emergency Access
- Neighborhood Commercial/Community Facility
- Park
- Regional County Trail
- Internal Trail



The Ranch Visual Analysis

12-18-18



APPENDIX B

