

## Letter of Intent

### Final Plat of Silverado Ranch Filing No. 2

Owner/Applicants: Silverado Ranch Inc. (Stan Searle and Gary Lake)

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Property Address: No address

Parcel Number: 351600001

Current Zoning and Acreage: PUD/48.9 acres in SRF2

**Background:** Silverado Ranch is a rural equestrian-oriented PUD of 64 2.5-acre minimum lots southeast of Schriever AFB, bordered on the north by Drennan Road and on the west by Peyton Highway. The PUD zoning and Preliminary Plan were approved in 2008. The Final Plat for Filing No.1 (10 lots) was approved in 2018 and is approximately 50 % built out.

#### Specific Requests

##### 1. Approval of a Final Plat for SRF2 of Silverado Ranch.

Silverado Ranch SRF2 (SRF2) will add 15 lots to the east of the 10 lots in Filing 1. Silverado Hill View, the existing main subdivision road, will be extended to the east to provide access to the 15 new lots. The current temporary cul-de-sac will be relocated to the end of the extended road. Roads will be private and maintained by the HOA. A Deviation is requested for the temporary cul-de-sac for the maximum length of cul-de-sac.

SRF2 road and lot layout is very similar to the approved PUD. SRF2 will be almost entirely surrounded by open space that was included in Filing 1. This open space includes a buffer on the north from Drennan Road ranging between 60-110' and a wider buffer from existing homes on the east. Trails will be constructed on various portions of the open space. The only Tract proposed is for the private roads. Lots 10 and 11 will be located partially within an existing detention pond. The average gross lot size in SRF2 is 2.98 acres (see table on following page). Twelve of the lots have over 200 feet of street frontage and 3 lots are flag lots with 30+ feet of street frontage.

##### 2. Relief from PUD Preliminary Plan Note relating to two accesses

The original PUD in 2007 contained the following note (highlighting added):

NO PHASE WILL BE DEVELOPED WITH MORE THAN TEN LOTS WITHOUT A SECOND ACCESS. THE PLANNING DIRECTOR OR THEIR REPRESENTATIVE MAY APPROVE A MODIFICATION TO THIS PHASING PLAN IF MARKET DEMANDS VARY OR ENGINEERING SITUATIONS VARY FROM WHAT IS KNOWN TODAY.

This PUD note includes a provision that this requirement can be modified by the Planning Director “or their representative”. The applicant requests this modification to the phasing plan for SRF2. The current EPC Land Use Code allows for 25 lots on a single access road as shown below:

#### **8.4.4 D**

##### **(1) Maximum Number of Lots on Dead-End Road**

The maximum number of lots fronting and taking access from a dead-end road is 25.

Thus, “engineering situations vary from what is known today” (today meaning 2007 per the note). A second access will be constructed during the next phase of Silverado Ranch.

### **3. Deviation for Road Surface**

Crushed asphalt road surfacing for the entire subdivision was requested via a Waiver along with the application for a Filing 1 Plat Amendment. It was the applicant’s understanding that this was approved. Through a discussion with staff, we now understand that it was not approved, and we are now required to apply for a Deviation. This Deviation Request has been submitted.

#### **Justification for the Requests:**

##### **1. Approval of a Final Plat for SRF2 of Silverado Ranch.**

SRF2 is simply a continuation of the approved Silverado Ranch PUD which is being constructed in phases based on market demand. The SRF2 site plan and lot layout is entirely consistent with the approved PUD. Roads and utilities will be extended to the east from Filing 1. Roads, utilities and drainage improvements will be constructed to EPC standards. A Deviation is requested for maximum length of temporary cul-de-sac. All submittal requirements for the subdivision have been submitted. SRF2 contains no constraints, hazards, and potentially sensitive natural or physical features (e.g., wetlands, protected species habitat, floodplain, geological, etc.). As discussed below, SRF2 complies with the criteria for a final plat.

##### **2. PUD Note Modification**

The current EPC Land Use Code allows for 25 lots on a single access road as shown below:

#### **8.4.4 D**

##### **(1) Maximum Number of Lots on Dead-End Road**

The maximum number of lots fronting and taking access from a dead-end road is 25.

Thus, “engineering situations vary from what is known today” (today meaning 2007 per the note). A second access will be constructed during the next phase of Silverado Ranch.

#### **Other Required LOI Items:**

- A Traffic Impact Study has been prepared and submitted.
- County Road Impact Fee will not apply as SRF2 has private roads.
- All proposed subdivision improvements will be privately owned and maintained by the HOA, including the roads.
- A Deviation is requested for length of the temporary cul-de-sac and Crushed Asphalt road surfacing.
- Current owners in Filing 1 have been made aware of the proposed SRF2. No other community outreach efforts have been made or are necessary.

### Silverado Ranch SRF2 Areas

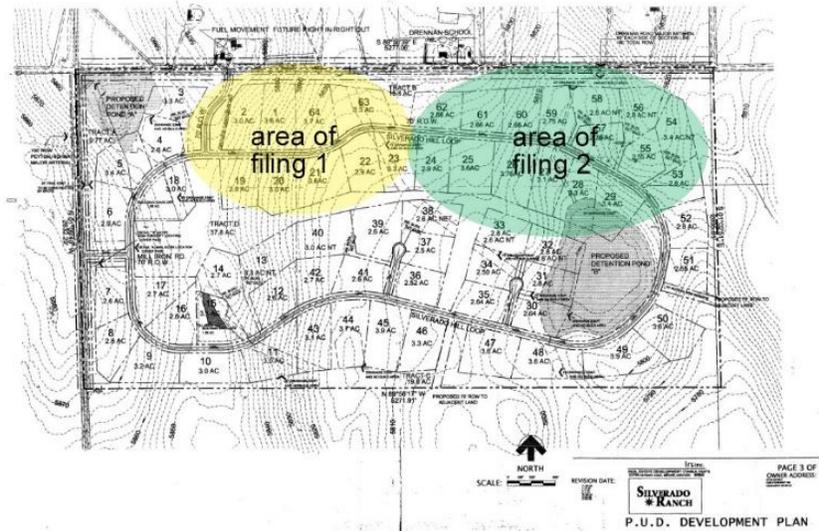
Lot #	Gross Lot Area In Acres	Comment
1.	2.60	Existing temp turnaround easement to be vacated
2.	2.62	
3.	2.65	
4.	2.65	
5.	2.72	
6.	2.76	
7.	2.78	
8.	2.69	
9.	3.81	
10.	3.13	No-build drainage area for the detention pond on south portion of lot
11.	3.66	No-build drainage area for the detention pond on south portion of lot
12.	3.19	
13.	3.84	
14.	3.68	
15.	2.91	
<b>Lot Total</b>	<b>45.67</b>	
<b>Tract A</b>	<b>3.27</b>	Tract A is the private road: Silverado Hill View
<b>Total Subdivision Acreage</b>	<b>48.94</b>	
<b>Lot Size Average</b>	<b>3.04</b>	

Note: the proposed temporary turnaround easement is not located within plat boundaries.

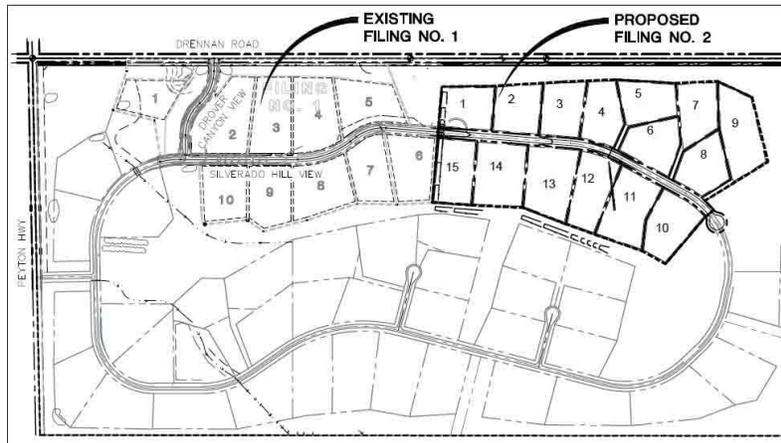
#### Compliance with Criteria of Approval For Final Plat

- **The Subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.** *SRF2 is the second filing of an approved PUD that was found to be in general conformance with the goals, objectives, and policies of the Master Plan in effect at the time of approval of the PUD.*
  
- **The subdivision is in substantial conformance with the approved preliminary plan;** *As shown below, the SRF2 Final Plat is entirely consistent and in substantial conformance with the approved Preliminary Plan and PUD.*

## Approved PUD Development Plan



**Proposed Silverado Ranch Filing 2 within overall context of the PUD**



- **The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;**

*SRF2 meets the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents and other supporting materials, with the exception of the cul-de-sac length deviation.*

- **A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in water supply standards [C.R.S. §30-28-133(6)(a)] and requirements of Chapter 8 of this Code**

*Sufficient water supply—including quantity and dependability for the type of subdivision proposed—has been verified by the State Engineer’s Office. The PUD and Filing 1 approvals include review of water supply adequacy. Water quality has been established as conforming to State standards by an independent test laboratory. A memo from Steve Monson, water attorney, has been submitted concluding that there is adequate water supply for SRF2. Not sure we want to submit this because of the mention of horses – this needs further discussion.*

- **A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of this Code;**

*Individual wells and septic systems will be subject to County and State permitting requirements. Adequate drainage improvements are proposed that comply with C.R.S. §30-28-133(3)(c)(VIII) and the requirements of the Land Development Code and the ECM;*

- **All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. §30-28-133(6)(c)];**

*There are no known areas within the proposed subdivision which involve soil or topographical conditions presenting hazards or requiring special precautions.*

- **Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;**

*Drainage improvements are proposed as shown on the Final Plat, Construction Drawings and Grading & Erosion Control Pland. A . A Drainage Report and Storm Water Management Plan have been submitted.*

- **Legal and physical access is provided to all parcels by public rights-of-way or recorded easements, acceptable to the County in compliance with this Code and the ECM;**

*Legal and physical access will be provided to all lots from the extension of the existing subdivision roadway, a private road maintained by the SR HOA. The private roads will be open to the public.*

- **Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;**

*Necessary services, including police and fire protection, recreation, utilities, and transportation systems are being provided to Filing 1 and will continue to be provided in a similar fashion to SRF2. Letters confirming service availability have been provided by all applicable fire protection and utility companies.*

- **The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;**

*The developer of the Silverado Ranch Subdivision will develop SRF2 in a manner consistent with contemporary wildfire hazard mitigation techniques, as well as assuring that roads provide adequate turn-around space for emergency equipment. Note that there are no trees within SRF2.*

- **Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;**

*Studies have identified no off-site impacts requiring mitigation. Additional ROW for Peyton Highway was dedicated with Filing 1 Final Plat.*

- **Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;**

*Appropriate financial assurances for public infrastructure will be included with the SIA. Applicable School and Park fees will be paid, if applicable, as required at the time of recording final plats. Traffic Improvement Fees, if applicable, will be paid in full by individual builders or lot owners as building permits are obtained for each lot.*

- **The subdivision meets other applicable sections of Chapter 6 and 8; and**

*SRF2 meets the other applicable sections of Chapter 6 and 8.*

- **The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§34-1-302(1), et seq.]**

*There is no extraction of any mineral or hydrocarbon deposits occurring on or near the proposed subdivision. The State of Colorado is a third party mineral rights owner and will be notified according to State law.*

### **Community Outreach Efforts**

*Filing 1 lot owners have been made aware of the proposed SRF2. Again, this filing is simply a continuation of an approved PUD plan.*