

Miranda Benson2

From: Elkhorn Estates <info@elkhornestates.org>
Sent: Thursday, March 23, 2023 3:45 PM
To: PCD Hearings
Cc: Steve Kinder; gregmartin9460@gmail.com; krisgee69
Subject: Elkhorn Estates HOA Input - SKP 231
Attachments: Elkhorn Estates HOA Response to SKP 231.pdf

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

PCD Hearings,

The Elkhorn Estates HOA Board of Directors reviewed the recently posted Sketch Plan (SKP 231) for Autumn Hills (aka Autumn Acres). Our members will be directly and indirectly impacted by the proposed development, so we prepared the attached inputs for consideration by the Planning Commission and Board of County Commissioners when they respectively hear the application. We'd be grateful if you would acknowledge receipt of the inputs, and include them in those bodies' hearing packets as appropriate.

Regards,
- Kevin Curry
President, Elkhorn Estates HOA Board
and on Behalf of the Full Board and the Rest of Our Members

Homes within the Elkhorn Estates Homeowners' Association border the proposed Autumn Hills development, and on behalf of our members, the HOA Board of Directors offers some related comments and concerns for consideration by PCD, the Planning Commission, and the Board of County Commissioners. Concerns include insufficient density transitions, insufficient water commitments, an ill-advised and flawed traffic study, and some internal inconsistencies.

1) Insufficient Density Transitions. This is without a doubt our most significant concern. Responsible development respects the rights of both the developer and neighboring home owners. The ½ acre lots along the west boundary of the proposed Autumn Hills development abut the 5 acre properties in Elkhorn Estates, with a 50 foot open space. ½ acre lots are significantly too small to provide a responsible density transition and a mere 50 feet open space is significantly too narrow to be effective as a buffer to make up the difference. As we communicated to the developers prior to the SKP filing, we suggest that Increasing the size of the lots on the western border to 2.5 acres would provide a more reasonable density transition and respect the rights of the neighboring homeowners while having only a minimal impact on the number of homes proposed for the development (approximately 12 fewer homes total).

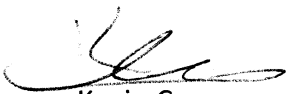
2) Insufficient Water Commitment. A close second to the density transition issue is that the proposed development has not demonstrated access to sufficient water rights. The "Will Serve" letter from Paint Brush Hills Metropolitan District commits to provide water for 470 single-family equivalents. Per Colorado Law [CRS Sec 32-4-502(32.5)], each of the 619 proposed residential units counts as a single-family equivalent, which means the development needs a water commitment for 619 single family equivalents plus enough to supply the commercial and industrial uses. Thus, the application fails to meet the "quantity" requirement when determining water quantity, quality, and dependability.

3) Ill-advised and Flawed Traffic Plan. We have numerous objections to the proposed traffic plan. For one thing, the Letter of Intent says the plan proposes access that conforms to Policy 9.2.3 ("Strictly limit direct access onto major transportation corridors"), yet it does not. The Traffic Impact Study (TIS) cites a requirement for *four deviations* from the Engineering Criteria Manual (ECM), all providing access to Principal Arterials, including two very closely spaced left-in access points from Meridian Road. Any access to/from Meridian Road should be strictly right-in/right-out, and there should be no more than one. And access from Stapleton Drive – a proposed four lane principal arterial – should not include a roundabout. Additionally, the traffic study is significantly flawed, in part because it fails to consider traffic from "The Ranch", and in part because the figures are inconsistent both internally and with other studies. Internally, the 2042 projections for traffic flow are inarguably flawed. For instance, figure 4 on page 21 of the TIS shows existing Northbound Meridian Road traffic turning left onto Stapleton Drive as 185/251. It also projects the existing 443/924 traffic to rise to 620/1095 by 2042, but figure 5 on the next page shows projected 2042 left turning traffic to be 181/229. The reduction is simply not credible. Additionally, the TIS shows greatly lower traffic projections than from an

earlier one produced by the same consultant for "The Ranch". Specifically, LSC #184390 produced for "The Ranch" shows projects 2040 total traffic at the Meridian / Stapleton intersection as 35,765 vehicles; the Autumn Hills study (LSC #S224050) shows total 2042 traffic as only 25,595 vehicles. The bottom line is that the traffic issues need more scrutiny, especially with respect to the actual traffic levels and to the advisability of the principal arterial deviations.

4) Sketch Plan is Internally Inconsistent. The Letter of Intent (pg 2) states in part, "*As Meridian Road is a principal arterial, fronting it with residential land is not desirable.*" Yet the Sketch Plan depicts residential land on the north boundary fronting Stapleton Drive, which is scheduled to be a Principal Arterial. Why is it a bad idea for Meridian but a good idea for Stapleton?

In summary, the Autumn Hills Sketch Plan (SKP 231) needs to be revised before approval. We strongly suggest that approval is premature without a sufficient water commitment, without a more reasonable density transition on the west boundary, and without a better understanding of the true traffic conditions.



Kevin Curry
President, Elkhorn Estates HOA Board of Directors
And on behalf of the Association's Members