

# **The Retreat @ TimberRidge Preliminary Plan**

## **Letter of Intent**

**April 2018 (Revised June 2018)**

**Owners/Developers:** Arroya Investments LLC                      Robert Scott General Contractors  
1283 Kelly Johnson Blvd.    2760 Brogans Bluff  
Colorado Springs, CO 80920    Colorado Springs, CO 80919

Jacob Decoto  
10620 Vollmer Rd., Colorado Springs, CO 80908

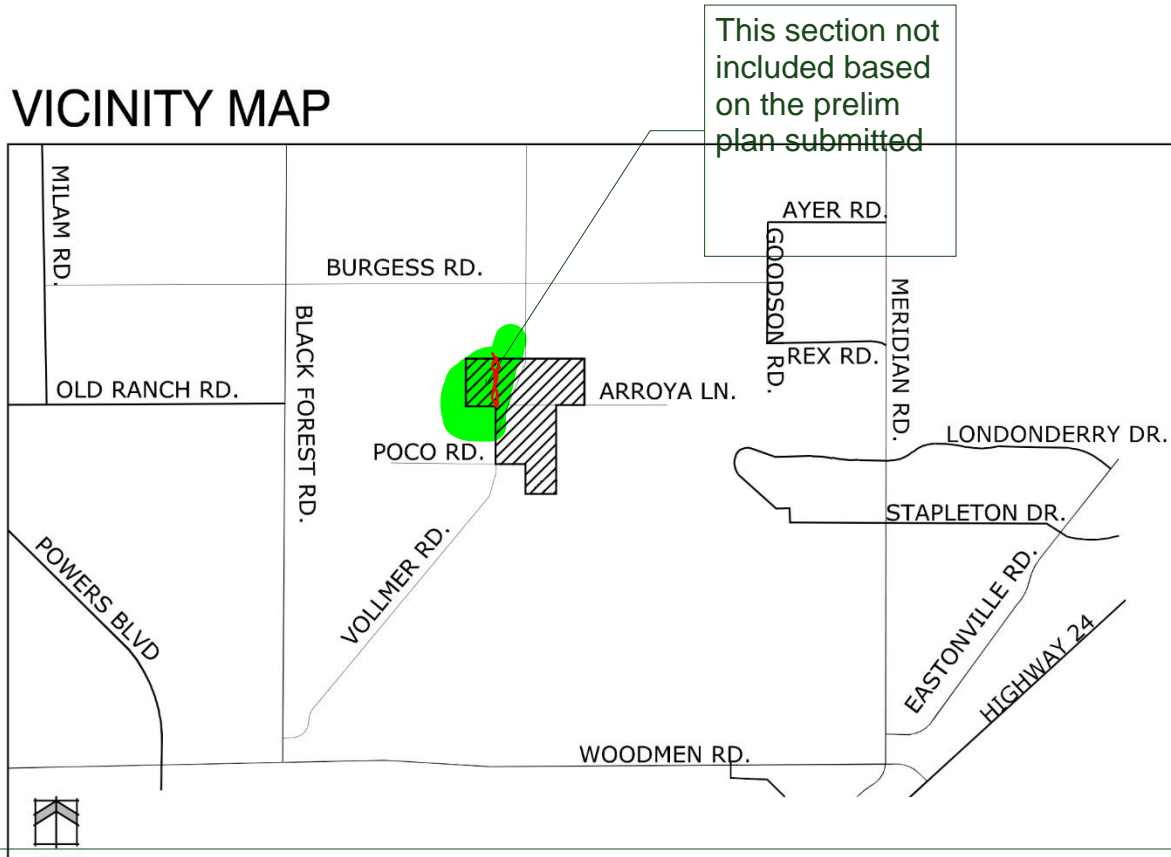
**Planner:**                      N.E.S. Inc.  
619 North Cascade, Suite 200  
Colorado Springs, CO 80903  
(719) 471-0073

**Engineer:**                      Classic Consulting Engineers & Surveyors  
619 North Cascade  
Colorado Springs, CO 80919  
(719) 785-0790

**Tax ID Numbers:** 5222000023; 5227000001; 5200000398; 5228000019; 5227000003;  
5227000004; 5200000393

**SITE LOCATION:** The Retreat @ TimberRidge is mostly located on the east side of Vollmer Road, generally between Poco Road on the south and Arroya Lane on the north. A portion of this application extends north of Arroya Lane as shown on the approved PUD Development Plan. This application also includes two lots west of Vollmer Road. The Sterling Ranch bounds the site on the south and east.

# VICINITY MAP



How many lots are in the preliminary plan? How many tracts? Are you requesting a waiver for private road -Nature Refuge? Are you requesting the Board approve the deviations that were denied (appeal of admin. decision)? State water sufficiency is NOT requested with the prelim plan.

**PROPOSAL:** The application covered by this Letter of Intent is for a Preliminary Plan consisting of 234 acres.

**THE PLAN:** The Retreat @ TimberRidge is a planned residential community focused on the Sand Creek Greenway which bisects the property. Open space and trails are the centerpiece of the property. The Retreat @ TimberRidge also forms the transition between urban density development to the south and east, to rural residential development to the north and west, and within the project.

Access to the site will be from two locations on Vollmer Road: at Poco Lane and at Arroya Lane. Arroya Lane is currently a Public Street for the western portion (approximately 750 ft.) after which it is on private property owned by the applicants where adjacent to their property. Arroya Lane will be dedicated as a Public Street with adjacent Final Plats. East of TimberRidge Arroya will continue to be a private road until/unless additional dedication is made by the Sterling Ranch or others.

Access to the site is planned from Arroya Lane in two locations. Connections to the Sterling Ranch on the east and south are provided as good subdivision design dictates. The primary and initial subdivision access will be from Arroya Lane and from Poco Lane extended into the property.

Residential land use is proposed in varying densities as approved on the PUD Development Plan. The land north of Arroya Lane, and immediately south of Arroya Lane and west of Sand Creek will have a minimum lot size of 2.5 acres. These lots will all be on individual well and septic systems (IDS). Water sufficiency for these lots will be addressed at Final Plat.

South of Arroya Lane and east of Sand Creek, all lots less than 2.5 acres in size will be served by central water and wastewater systems provided by the proposed TimberRidge Metropolitan District via an IGA with the Sterling Ranch Metropolitan District. Lots immediately south of and adjacent to Arroya Lane have a lot size 2.5 acres. These lots create a transition within the property from rural residential to urban densities farther south. South of these transitional lots urban density lots are proposed with lot size decreasing from south to north.

Trails are a major component of this plan. A County Regional Trail is planned along the west side of Sand Creek. An east/west County Regional Trail will be located on the south side of Arroya Lane. These County trails will be constructed and maintained by El Paso County Parks after dedication of an easement to the County anticipated in Phase 3.

Open space within the PUD Plan includes the Sand Creek Greenway. All open space and park areas will be owned and maintained by the proposed Timber Ridge Metropolitan District. The proposed major trails will be placed in tracts owned by the District with easements for trails dedicated to the County.

**PUD ZONE DISTRICT:** The property has been zoned PUD. A PUD Development Plan was approved by the Board of County Commissioners on March 27, 2018. A portion of the PUD is not included in the Preliminary Plan and will be preliminary planned and platted at a later date.

**BUFFERS and TRANSITIONS:** The PUD Development Plan provides the buffers and transitions described below. The relationship to adjacent properties and the transition from nearby rural residential to urban land use has been addressed by land use density transitions within the preliminary plan area. Lots that border Vollmer Road and located west of Sand Creek will have a minimum lot size of 2.5 acres. This land use, along with Vollmer Road, creates a transition to larger lots west of Vollmer Road. Lots 20 – 26 which back to Vollmer Road and are not predominantly vegetated with Ponderosa Pines will have a minimum setback from Vollmer Road of 100 feet. Lots immediately south of Arroya Lane also have a minimum lot size of 2.5 acres.

Although the land along east and south boundaries abut land currently zoned RR-5, this land is planned for urban development as evidenced by existing water infrastructure and an approved Sterling Ranch Sketch Plan. In addition, the owner of Sterling Ranch supports this proposal as stated in a letter to that effect. The letter also accepts the location of proposed streets in The Retreat @TimberRidge that stub to Sterling Ranch.

## JUSTIFICATION:

### Conformance with the El Paso County Policy Plan

The Preliminary Plan or the Retreat @ TimberRidge conforms to the following policies of the El Paso County Policy Plan:

**Policy 2.1.10** Encourage preservation of open space in subdivisions. ***Open space is preserved in the Sand Creek Greenway.***

**Policy 2.1.11** Encourage approaches to natural system preservation and protection which also accommodate reasonable development opportunities. ***The Sand Creek drainage has been preserved and planned as an amenity to this project.***

**Policy 2.2.10** Encourage the preservation of open space in the design of subdivisions. ***Open space is preserved in the Sand Creek Greenway.***

**Policy 2.3.1** Preserve significant natural landscapes and features. ***The Sand Creek drainage is the most important natural feature on this property. It is being preserved.***

**Policy 2.3.7** Encourage the mitigation of visual impacts caused by construction including road cuts, utility lines, outside storage, water tanks and building scale. ***Visual impacts are being mitigated by preservation of existing Ponderosa pines along Vollmer Road.***

**Policy 2.3.8** Encourage incorporating significant natural landscapes and waterways into parks and open space where feasible. ***This policy is being met by preservation of the Sand Creek Greenway.***

**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. ***Urban services will be available to serve the urban land use portion of this project in conjunction with lot development.***

**Policy 6.1.6** Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently. ***Urban services will be available to serve the urban land use portion of this project.***

**Policy 6.1.8** Encourage incorporating buffers or transitions between areas of varying use or density where possible. ***Transitions occur on the property both along Vollmer Road and Arroya Lane. Transitions are accomplished by providing 2.5 acre lots along Vollmer Road and along Arroya Lane. Transitions from rural residential land use to urban land use occur on site.***

**Policy 6.1.11** Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses. ***The land plan promotes this policy.***

**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. ***This plan is integrated with the adjacent Sterling Ranch which is contiguous on the east and south. Stub streets insure connectivity between the two projects.***

**Policy 6.1.14** Support development which compliments the unique environmental conditions and established land use character of each sub-area of the County. ***See conformance with the Black Forest Preservation Plan discussed below.***

**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. ***The focal point of this project will be the Sand Creek Greenway which includes the County Sand Creek Regional Trail.***

**Policy 6.2.3** Encourage land use planning and design approaches which create or reinforce the neighborhood concept. . ***The Retreat @ Timber Ridge has been planned to have an internal focus to the Sand Creek Greenway.***

**Policy 6.2.4** Encourage the use of innovative techniques to mitigate negative impacts of proposed land uses that differ from zoning in established neighborhoods. ***Transitions on site along Vollmer Road accomplish this.***

**Policy 6.2.5** Encourage the development of unique and diverse neighborhoods within unincorporated areas. ***The Retreat @ Timber Ridge has been planned to have an internal focus to the Sand Creek Greenway.***

**Policy 6.2.7** Utilize the PUD (Planned Unit Development) zone district approach to allow for the accommodation of neighborhood-oriented design features. ***The PUD Zone has been employed to this end.***

**Policy 6.2.10** Utilize buffer zones to promote mutually compatible transitions between neighborhoods and adjoining development with differing uses or densities. ***Transitions on site along Vollmer Road accomplish this. A 40 foot building setback has been provided on urban lots along the east boundary of this plan. Although zoned RR-5, the land to the east is planned for urban development as evidenced by existing central water facilities and an approved Sterling Ranch Sketch Plan.***

**Policy 8.2.1** Encourage implementation of the County’s Parks, Trails and Open Space Master Plan. *The County Park Plan includes a Regional Trail along Sand Creek. This plan implements the trail though this section of the Sand Creek drainage. In addition an east/west County Regional Trail is provided along Arroya Lane as shown on the County Trails Plan.*

**Policy 8.3.1** Encourage development plans which appropriately incorporate parks, trails and open space into their design. *Parks, trails and open space are incorporated into the design of The Retreat @ TimberRidge. See calculation of open space below.*

**Policy 8.3.5** Ensure that publically dedicated open space is of sufficient overall quality that it adds value to the larger community. *Applicant has met with County Park Staff regarding parkland. Only trail dedication has been requested.*

**Policy 8.4.3** Support the formation of new special districts to address the planning, development and maintenance of community parks, neighborhood parks, recreational facilities, local trails and community centers. *Open Space and parks within The Retreat @ TimberRidge will be maintained by a Metropolitan District.*

**Policy 9.2.3** Strictly limit direct access onto major transportation corridors in order to preserve their functional capacity. *Access to Vollmer Road meets the access criteria for this road classification.*

**Policy 9.4.5** Encourage processes by which development can contribute a reasonable and fair share toward off-site transportation improvements. *This project will pay its fair share of transportation costs through the Countywide Transportation Fee Program.*

**Policy 10.2.3** Promote cooperative ventures such as water authorities which maximize water supply options and economies through the pooling of resources. *This policy is met by the proposed IGA between Sterling Ranch Metropolitan District and the proposed TimberRidge Metropolitan District.*

**Policy 10.2.4** Encourage the linking of systems among water providers in order to provide the highest assurance of available service. *This policy is met by the proposed IGA between Sterling Ranch Metropolitan District and the proposed TimberRidge Metropolitan District.*

**Policy 11.1.2** Encourage an approach based on the entire watershed, to flood protection which incorporates a combination of on-site, sub-regional and regional retention and detention facilities to effectively reduce negative downstream impacts including erosion, flooding, channel and water quality degradation. *This property has significant off-site flows tributary to the Sand Creek Reach SC-9 that exists through the site. The intent is to provide improvements to this Reach for this off-site flow as needed to stabilize and control erosion and sediment*

***transfer within the current 100 yr. floodplain limits. All on-site developed flows will be routed across a landscaped area or directly to proposed detention/SWQ facilities, treated and then released into Sand Creek. With the construction of these facilities, the pre-development flows within this Reach of Sand Creek will not be significantly altered, thus minimizing any downstream impacts.***

***Policy 11.1.14*** Require development plans to effectively address both quantitative and qualitative impacts of drainage within the project site. ***See response to 11.1.2 above.***

***Policy 11.3.1*** Where feasible, support the use of natural or naturalistic drainage approaches rather than hard line solutions. ***Portions of the development are not proposed for significant lot grading but just construction of the roadways.***

***Policy 11.3.3*** Fully evaluate the relative impact of proposed drainage improvements on the maintenance of water quality. ***All developed flows will be routed across a landscaped area or directly to proposed detention/SWQ facilities to be treated prior to release downstream. All proposed 2.5 acre lots or larger do not require WQCV per ECM 1.7.1.B***

***Policy 11.3.4*** Promote the effective use of innovative short and long term strategies including sediment ponds, buffer strips, and constructed wetlands as a means of reducing peak flows and improving storm water quality. ***See response to 11.3.3 above.***

***Policy 11.3.5*** Protect the integrity of wetlands, riparian areas and associated wildlife habitat through a combination of careful land development and drainage system design. ***See response to 11.1.2 above. Disturbances will be limited to areas where required for lots, roads and creek improvements per the DBPS.***

***Policy 11.3.6*** Encourage the effective use of control measures to mitigate the short and long term erosion impacts of development. ***See response to 11.1.2 above.***

***Policy 11.4.1*** Strongly discourage land use development from locating in floodplains. ***All development will be outside of the Sand Creek floodplain.***

***Policy 11.4.8*** Encourage “prudent line” approaches which adequately set structures back from floodplain boundaries, especially in areas which may be prone to bank erosion. ***See response to 11.4.1 above.***

***Policy 12.1.3*** Approve new urban and rural residential development only if structural fire protection is available. ***Fire protection is available from the Black Forest Fire Protection District.***

**Goal 14.1** Recognize and promote the essential role of special financing districts in the provision and maintenance of public facilities and services in unincorporated areas. **A Metropolitan District is planned to accomplish this goal.**

**Policy 15.3.3** Encourage innovative approaches to the problem of financing solutions to the off-site fiscal impacts of development. **This project will be required to participate in the El Paso County Road Impact Fee Program. The decision to join one of the two fee program PID districts or to exercise the opt-out (of the PID) option will be provided at the Final Plat stage. The fee required up-front with each subdivision will be payable at the time of building permit.**

**Policy 15.5.2** Continue to support and facilitate public involvement in the planning and land development processes through effective and timely notice to potentially impacted property owners and representative community groups. **A pre-application neighborhood meeting was held on March 21, 2017 with adjacent property owners and the Black Forest Land Use Committee. A post application meeting was held on July 26, 2017. A third informational meeting was held on January 16, 2018 to present the amended plan.**

The Retreat @ TimberRidge conforms to the El Paso County Policy Plan as evidenced by the approval of the PUD Development Plan and zoning.

#### **Conformance with the Black Forest Preservation Plan**

The Preliminary Plan for the Retreat @ TimberRidge conforms to the following policies of the Black Forest Preservation Plan:

As stated in the Introduction to the Plan, "...The consistency or inconsistency of an application with a single policy or recommendation should be of less importance than its relationship to the overall spirit and intent of the elements when taken together." The following Goals and Policies of the Black Forest Preservation Plan are implemented with this request:

- Policy 1.5. Preserve open space as a means of retaining natural features and the separate identity of the Black Forest Planning Area. **Open Spaces is provided in the Plan by the Sand Creek Greenway and by trails.**
- Action 1.c. All land use items concerning the Black Forest Planning Area should be forwarded to the Black Forest Land Use Committee or other appropriate citizens group for review and comment prior to public hearing. **Applicants have met with the Black Forest Land Use Committee in the pre-application stage and after submittal.**
- Action 1.d. Applicants for subdivisions, zone changes, special use approvals, and variances should address consistency with the Black Forest Preservation Plan as a part of

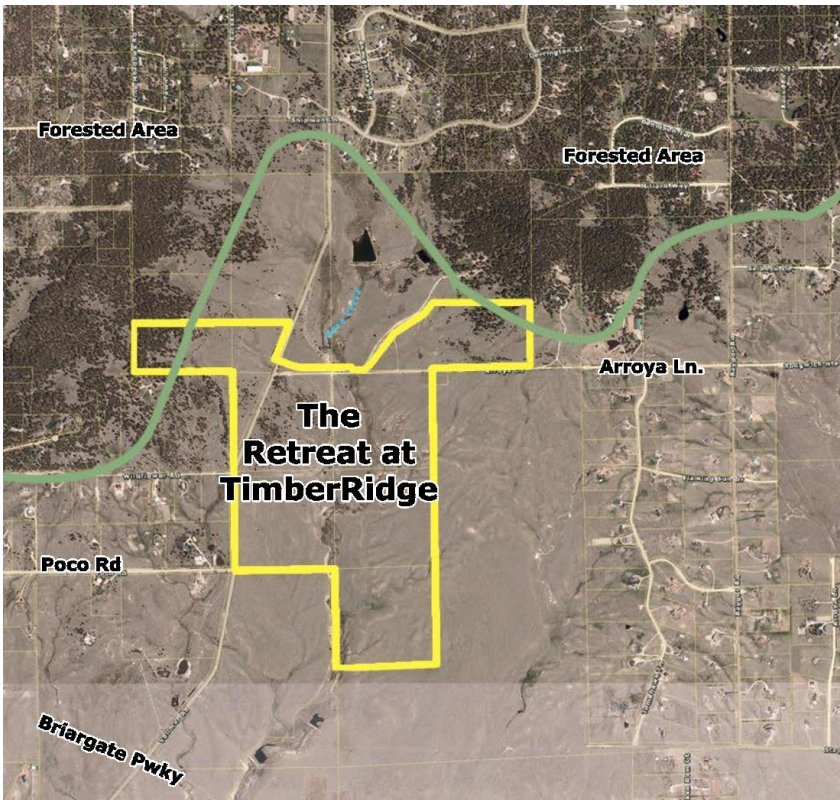


their submittals. ***This Letter of Intent addresses conformity with the Black Forest Preservation Plan.***

- Policy 2.3. Support clustered development alternatives which result in the creation of permanently dedicated and maintained open space. ***Parkland will be owned and maintained by a Metropolitan District. Clustering is proposed with the Sand Creek Greenway and other drainage features as focal points of residential land use.***
- Goal 3.A. Promote a residential environment which perpetuates the rural-residential character of the Black Forest Planning Area. ***Rural Residential lots and open space are the land use transitions from urban to rural residential land use on the north and west of this PUD.***
- Policy 3.5. Generally support residential development which compliments and enhances the area's terrain, vegetation and natural resources. ***The proposed land use plan is consistent with this policy. The primary natural resource is the Sand Creek Greenway which is preserved by this plan and made the focus of the development.***
- Action 3.i. Developers who propose projects which involve land to be held in common ownership should address the degree to which their proposed means of maintenance will ensure that the land remains in open space in relative perpetuity. ***As proposed, open space land will be owned and maintained by a Metropolitan District.***
- Goal 6.1. Design the transportation system so that disruption of sensitive environmental features, agricultural operations, and existing or platted residential areas is minimized. ***The proposed transportation system accomplishes this goal. Crossings of Sand Creek are minimized while providing a safe transportation system.***
- Policy 6.2. Discourage unnecessary traffic through the forested and low density residential areas by providing alternative alignments and, where appropriate, incorporating designs which limit through traffic. ***Access points to arterial roads (Vollmer) have been minimized while providing a safe and efficient network.***
- Action 7.c. Copies of all relevant land use petitions should be transmitted to the Black Forest Land Use Committee or other appropriate group for review and comment. It is suggested that proposals be informally presented by the applicant to planning area residents prior to formal submittal. Consistency with appropriate Master Plan elements should be specifically addressed at this time. ***Prior to application, a meeting with the Black Forest Land Use Committee was held on March 21, 2017.***
- Policy 8.2. Protect and maintain the area's drainage courses in their natural condition by promoting designs and densities that are sensitive to natural drainage patterns. ***The Drainage Plan prepared by CCES addresses this policy. Sand Creek is preserved as a greenway.***
- Policy 9.4. Encourage cooperation between the County, other governmental entities, the development community and area school districts to reserve adequate and

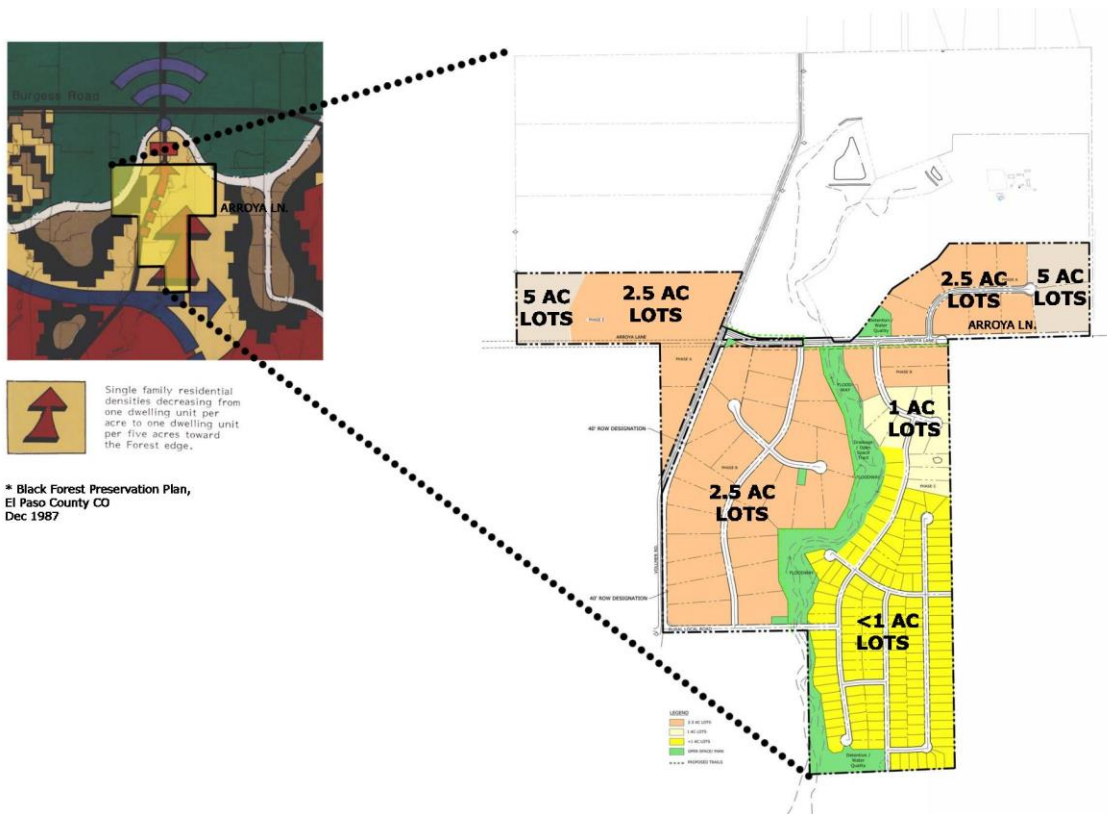
appropriate school sites in a timely manner. ***Land in The Retreat @ TimberRidge is within two school districts. SD #49 and SD #20. A general discussion with SD #20 has indicated that no school site is required.***

- Policy 9.6. Support the provision and enhancement of both useable and perpetual open space ***County regional trails along Sand Creek and along Arroya Lane are a part of the Plan.***



The primary issue to be resolved with this application is the location of the interface between urban density and rural residential land use. This application proposes that the interface be south of Arroya Lane which is the boundary at which water and wastewater services can be provided. This boundary is south of the forested area of Black Forest.

The map component of the Black Forest Preservation Plan depicts The Retreat @ TimberRidge within subarea 10, the Southern Transitional Area as shown on the diagram below.



The plan for The Retreat @ TimberRidge clearly defines the transition from urban land use to rural residential land use and proposes that this transition occur within this PUD application. The intent of the Black Forest Preservation Plan to transition land use within the area south of the forested area of the Black Forest is met by this application. Land use intensity transitions from south to north with Arroya lane becoming the approximate boundary between where urban services, most notably water and wastewater, can be provided. The land north of Arroya Lane within the PUD is designated as rural residential and open space land uses. The overall density of the PUD is 0.806 units per acre.

There are several textural comments for the Southern Transitional Area of the Black Forest Preservation Plan which support this application. Applicable statements include:

- Any new urban development should be compatible with existing rural residential subdivisions. ***Existing rural residential land use exists on the north and west. The Retreat @TimberRidge has provided transitions to these subdivisions.***
- Overall densities should decrease to one dwelling unit per five acres at the Timbered Area edge. ***A density of one unit per five acres within The Retreat @TimberRidge is achieved where the Timber Area edge exists within the project.***
- Urban density should only be approved if adequate urban services are available. ***Urban services will be available to this development in conjunction with the Final Plats.***

**Water is currently available adjacent to the property. Wastewater will be extended to the property from the south by the developer.**

The Retreat @ TimberRidge Preliminary Plan conforms to the Black Forest Preservation Plan as evidenced by findings approving the PUD zoning and development plan.

### Conformance with the TimberRidge PUD Development Plan

The Preliminary Plan is in conformance with the approved TimberRidge PUD Development Plan.

One deviation has been approved:

A deviation to permit access to Arroya Lane for the 10 lots north of Arroya Lane onto Nature Refuge Road at a distance less than 660 feet from the proposed access roads on the south side of Arroya Lane.

### DEVIATIONS

The following deviations are requested as a part of the Preliminary Plan application. Justification for the deviations is included within the Deviation Request Forms included within the submittal package.

- Deviation to permit Nature Refuge Drive to be a gravel road- As Nature Refuge Way is connecting to a gravel road (Arroya) and has less than 200 trips per day we request that it be allowed to be a gravel road built to county standards. This will remain a gravel road and not be paved. The ten lots in the cul-de-sac for Timber Ridge Estates will not be expanded and will remain 10 lots, once Arroya Lane is paved Nature Refuge Drive will remain gravel. **(Deviation Denied)**
- Deviation to permit delay of 50 foot paved apron on Nature Refuge Way until Arroya Lane is paved. As Nature Refuge Drive is to be a gravel road and will be connecting to Arroya Lane which is currently gravel, we request that it remain gravel until Arroya Lane is paved at which time the HOA for TimberRidge Estates will construct a 50' paved apron into Nature Refuge Way. . **(Deviation Denied)**
- Deviation to permit a cul-de-sac length of greater than ¼ mile for the 10 lots on Nature Refuge Way. As Nature Refuge Way only has 10 lots and the land to the east is not under the ownership control, we request permission to provide a cul-de-sac of 1270 If that is located 1935 If from the point where it connects to Arroya Lane to the point where Arroya Lane joins Vollmer Road. This total length is 0.6 miles. This will be temporary until the connection to Arroyo Lane is made to the east and to the south. **(Deviation Approved)**
- Deviation to permit a temporary gravel road as a second access for lots east of Sand Creek Based on the configuration of the property east of Sand Creek and that the adjacent Sterling Ranch property further to the east is not yet developed, there is no ability to provide a secondary access point across Sand Creek except up to Arroya. A temporary gravel access up to Arroya is being proposed at this time. **(Deviation Approved)**
- Deviation to permit access to west side of Vollmer Road south of Arroya for two lots. **(Deviation Approved)**

Are you requesting the Board to overturn the decision of the deviations with the prelim plan approval? If so Add that to this section and justify. In request above simple state the request also includes the Board approve 2 deviations that staff denied. see page 12 of the IOI.

if private roads maintained by X u- A waiver for private roads 8.4.4 is required under the request and the justify based on Section 7.3

I do not believe this was not submitted and approved because its not in this prelim plan.

**DRAINAGE:** Classic Consulting Engineers & Surveyors has prepared a MDDP and a Preliminary Drainage Report for the property. These documents address floodplain impacts and mitigation.

**IMPACT REPORTS:**

- Wetlands. Wetland delineation by CORE Consultants is included in their Impact Report for the property. This data has been included in the Land Suitability Analysis for the site. Site grading plans will address impacts to wetlands, which will be minor.
- Fire. Black Forest Fire and Rescue has provided a Fire Impact Report and a letter of commitment to provide fire and ambulance services.
- A Land Suitability Analysis has been prepared by N.E.S. Inc. This analysis summarizes site impacts. The Preliminary Plan places wetlands and drainage areas in tracts.

**TRAFFIC:** A Traffic Impact Analysis has been prepared by LSC Transportation Consultants, Inc. and is included in this submittal as a separate document.

**MINERAL DEPOSITS:** Entech Engineering, Inc. has evaluated the site for the presence of commercially viable mineral deposits and has found that such deposits are either absent or are not commercially viable.

**JURISDICTIONAL IMPACTS**

**Districts Serving the Property**

- Natural Gas – Black Hills Energy. Will Serve Letter included in application
- Electricity – Mountain View Electric. Will Serve Letter included in application.
- Water – Proposed TimberRidge Metropolitan District via an IGA with the Sterling Ranch Metropolitan District
- Wastewater - Proposed TimberRidge Metropolitan District via an IGA with the Sterling Ranch Metropolitan District
- Fire Protection – Black Forest Fire Protection District
- Schools – Falcon District #49; Academy School District No. 20
- El Paso County Conservation District

**Reports Included by Reference**

- Soil, Geology and Geologic Hazard Study for The Retreat @ TimberRidge by Entech Engineering, Inc. Reference to mitigation of constraints noted on the
- The Retreat at TimberRidge Traffic Impact Analysis by LSC Transportation Consultants, Inc.

I think a word or two may have been deleted

- MDDP for the Retreat @ TimberRidge by Classic Consulting Engineers & Surveyors.
- Preliminary Drainage Report for the Retreat @TimberRidge by Classic Consulting Engineers & Surveyors.
- Impact Identification Report by CORE Consultants