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URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE | ENTITLEMENT

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## EL PASO COUNTY

### LETTER OF INTENT FOR: SADDLEHORN RANCH 824 ACRE CURTIS ROAD SUBDIVISION

Final Plat Filing 1

Saddlehorn Ranch Filing Number 1

Amended February 19, 2020

□ **OWNER/APPLICANT, AND PLANNING CONSULTANT:**

**Owner/Applicant:**

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**PROJECT LOCATION/DESCRIPTION AND HISTORY OF PROPERTY:**

The Saddlehorn Ranch (aka *824 Acre Curtis Road Subdivision*) property for this Final Plan application is located in El Paso County in Peyton, CO, approximately 12 miles east of

downtown Colorado Springs, situated east of Curtis Road and the Town of Falcon, Colorado, and south of Judge Orr Road. The site is bordered by Judge Orr Road on the north and Curtis Road on the west. It is approximately 2-1/2 miles east of CO Highway 24.

The Applicant proposes to develop the site as a planned community of new single-family detached manufactured residential dwelling units that recognizes and respects the character of the rural surrounding community. The total acreage of the proposed development is approximately 816 acres, of which approximately 608+/- acres will be developed with up to 218 single family residences on lots each not less than 2.5 acre size. Of these totals, 49 single family residences on 2.5 acre lots will be developed on 176.98 acres in Phase 1. The overall net density for Filing No. 1 is .277 DU/Ac.

Approximately 134 acres (16.4%) of the 816 acre site is bisected in three distinct areas by jurisdictional and non-jurisdictional wetlands, which are identified on the Final Plan as separate tracts. These areas will be preserved as open space with limited recreational use having a primary emphasis on walking and equestrian trails. None of the proposed 49 residential lots located in Phase 1 encroaches into any floodplain. At build-out, all 134 acres of open space will be located within no-build tracts.

Public infrastructure to serve the new lots, including roads, drainage facilities, and utilities will all be constructed in compliance with applicable county standards, regulations and criteria in effect at the time of this application. In keeping with the rural character of the surrounding Peyton and Meadow Lake Estates communities, internal circulation will be comprised of paved Rural Local roads with roadside ditches.

### **DEVELOPMENT REQUEST**

The Owner and Applicant request approval of a Final Plan for the development of 49 rural residential single family residential lots on approximately 176 acres. A pre-development site grading request for the 176+/- acres within Filing No. 1 is being requested with this application.

### **DEVIATIONS AND WAIVERS**

- 1.) Re. Cul-de-sac length: Deviation request from the standards of or in Section ECM Section 2.3.8 Roadway Terminations for cul-de-sac horizontal design of the Engineering Criteria Manual (ECM) is requested. ECM criteria for maximum cul-de-sac length of 1,600 feet for rural condition. The reason for the requested deviation for maximum cul-de-sac length is due to the phasing of the Saddlehorn development. In future filings of Saddlehorn Ranch, El Raiceno Trail and Carranza Trail will be completed and will eliminate the temporary cul-de-sacs with a loop. The loop is not being built in Filing 1 because it would require 6,361 feet of additional roadway without any platted lots and therefore isn't practical. Temporary cul-de-sacs have been added to the proposed end

of the street to allow for fire access. There will be no lots served by these temporary cul-de-sacs.

- 2.) Re. Curtis Road: Deviation request from the standards of or in section ECM Section 2.2.4 Figure 2-4 Figure Rural Minor Arterial of the Engineering Criteria Manual (ECM) is requested. ECM criteria for a rural minor arterial cross sections requires a 12' travel lane and an 8' paved shoulder. The reason for the requested deviation for the cross section of a rural minor arterial cross section is that ROW would need to be obtained from property owners to have the full 8' paved shoulder on the west side of the road. While the minor arterial cross section could be built on the east side of the road, it is not the appropriate time to build out the full section until both sides of the road can be constructed. The proposed alternative is for the 8' paved shoulder to be reduced to a 2' paved shoulder, which is the maximum that may fit inside the existing western ROW.
- 3.) Re. Judge Orr Road: Deviation request from the standards of or in section ECM Section 2.2.4 Roadway Functional Classifications of the Engineering Criteria Manual (ECM) is requested. The 824 acre Curtis Road Development Traffic Impact Analysis Indicates Judge Orr Road is classified as a "4 Lane Minor Arterial" in the El Paso County 2040 Major Transportation Corridors Plan. The ECM currently has no standard cross section for a 4 lane minor arterial. It is assumed that a 4 lane minor arterial (rural) cross section would add a 12 ft travel lane in each direction to the roadway. The reason for the requested deviation for the 4-lane minor arterial cross section is that additional ROW would need to be obtained in order to build the full street section. At this time, Saddlehorn Ranch is dedicating an additional 40' of ROW to facilitate this in the future; however, no additional ROW is being obtained on the north side of Judge Orr Road. The proposed alternative is to leave Judge Orr Road in its existing condition (12' paved travel lanes with 4' gravel shoulder), compared to the ECM standard for a 4-lane minor arterial.

**TOTAL NUMBER OF ACRES IN THE FINAL PLAN AREA:** 176.98 acres single family residential.

### **JUSTIFICATION FOR REQUEST**

This request is consistent with the purposes of the EPCLDC including the ***Falcon/ Peyton Small Area Master Plan***. The proposed Final Plan is in conformance with subdivision design standards and establishes an adequate level of compatibility with surrounding areas of the site already constructed and other known surrounding areas currently proposed for development.

### **EXISTING AND PROPOSED IMPROVEMENTS**

Proposed improvements will include the construction of county-owned (e.g. public) and maintained asphalt roadways ('Rural Local' classification with roadside ditches). Drainage and storm water detention facilities will be constructed and maintained in conformance with County standards and specifications. Electric, natural gas, and telecommunication service

points-of-connection will be extended from the roadways up to all new lots. Water will be provided via a central water system to be developed by the Owner/Applicant (organization of a Metropolitan District for the project is in progress). Individual septic systems will be provided via an On Site Wastewater Treatment system (OSWT) prepared by the Owner in accordance with El Paso County Department of Health policy guidelines.

Grading and earthmoving activities will be limited to roadway, drainage and utility construction areas. Individual lot owners will assume responsibility for grading their respective lot; no 'overlot' grading is proposed to occur over most of the site.

The Colorado Geological Survey's review comment of the geotechnical report (as posted on EDARP) indicates:

*<<Provided Entech's recommendations are adhered to, and lot-specific investigations and analyses are conducted for use in design of individual foundations, floor systems, subsurface drainage, and pavements, CGS has no objection to approval of the 218-lot residential subdivision as proposed.>>*

As such, prior to construction of proposed residences, lot-specific subsurface soil investigations will be performed to determine whether or not shallow groundwater, hydro-compacted soils, and/or potentially expansive soils are present on the lot, and to determine an appropriate foundation design, basement or crawl-space suitability, and/or lot-specific recommendations are necessary to mitigate these conditions. Language requiring lot-specific subsurface soil investigation will appear as a Note on the Final Plan.

## **LAND DEVELOPMENT CODE, COMPREHENSIVE PLAN AND COUNTY MASTER PLAN CONSISTENCY**

### **ADHERENCE WITH THE EL PASO COUNTY POLICY PLAN**

**Goal 6.1 a** *Encourage patterns of growth and development which complement the regions' unique natural environments and which reinforce community character.*

The El Paso County Policy Plan (the "Master Plan") addresses issues directly related to the Final Plan and development of the *Saddlehorn Ranch* development. The policies specifically related to the Final Plan request include:

**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.*

The Final Plan proposed for 49 new single family rural residential lots is compatible with the existing adjacent rural residential lots in the Judge Orr Road and Curtis Road corridors. New lots

will be similar in size to existing lots and roads serving the new lots will be compatible with the types of rural roadways in nearby adjacent neighborhoods.

Jurisdictional and non-jurisdictional wetlands (identified as 'floodplain and designated as separate tracts on the Final Plan) will remain as no-build areas.

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

Saddlehorn Ranch is proposed as a development of single family rural residences within a non-urban density area of the Falcon/Peyton community. Utilities and road infrastructure needed to serve the new lots, such as new roads, drainage and detention facilities, erosion control, etc. will be constructed as part of this development.

Existing jurisdictional and non-jurisdictional wetlands will be used as buffers between residential lots. No residential lots encroach anywhere into any floodplain

**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 Final Plan with RR-2.5 zoning for the site is harmonious and compatible with the rural character of adjacent and nearby neighborhoods that are also zoned RR-2.5, RR-5, and PUD.

**Policy 6.1.14** - *Support development which complements the unique environmental conditions and established land use character of each sub-area of the County.*

The Applicant proposes to avoid overlot grading across the 176+/- acre site within Phase 1, and instead will limit grading to roadways and drainage infrastructure in keeping with the established land use character of surrounding sub-areas of the county. Lower density will help to sustain the appearance and unique environmental conditions of adjacent properties.

## **Goal 6.2**

*Protect and Enhance Existing and Developing Neighborhoods*

**Policy 6.2.1** - *Fully consider the potential impact of proposed zone changes and development on the integrity of existing neighborhoods.*

### **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 Applicant proposes to incorporate hiking and equestrian trails in the floodplains and in various part of the proposed development to promote non-motorized multi-modal transportation linkages within the development. Ideally, residents might travel by horseback from their home to their neighbor's home.

Proposed at .277 DU/Ac for Filing No. 1, the Final Plan establishes lower density development that is compatible with the character and use of the non-urban density communities of Falcon/Peyton. Jurisdictional and non-jurisdictional wetlands within the floodplain areas of the site will be preserved as open space no-build areas, which will also lend themselves well toward sustaining the rural nature and character and maintaining the integrity of the surrounding community.

The Owner/Applicant furthermore propose to introduce a new public trail system within Saddlehorn Ranch to include equestrian use to further promote a rural character that is compatible with existing adjacent neighborhoods.

All trails and open spaces will be maintained by the *Saddlehorn Ranch Metropolitan District*, which will be formed and organized prior to recording of the Final Plat.

The Applicant proposes that varying housing types will be developed within the project, including the introduction of manufactured housing products to promote attainability by a wider segment of new home buyers.

***Goal 6.4*** *Develop and maintain rural residential areas in a manner which protects their integrity, addresses the carrying capacity of the natural environment and provides for an adequate level of non-urban facilities and services.*

**Policy 6.4.3** - *Allow rural residential development in those areas with sufficient "carrying capacity" including roadway capacity, water supply, septic suitability, educational facilities and organized structural fire protection.*

The surrounding area of the Phase 1 Final Plan has sufficient carrying capacity to support the new development with regard to roadway capacity, water supply, septic suitability, educational facilities, and organized structural fire protection.

**Policy 6.4.4** - *Encourage new rural residential subdivisions to be located within or contiguous with existing rural residential areas or to be incorporated as a buffer between higher density and undevelopable areas.*

The Phase 1 Final Plan design, which includes 2.5 acre home sites and expanses of open space within the floodplains, ensures that development of this site will remain compatible and contiguous with existing rural residential areas. Overall density of Filing 1 is proposed at .277 DU/Ac, and is compatible with adjacent and surrounding neighborhoods within a 2 mile radius.

**Policy 6.4.6** - *Allow for the accommodation of necessary supporting commercial uses within or in proximity to rural residential areas in a manner that preserves the rural character of these areas.*

**Policy 6.4.11** - *Support planning and regulatory approaches which limit the adverse impacts of grazing on lots of 5 acres and less.*

The Final Plan will not accommodate nor will the Applicant seek livestock grazing on lots of 5 acres and less.

### **ADHERENCE TO THE FALCON / PEYTON SMALL AREA PLAN**

The property is within the boundaries of the Falcon Peyton Small Area Plan (2008) [Section 4.4.7 Stapleton-Curtis Corridor]

With specific regard to the Stapleton-Curtis Road Corridor, Saddlehorn Ranch adheres to the following criteria of the Plan:

#### **3 Goals and Principles**

##### **3.1 Land Use**

*3.1.1 Provide a **balance of land uses** that respects existing and historical patterns while providing opportunities for future residents and businesses.*

*3.1.3 Preserve the **core rural character** of the area.*

*3.1.4 Provide a **variety of different densities** of development options.*

The Final Plan will provide for single-family detached homes on 2.5 acre lots, which is compatible with the RR-2.5 and RR-5 zone districts and current uses within the adjacent areas of the Plan. This lower density of the development, combined with non-jurisdictional and jurisdictional wetlands and floodplain area that are to be preserved in perpetuity as no-build open space parcels also help to preserve the core rural character of the area. A system of equestrian trails proposed throughout the open space parcels also will help to maintain the rural character of the Plan area.

##### **3.3 Residential Areas and Densities**

*3.3.1 Encourage **diversity and variety in housing** types, sizes, locations, and prices to meet the needs of existing and new residents.*

*3.3.2 Promote **predictable growth** in the housing market that is consistent with the Small Area Master Plan.*

*3.3.4 Meet the **housing needs** of as many existing and new residents of differing ages, incomes, and desired living accommodations.*

The Final Plan encourages diverse housing types and prices to meet the needs of existing and new residents. The applicant envisions manufactured housing products as an alternate to stick-built tract housing, which will facilitate the development of new homes on 2.5 acre lots that are attainably priced (in comparison to tract subdivisions within the Plan area). This will help to meet the needs of existing and new residents of differing ages and incomes by providing an alternative housing product to that offered elsewhere within the Plan area.

The Final Plan anticipates a quantity of 49 homes that can be built on 2.5 acre lots within the 176+/- acre development of Phase 1, which promotes predictable growth that is consistent with the Plan.

### **3.4 Facilities and Services (Fire Protection, School Districts, Wastewater Facilities, etc.)**

*3.4.1 Encourage development in urban areas where **adequate public facilities** or services exist or can be provided in an efficient manner.*

*3.4.2 Provide for the efficient provision of **public safety** in the area.*

*3.4.3 Encourage the **availability** of facilities and services within the planning area, close to the residents.*

Letters of Commitment to Serve all the area within the Final Plan Phase 1 area have been provided for public safety, gas, and electric. No new facilities for fire protection or schools are proposed or required for this application.

The Applicant is in the process of establishing a Metropolitan District for the creation of a water district that will develop two existing wells (located in the southwest vicinity of the 176+/- acre site of Phase 1) to facilitate the construction of a central water supply and serve all new homes within the Final Plan area.

### **3.5 Transportation**

*3.5.1 Recommend land use patterns that make **efficient use** of existing transportation infrastructure and limit the cost of future extensions and upgrades.*

*3.5.2 **Mitigate congestion** by providing flexibility for areas of higher population densities while protecting lower density areas from the negative effects of traffic.*

*3.5.5 Enhance the future role of **Meadow Lake Airport** through the recommendation of compatible land uses.*

### **3.6 Water Supply**

*3.6.1 Plan for **water resources** in a thoughtful way that recognizes the non-renewable nature of water resources in the area, accommodates existing and historical uses, and allows for sustainable, planned growth.*

The Applicant is in the process of establishing a Metropolitan District for the creation of a water district that will develop two existing wells (located in the southwest vicinity of the 176+/- acre site of Phase 1) to facilitate the construction of a central water supply that will service all new homes within the Final Plan area. This will allow for sustainable, planned growth within the Phase 1 area does not rely on development of numerous new wells as a primary source of water for new residences.

### **3.7 Parks, Trails, and Open Space**

*3.7.1 Provide **recreational amenities** for area residents.*

The Final Plan Phase 1 area indicates jurisdictional and non-jurisdictional wetlands and floodplains that will remain as no-build open space area. The Owner/Applicant proposes that equestrian trails will be developed for area residents within some of these open spaces. Parks, Trails, and open space tracts will be maintained by the *Saddlehorn Ranch Metropolitan District*, which will be formed and organized prior to recording of the Final Plat.

### **3.8 Natural Systems**

*3.8.1 Preserve **important natural features** that are critical to the function of natural systems such as watersheds and wildlife corridors.*

The Final Plan indicates jurisdictional and non-jurisdictional wetlands and floodplains that will remain as no-build open space area. These areas will remain as no-build preservation tracts to protect natural watersheds and wildlife corridors.

**END**