

**REDTAIL RANCH**

**PRELIMINARY PLAN AND FINAL PLAT**

**LETTER OF INTENT**

**JULY 2018**

**PROPERTY OWNER & DEVELOPER:**

Michael Ludwig  
4255 Arrowhead Dr.  
Colorado Springs, CO 80908

**CONSULTANT:**

N.E.S. Inc.  
619 North Cascade Avenue,  
Colorado Springs, CO 80903

Are roads public or private? How much ROW (4.51 acres) is proposed to be dedicated? Are they built to County Road Standard? The connecting Vollmer is it paved per standards? Any waivers or deviations requested with the preliminary plan.

**REQUEST**

Michael Ludwig is requesting approval of the following applications:

1. A Preliminary Plan for Redtail Ranch, consisting of 12 single-family lots, zoned RR-5, on approximately 67.9 acres.
2. A Final Plat for Redtail Ranch, consisting of 12 lots on approximately 67.9 acres.

**SITE DESCRIPTION**

Redtail Ranch consists of 4 parcels located northwest of Vollmer Road and Shoup Road in Black Forest with a total of 67.9 acres. The surrounding properties consist of single family lots approximately 5-acres in size. Over recent years the site has been cleared of trees destroyed in the Black Forest Fire, 2013. A patch of trees remains near the center of the site. The 1,182 acre Sanctuary in the Pines to the east is approved for a development of 390 lots (2.5 acre minimum).

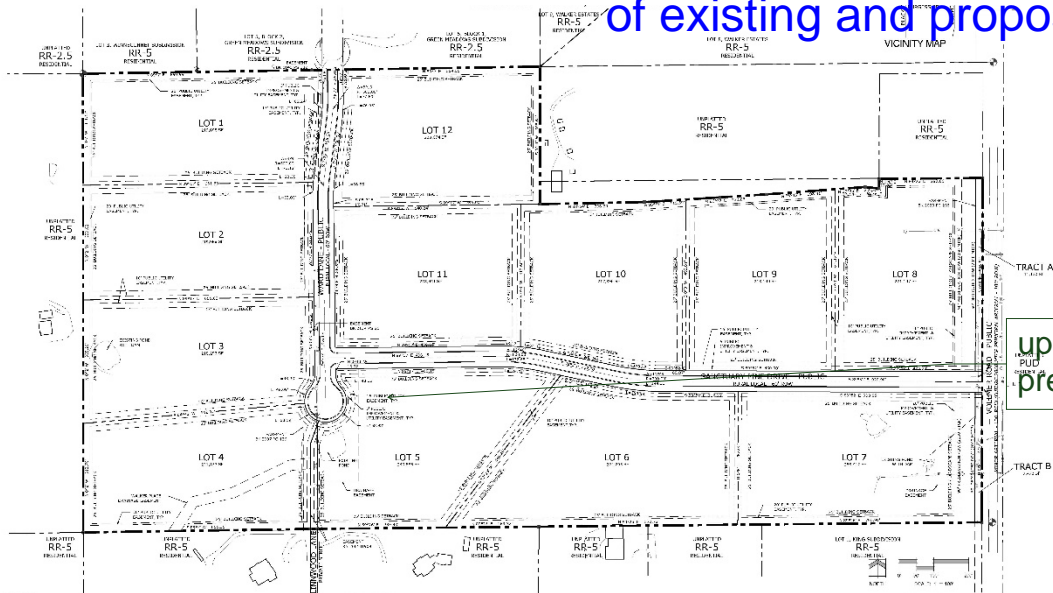


Sanctuary Pine Drive to be aligned across Vollmer Rd.

### PROJECT DESCRIPTION

The project proposes 12 single family lots, of a minimum 5-acres in size. The lots have a 25-foot building setback on all sides. Lots 7 and 8 include a 90-foot preservation right-of-way along Vollmer Road and a 50-foot dedicated right-of-way located within the preservation right-of-way to accommodate the future planned widening of Vollmer Road to a minor arterial. The proposed streets are a continuation of an existing road – Ward Lane, and an approved but not yet constructed road – Sanctuary Pine Drive. Lots 4 and 5 are accessed off a cul-de-sac. The lot widths and acreages vary to accommodate easements, topography and existing natural features.

address surfacing (paved/gravel)  
of existing and proposed roads.



update with revised preliminary plan

Please address the Small Area Plan a component of master plan consistency required to approve a preliminary plan and plat.

### PROJECT JUSTIFICATION

#### Preliminary Plan

The Preliminary Plan is consistent with the approval criteria set forth in Section 7.2.1.D.2.e of the LDC as follows:

1. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;

#### 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.

#### 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.

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This development is consistent with the intent of the County Policy Plan and the surrounding developments. The development maintains the Residential Rural designation of the RR-5 zone while providing consistency in the area neighborhood.

**2. The subdivision is consistent with the purposes of this Code;**

The stated purpose of the Code is to preserve and improve the public health, safety and general welfare of the citizens and businesses of El Paso County. The proposed 5-acre single family lots meet the requirements of the RR-5 zone. Consistent with the surrounding properties that range in size from 4.45-acres to 8.68-acres, many of which are 5-acres single family lots.

**3. The subdivision is in conformance with the subdivision design standards and any approved sketch plan;**

The subdivision design standards are met including minimum lot size, setbacks, and building height. There is no approved sketch plan for this property.

**4. 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 the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;**

A sufficient water supply is available as demonstrated in the Water Resources and Wastewater Treatment Report. Water will be supplied via wells.

**5. 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;**

Public sewage disposal is via on site wastewater treatment systems (OWTS) and is addressed in the Water Resources and Wastewater Treatment Report.

this is not a public system

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

These matters are addressed in the Soils and Geology Report provided by RMG. RMG determined that the proposed development is feasible and the potential for uncontrolled fill is not considered a geologic hazard. Where the uncontrolled fill is unavoidable, mitigation measures are proposed.

**7. Adequate drainage improvements complying with State law [C.R.S. §30-28- 133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;**

These matters are addressed in the Drainage report provided by Classic Consulting. Lot 5 and Lot 7 contain existing drainage ponds, easements have been added to accommodate these ponds. Lot 4 contains an existing drainage easement (Walker Place Drainage Easement).

These references may be helpful:  
8.4.2. B & 8.4.5, 8.4.9  
pages 8-4, 8-9, 8-17

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

All lots will be accessible by new public streets that comply with the LDC and ECM. Street names have been approved by El Paso-Teller County 911 Authority.

**9. The proposed subdivision has established an adequate level of compatibility by**

**1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision;**

There are no significant natural features on the site. Existing trees, drainage ponds, and the slope have been considered in the design of the subdivision.

Are they in no build areas?  
How are you preserving them?

**2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost-effective delivery of other services consistent with adopted plans, policies and regulations of the County;**

Appropriate provision is made in this regard given the context of the site and surrounding area. The alignment of the roadways is designed to provide connectivity to Ward Road to the north and the proposed Sanctuary Pines Drive to the east.

Discuss trail connections you are making or the reasons why you are not making them. Also address the Vollmer Bicycle route

**3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses;**

No transition is required as adjacent land uses are compatible.

**4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and**

There are no environmentally sensitive areas or wetlands on the property, features of special significance were not observed.

**5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;**

The Traffic Report by CLH Associates, LLC. demonstrates that the development will not materially impact existing levels of service on surrounding roads and does not require any improvements to existing roads. The site has no negative impact on existing services and facilities, the site is served by well and septic systems.

see traffic study comments

**10. Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;**

The site will be served by well and septic. Mountain View Electric and Black Hills Energy will provide electric and natural gas services as stated in the Will Serve letters included in this submittal.

trails?

**11. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and**

The site is within the Black Forest Fire Protection District. A Fire Protection Report is included with the submittal.

isn't there a wild land eval and fire haz mitigation plan....

**12. The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.**

The proposed subdivision meets the applicable sections of the Code.

**Final Plat**

delete final plat this is LOI for prelim in the prelim file on EDARP

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A Final Plat is submitted for Redtail Ranch in accordance with the approval criteria set forth in Section 7.2.1.D.3.f of the LDC, which are broadly the same as those for the Preliminary Plan referenced above. The additional criteria are that the Final Plat should be consistent with the Preliminary Plan, which it is.

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Address where and what type of USPS facilities, if any, will be located on the site.