

JAYNE'S PROPERTY SKETCH PLAN

LETTER OF INTENT

AUGUST 2022

OWNER:

MANITOU SPRINGS CITY OF 606 MANITOU AVE., MANITOU SPRINGS, COLORADO 80829	JAYNES KENNETH HENRY 524 ONATE PL UNIT C SANTA FE NM, 87501-3601	JAYNES JOHN R 8455 POCO RD COLORADO SPRINGS CO, 80908-4723
MCCOLLOR JANE E 524 ONATE PL UNIT C SANTA FE NM, 87501-3601	JAYNES AMIEE R LIVING TRUST 524 ONATE PL UNIT C SANTA FE NM, 87501-3601	

APPLICANT:

CLASSIC COMMUNITIES
6385 CORPORATE DR. SUITE 200
COLORADO SPRINGS, CO 80919

CONSULTANT:

N.E.S. INC.
ANDREA BARLOW
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COLORADO SPRINGS, CO 80903
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SITE DETAILS:

TSN: 5228000024 & 5228000025

ADDRESS: 8455 POCO RD AND 9650 VOLLMER RD

ACREAGE: 142.127 ACRES

CURRENT ZONING: RR-5

CURRENT USE: MOBILE HOME AND SINGLE FAMILY RESIDENTIAL

FILE #: SKP-XXX

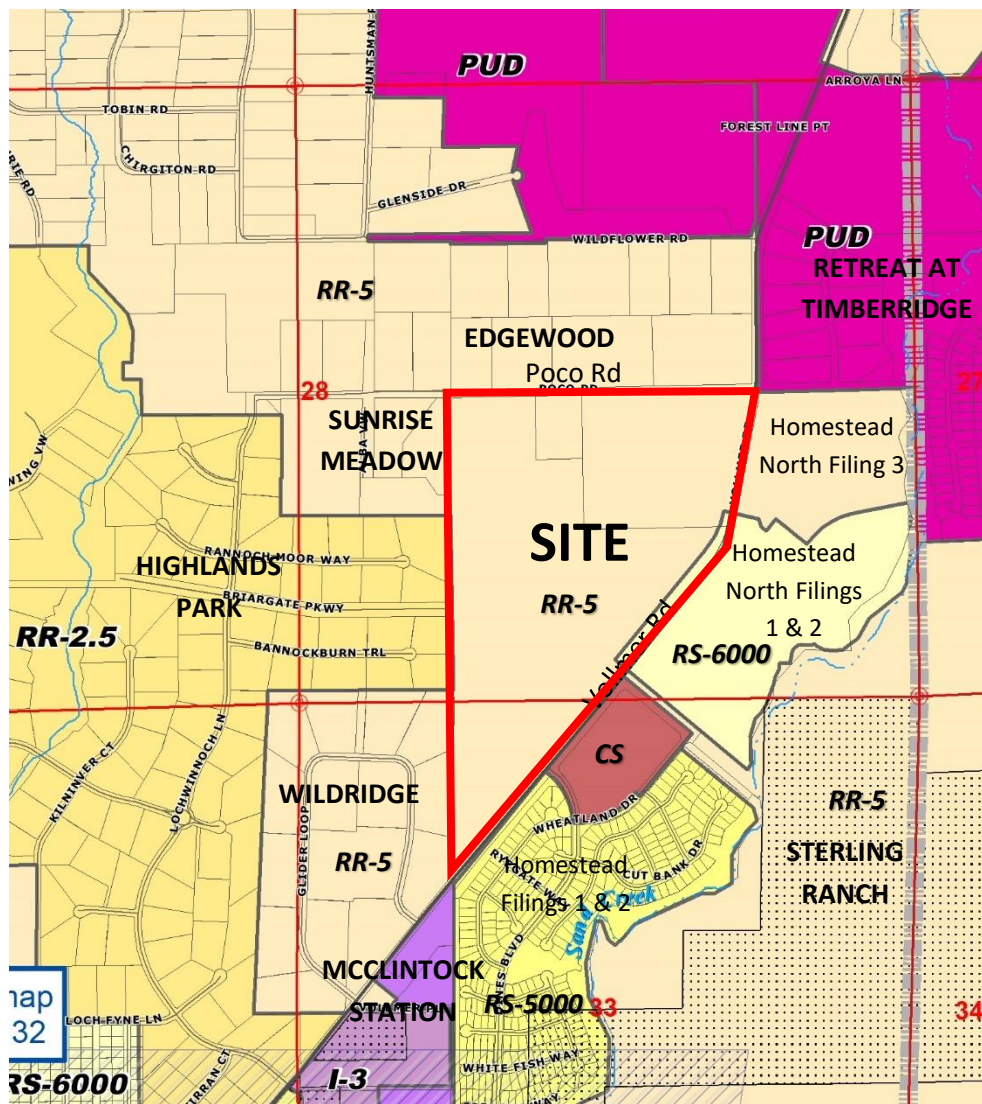
REQUEST

N.E.S. Inc. on behalf of Classic Communities requests approval of a Sketch Plan for Jayne's Property.

LOCATION

The approximately 142-acre project site lies southwest of the intersection of Poco Road and Vollmer Rd in northeast El Paso County. The Jayne's Property Sketch Plan is located in a growing area of northeast El Paso County, in close proximity to the boundary of the City of Colorado Springs.

To the east of Vollmer Road is the Sterling Ranch development, which is a growing suburban residential community supported by areas of higher density residential and commercial development. In the immediately adjacent to the Jayne's Property are single-family residential lots averaging 5000 sq.ft. and 6,000 sq.ft., some of which have been constructed, some are under construction and some are in the review process with the County. Sterling Ranch also includes a commercially zoned property at the intersection of Vollmer Road and the future extension of Briargate/Stapleton. To the north of Sterling Ranch and northeast of the Jayen's Property is the Retreat at TimberRidge PUD. This includes a variety of lot size ranging from 2.5 acre lots on the western part of the site between Vollmer Road and Sand Creek and an average of 12,000 sq.ft. lots east of Sand Creek.

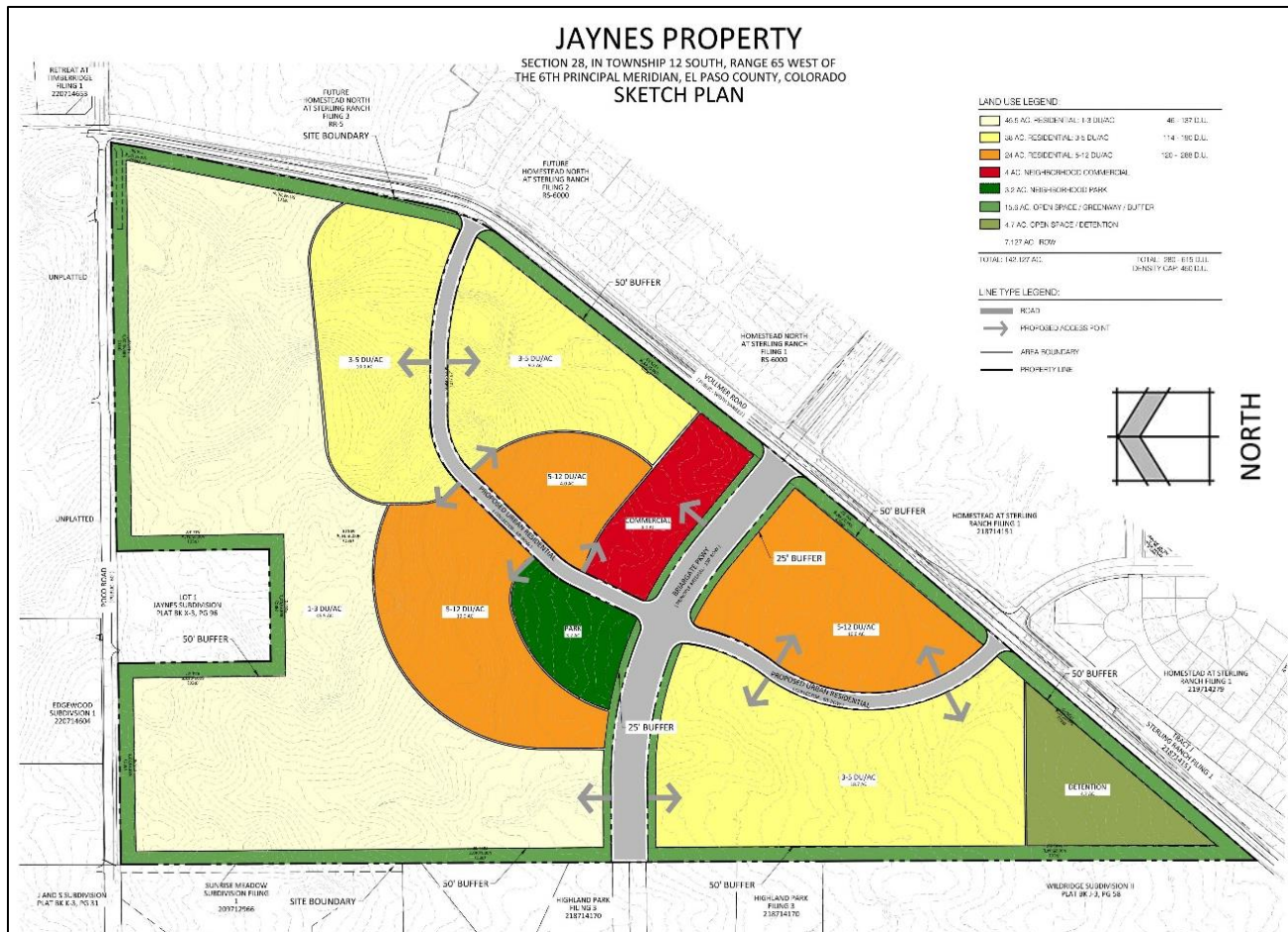


The properties to the west and north of the Jayne's property are rural residential developments, including the 2.5 acre lot Highland Park Subdivision, the 5-acre lot Wildridge subdivision and the Sunrise Meadow Subdivision, which includes 5 rural residential lots of varying size. The northern boundary of the site is formed by Poco Road and also includes a single 5-acre lot. Beyond Poco Road is the 5-acre lot Edgewood Subdivision and two 10 + acre lots that appear not to have been subdivided. Directly to the south of the southern tip of the Jaynes property is the McClintock Industrially zoned subdivision.

PROJECT DESCRIPTION & CONTEXT

The Jayne's Property Sketch Plan is an urban character mixed residential development with a variety of densities interspersed throughout the property, a 4-acre neighborhood commercial center, and a 3.2-acre neighborhood park. The park has been located so that all residents will be within approximately ¼ mile distance from the park to allow for easy pedestrian access.

LAND USE	ACRES (AC)	DWELLING UNITS
Residential 1-3 DU/AC	45.5 AC	46-137 D.U.
Residential 3-6 DU/AC	38 AC	114-190 D.U.
Residential 5-12 DU/AC	24 AC	120-288 D.U.
Neighborhood Commercial	4 AC	
Neighborhood Park	3.2 AC	
Open Space/Greenway/Buffer	15.6 AC	
Open Space/Detention	4.7 AC	
ROW	4.7 AC	
Total	142.127 AC	450 DU Density Cap



ACCESS AND CIRCULATION: The Sketch Plan includes the extension of Briargate Parkway in an east-west direction through the site. This will connect to the portion of Briargate Parkway being constructed to the east on Sterling Ranch and in the future will connect to the west to Black Forest Road. The extension of Briargate Parkway between Black Forest Road and Meridian Road has been a County priority for many years.

Access to the site is proposed via a new urban residential collector through the northern and southern sections of the property, and connections to Briargate Parkway to Vollmer Road. There will be multiple local access points off the collector road to serve the proposed residential and commercial development. An additional local road intersection off Briargate Parkway is proposed on the west side of the property to provide adequate access and circulation through the site. The potential for a right-in/right-out access is anticipated on Briargate Parkway to serve the neighborhood commercial center. No access is proposed off Poco Road.

COMPATIBILITY/TRANSITIONS: Adjacent developed rural residential to the north and west is to be buffered with a 50-foot open space and trail corridor. Lower density residential of 1-3 dwelling units per

acres is located within the northern portion of the Sketch plan to provide a density transition to the larger rural residential lots to the north and west. In the part of the Sketch Plan south of the extension of Briargate Parkway, low-medium density residential of 3-5 dwelling units per acre is proposed adjacent to the rural residential to the west to provide a transition from the more intense industrial and proposed commercial areas on the east side of Vollmer. Pockets of medium density residential of 5-12 dwelling units per acre are internalized within the Sketch Plan along the proposed residential collector streets.

AIR QUALITY: The proposed residential use will not negatively impact air quality. The proposed development is located within a developing area with convenient access Vollmer Road, E Woodmen Road and Highway 24, providing shorter travel time to employment and commercial facilities.

FLOODPLAINS: A review of El Paso County FEMA FIRM panels indicates the entire site is within Flood Zone X, meaning it is an area of minimal flood hazard risk.

GEOLOGIC & SOIL HAZARDS: A Soil, Geology, and Geologic Hazard report for the proposed residential development, prepared by Entech Engineers, is included in this submittal. Geologic hazards expected at the site include seasonal shallow groundwater, drainage areas, artificial fill, and expansive soils. The geologic conditions of the site are common and mitigation can be accomplished by implementing common engineering and construction practices. None of these conditions are anticipated to preclude the proposed development (Soils, Geology, and Geologic Hazard Study prepared by Entech Engineering Inc April 2022).

VEGETATION & WILDLIFE: A Habitat Assessment Memo, prepared by Core Consultants was prepared in February 2022 for this site. This assessment is included in this submittal. The area is within the Foothill Grasslands ecoregion, composed of a mixture of tall and mid-grasses and isolated pine trees. No globally-sensitive vegetation communities are present on site. The site provides a moderate quality habitat for some grassland and riparian wildlife, and while development would inevitably affect some potential habitat for wildlife, expected impact is relatively low.

While the site does have five species on the federally listed threatened and endangered species list, the project is not anticipated to result in any impacts to federally- or state-listed threatened and endangered species or their habitats. However, Classic Communities could preemptively minimize potential impacts through habitat loss for monarch butterfly, a candidate species for federal listing, by avoiding removal of milkweed plants where possible. Site reconnaissance identified four inactive raptor nests. A nesting raptor survey prior to construction would confirm the presence or absence of active raptor nests within the Study Area. Should the existing nests or new nests become active during the breeding season and when construction is anticipated to occur, Classic Communities should coordinate with CORE and CPW to employ appropriate restriction buffers to minimize potential impacts to nesting raptors (CPW 2020).

USE OF, OR CHANGES IN PREEXISTING WATERFORMS, WATERCOURSES OR BODIES OF WATER:

There are two unnamed tributaries of Sand Creek draining through the site in a southerly direction and some pockets of wetland areas.

In a letter dated June 30, 2000 the US Army Core of Engineers determined that the site does not contain waters of the United States that are subject to regulation under Section 404 of the Clean Water Act. This means that all wetlands within the project area are non-federally jurisdictional and do not require a USACE permit or mitigation. The Jurisdictional Determination is included in this submittal.



DISTRICTS SERVING THE PROPERTY:

The following districts will serve the property:

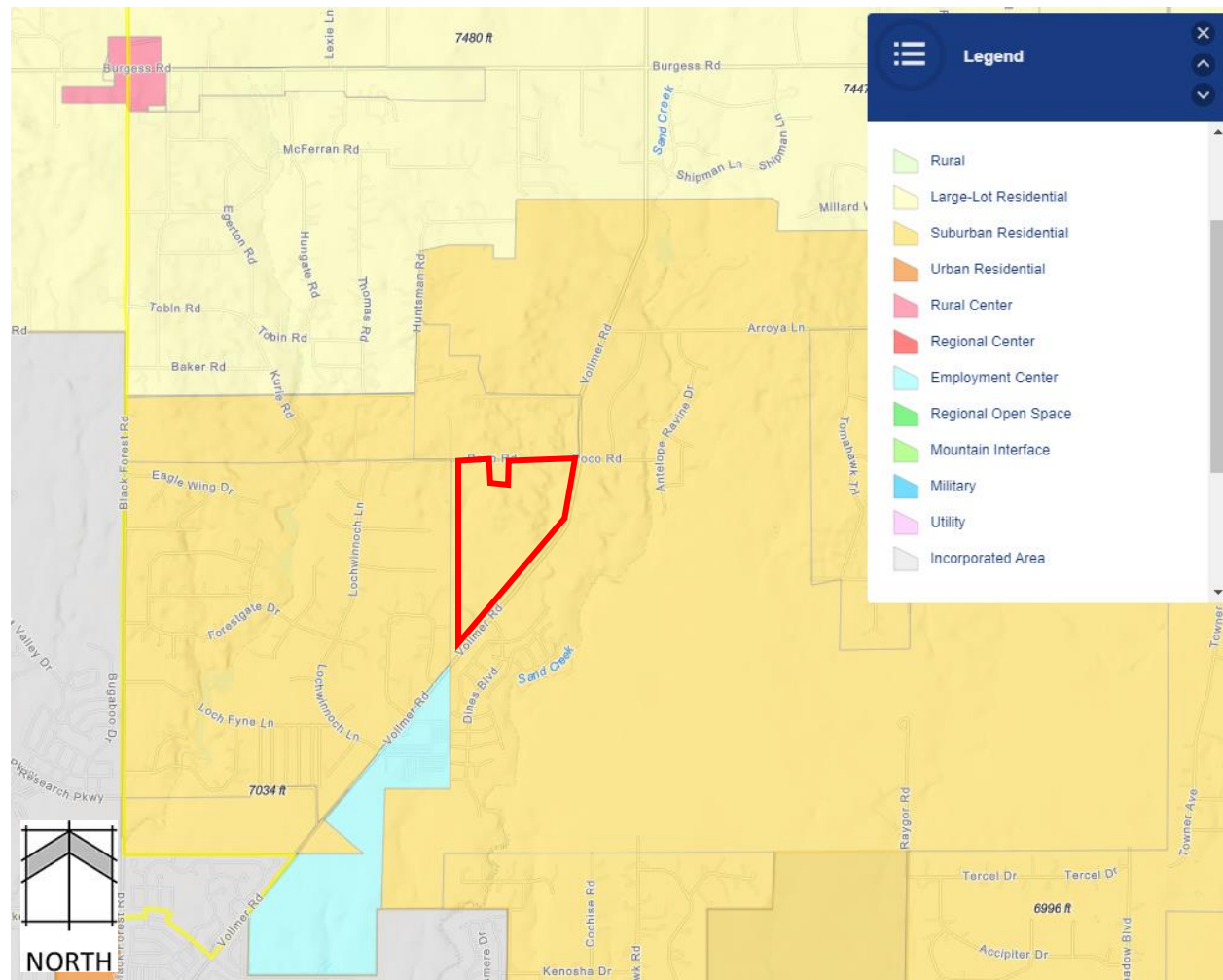
- Mountain View Electric Association will provide electric service.
- Black Hills Energy (north of Briargate Parkway) and Colorado Springs Utilities (south of Briargate Parkway) will provide natural gas service.
- Black Forest Fire Protection District will provide fire protection and emergency services.
- The property is within Academy School District 20.

RELATIONSHIP TO THE ADOPTED COUNTY MASTER PLANS:

The Master Plan for the County comprises the Your Master Plan, the Water Master Plan, the 2040 Major Transportation Corridor Plan, and the El Paso County Parks Master Plan.

YOUR EL PASO MASTER PLAN

The project site is denoted as a Suburban Residential placetype within a priority development area in the County Master Plan. This placetype consists of predominantly single family detached residential areas, and is supportive of single-family attached, multifamily residential, commercial retail, parks, and open space. The range of residential densities and supporting commercial, retail, parks and open space proposed in the Sketch Plan is consistent with the Suburban Residential placetype characteristics. The Suburban Residential placetype also incorporates most of the surrounding area, including the Sterling Ranch and Retreat at TimberRidge developments to the east and the existing rural residential areas of the County to the north and west.



In the Key Area Influences chapter, this site is also designated as a potential area for annexation. While the Applicant does not propose to annex the Jayne's Property into the City, the site's status as a Potential Area for Annexation is indicative of its urban character and the need for urban level of utility services, which will be provided by the Falcon Area Water and Wastewater Authority (FAWWA).

In the Areas of Change chapter of the County Master Plan, the Sketch Plan area is identified as a "New Development Area". The Plan states that New Development Areas will be significantly transformed as development takes place. These areas are often on undeveloped or agricultural areas, and are expected to be complimentary to adjacent development. The proposed new development within Jayne's Property will bring about the transformation of this area as anticipated by the Master Plan, providing a consistent transition from the higher density subdivision to the east, and the larger, more rural development to the north and west.

The mix of residential and supporting commercial, retail, parks and open space proposed in this Sketch Plan amendment is consistent with Core Principle 1, Land Use and Development, which seeks to "manage growth to ensure a variety of compatible land uses that preserve all character areas of the county." Goal 1.1 seeks to "ensure compatibility with established character and infrastructure capacity." The Sketch Plan continues to buffer the adjacent rural residential areas with open space and trail corridors. The infrastructure improvements and extensions proposed by the Sketch Plan will provide the required capacity to support the planned level of development.

The Sketch Plan is also consistent with Core Principle 2, Housing & Communities, which seeks to "preserve and develop neighborhoods with a mix of housing types" as well as Goal 2.3 to "locate attainable housing that provides convenient access to goods, services, and employment". The Sketch Plan provides a variety of housing types, with necessary neighborhood commercial, schools, and park space. This combination of uses will provide a vibrant community. This Sketch Plan sets land aside for new schools, encourages a variety of housing types, designs neighborhood focal points, expands the off-street trail system, all of which are recommendations for emerging and future neighborhoods.

WATER MASTER PLAN

The project is located within Region 3, the Falcon area. This growth area is projected to experience significant growth by 2040. By 2060, the AF per year is expected to nearly double in Region 3. Region 3 has sufficient supply and existing infrastructure in the area to serve this development. By 2060, a 14% increase in supply is needed.

A Water Feasibility Report and a Wastewater Feasibility Report, prepared by RESPEC, are included in this submittal. It is assumed that the sketch plan has an upper limit of 614 residential units (288 high density). Resulting, the maximum total annual demand for the area is 199.6 AF. Water, wastewater, storm water will be provided by Falcon Area Water and Wastewater Authority (FAWWA)/Sterling. FAWWA/Sterling has additional contractual arrangements to purchase water from three major well fields; being McCune, Bar-X and Shamrock West

Ranch. The additional amount of supply is under contract to FAWWA/Sterling is roughly 1204 AF_{300 year}. The total of all supplies currently available to Sterling/FAWWA is 1901.83 AF_{300 year} which would allow for

over 5388 SFE which is greater than the 614 residential units anticipated. With additional water acquisitions enabled by the Bar-X Pipeline, which would be likely anyway, FAWWA/Sterling are in a very feasible position to be able to easily provide for the water needs of the Jaynes Property Sketch Plan. Further discussion of water quantity sufficiency and dependability of supply are included in the Water Resources Report.

Per El Paso County criteria, the 300-year supply of water for the subject property appears to be more than adequate for full buildout, which would include both the 2040 and 2060 scenarios. However, the proposed supply in the Dawson aquifer is based on non-renewable sources. If needed beyond the 300-year supply, the subdivision has water rights in the Denver, Arapahoe, and Laramie-Fox Hills (LFH) formations, although a portion of the LFH water right is dedicated to augmentation to offset post-pumping depletions.

The proposed residential development satisfies the following policies of the Water Master Plan.

Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability, and quality for existing and future development.

Goal 4.2 – Support the efficient use of water supplies.

Policy 4.3.6 – Encourage well monitoring throughout the County, with an emphasis on the Denver Basin aquifer fringe areas.

Policy 4.1.2 – Encourage more systematic monitoring and reporting of water quality in individual wells.

Goal 6.0 – Require adequate water availability for proposed development.

2040 MAJOR TRANSPORTATION CORRIDOR PLAN (MTCP)

The 2040 Functional Classification map shows adjacent roads Vollmer as a minor arterial. The Briargate Parkway connection is shown as a principal arterial.

The 2040 Improvements map identified the most proximate roadway improvement to the site is the Briargate proposed new roadway connection, with county road capacity improvements to Vollmer Road.

2060 corridor preservation plan depicts that Briargate Pkwy will become a principal arterial. Burgess Road and Vollmer Road are expected to be improved between 2040 and 2060. There are no planned improvements to the immediate streets accessing the site in the MTCP.

EL PASO COUNTY PARKS MASTER PLAN

The Parks Master Plan shows a proposed bike route on Vollmer Road and Poco Rad to the north. The master plan does not identify any proposed parks or candidate open space on this site or in the vicinity.

PROJECT JUSTIFICATION

The Jaynes Property Sketch Plan addressed the Sketch Plan Review Criteria in Chapter 7.2.1.D.1.C of the LDC as follows:

1. THE PROPOSED SUBDIVISION IS IN GENERAL CONFORMANCE WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE MASTER PLAN;

The development is consistent with the intent of the El Paso County Master Plan as outlined above.

2. THE PROPOSED SUBDIVISION IS IN CONFORMANCE WITH THE REQUIREMENTS OF THIS CODE;

The Sketch Plan meets all applicable submittal requirements for El Paso County.

3. THE PROPOSED SUBDIVISION IS COMPATIBLE WITH EXISTING AND PROPOSED LAND USES WITHIN AND ADJACENT TO THE SKETCH PLAN AREA;

This property and the rural residential part of the County to the west lies between the urbanized City of Colorado Springs to the west and the growing Sterling Ranch community to the east. In recognition of the changing character of this part of the County, the El Paso County Master Plan incorporates most of the surrounding area within the Suburban Residential placetype and much of the area is also classified as a New Development Area in anticipation of this future growth.

As outlined above, adjacent developed rural residential to the north and west is to be buffered with a 50-foot open space and trail corridor. Lower density residential of 1-3 dwelling units per acres is located within the northern portion of the Sketch plan to provide a density transition to the larger rural residential lots to the north and west. In the part of the Sketch Plan south of the extension of Briargate Parkway, low-medium density residential of 3-5 dwelling units per acre is proposed adjacent to the rural residential to the west to provide a transition from the more intense industrial and proposed commercial areas on the east side of Vollmer. Pockets of medium density residential of 5-12 dwelling units per acre are internalized within the Sketch Plan along the proposed residential collector streets.

4. THE WATER SUPPLY REPORT PROVIDES SUFFICIENT INFORMATION TO IDENTIFY PROBABLE COMPLIANCE WITH THE WATER SUPPLY STANDARDS AND IDENTIFIES ANY NEED FOR ADDITIONAL WATER SUPPLIES;

Region 3 has sufficient supply and existing infrastructure in the area to serve this development. Discussions of water quantity sufficiency and dependability of supply for this project are included in the submitted Water Feasibility Report, prepared by RESPEC.

FAWWA will be the water service provider to the property. Please see the District Boundary Descriptions and the Water Feasibility Report submitted with this application, along with the Letter of Commitment. Finding of water sufficiency is not required at the Sketch Plan level but will be requested with subsequent entitlement submittals.

5. SERVICES ARE OR WILL BE AVAILABLE TO MEET THE NEEDS OF THE SUBDIVISION INCLUDING, ROADS, POLICE AND FIRE PROTECTION, SCHOOLS, RECREATION FACILITIES, AND UTILITY SERVICE FACILITIES;

The proposed Sketch Plan lies within the service area boundaries for the Black Forest Fire Protection District, School District 20, Colorado Springs Utilities and Black Hills Energy for gas service, and Mountain View Electric Association. Letters of commitment from these service providers are included in the application. New District 20 school sites are being provided in the adjacent Sterling Ranch community and it is not anticipated that additional school sites will be required for the smaller community proposed on the Jayne's property. A 3.2 acre neighborhood park is proposed to serve the residents of the development. All residents will be within approximately ¼ mile distance from the park.

6. THE SOIL IS SUITABLE FOR THE SUBDIVISION;

The site contains Pring Course Sandy Loam. The report prepared by Entech Engineering concludes that these soils present typical constraints on development and construction, which may be overcome by proper engineering design and construction.

7. THE GEOLOGIC HAZARDS DO NOT PROHIBIT THE SUBDIVISION, OR CAN BE MITIGATED;

The Soil, Geology, and Geologic Hazard Study for the proposed residential development, prepared by Entech Engineering, is included in this submittal. Geologic hazards expected at the site include possible artificial fill, collapsible soils, expansive soils, areas of erosion, groundwater and floodplain areas, potentially seasonal shallow groundwater, areas of ponded water, and radon. The geologic conditions of the site are common and mitigation can be accomplished by implementing common engineering and construction practices. None of these conditions are anticipated to preclude the proposed development (Soil, Geology, and Geologic Hazard Study prepared by Entech Engineering Inc. April 2022).

8. THE SUBDIVISION WILL NOT INTERFERE WITH THE EXTRACTION OF ANY KNOWN COMMERCIAL MINING DEPOSIT [C.R.S. §§ 34-1-302(1), ET SEQ.];

There are no known mineral deposits on this site.

9. THE DESIGN OF THE SUBDIVISION PROTECTS THE NATURAL RESOURCES OR UNIQUE LANDFORMS;

There are no unique landforms on the property. There are two unnamed tributaries of Sand Creek draining through the site in a southerly direction and some pockets of wetland areas. The USACE determined that the site does not contain waters of the United States that are subject to regulation under Section 404 of the Clean Water Act. This means that all wetlands within the project area are non-federally jurisdictional and do not require mitigation. A Jurisdictional Determination is included in this submittal.

10. THE PROPOSED METHODS FOR FIRE PROTECTION ARE ADEQUATE TO SERVE THE SUBDIVISION; AND

The proposed Jayne's Property Sketch Plan area lies within the Black Forest Fire Protection District. A will serve letter from the Fire Department is provided. The closest fire station is Black Forest Fire and Rescue at 11445 Teachout Rd. This station is 0.37 miles from the site (6-minute drive).

11. THE SUBDIVISION IS APPROPRIATE AND THE DESIGN IS BASED ON MITIGATING THE CONSTRAINTS OF TOPOGRAPHY, SOIL TYPES, GEOLOGIC HAZARDS, AGGREGATE RESOURCES, ENVIRONMENTAL RESOURCES, FLOODPLAIN, AIRPLANE FLIGHT OVERLAYS, OR OTHER CONSTRAINTS.

The report prepared by Entech Engineering for the Sketch Plan concluded that the geo-technical conditions present typical constraints on development and construction, which may be mitigated by avoidance, regrading, or by proper engineering design and construction. Specific Geohazard and Engineering reports will be required with future Preliminary Plan and/or Final Plats and will identify specific constraints and either mitigate or avoid them. There are no other identified constraints to developing the property.