



# EL PASO COUNTY

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## PLANNING & COMMUNITY DEVELOPMENT

**TO:** El Paso County Planning Commission  
Brian Risley, Chair

**FROM:** Kari Parsons, Senior Planner  
Jeff Rice, PE Senior Engineer  
Meggan Herington, AICP, Executive Director

**RE:** Project File #: SKP-22-005  
Project Name: Jaynes Sketch Plan  
Parcel Nos.: 52280-00-024 and 52280-00-025

APPLICANT:	REPRESENTATIVE:
Classic Communities 2138 Flying Horse Club Drive Colorado Springs, CO, 80921	NES, INC Cascade Avenue, Suite 230 Colorado Springs, CO, 80920

**Commissioner District: 2**

Planning Commission Hearing Date:	2/16/2023
Board of County Commissioners Hearing Date	3/21/2023

### EXECUTIVE SUMMARY

A request by Classic Communities for approval of a sketch plan for a maximum of 450 single-family residential lots (101 acres), 4.5 acres of commercial, 13.7 acres of future right-of-way, and 22.9 acres of open space. The 142.1-acre property is currently zoned RR-5 (Residential Rural) and is located at the southwest corner of Vollmer Road and Poco Road, adjacent to the Sterling Ranch development area.

The sketch plan depicts a combination of 35-foot building setbacks and open space along the north and west perimeter along with modest lot size transitions of 0.5 to 1 acre lots to serve as a transition from the rural properties to the north and west. Urban density increases towards the

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center of the sketch plan area. Parks, open space, greenways, and detention areas are provided to be an amenity within the development.

Per the 2040 Major Transportation Corridors Plan, the Briargate Parkway/Stapleton corridor is a major east/west roadway connection through the property. This is depicted as a principal arterial with a 130-foot right-of-way requirement. Construction of this roadway through the development is the responsibility of the developer.

### A. WAIVERS/DEVIATIONS/AUTHORIZATION

**Waiver(s)/Deviation(s):** There are no waivers or deviations associated with this request.

**Authorization to Sign:** There are no items requiring signature associated with this request.

### B. APPROVAL CRITERIA

The Planning Commission and BOCC shall determine that the following criteria for approval outlined in Section 7.2.1, Sketch Plan, of the El Paso County Land Development Code (2022) have been met to approve a Sketch Plan:

- The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
- The proposed subdivision is in conformance with the requirements of this Code;
- The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the sketch plan area;
- The water supply report provides sufficient information to identify probable compliance with the water supply standards and identifies any need for additional water supplies;
- 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 soil is suitable for the subdivision;
- The geologic hazards do not prohibit the subdivision, or can be mitigated;
- The subdivision will not interfere with the extraction of any known commercial mining deposit [C.R.S. §34-1-302(1), et seq.];
- The design of the subdivision protects the natural resources or unique landforms;
- The proposed methods for fire protection are adequate to serve the subdivision; and
- 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.

### C. LOCATION

North: RR-5 (Residential Rural)

Single-family Residential

South: RS-5000/6000 (Residential Suburban)

Single-family Residential

East: RS-5000/6000 (Residential Suburban)

Single-family Residential



CS (Commercial Service)  
West: RR-2.5/RR-5 (Residential Rural)

Vacant  
Single-family Residential

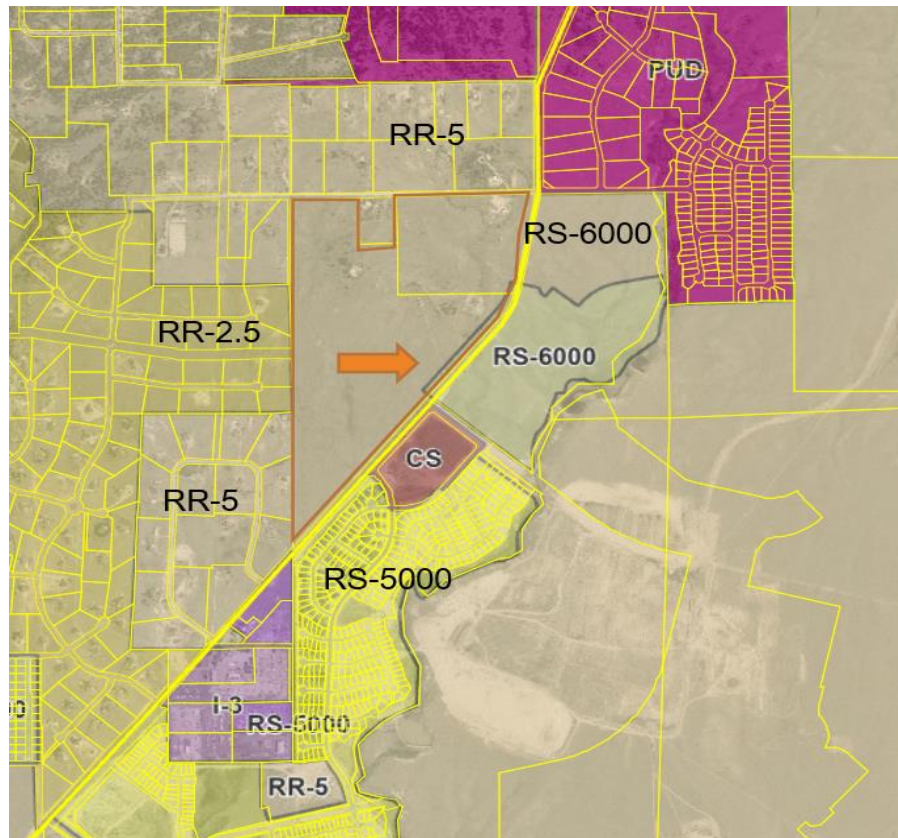


Figure D, Zoning Map

#### D. BACKGROUND

The Board of County Commissioners (BoCC) approved the initial zoning of the subject property to A-5 (Residential) September 20, 1965. Nomenclature changes within the Land Development Code have renamed the district to RR-5 (Residential Rural).

The subject property is west of the existing Sterling Ranch Development which includes a mix of urban residential densities and commercial uses. The Sterling Ranch Development is capped at 4,650 dwelling units within the 1,444-acre development area. Lots with a minimum size of 5,000 to 6,000 square feet are developed adjacent to Vollmer Road and across from the proposed Jaynes Sketch Plan area.

The Retreat at TimberRidge Planned Unit Development is to the northeast of the subject property which includes lot sizes from 5 acres at the northern boundary, within the forested area of the Black Forest, north of Arroya Road, tapering to 2.5-acre lots adjacent to Vollmer



Road (western boundary), and 12,000 square foot lots to the center and south portion of the PUD.

The applicant is proposing to establish the 142.1-acre Jaynes Sketch Plan which depicts a mix of housing densities, open spaces, and commercial uses within the project area. The maximum number of single-family residential dwelling units is capped at 450 units. To the west of the Plan area the properties are zoned RR-2.5 (Residential Rural) and RR-5 (Residential Rural). The applicant has depicted one-half acre lots along the western boundary and adjacent to the parcel surrounded by the proposed sketch plan on three sides, known as the “Smith parcel”, which is adjacent to Poco Road. In addition to the larger lot sizes, a 35-foot building setback combined with a 50-foot buffer will serve as a buffer and transition to the adjacent rural properties. One acre lots which include a 35-foot setback are proposed adjacent to Poco Road along the northern boundary of the Plan area. The applicant has depicted a 50-foot buffer adjacent to the existing Vollmer Road right-of-way in addition to the aforementioned buffers which are anticipated to provide pedestrian connections to the parks and open space within the sketch plan area.

Higher density land use areas ranging from 3 to 5 dwelling units per acre to 5 to 12 dwelling units per area are proposed in the internal portions of the sketch plan and near the commercial areas along the future Briargate Parkway/Stapleton Corridor.

In addition to residential uses, the sketch plan proposes to incorporate 13.7 acres of future right-of-way, 22.9 acres of open space, and 4.5 acres of commercial uses. Please see the attached sketch plan exhibit for a complete breakdown of land use types and areas.

## **E. ANALYSIS**

### **1. Land Development Code**

*Per the Land Development Code, The sketch plan is the first step of the approval process for larger or more complex divisions of land. The sketch plan process reviews, at a conceptual level, the feasibility and design characteristics of the proposal based on the standards set forth in the El Paso County Land Development Code (2022). The review examines the feasibility of the division of land including review of the schematic design, ability to obtain water and sanitation, location of geologic hazards, identification of environmentally sensitive areas and wildlife habitat areas, source of required services, vehicular and pedestrian circulation, relationship to surrounding land uses, evaluation of wildfire hazards and conformance with the requirements of the Code and Your El Paso County Master Plan (2021). During this step, public hearings are held before the Planning Commission and the Board of County Commissioners.*





The applicant has provided various reports not limited to: Master Traffic Study, Master Development Drainage Plan, Geology and Soils Report, Habitat Assessment Report, Ecological Features Report, Impact Identification Report, and a will-serve letter for water and wastewater services in support of the requested Jaynes Sketch Plan. The natural features and sensitive habitat areas, which have been identified as non-jurisdictional wetlands, have been placed in open space. The goal is to preserve the significant environmental features within the subject area and to provide parkland amenities and pedestrian opportunities. The applicant has demonstrated that the approval criteria have been met, provided the density transitions combined with building setbacks and buffers are found to be adequate. Further analysis of the proposed sketch plan in relation to the criteria of approval is discussed below.

## F. MASTER PLAN ANALYSIS

### 1. Your El Paso Master Plan

#### a. Placetype Character: Suburban Residential

*Suburban Residential is characterized by predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area. The Suburban Residential placetype generally supports accessory dwelling units. This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern.*

*Although primarily a residential area, this placetype includes limited retail and service uses, typically located at major intersections or along perimeter streets. Utilities, such as water and wastewater services are consolidated and shared by clusters of developments, dependent on the subdivision or area of the County.*

*Some County suburban areas may be difficult to distinguish from suburban development within city limits. Examples of the Suburban Residential placetype in El Paso County are Security, Widefield, Woodmen Hills, and similar areas in Falcon.*

#### **Recommended Land Uses:**

##### Primary

- Single-Family Detached Residential with lots sizes smaller than 2.5 acres per lot, up to 5 units per acre.

##### Supporting

- Single-family Attached
- Multi-family Residential



- Parks/Open Space
- Commercial Retail
- Commercial Service
- Institutional

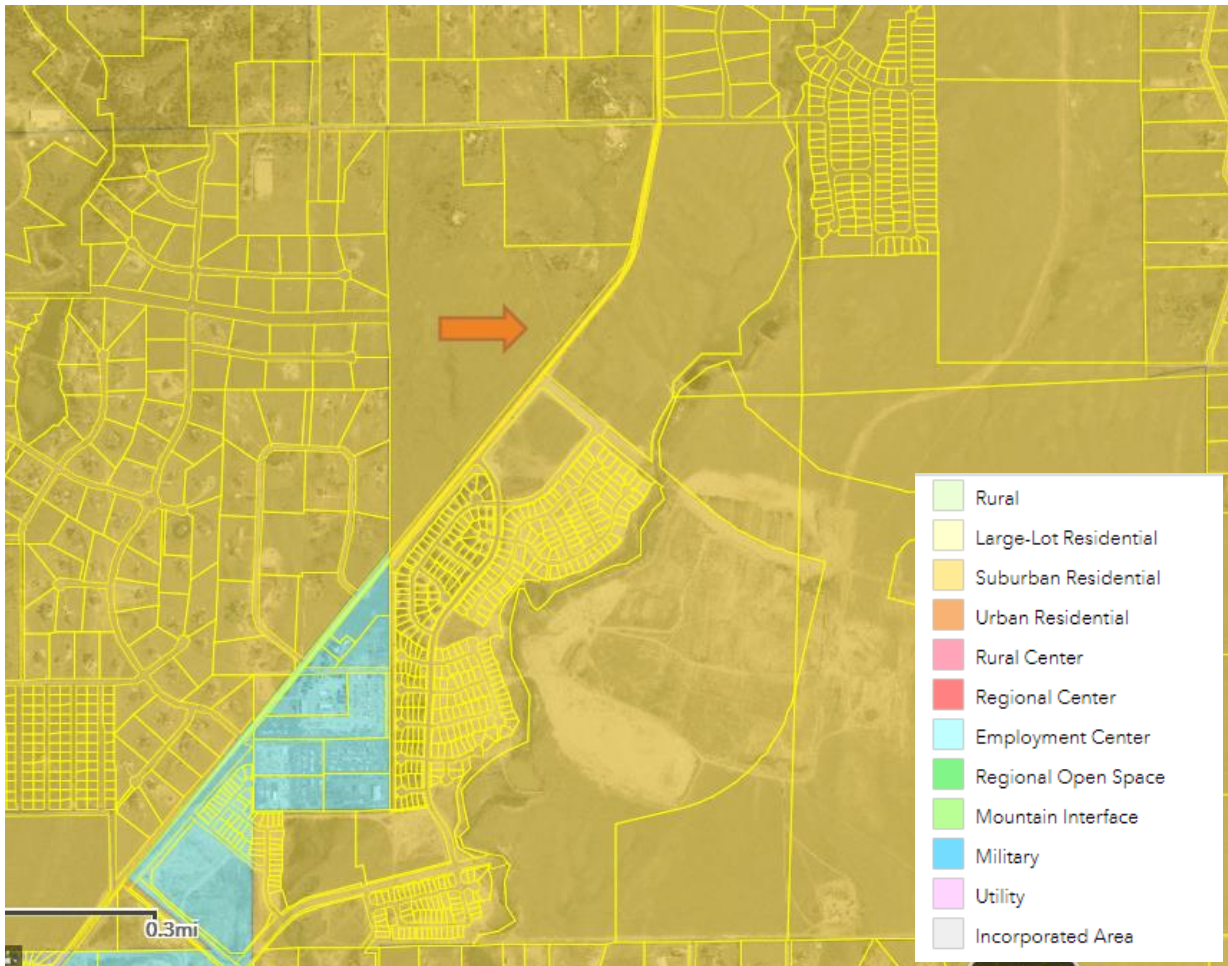


Figure G.1: Placetype Map

**Analysis:**

The property is located within the Suburban Residential placetype. The Suburban Residential placetype comprises the County’s traditional residential neighborhoods with supporting commercial uses at key intersections. The applicant has depicted the commercial areas adjacent to the Briargate Parkway/Stapleton Corridor, and the applicant has proposed a majority of the residential densities within the sketch plan area to be 5 dwelling units or less per acre which is consistent with the Placetype. The Placetype does allow for higher densities as supporting land uses. The applicant has proposed approximately 13 percent of the sketch plan area to include a density ranging



from 5-12 dwelling units per acre which is consistent with the supporting land uses within the placetype. Relevant goals and objectives are as follows:

**Goal 1.3** – *Encourage a range of development types to support a variety of land uses.*

**Goal 2.1** – *Promote development of a mix of housing types in identified areas.*

**Goal LU3** – *Encourage a range of development types to support a variety of land uses.*

**Objective HC4-1** – *Denser housing development should occur in Suburban Residential, Urban Residential, Rural Center, and Regional Center placetypes.*

**Objective E2-1** – *Promote conservation design techniques for any future development near riparian areas to protect them through incorporation into the development.*

**Objective HC2-6** – *Continue to carefully analyze each development proposal for their location, compatibility with the natural environment, and cohesion with the existing character.*

**Objective TM2-1** – *Transportation improvements should prioritize active modes of transportation and connections to local destinations over vehicular travel and regional trips.*

**Objective TM1-4** – *Encourage sidewalks and other multimodal facilities in all new development in placetypes, as appropriate, and upgrade existing infrastructure to these types of facilities when maintenance is needed.*

The Jaynes Sketch Plan is consistent with the goals and objectives of the Suburban Residential Placetype. The two non-jurisdictional ponds and potential rapture nesting sites are proposed to be preserved and are depicted as open space. The applicant has provided pedestrian connectivity throughout the development with sidewalks, which will connect to the trail corridors within the development. The sketch plan also depicts a transition from the rural lots to the north and west by providing an average lot size of approximately of 1-acre adjacent to Poco Road to 0.5-acre lots along the western boundary in combination with a defined building setback and buffer width. The higher density supportive land uses are located central to the development area. The Briargate Parkway/Stapleton Corridor bisects the sketch plan, which will provide a regional east-west connection.

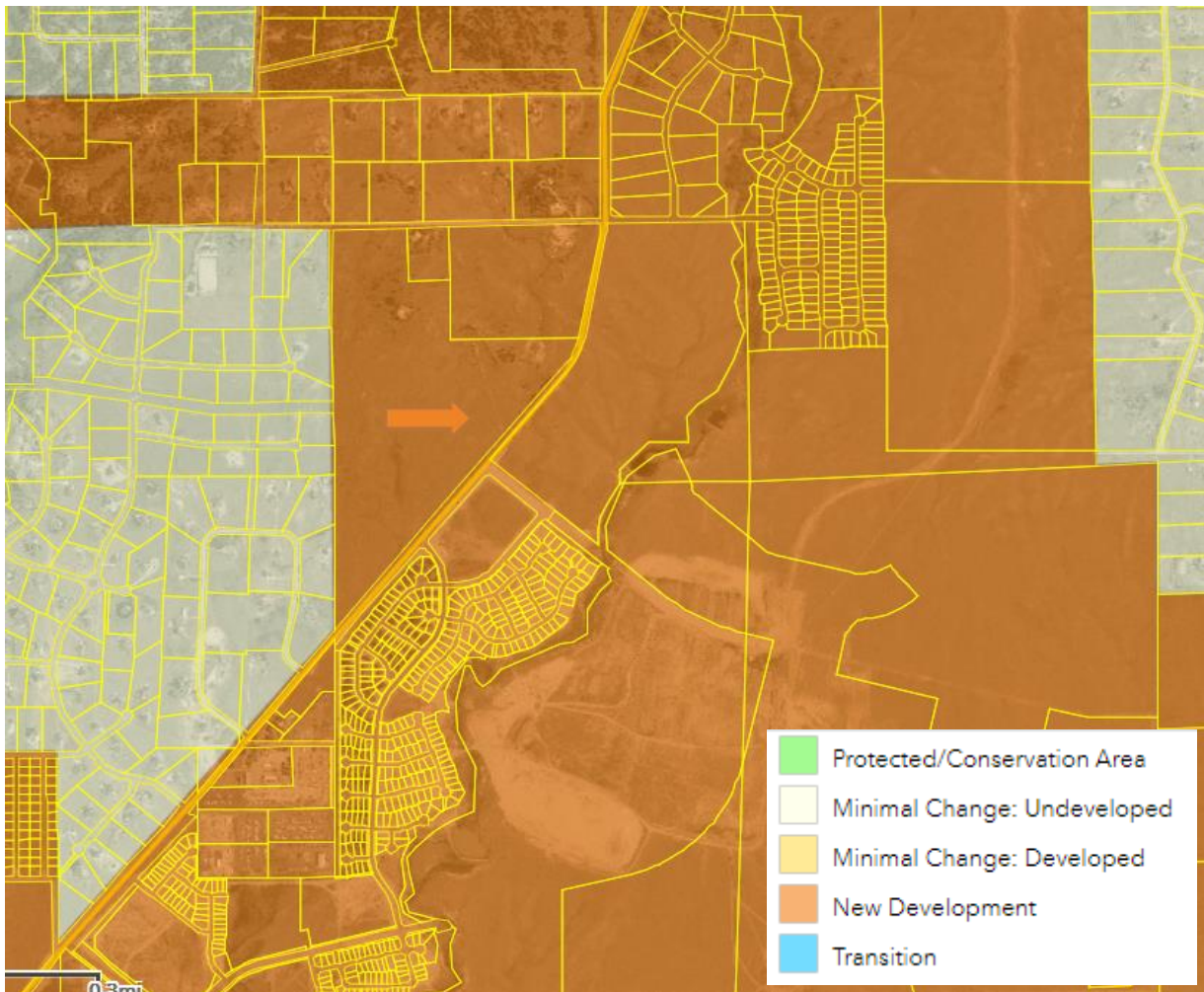




The mix of housing densities and the mix of uses proposed with the sketch plan are consistent with several of the Plan's Goals and Objectives. All residential uses proposed with the sketch plan are single-family housing products, which are consistent with the Plan's recommendations for the Suburban Residential placetype. The placetype identifies commercial retail and attached single-family as recommended supporting land uses, as well as parks and open space as a recommended supporting land use.

**b. Area of Change Designation: New Development**

The subject parcel is within an area of New Development: *These areas will be significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural areas. Undeveloped portions of the County that are adjacent to a built-out area will be developed to match the character of that adjacent development or to a different supporting or otherwise complementary one such as an employment hub or business park adjacent to an urban neighborhood.*



**Figure G.2: Area of Change Map**

**Analysis:**

The subject area is located in an area which is expected to completely or significantly change in character. A relevant priority is as follows:

*Goal LU3 Specific Strategy Priority - The New Development areas will be significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural areas. Undeveloped portions of the County that are adjacent to a built-out area should be developed to match the character of that adjacent development or to a different supporting or otherwise complementary one such as an employment hub or business park adjacent to an urban neighborhood.*

**c. Key Area Influences:**

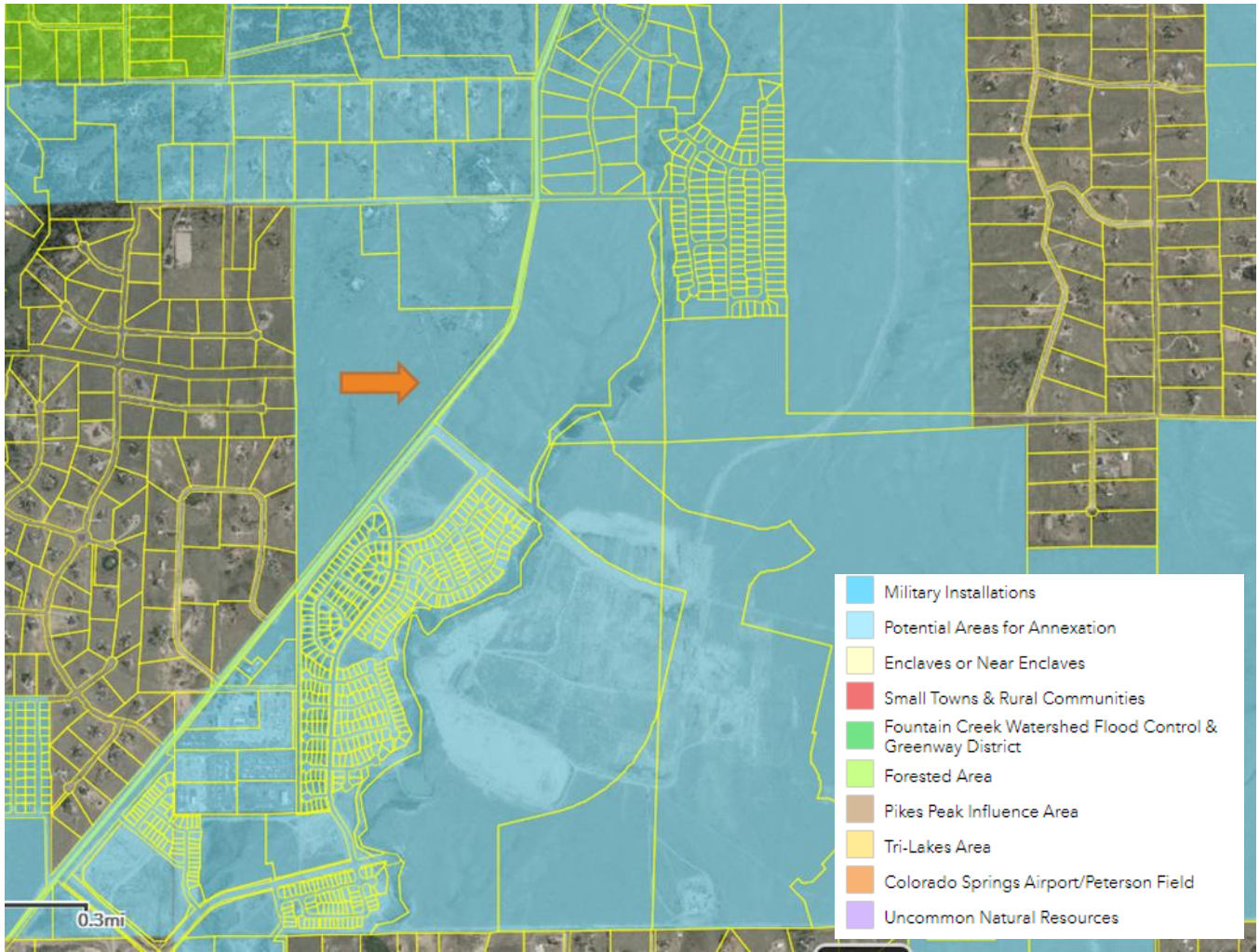
*El Paso County represents a vast area composed of many distinct areas. These “Key Areas” have their own unique identities and are generally localized into smaller geographic areas with distinct characteristics that distinguish them from other areas of the County. The subject property is located within the Potential or Annexation Key Area.*

**Potential Areas for Annexation**

*This Key Area outlines the portions of the County that are anticipated to be annexed as development occurs. It is imperative that the County continue to coordinate with the individual cities and towns as they plan for growth. Collaboration with the individual communities will prevent the unnecessary duplication of efforts, overextension of resources, and spending of funds. The County should coordinate with each of the municipalities experiencing substantial growth.*







**Figure G.3: Key Area Map**

**Analysis:**

**Potential Areas for Annexation**

The subject property is located within the Potential Areas for Annexation. The key area map demonstrates the anticipated urban growth areas in unincorporated El Paso County. However, this property is not contiguous to the City boundary. The applicant, City and County are coordinating on the design of Vollmer Road and Briargate Parkway/Stapleton Corridor. Densities within the City of Colorado Springs are typically greater than developing areas in the County. The sketch plan depicts densities and land uses consistent with the key area.

**d. Other Implications (Priority Development, Housing, etc.)**

The subject property is located within the Priority Development Area, Falcon Community.

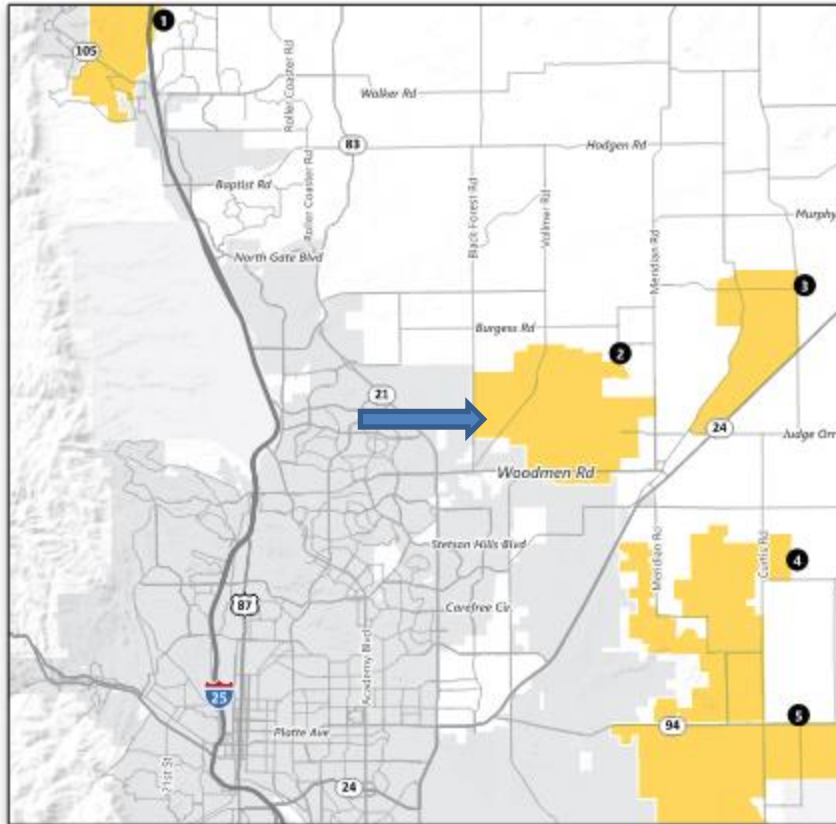


Figure G. 4: Suburban Residential High Priority Areas

*The Falcon community has developed its own unique character and functions like a small municipality. New Suburban Residential development would not only match the existing development pattern in Colorado Springs and Falcon to the east and west but also act as a density buffer between more urban development to the south and large-lot to the north. The proposed sketch plan is also consistent with the High Priority Areas, and the guidelines below:*

- *Residential development near the municipal boundaries adjacent to this area may include single-family attached and multi-family units.*
- *The County should emphasize Stapleton Road, Woodmen Road and Vollmer Road as connectivity corridors that would provide important access to necessary goods and services in surrounding communities, generally supporting suburban residential development.*
- *The County should support the completion of Stapleton Road to improve connectivity between Falcon and Colorado Springs.*

- *Neighborhood-level commercial uses and public services should also be considered in these areas at key intersections.*

## **2. Water Master Plan Analysis**

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

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

**Policy 1.1.1** – *Adequate water is a critical factor in facilitating future growth and it is incumbent upon the County to coordinate land use planning with water demand, efficiency and conservation.*

**Goal 1.2** – *Integrate water and land use planning.*

**Policy 5.2.4** – *Encourage the locating of new development where it can take advantage of existing or proposed water supply projects that would allow shared infrastructure costs.*

**Policy 5.5.1** – *Discourage individual wells for new subdivisions with 2.5 acre or smaller average lot sizes, especially in the near-surface aquifers, when there is a reasonable opportunity to connect to an existing central system, alternatively, or construct a new central water supply system when the economies of scale to do so can be achieved.*

**Policy 6.0.1** – *Continue to require documentation of the adequacy or sufficiency of water, as appropriate, for proposed development.*

The Water Master Plan includes demand and supply projections for central water providers in multiple regions throughout the County. The proposed development is proposed to be served by Falcon Area Water and Wastewater Authority (FAWWA), a central water provider. The subject property is located in a growth area within Region 3, Falcon Area, which is expected to experience significant growth by 2040. Specifically, the Plan states:



*Region 3 contains four growth areas west of Falcon projected to be completed by 2040. Other areas of 2040 growth are projected for the north-central part of the region west of Highway 24 extending from Falcon to 4-Way Ranch. North of Falcon along Highway 24, growth is projected by 2060 on both sides of the highway. Just west of Falcon, another small development is projected by 2060 on the north and south sides of Woodmen Road.*

The Water Master Plan identifies a current water demand of 4,494-acre feet (AF) and a current supply of 7,164 AF for this Region, resulting in a surplus of water (decreed water rights) of 2,670 AF. The area included within the rezoning request is projected in the Water Master Plan as likely to reach build out by year 2040. For year 2040, the Plan projects a water demand of 6,403 AF for Region 3 versus a projected supply of 7,921 AF, resulting in a reduced surplus of 1,581 AF. When considering additional development in Region 3, it is important to note that the Plan ultimately projects a water supply deficit for the Region of 1,143 AF by 2060.

Findings of sufficiency with respect to water quality, quantity, and dependability are not required with sketch plan approvals, but will need to be made with subsequent preliminary plan and/or final plat approvals for development within the sketch plan amendment area.

### **3. Other Master Plan Elements**

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential. El Paso County Environmental Services, Colorado Parks and Wildlife, Colorado State Forest Service, U.S. Fish & Wildlife Service, and U.S. Army Core of Engineers were each sent referrals and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies no significant resources in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

The Park Advisory Board recommendations which include an analysis regarding conformance with The El Paso County Parks Master Plan (2013) include the following:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Jaynes Property Sketch Plan Amendment:

- (1) Consistent with design plans for Briargate Parkway, develop two 10-foot-wide trails on either side of the future Briargate Parkway through the project area and





provide a safe crossing to the Sand Creek Regional Trail across Vollmer Road to the east;

(2) Fees in lieu of land dedication for regional and urban park purposes will be calculated upon review of forthcoming preliminary plans and final plats, and will be required at time of the recording of the forthcoming final plats.

The recommendation related to fees in lieu of land dedication has not been added as a condition of approval of the sketch plan because fees are collected with final plat. A notation related to fee payment is included with the staff recommended notations.

## **G. PHYSICAL SITE CHARACTERISTICS**

### **1. Hazards**

A Soil, Geology, & Geologic Hazard Study, dated April 5, 2022, and a Soil, Geology, and Geologic Hazard Study – Addendum, dated November 17, 2022, prepared by Entech Engineering were submitted in support of the proposed sketch plan request. The Colorado Geological Survey (CGS) stated (in part):

*CGS agrees with Entech that the proposed lots do not contain geologic hazards or unusual geotechnical constraints due to the geology that would preclude the proposed residential use and density...*

A more detailed soils and geology report meeting the Land Development Code and Engineering Criteria Manual will be required at the time of subsequent preliminary plan submittals. Pursuant to State Statute, the soils and geology reports will be sent to the Colorado Geological Survey (CGS) for a detailed review; the CGS recommendations will be incorporated into the preliminary plan(s) design and notes as standard practice.

### **2. Floodplain**

Per FEMA Flood Insurance Rate Map (FIRM) panel numbers 08041C0533G and 08041C0535G, the proposed Jaynes development is not located within a regulatory floodplain.

### **3. Drainage and Erosion**

The proposed Jaynes development is located within the upper portion of the Sand Creek drainage basin, which is included in the El Paso County drainage basin fee program. Drainage and bridge fees apply at the time of final plat recordation. The Sand Creek Drainage Basin Planning Study (1996) does not address specific improvements in the subject area northwest of Vollmer Road and did not consider the urban development density proposed with the Jaynes sketch plan.





The site generally drains to the south through two natural drainageways. Per the Master Development Drainage Plan (MDDP), the northeast portion of the site's developed stormwater will be conveyed to planned storm facilities along Vollmer Road that flow to Pond C within the Homestead North at Sterling Ranch development (PCD File No. SF-22-013). This off-site pond accounted for flows from upstream contributing areas including the Jaynes property and will provide water quality and flood control mitigation prior to discharging to Sand Creek. The remaining stormwater from the site's western and southern areas will be conveyed to a proposed onsite full spectrum detention facility at the south end of the property to mitigate water quality and flood control. The onsite pond outfall will be routed to an existing storm facility installed by the Sterling Ranch development that accounted for these flows and discharges to Sand Creek. Additional details for the storm drainage facilities and detention basin designs will be required with each preliminary plan and final plat application within the proposed Jaynes development.

A grading and erosion control plan is not required at the time of a sketch plan submittal.

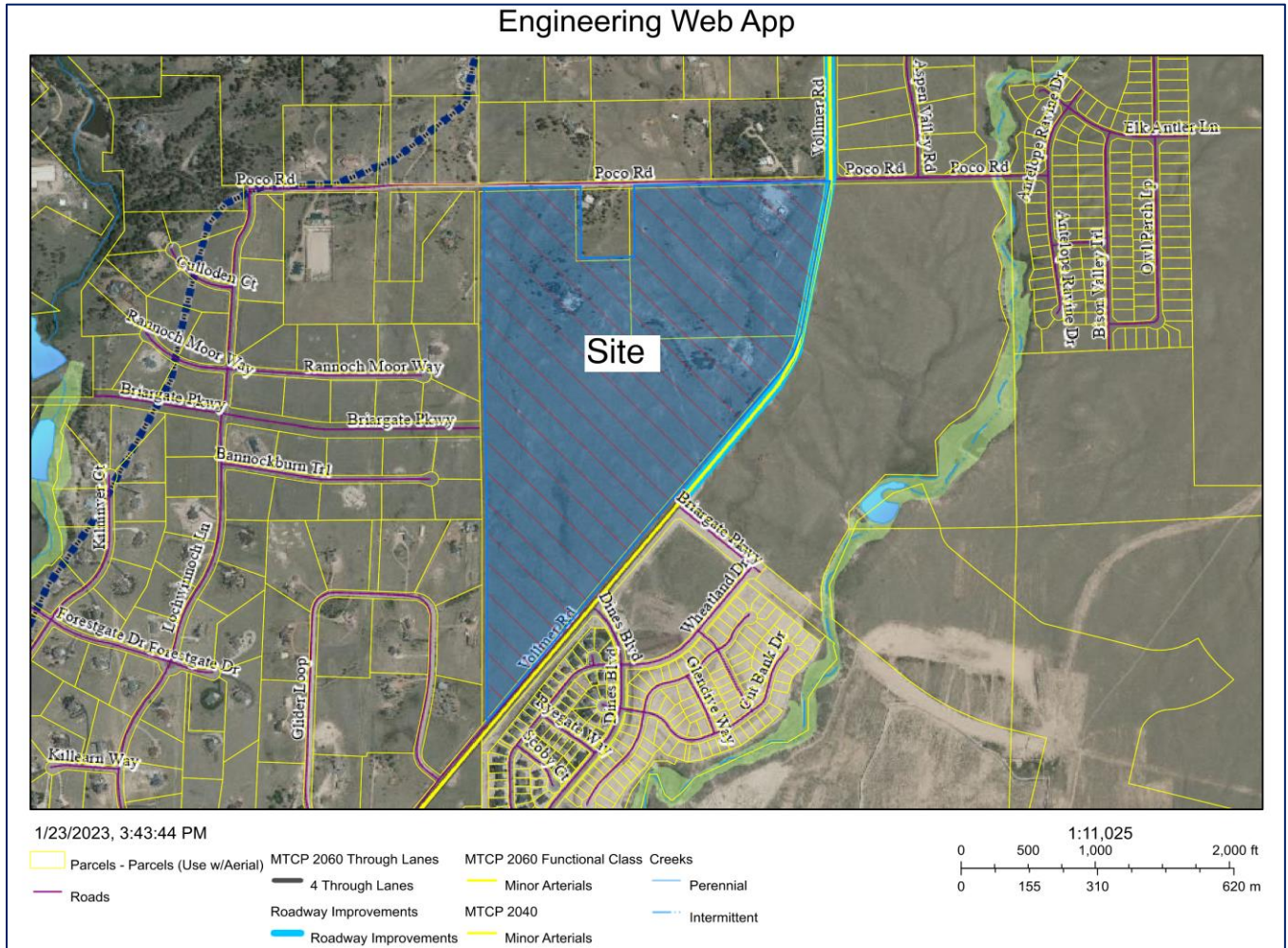


Figure H.1: Transportation and Drainage Overview

#### 4. Transportation

The proposed Jaynes development is located along the west side of Vollmer Road at the intersection with Briargate Parkway. Vollmer Road is classified as a Minor Arterial and Briargate Parkway is classified as a Principal Arterial in the El Paso County 2016 Major Transportation Corridors Plan Update (MTCP)

The master traffic impact study (TIS) provided with the sketch plan estimates the development will generate approximately 7,335 average daily trips. Primary access to the development areas is proposed via extension of Briargate Parkway through the site and a new public collector road that traverses the site from intersections on Vollmer Road, intersecting Briargate Parkway west of Vollmer Road.

Upon assumed development build-out by year 2040, signalization of the intersections of Briargate Parkway and Vollmer Road, and Briargate Parkway and the proposed site access road may be warranted. Said intersections should be monitored as development progresses to determine if and when traffic signal installation is appropriate. The submitted TIS provides recommended roadway and intersection control improvements in Table 9, consisting of auxiliary turn lanes, roadway construction, and signalization of intersections along Vollmer Road and Briargate Parkway. The anticipated extension of Briargate Parkway and the recommended and potential improvements provided in the TIS are consistent with the MTCP.

All proposed access and roadway locations shown on the sketch plan are conceptual and subject to change until determined and approved by El Paso County through the subdivision process.

The proposed Jaynes development is subject to the El Paso County Road Impact Fee program (Resolution No. 19-471), as amended. Construction of qualifying roads and intersections, including Briargate Parkway, will be eligible for reimbursement under the fee program provisions.





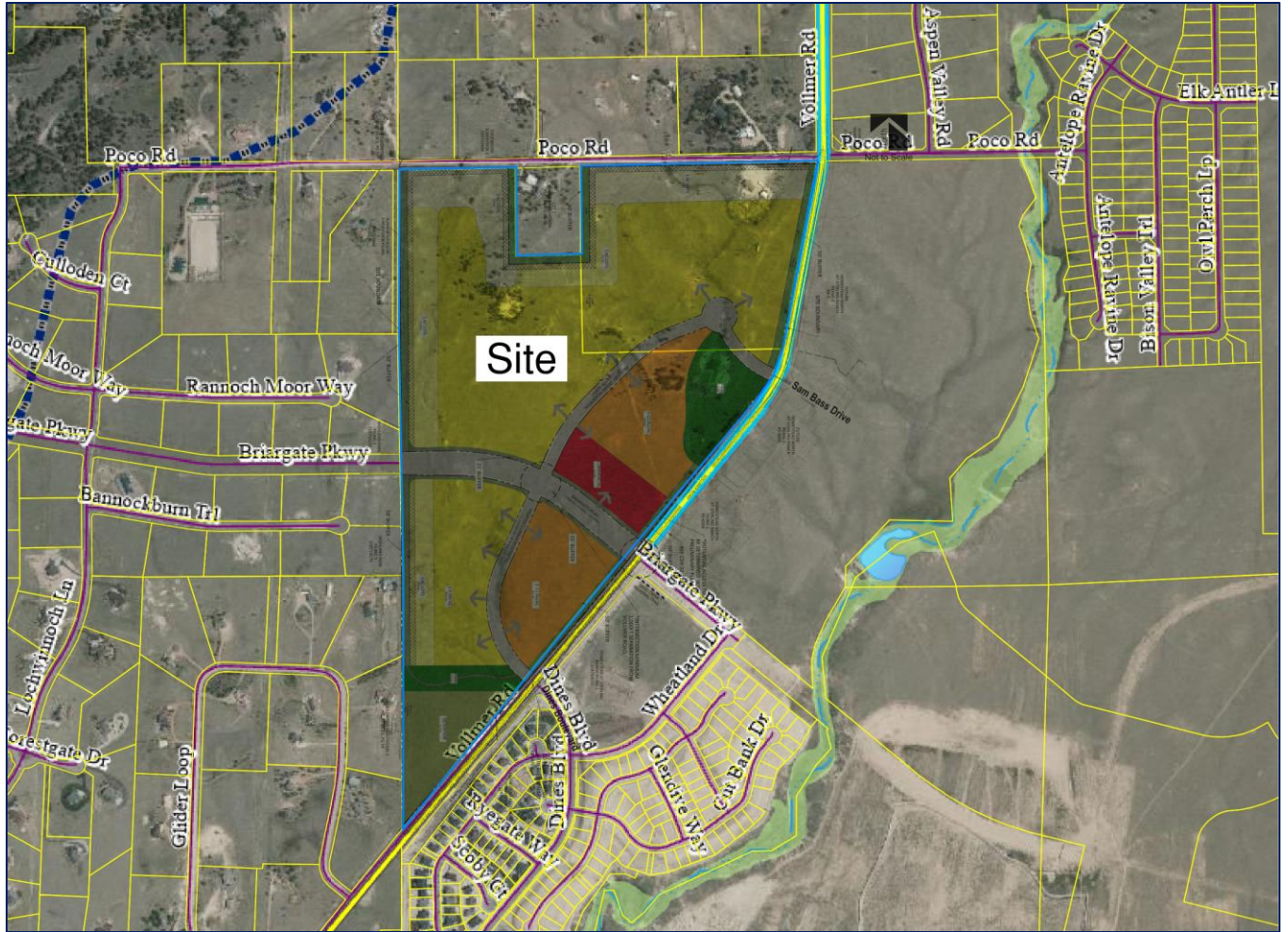


Figure H.2: Sketch Plan Overlay

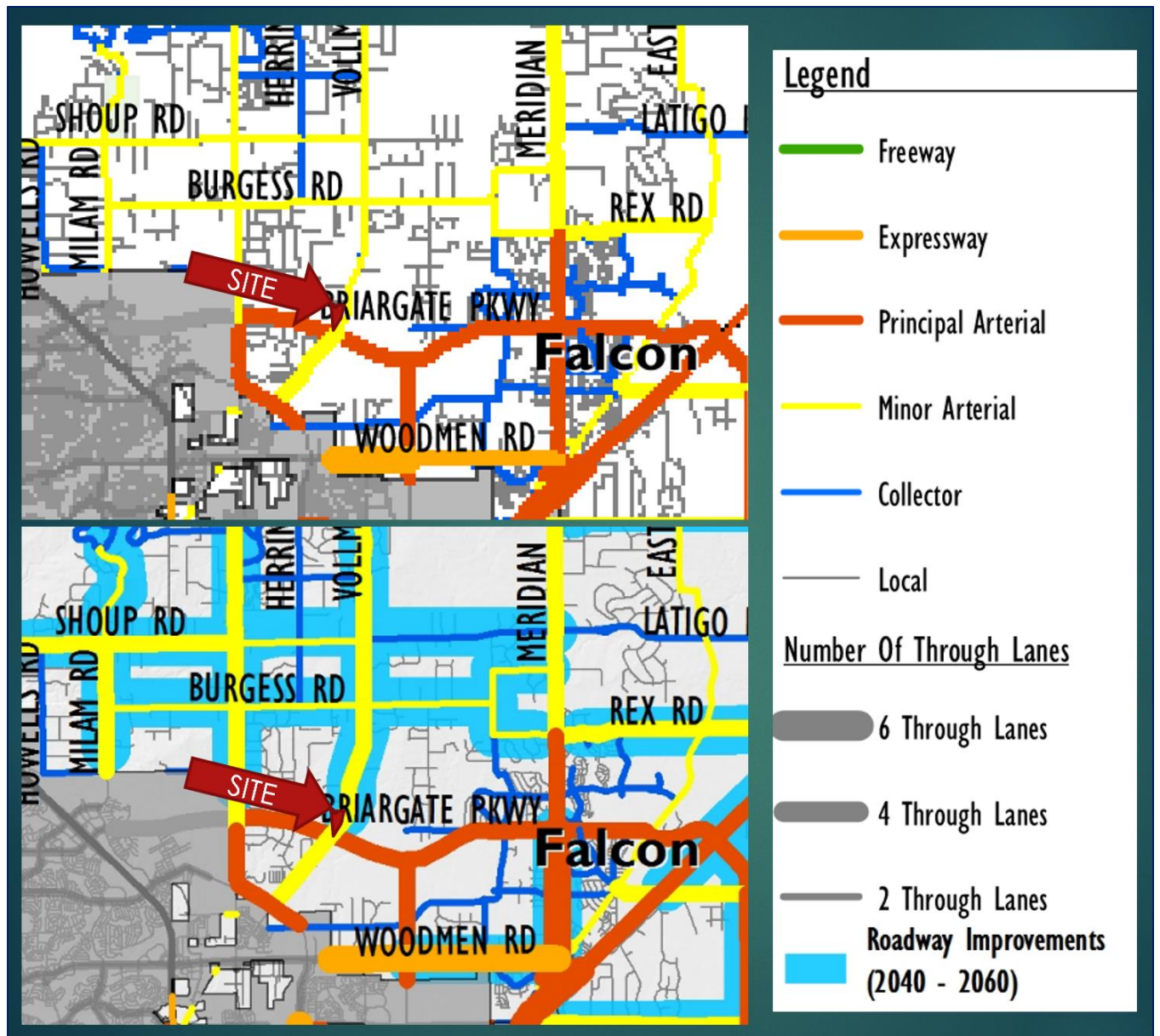


Figure H.3: Major Transportation Corridors Plan (2040 and 2060)

## H. SERVICES

### 1. Water

Findings of sufficiency with respect to water quality, quantity, and dependability are not required with consideration of a sketch plan. Findings of sufficiency will be made with subsequent preliminary plan and/or final plat approvals for development within the sketch plan area. Falcon Area Water and Wastewater Authority (FAWWA) has provided a general intent to provide water service; however, sufficient information to identify probable

compliance with the water supply standards and identification of any need for additional water supplies is required pursuant to Section 7.2.1 of the Code.

Water feasibility has been analyzed with the review of the proposed sketch plan; the applicant has provided a general intent to serve letter from FAWWA and a water resources report. The State Engineer's Office has identified that the following information shall be provided at subsequent stages of development to obtain a finding of water sufficiency:

1. The District must provide a complete summary of the water rights owned and controlled by the District, accounting for relinquishment requirement, and evidence of that ownership and control. Most importantly, the District shall provide evidence that the firm supply exceeds the committed supply.
2. The District shall supply information that supports the position that the anticipated supply will be physically adequate to serve the proposed development. Jaynes Property Sketch Plan September 12, 2022, Page 4 of 4.
3. The District must provide a letter that commits to providing the amount of water that is consistent with the estimated demand for the development.
4. The Applicant must clarify whether the existing wells on the property will be plugged and abandoned.

## **2. Sanitation**

Falcon Area Water and Wastewater Authority (FAWWA) has provided a general intent to provide wastewater service. Findings of sufficiency with respect to adequacy of the proposed methods of wastewater disposal are not required with sketch plan approvals.

## **3. Emergency Services**

Fire protection and emergency services are provided by Black Forest Fire Protection District. The District was sent a referral and has no outstanding comments.

## **4. Utilities**

Mountain View Electrical Association (MVEA) currently provides electrical service to properties in the area of the development. Black Hills Energy provides natural gas service to properties in the area north of the future Briargate Parkway, and Colorado Springs Utilities (CSU) provides natural gas service to properties in the area south of the future Briargate Parkway. MVEA, CSU, and Black Hills Energy were each sent referrals; MVEA and CSU have no outstanding comments and Black Hills Energy did not provide a response.





**5. Schools**

The subject property is within the Academy School District No. 20. The District is requesting fees in lieu of land dedication for all residential units within the Sketch Plan. The fees will be collected at the time of subsequent plat(s) recordation.

**I. APPLICABLE RESOLUTIONS**

See attached resolution.

**J. STATUS OF MAJOR ISSUES**

Pursuant to the Master Plan, *Suburban Residential Placetype*, urban densities and the generalized land uses as depicted on the sketch plan are appropriate at this location.

Staff emphasized the need for buffer and density transition adjacent to the rural residential properties along the north and western boundaries, preservation of natural features, and sensitive habitat, including more pedestrian connectivity, and locating the commercial node at key intersections during the review process.

Staff has acknowledged that higher densities central to the development in combination with rural lot sizes within the northern and western portion of the property help support urban services necessary to support the overall project.

**K. RECOMMENDED CONDITIONS AND NOTATIONS**

Should the Planning Commission and Board of County Commissioners find that the request meets the criteria for approval outlined in Section 7.2.1 of the El Paso County Land Development Code (2022) staff recommends the following conditions and notations:

**CONDITIONS**

1. Applicant shall work with the El Paso County Community Services to establish trail corridors along Briargate Parkway, through the project area and provide a safe crossing to the Sand Creek Regional Trail across Vollmer Road to the east at the time of subsequent preliminary plan application(s).
2. The overall cap for residential uses in this project shall be a maximum of 450 dwelling units.
3. The applicant/developer and/or property owner(s) shall be required to participate in a fair and equitable manner in onsite and offsite transportation improvements required by the development’s traffic impacts as identified in each traffic impact study (TIS) which shall be submitted with each subsequent rezoning, preliminary plan and subdivision application. This includes but is not limited to, Vollmer Road, Briargate Parkway, and



Dines Boulevard. The developer's design, construction, and financial obligations and responsibilities shall be determined with preliminary plan and final plat approvals.

## **NOTATIONS**

1. Applicable park, school, transportation, drainage, bridge, and traffic fees shall be paid to the El Paso County Planning and Community Development Department at the time of recording any final plat.
2. Road locations, intersections, and classifications on the sketch plan are based on the best information available at the time of reviewing the proposed sketch plan and associated traffic study. Final determinations of all road classifications, alignments, and intersections will be made at the time of preliminary plan when more detailed land use, traffic impacts, and preliminary road designs are available. Minor changes to road classifications, intersections, and road locations shall not require an amendment to the sketch plan or a new sketch plan.

## **L. PUBLIC COMMENT AND NOTICE**

The Planning and Community Development Department notified ninety-nine (99) adjoining and nearby property owners on January 30, 2023, for the Planning Commission meeting. Responses are attached. Concerns include increase density, traffic, loss of undeveloped land, demands on education facilities, and concerns related to water availability.

## **M. ATTACHMENTS**

Vicinity Map  
Letter of Intent  
Sketch Plan  
Public Responses  
Draft PC Resolution



# El Paso County Parcel Information

File Name:

Date:

PARCEL	NAME	ADDRESS
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Please report any parcel discrepancies to:  
El Paso County Assessor  
1675 W. Garden of the Gods Rd.  
Colorado Springs, CO 80907  
(719) 520-6600



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# JAYNES PROPERTY SKETCH PLAN

## LETTER OF INTENT

**AUGUST 2022, REVISED JANUARY 2023**

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### 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  
619 N. CASCADE AVE. SUITE 200  
COLORADO SPRINGS, CO 80903  
719.471.0073  
ABARLOW@NESCOLORADO.COM

### 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-22-005

### REQUEST

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

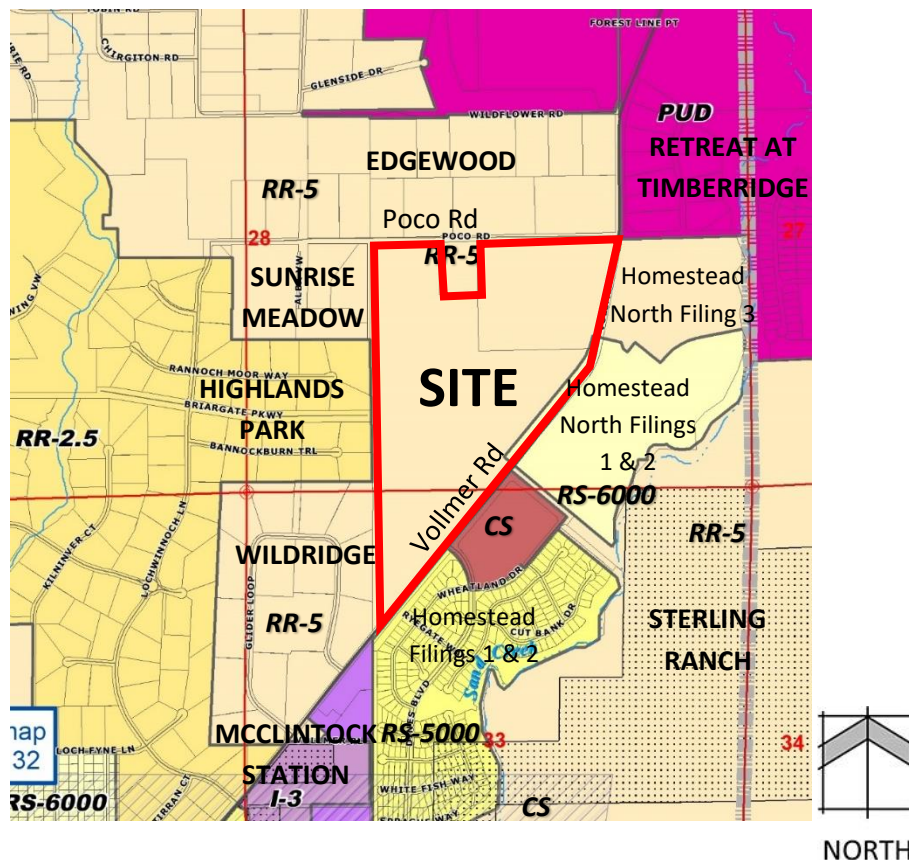
## LOCATION

The approximately 142-acre project site lies southwest of the intersection of Poco Road and Vollmer Rd in northeast El Paso County. The Jaynes 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 Homestead and Homestead North Filings of Sterling Ranch to the west of the Vollmer Road are single-family residential lots that transition gradually from a minimum of 6,000 sq.ft lots in the south to larger lots in Homestead North Filing 3 averaging 12,400 sq.ft. Homestead North Filing 3 also includes 0.5 acre lots and a 25 foot buffer along its north boundary adjacent to Poco Road. These single-family lots are either occupied, under construction, or approved by the County.

Sterling Ranch also includes a commercially zoned property southeast of the intersection of Vollmer Road and the future extension of Briargate/Stapleton.

To the north of Sterling Ranch and northeast of the Jaynes'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.



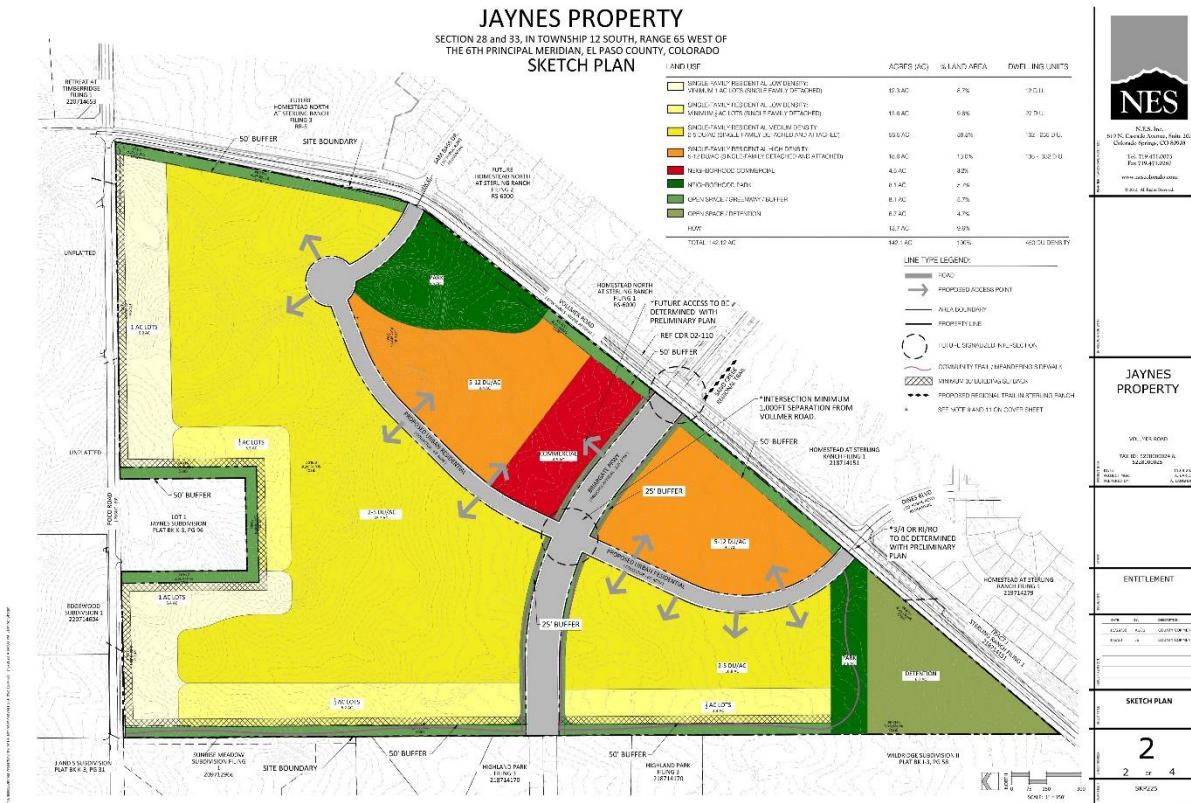


The properties to the west and north of the Jaynes property are rural residential developments, including the 2.5-acre lot Highland Park Subdivision, the 5-acre lot Wildridge subdivision and the Sunrise Meadow Subdivision, which includes 5 rural residential lots of varying size. The northern boundary of the site is adjacent to Poco Road and includes a single 5-acre lot on the south side that is surrounded by the Jaynes property (“the Smith lot”). North of Poco Road is the Edgewood Subdivision, which calls for a minimum 5 acre lot size, and two 10 + acre parcels 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**

The Jaynes Property Sketch Plan is an urban character mixed residential development with a variety of densities interspersed throughout the property, a 4.5-acre neighborhood commercial center, and 8.1-acres of neighborhood park space. The parks have been located so that all residents will be within approximately ¼ mile distance from the park to allow for easy pedestrian access. While the density ranges proposed on the Sketch Plan would allow for a maximum of 626 units, these density ranges are intended to provide flexibility in product type and the Applicant has established a density cap for the Sketch Plan of 450 units as a more realistic target.

LAND USE	ACRES (AC)	% LAND AREA	DWELLING UNITS
Single-Family Residential Low Density: Minimum 1 Acre Lots (Single-family detached)	12.3 AC	8.7%	12 DU
Single-Family Residential Low Density: Minimum ½ Acre Lots (Single-family detached)	13.6 AC	9.6%	27 DU
Single-Family Residential Medium Density: 2-5 DU/AC (Single-family detached)	56.5 AC	39.8%	102-255 DU
Single-Family Residential High Density: 5-12 DU/AC (Single-family detached and attached)	18.6 AC	13.0%	138-332 DU
Neighborhood Commercial	4.5 AC	3.2%	
Neighborhood Parks	8.1 AC	5.7%	
Open Space/Greenway/Buffer	8.1 AC	5.7%	
Open Space/Detention	6.7 AC	4.7%	
ROW	13.7 AC	9.6 %	
Total	142.1 AC	100%	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 through Highlands Park to the west to Black Forest Road. The extension of Briargate Parkway between Black Forest Road and Meridian Road has been a County & City 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, with connections to Briargate Parkway to Vollmer Road. No access is proposed off Poco Road. A roundabout is included in the northern section of the property to improve internal circulation. 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. All proposed access points, including access to Briargate Parkway, and the design of the proposed roundabout will be reviewed with the subsequent preliminary plan.

**COMPATIBILITY/TRANSITIONS:** The following measures have been implemented to ensure the proposed Sketch Plan is compatible with the adjacent zoning and provides effective land use transitions:

- The lots along Poco Road are restricted to a minimum of 1 acre in size and there will be a required rear building setback of 35-feet on the north side of these lots. This will ensure an appropriate transition and buffer from the existing rural residential to the north of Poco Road to the medium and high density single-family residential zones internalized within the Sketch Plan.
- The single 5-acre Smith lot on the south side of Poco that is surrounded by the Jaynes property will be bounded by a 50-foot buffer and 1 acre and ½ acres lots. In addition, the adjacent building setback for these lots will be 35-feet, creating a total 85-foot building setback from the Smith lot on all sides. This will provide a purposeful buffer for this rural residential property from the suburban densities within the rest of the Sketch Plan area.
- Adjacent to the western boundary of the Sketch Plan a 50-foot buffer and minimum of ½ acre lots with a rear building setback of 35-feet is proposed, creating a total 85-foot setback from the west property boundary. This will provide a transition from the lower density Rural Residential west of the site to the more intense land uses within Jaynes property.
- A 50-foot buffer extends the length of Vollmer Road to provide separation from Vollmer Road and a 25-foot buffer is proposed along Briargate Parkway to buffer the roadway from the proposed land uses within Jaynes property.

This transition in land use intensity is continued internally within the Sketch Plan area. The area between the perimeter 1 and ½ acre lots and the internal proposed urban residential collector road is proposed as Medium Density Single-Family Residential at 2-5 DU/AC. In the area between the proposed internal urban collector and Vollmer Road the density increases to Medium Density Single-Family Residential at 5-12 DU/AC. A 4.5-acre Commercial parcel is proposed at the intersection of Briargate parkway and Vollmer Road. This configuration of land uses and densities will create a gradual transition from the Rural Residential areas to the north and west through the Jaynes property to the Briargate Parkway and Vollmer Road intersection and the suburban density Sterling Ranch community on the east side of Vollmer Road.

**PARKS AND OPEN SPACE:** A 5.5-acre neighborhood park is located southwest of the northern intersection of Vollmer Road and the proposed urban residential collector. This is situated to preserve two ponded non-jurisdictional wetlands and a row of Ponderosa Pines along Vollmer Road that have potentially active raptor nests. A smaller 2.6-acre neighborhood park is proposed in the south portion of the Sketch Plan, adjacent to the detention basin. The 50' buffer along the western edge of the site will include a community trail that will connect to the southern park and to Poco Road to the north, where a proposed bike trail is to be located. Sidewalk connections will be provided along Briargate Parkway to Vollmer Road and the Sand Creek Regional Trail.

**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).

The mapped wetlands located on the site are non-jurisdictional and the majority will likely be regraded during the site preparation. An area of ponded wetlands adjacent to Vollmer Road will be preserved within the proposed 5.5-acre neighborhood park. Additional investigation will be conducted across the site and within the areas identified with the potential for shallow or seasonal shallow ground water conditions. The scope of the investigation will be based on the proposed grading.

Entech Engineering Inc. concludes in their report that development of the site can be achieved through hazard mitigation, proper design and construction or through avoidance. Subsequent preliminary plans will require a more in-depth analysis to determine the appropriate mitigation techniques per the Land Development Code. Investigation on each lot is recommended by Entech prior to construction.

**VEGETATION & WILDLIFE:** Core Consultants prepared an Impact Identification Report and a Habitat Assessment Memo for the initial submittal of the Sketch Plan, with a supplemental Ecological Features Memo to address County comments prepared in October 2022. 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.

The project is not anticipated to result in any impacts to federally- or state-listed threatened and endangered species or their habitats. The U.S. Fish and Wildlife Service (USFWS) and Colorado Parks and Wildlife (CPW) have reviewed the habitat assessment report for the Project, and both agencies indicated that they have no concerns about the project resulting in impacts to listed or other sensitive wildlife species.

A site visit by Core consulting in October of 2022 found raptor nests in three locations and concluded the following:

- **Northern Ridge:** The ridge hosts two small areas of ponderosa pines which may provide potential roosting and nesting habitat for raptors, although there are no existing raptor nests at this time. A large, fallen nest suggests historic raptor nesting in these trees, though this nest could not be re-used in its current state on the ground.



- Pines Along Vollmer: A planted row of pines along the eastern boundary of the Project Area, adjacent to Vollmer Road, currently hosts two raptor nests. The row is approximately 820 feet long, and both raptor nests are in the southern half. A raptor nest survey for this Project has not been conducted during the raptor breeding season; however, based on the good condition of both raptor nests and the presence of a clump of mammalian fur at the base of one of the nests, one or both nests may have been active in 2022. If possible, it would be beneficial to maintain the row of pines along the eastern Project boundary for continued use by raptors.
- Other Existing Nests: Two other nests were identified, and it was determined that these nests were likely built by and best suited for black-billed magpies. Neither nest was in a condition that would suggest it was used this year. One nest along Vollmer was found to be in good condition, based on the structure and position in the pine, the nest was likely built and used by common ravens.

The proposed neighborhood park adjacent to Vollmer Road and the 50' buffer along the length of Vollmer Rd incorporate the existing Ponderosa Pines that house potentially active raptor nest(s), which will ensure these raptor nesting opportunities are preserved. Should the existing nests or new nests become active during the breeding season and when the construction is anticipated to occur, Classic Communities should coordinate with CORE and CPW to employ appropriate restriction buffers to minimize potential impact the nesting raptors (CPW 2020).

The property includes a very small area of milkweed plants that provide potential egg-laying habitat for the Monarch Butterfly, which is a candidate species for federal listing. There are no Endangered Species Act Section 7 requirements for candidate species. The surveyed area of milkweeds is only 20 sq.ft. and the potential impacts to this species are therefore limited. In addition, the location of the area of milkweeds is adjacent to the proposed alignment of future Briargate Parkway, so would ultimately be impacted by the road construction, irrespective of the proposed development of the Jaynes property.

**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, 2022 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. The non-jurisdictional wetland area adjacent to Vollmer Road includes two ponded areas and it is proposed to preserve this feature as part of a 5.5 acre neighborhood park.



**DISTRICTS/ENTITIES SERVING THE PROPERTY:**

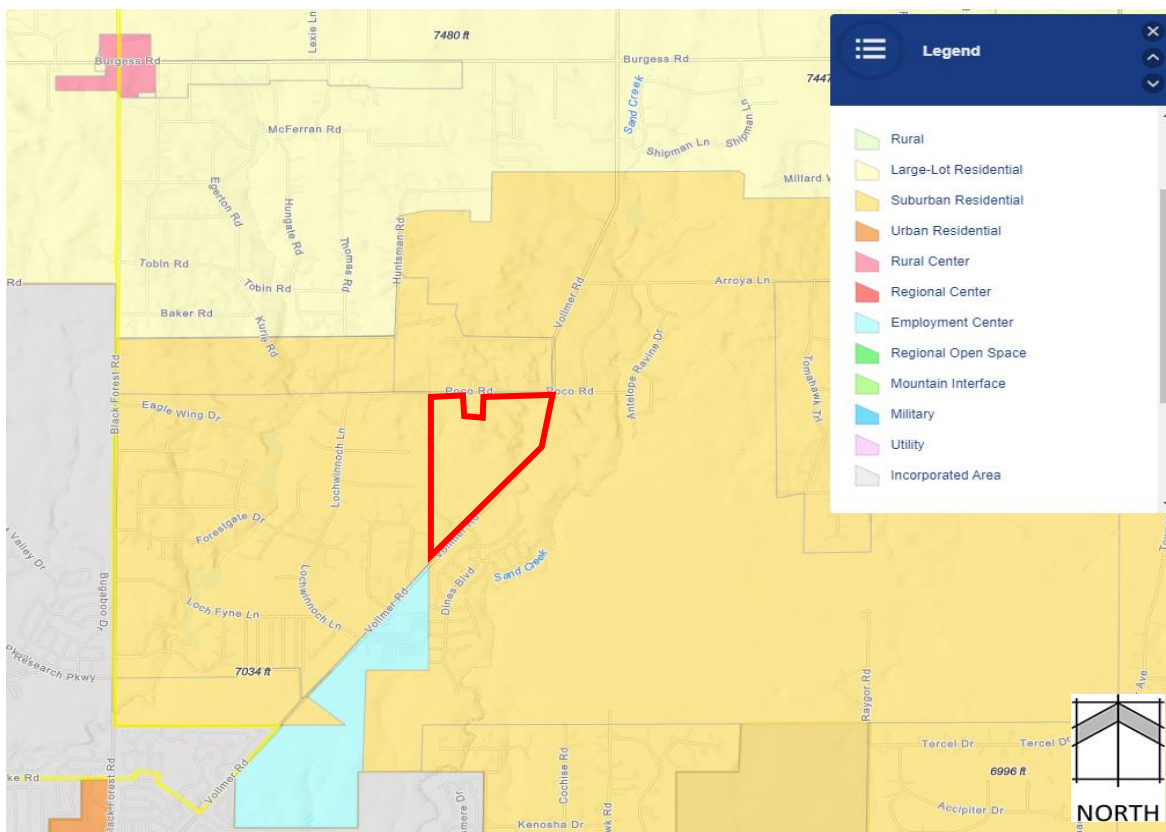
- Mountain View Electric Association will provide electric service.
- Black Hills Energy (generally north of Briargate Parkway) and Colorado Springs Utilities (generally south of Briargate Parkway) will provide natural gas service.
- Black Forest Fire Protection District will provide fire protection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

**RELATIONSHIP TO THE ADOPTED COUNTY MASTER PLANS:**

Applicable plans 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 Jaynes property is denoted as “Suburban Residential” on the Placetypes Map (below) in the Master Plan. The primary land use in the Suburban Residential placetype is single-family detached residential, with lot sizes smaller than 2.5 acres per lot and up to 5 units per acres. Single-family attached, multifamily, commercial and parks and open space are identified as a supporting land uses in the Suburban Residential placetype.



The Master Plan states that “this placetype can also include limited single-family attached and multi-family housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area.”

The proposed Sketch Plan meets the spirit and intent of the Suburban Residential placetype as it includes 12.3 acres of 1 acre lots, 13.6 acres of ½ acre lots, and 56.5 acres of single family residential at a density of 2-5 DU/AC. Based on the minimum lot size and/or density of these areas they will accommodate single-family detached residential at densities of less than 5 DU/AC. This equates to almost 58% of the Sketch Plan area and is clearly the predominant land use within the Sketch Plan. Approximately 18.9 acres (13%) of the Sketch Plan is designated as 5-12 du/ac which may include higher density/smaller lot single-family detached or single-family attached residential. This proportion of single-family attached residential is appropriate as a non-primary supporting use for this placetype.

Commercial is also a supporting use in the Suburban Residential placetype. As described in the Master Plan, the function of commercial is to allow for small-scale standalone businesses that serve the neighborhood population and these areas should be located at key intersections. The 5.5-acre neighborhood commercial fulfills the intent of commercial within the Suburban Residential placetype as its smaller size will accommodate neighborhood scale commercial and it is sited in an accessible location to the community at the key intersection of Briargate Parkway and Vollmer Road.

The Sketch Plan designates 8.1 acres as neighborhood park space with 6.7 acres as stormwater detention. These are also supporting uses that are consistent with the Suburban Residential placetype.

In the Key Area Influences chapter, this site is designated as a Potential Area for Annexation. While the Applicant does not propose to annex the Jaynes 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 built out areas. The proposed new development within Jaynes Property will bring about the transformation of this area as anticipated by the Master Plan, and will be complimentary to the adjacent built-out area of Sterling Ranch and will provide a gradual transition from Sterling Ranch to the more rural residential development to the north and west.

The mix of residential and supporting commercial, parks and open space proposed in this Sketch Plan 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.” This Sketch Plan is supportive of Goal 1.1 to “ensure compatibility with established character and infrastructure capacity,” and Goal 1.3 which seeks to “encourage a range of development types to support a variety of land uses.” The Sketch Plan buffers the adjacent rural residential areas with transitional density, open space and trail corridors. The infrastructure improvements and extension of Briargate Parkway 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” and Goal 2.3 to “locate attainable housing that provides convenient access to goods, services, and employment”. This Sketch Plan encourages a variety of housing types to meet the needs of present and future El Paso County residents.

### **WATER MASTER PLAN**

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.*

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 JDS Hydro in December of 2022, are included in this submittal. It is assumed that the sketch plan has an upper limit of 450 residential units. Resulting, the maximum total annual demand for the area is 181.58 AF a year. 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.

The total of all supplies currently available to Sterling/FAWWA is 1901.83 AF300 year which would allow for over 5388 SFE which is greater than the 450 residential units anticipated. FAWWA/Sterling are in a very feasible position to be able to easily provide for the water needs of the Jaynes Property Sketch Plan. It is reasonable and feasible that FAWWA/Sterling will easily have adequate water supply for the full buildout.

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.



### **2040 MAJOR TRANSPORTATION CORRIDOR PLAN (MTCP)**

The 2040 Functional Classification map in the MTCP shows the new Briargate Parkway connection as a 4-lane principal arterial by 2040. Vollmer Road is depicted as a 4-lane minor arterial south of Briargate Parkway and 2-lane minor arterial to the north of Briargate Parkway. The 2060 Corridor Preservation Plan shows no changes to the classification of Briargate Parkway but includes the widening of Vollmer Road north of Briargate Parkway to 4-lanes by 2060.

Briargate Parkway is currently an integral part of mobility and access to I-25 from the north and southern areas of Colorado Springs. The Briargate Parkway-Stapleton Road project is currently being studied to verify and develop the master plan requirements for the roadway. The MTCP indicates that the Briargate-Stapleton corridor is expected to be a four-lane principal arterial from the eastern City Limits of Colorado Springs (Black Forest Road) to Judge Orr Road. It is anticipated that this segment will plan for interim improvements and that interim phases of capacity along Briargate Parkway may be warranted based upon findings of this study. Furthermore, multi-modal transportation opportunities will be evaluated along this stretch as well. Outcomes of this study and ultimate build out will be to improve the public health, safety and welfare of the overall area.

### **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. A 5.5-acre neighborhood park is located on the Sketch Plan southwest of the northern intersection of Vollmer Road and of the proposed urban residential collector. This is situated to preserve two ponded non-jurisdictional wetlands and a row of Ponderosa Pines along Vollmer Road that have active raptor nests. A smaller 2.6-acre neighborhood park is proposed in the south portion of the Sketch Plan, adjacent to the detention basin. The 50' Buffer along the western edge of the site will include a community trail that will connect between the southern park and Poco Road to the north where the proposed bike trail is to be located. A meandering sidewalk is proposed along Briargate Parkway within a 25' landscape tract. The intersection of Briargate Parkway and Vollmer Road will be signalized in the future which will provide a safe pedestrian crossing facility for residents within the Sketch Plan area to connect to the Sterling Ranch parks and open space and the Sand Creek Regional Trail to the east.

## **PROJECT JUSTIFICATION**

The Jaynes Property Sketch Plan addresses 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 technical submittal requirements of the Land Development Code. The stated purpose of the Code is to preserve and improve the public health, safety and general welfare of the present and future residents of El Paso County. The Jaynes Property Sketch Plan achieves this by proposing new development consistent with the policies of the El Paso County Master Plan in a manner that provides a gradual transition from the Rural Residential areas to the north and west to the Briargate Parkway and Vollmer Road intersection and the suburban density Sterling Ranch community on the east side of Vollmer Road. The Sketch Plan also achieves the goal of accommodating a variety of housing types to meet the needs of present and future El Paso County residents with supporting commercial services and parks. The 5.5-acre neighborhood park has been located to preserve the limited natural resources of the property.

**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. The proposed Sketch Plan is reflective of the Suburban Residential Placetype and New Development Area.

The lots along Poco Road, adjacent to the Smith lot and on the west boundary are restricted to a minimum 1 acre and ½ acres. A 50-foot buffer is also provided around the Smith property and along the west boundary. An additional 35-foot building setback is also imposed on these perimeter lots, providing a total setback of 85-foot around the Smith lot and along the west boundary. These measures effectively transition the existing rural residential to the more intense land uses within Jaynes property.

The medium and high density single-family residential zones and proposed commercial uses are internalized within the Sketch Plan, with the proposed commercial parcel appropriately located at the intersection of Briargate Parkway and Vollmer Road. This configuration of land uses and densities will create a gradual transition from the Rural Residential areas to the north and west

through the Jaynes property to the Briargate Parkway and Vollmer Road intersection and the suburban density Sterling Ranch community on the east side of Vollmer Road.

A 50-foot buffer extends the length of Vollmer Road to provide separation from Vollmer Road and a 25-foot buffer is proposed along Briargate Parkway to buffer the roadway from the proposed land uses within Jaynes property.

**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. 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 (south of Briargate) and Black Hills Energy (north of Briargate) 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 within Jaynes property. Accordingly, fees in lieu of land dedication will be paid with future subdivisions on the property. A total of 8.1 acres of neighborhood park space is proposed to serve the residents of the development. The parks have been located so that all residents will be within approximately ¼ mile distance from the park to allow for easy pedestrian access.

**6. THE SOIL IS SUITABLE FOR THE SUBDIVISION;**

The soils and geology and geologic hazard study completed by Entech Engineering in April of 2022, found this site suitable for the proposed development. Geologic constraints encountered on the site include artificial fill, potentially expansive soils, shallow bedrock, ponded water, shallow groundwater, seasonal shallow groundwater, potentially seasonally shallow groundwater areas and radon. Sufficient mitigation for each of these constraints is described in Entech's report.

Three soil types were found on site. Generally, these were all classified as coarse sandy loam. The soils can be described as Pring Course Sandy Loam (Type 71) with slopes ranging from 3-8%. 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 soils and geology and geologic hazard study completed by Entech Engineering in April of 2022, found this site suitable for the proposed development. Geologic constraints encountered on the site include artificial fill, potentially expansive soils, shallow bedrock, ponded water, shallow groundwater, seasonal shallow groundwater, potentially seasonally shallow groundwater areas 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). The mapped wetlands located on the site are non-jurisdictional and the majority will be removed with overlot grading, public roadway and utility construction. The wetlands through the large lots on the north end of the development and existing stock pond will be saved to the greatest extent possible. Final site plan and lot layouts will ultimately determine the ability to save these areas. Additional investigation will be conducted across the site and within the areas identified with the potential for shallow or seasonal shallow ground water conditions. The scope of the investigation will be based on the proposed grading and proposed lot locations. The future final drainage report(s) will better define the extent of any wetland mitigation along with possible monitoring/mitigation on the high groundwater areas.

**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. A northwest-southeast oriented ridgeline crosses the northern portion, spanning most of the width of the Project Area. The ridge is relatively gently sloped on all sides and does not provide any significant topographic features such as rock outcroppings or bluffs.

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. Adjacent to Vollmer Road are two ponded areas and it is proposed to preserve this wetland feature as part of a 5.5 acre neighborhood park. The proposed neighborhood park adjacent to Vollmer Road and the 50' buffer along the length of Vollmer Rd incorporate existing Ponderosa Pines that house potentially active raptor nest(s), which will ensure these raptor nesting opportunities are preserved.



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

The Jaynes Property Sketch Plan lies within the Black Forest Fire Protection District. A 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). Fire hydrants will be included and will be identified as part of future preliminary plans.

**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.

The 5.5-acre neighborhood park and 50' buffer along Vollmer Road are situated to preserve two ponded non-jurisdictional wetlands and a row of Ponderosa Pines along Vollmer Road that have active raptor nests. This property has been evaluated by Core Consulting, USFWS and CPW and no significant and/or unique natural features were found on site. The USFWS has no concerns with this project resulting in impacts to species listed, candidate, proposed, threatened or endangered. CPW is familiar with the site and had no concerns.

**Public Outreach**

Approximately 50 opposition letters were received, and a neighborhood meeting was hosted on 10/06/22 with nearly 40 individuals in attendance. Overall concerns expressed included increases in traffic, preservation of natural features, impact on wildlife, infrastructure, density and neighborhood compatibility to existing properties along Poco Road. Based on these comments, the applicant has revised the SKP plan to include 1 AC lots along the length of Poco Road and the western side of the Smith parcel, and ½ acre lots to the northeast of the Smith parcel and along the length of the west boundary. A 50' buffer and 35' building setback has also been added around the Smith parcel and along the western boundary. The applicant is proposing a 5.5-acre park to preserve the two ponded non-jurisdictional wetlands and row of Ponderosa Pines along Vollmer Road that have potentially active raptor nests. Please see above response to neighborhood compatibility/transitions.



# JAYNES PROPERTY

SECTION 28 and 33, IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO  
**SKETCH PLAN**

## LEGAL DESCRIPTION

THAT PORTION OF THE E 1/2 OF THE SW 1/4 AND THAT PORTION OF THE W 1/2 OF THE SE 1/4 OF SECTION 28 AND THAT PORTION OF THE E 1/2 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, LAYING NORTHWESTERLY OF THE EXISTING COUNTY ROAD (VOLLMER ROAD), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST-WEST CENTERLINE OF SAID SECTION 28, SAID LINE ALSO BEING THE SOUTH LINE OF POCO ROAD AS DESCRIBED IN BOOK 2274 AT PAGE 314, SAID POINT ALSO BEING THE CENTER WEST 1/16 CORNER OF SAID SECTION 28, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 28 BEARS S89°45'22"W [BEARING BASED ON THE LINE BETWEEN THE WEST QUARTER CORNER OF SAID SECTION 28, MONUMENTED WITH A 3 1/8 INCH ALUMINUM CAP MARKED WITH PLS NO. 4842 AND THE NORTHWEST CORNER OF JAYNES SUBDIVISION, MONUMENTED WITH A NO. 4 REBAR AND PLASTIC CAP MARKED WITH PLS NO. 4842, SAID LINE BEARS N89°45'22"E, A DISTANCE OF 1310.67 FEET;  
 THENCE N89°45'22"E, ALONG SAID EAST-WEST CENTERLINE, A DISTANCE OF 717.48 FEET, TO THE NORTHWEST CORNER OF LOT 1, JAYNES SUBDIVISION (AS ESTABLISHED ON THAT PLAT OF JAYNES SUBDIVISION, FILED ON DECEMBER 20, 1984 IN THE EL PASO COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NO. 1194948 IN PLAT BOOK X-3 AT PAGE 96);  
 THENCE S00°14'39"E, ALONG THE WEST LINE OF LOT 1, A DISTANCE OF 544.41, TO THE SOUTHWEST CORNER OF SAID LOT 1;  
 THENCE N89°46'02"E ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 400.10 FEET;  
 THENCE S00°15'34"E, A DISTANCE OF 598.01 FEET;  
 THENCE N 89°45'22"E, A DISTANCE OF 1217.67 FEET TO A POINT ON THE APPARENT NORTHWESTERLY RIGHT OF LINE OF EXISTING VOLLMER ROAD;  
 THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF VOLLMER ROAD THE FOLLOWING FOUR (4) COURSES;

1. ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE CENTER BEARS N78°14'10"W, HAVING A CENTRAL ANGLE OF 27°06'29" AND A RADIUS OF 603.83 FEET, A DISTANCE OF 285.69 FEET;
2. THENCE S38°51'49"W, A DISTANCE OF 1375.53 FEET;
3. THENCE S39°37'46"W, A DISTANCE OF 376.52 FEET;
4. THENCE S41°07'37"W, A DISTANCE OF 1729.65 FEET, TO THE INTERSECTION OF SAID NORTHWESTERLY RIGHT OF WAY LINE AND THE WEST LINE OF THE SAID E 1/2 OF THE NW 1/4 OF SAID SECTION 33;

THENCE N00°25'04"E ALONG SAID WEST LINE OF THE SAID E 1/2 OF THE NW 1/4 OF SAID SECTION 33, A DISTANCE OF 1440.99 FEET;  
 THENCE N00°14'40"E ALONG THE WEST LINE OF THE E 1/2 OF THE SW 1/4 OF SAID SECTION 28, A DISTANCE OF 2611.39 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 107.005 ACRES.

PARCEL B:

THAT PORTION OF THE SOUTH HALF OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO DESCRIBED AS FOLLOWS:  
 BEARINGS ARE RELATIVE TO NORTH AND ARE REFERENCED TO A PORTION OF THE EAST AND WEST CENTERLINE OF SAID SECTION 28. THE WEST END OF SAID CENTERLINE IS THE WEST QUARTER CORNER OF SAID SECTION 28 AND IS MONUMENTED WITH A 3 1/8 INCH ALUMINUM CAP MARKED WITH PLS NO. 4842. THE EAST END IS THE NORTHEAST CORNER OF JAYNES SUBDIVISION AND IS MONUMENTED WITH A NO. 4 REBAR WITH A PLASTIC CAP MARKED WITH PLS NO. 4842. SAID LINE BEARS N 89°45'22"E, 2428.08 FEET.  
 COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 28, SAID CORNER MONUMENTED WITH A 3 1/8 INCH ALUMINUM CAP MARKED WITH PLS NO. 4842; THENCE N 89°45'22"E, ALONG THE EAST AND WEST CENTERLINE OF SAID SECTION 28 A DISTANCE OF 2428.08 FEET TO THE NORTHEAST CORNER OF SAID JAYNES SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING:

1. THENCE N89°45'22"E, CONTINUING ALONG SAID EAST AND WEST CENTERLINE, 1457.61 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID VOLLMER ROAD AS DETERMINED BY AN EXISTING FENCE (THE FOLLOWING TWO COURSES ARE ALONG THE SAID WEST RIGHT-OF-WAY LINE);
2. THENCE S10°11'12"W, 114.56 FEET TO A SET NO.5 REBAR AND PLASTIC CAP MARKED WITH PLS NO.32439;
3. THENCE S11°45'20"W, 1052.84 FEET TO A SET NO.5 REBAR AND PLASTIC CAP MARKED WITH PLS NO.32439;
4. THENCE S89°45'22"W, 1217.67 FEET TO A SET NO. 5 REBAR AND PLASTIC CAP MARKED WITH PLS NO.32439 AT THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF THE EAST LINE OF LOT 1, JAYNES SUBDIVISION AS DETERMINED BY FOUND MONUMENTATION;
5. THENCE N0°15'34"W, 598.01 FEET TO A NO. 4 REBAR AND PLASTIC CAP MARKED WITH PLS NO. 4842 AT THE SOUTHEAST CORNER OF SAID LOT 1;
6. THENCE N0°15'34"W, CONTINUING ALONG SAID EAST LINE, 544.49 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 35.122 ACRES.

FOR A TOTAL SITE AREA OF 142.127 ACRES

## GENERAL NOTES

1. SIDEWALKS OR WALKWAYS WILL BE PROVIDED ALONG ALL STREETS AND INTERIOR TO DEVELOPMENT PARCELS, LINKING SCHOOL, PARKS, AND TRAIL SYSTEMS.
2. PHASING WILL BE GENERALLY FROM THE NORTH-EAST CORNER TO THE SOUTH-WEST CORNER OF THE PROPERTY, SUBJECT TO CHANGE WITHOUT A SKETCH PLAN AMENDMENT.
3. AS DEVELOPMENT OCCURS WITHIN THE PROJECT, CARE WILL BE TAKEN TO MINIMIZE HUMAN AND WILDLIFE CONFLICTS WITHIN REASONABLE LIMITS. QUALITY SITE PLANNING AND DESIGN WILL BE UTILIZED IN ORDER TO AVOID POTENTIAL IMPACTS TO WILDLIFE HABITAT IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE IMPACT IDENTIFICATION REPORT PREPARED BY CORE CONSULTANTS DATED MAY 2022.
4. A MAXIMUM OF 450 DWELLING UNITS ARE ALLOWED WITHIN THE RANCH SKETCH PLAN.
5. FLOODPLAIN STATEMENT: THE SKETCH PLAN IS ENTIRELY WITHIN AN AREA MAPPED AS ZONE X OF THE FEMA FLOODPLAIN MAP NO. 08041C0535G, DATED DECEMBER 7, 2018 WHICH DENOTES AN AREA OUTSIDE THE 500-YEAR FLOODPLAIN.
6. A METROPOLITAN DISTRICT OR HOME OWNERS ASSOCIATION WILL BE ESTABLISHED TO PROVIDE FOR THE ONGOING OWNERSHIP AND MAINTENANCE OF BUFFERS, OPEN SPACE, DRAINAGE FACILITIES, PARKS, AND TRAILS AND ANY PRIVATE ROADS WITHIN THE PROPOSED SUBDIVISION.
7. IN ACCORDANCE WITH THE 2040 MAJOR TRANSPORTATION CORRIDOR PLAN THE DEVELOPER WILL CONSTRUCT THE EXTENSION OF STAPLETON/BRIARGATE THROUGH THE PROPERTY TO A 4-LANE PRINCIPAL ARTERIAL FUNCTIONAL CLASSIFICATION.
8. ARCHITECTURAL & LANDSCAPE STANDARDS WILL BE ESTABLISHED BY A METROPOLITAN DISTRICT OR HOME OWNERS ASSOCIATION WHICH WILL MEET OR EXCEED THE LANDSCAPE STANDARDS IN THE LAND DEVELOPMENT CODE.
9. UNTIL APPROVED BY THE COUNTY, ALL PROPOSED ACCESS LOCATIONS, ROAD LOCATIONS, WIDTHS AND ALIGNMENTS, ROUNDABOUT LOCATIONS AND DESIGN SHOWN ON THIS SKETCH PLAN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL LOCATION AND DESIGN WILL BE DETERMINED THROUGH THE SUBDIVISION PROCESS.
10. ALL STREETS WILL MEET THE STANDARDS OF THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL. A DEVIATION REQUEST AND/OR PUD MODIFICATION MUST BE APPROVED FOR ANY DESIGN THAT DOES NOT CONFORM WITH THESE STANDARDS.
11. IF ADDITIONAL RIGHT-OF-WAY IS REQUIRED TO WIDEN VOLLMER ROAD, THIS WILL BE TAKEN OUT OF THE 50-FOOT BUFFER AREA DEPICTED ON THE SKETCH PLAN ALONG VOLLMER ROAD.
12. SPECIFIC DEVELOPMENT STANDARDS, INCLUDING SETBACKS, LOT COVERAGE AND BUILDING HEIGHT, WILL BE ESTABLISHED THROUGH SUBSEQUENT ZONING OF THE PROPERTY.
13. THE FOLLOWING DISTRICTS ARE ANTICIPATED TO SERVE THE PROPERTY:
  - FALCON AREA WATER & WASTEWATER AUTHORITY
  - COLORADO SPRINGS UTILITIES AND BLACKHILLS ENERGY (NORTH OF BRIARGATE/STAPLETON) FOR NATURAL GAS.
  - MOUNTAIN VIEW ELECTRIC ASSOCIATION INC. FOR ELECTRICITY.
  - BLACK FOREST FIRE PROTECTION DISTRICT
  - ACADEMY SCHOOL DISTRICT 20.
  - EL PASO COUNTY CONSERVATION DISTRICT.
  - UPPER BLACK SQUIRREL GROUND WATER DISTRICT
14. PROPOSED BUFFERS:
  - VOLLMER ROAD: 30FT
  - BRIARGATE ROAD: 50FT
  - WEST PROPERTY BOUNDARY: 50FT
  - AROUND SMITH LOT: 50FT

## SOILS & GEOLOGY CONDITIONS, CONSTRAINTS & HAZARDS

A "GEOLOGY AND SOILS STUDY" FOR THE SKETCH PLAN WAS COMPLETED BY ENTECH ENGINEERING INC. ON APRIL 5 2022

### GEOLOGIC HAZARD NOTE:

AREAS OF THE PROPOSED SUBDIVISION HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC CONDITIONS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE SOIL, GEOLOGY, AND GEOLOGIC HAZARD STUDY BY ENTECH ENGINEERING INC. ON APRIL 5 2022

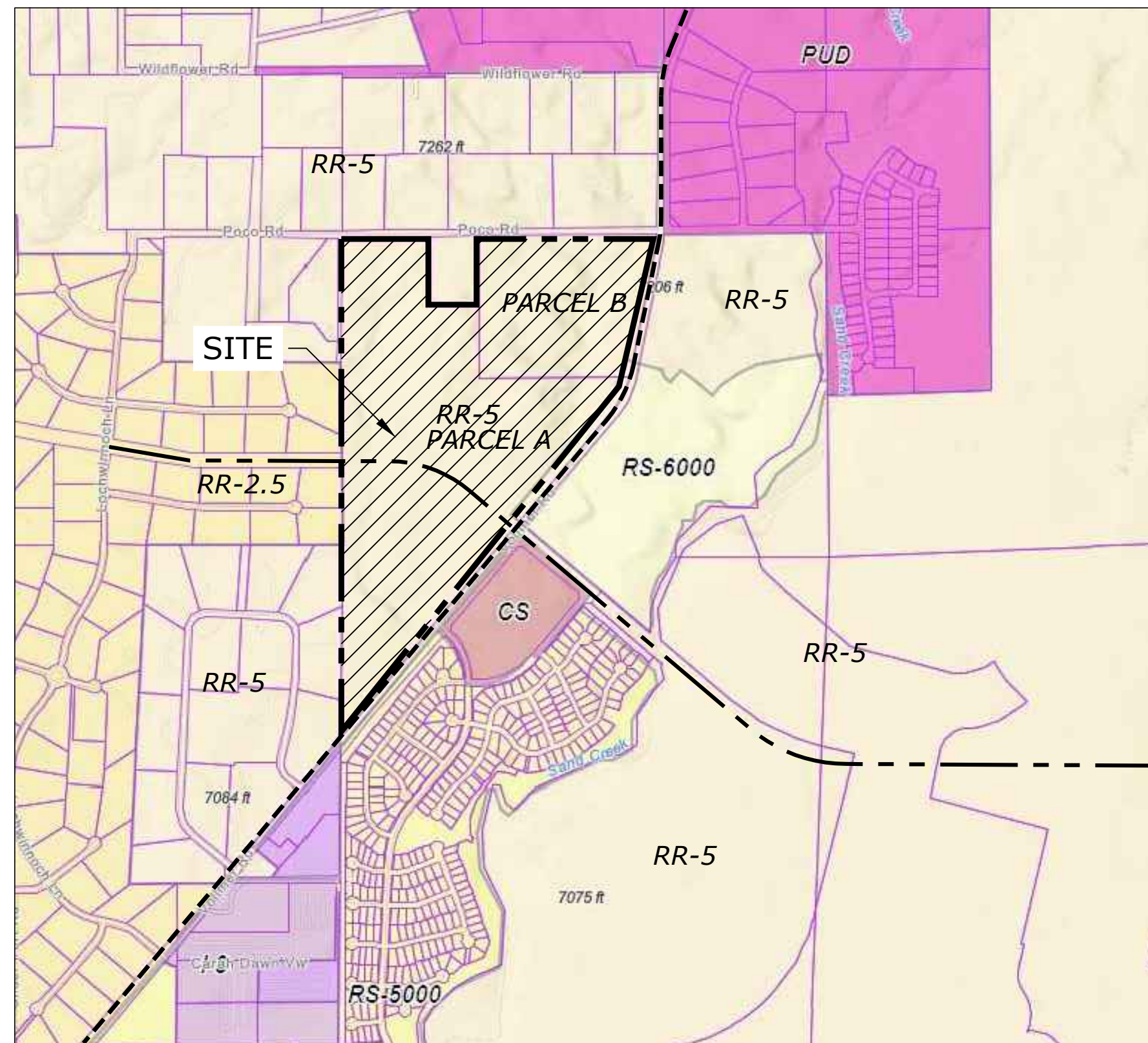
- ARTIFICIAL FILL
- COLLAPSIBLE SOILS
- EXPANSIVE SOILS
- AREAS OF EROSION
- SEASONAL SHALLOW GROUNDWATER
- PONDED WATER AREAS
- RADON

### GROUNDWATER & FLOODPLAIN AREAS:

THE SITE IS NOT MAPPED WITHIN FLOODPLAIN ZONES ACCORDING TO FEMA MAP NOS. 08041C0533G AND 05041C0535G. IN AREAS OF HIGH GROUNDWATER, FOUNDATIONS MUST HAVE A MINIMUM 30-INCH DEPTH FOR FROST PROTECTION. IN AREAS WHERE HIGH SUBSURFACE MOISTURE CONDITIONS ARE ANTICIPATED PERIODICALLY, SUBSURFACE PERIMETER DRAINS ARE RECOMMENDED TO HELP PREVENT THE INTRUSION OF WATER INTO AREAS BELOW GRADE. ADDITIONAL SITE INVESTIGATION WILL BE CONDUCTED AS CONCEPT/DEVELOPMENT PLANS AND GRADING ARE PREPARED FOR THE SITE. ADDITIONAL INVESTIGATION WILL BE CONDUCTED ACROSS THE SITE AND WITHIN AREAS IDENTIFIED WITH THE POTENTIAL FOR SHALLOW OR SEASONAL GROUNDWATER CONDITIONS. THE SCOPE OF THE INVESTIGATION WILL BE BASED ON THE PROPOSED GRADING.

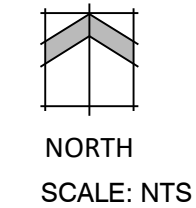
ENTECH ENGINEERING INC. CONCLUDES IN THEIR REPORT THAT DEVELOPMENT OF THE SITE CAN BE ACHIEVED IF THE ITEMS MENTIONED ABOVE ARE MITIGATED. THESE ITEMS CAN BE MITIGATED THROUGH PROPER DESIGN AND CONSTRUCTION OR THROUGH AVOIDANCE. INVESTIGATION ON EACH LOT IS RECOMMENDED PRIOR TO CONSTRUCTION.

## ZONING MAP

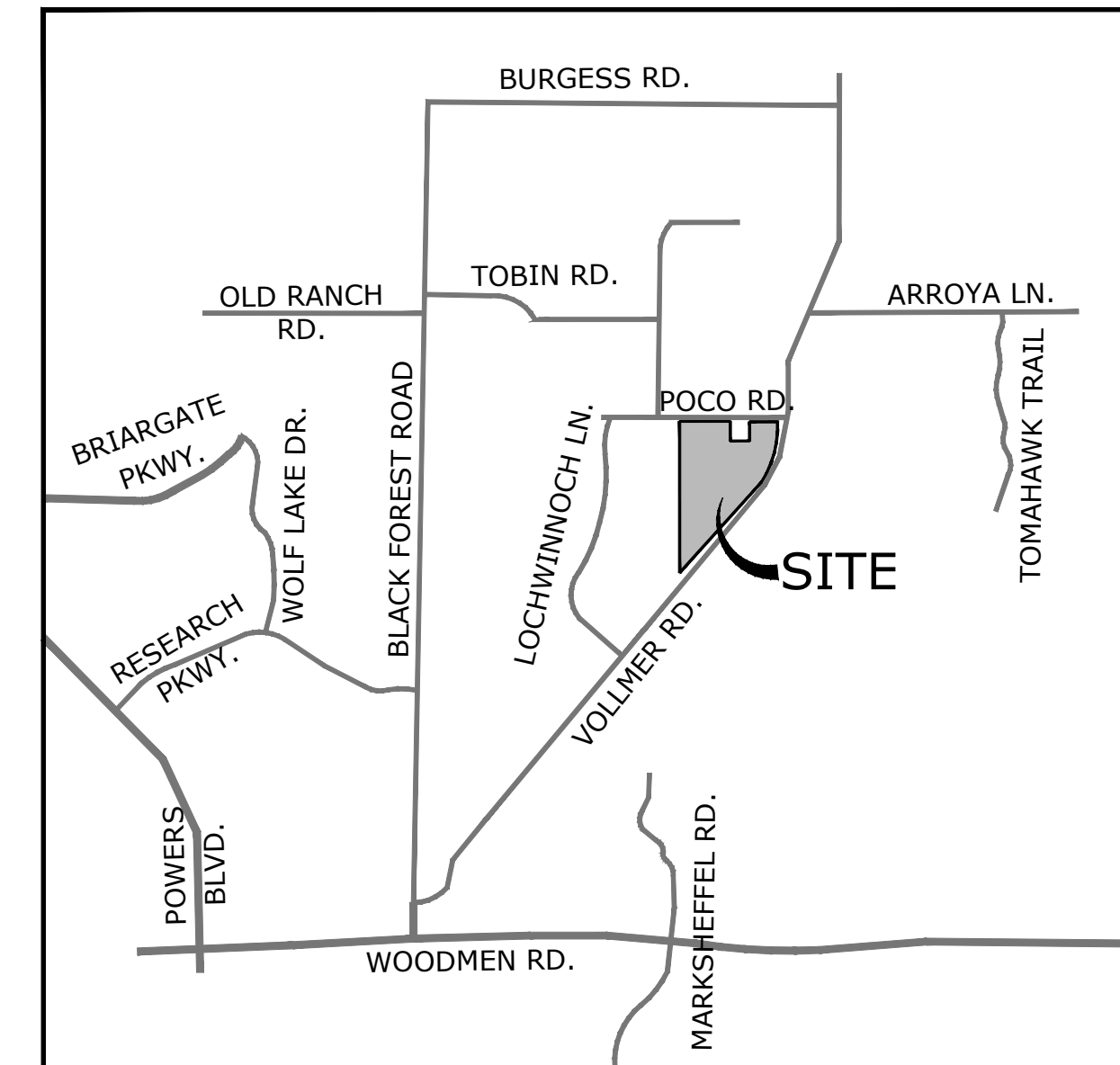


### EL PASO COUNTY 2040 MAJOR TRANSPORTATION CORRIDOR PLAN ROAD CLASSIFICATIONS:

- 130' ROW PROPOSED 4 LANE PRINCIPAL ARTERIAL
- - - 100' ROW PROPOSED 4 LANE MINOR ARTERIAL



## VICINITY MAP



## SITE DATA

Tax ID Number: 5228000024 & 5228000025  
 Total Area: 142.127 AC  
 Current Zoning: RR-5  
 Current Use: Vacant/Single Family Residential  
 Maximum Number of Units: 450  
 Maximum Gross Density: 4.2 DU/AC

Total Areas (See Land Use Legend on Sheet 2):

LAND USE	ACRES (AC)	% LAND AREA	DWELLING UNITS
Single-Family Residential Low Density: Minimum 1 Acre Lots (Single-family detached)	12.3 AC	8.7%	12 DU
Single-Family Residential Low Density: Minimum 1/2 Acre Lots (Single-family detached)	13.6 AC	9.6%	27 DU
Single-Family Residential Medium Density: 2-5 DU/AC (Single-family detached)	56.5 AC	39.8%	102-255 DU
Single-Family Residential High Density: 5-12 DU/AC (Single-family detached and attached)	18.6 AC	13.0%	138-932 DU
Neighborhood Commercial	4.5 AC	3.2%	
Neighborhood Parks	8.1 AC	5.7%	
Open Space/Greenway/Buffer	8.1 AC	5.7%	
Open Space/Detention	6.7 AC	4.7%	
ROW	13.7 AC	9.6%	
Total	142.1 AC	100%	450 DU Density Cap



N.E.S. Inc.  
 619 N. Cascade Avenue, Suite 200  
 Colorado Springs, CO 80903

Tel. 719.471.0073  
 Fax 719.471.0267

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# JAYNES PROPERTY

TAX ID: 5228000024 & 5228000025

DATE: 11.09.2022  
 PROJECT MGR: A. BARLOW  
 PREPARED BY: A. LANGHANS

## ENTITLEMENT

DATE: 11/29/30 BY: AL/JS DESCRIPTION: COUNTY COMMENTS  
 1/5/23 JS COUNTY COMMENTS

## PROJECT TEAM

OWNERS: Jaynes Amiee R Living Trust, Henry Kenneth Jaynes, Jane E McColloir, City of Manitou Springs, John R Jaynes  
 524 Onate Pl Unit C, Santa Fe, NM 87501  
 Classic Homes  
 DEVELOPER: 2138 Flying Horse Club Dr. Colorado Springs, CO 80921 (719) 592-9333  
 N.E.S. Inc.  
 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903 (719) 471-0073  
 APPLICANT: N.E.S. Inc.  
 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903 (719) 471-0073  
 ENGINEER & SURVEYOR: Classic Consulting Engineers & Surveyors, LLC  
 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903 (719) 785-0790

## Cover Sheet

1

1 OF 4

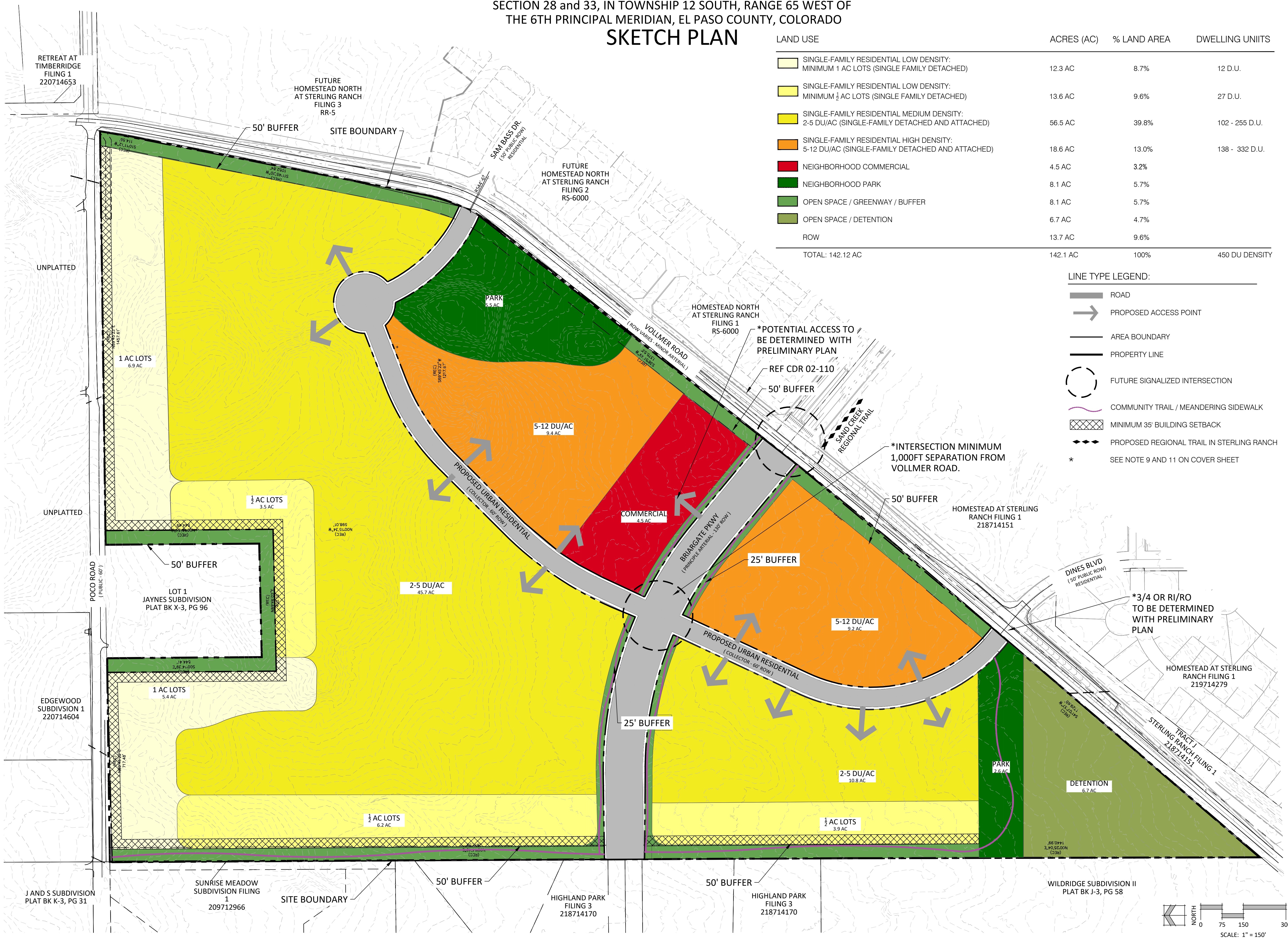
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# JAYNES PROPERTY

SECTION 28 and 33, IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

## SKETCH PLAN



LAND USE	ACRES (AC)	% LAND AREA	DWELLING UNITS
SINGLE-FAMILY RESIDENTIAL LOW DENSITY: MINIMUM 1 AC LOTS (SINGLE FAMILY DETACHED)	12.3 AC	8.7%	12 D.U.
SINGLE-FAMILY RESIDENTIAL LOW DENSITY: MINIMUM 1/2 AC LOTS (SINGLE FAMILY DETACHED)	13.6 AC	9.6%	27 D.U.
SINGLE-FAMILY RESIDENTIAL MEDIUM DENSITY: 2-5 DU/AC (SINGLE-FAMILY DETACHED AND ATTACHED)	56.5 AC	39.8%	102 - 255 D.U.
SINGLE-FAMILY RESIDENTIAL HIGH DENSITY: 5-12 DU/AC (SINGLE-FAMILY DETACHED AND ATTACHED)	18.6 AC	13.0%	138 - 332 D.U.
NEIGHBORHOOD COMMERCIAL	4.5 AC	3.2%	
NEIGHBORHOOD PARK	8.1 AC	5.7%	
OPEN SPACE / GREENWAY / BUFFER	8.1 AC	5.7%	
OPEN SPACE / DETENTION	6.7 AC	4.7%	
ROW	13.7 AC	9.6%	
<b>TOTAL: 142.12 AC</b>	<b>142.1 AC</b>	<b>100%</b>	<b>450 DU DENSITY</b>

- LINE TYPE LEGEND:**
- ROAD
  - PROPOSED ACCESS POINT
  - AREA BOUNDARY
  - PROPERTY LINE
  - FUTURE SIGNALIZED INTERSECTION
  - COMMUNITY TRAIL / MEANDERING SIDEWALK
  - MINIMUM 35' BUILDING SETBACK
  - PROPOSED REGIONAL TRAIL IN STERLING RANCH
  - \* SEE NOTE 9 AND 11 ON COVER SHEET

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**JAYNES PROPERTY**

VOLLMER ROAD

TAX ID: 522800024 & 522800025

DATE: 11.09.2022  
PROJECT MGR: A. BARLOW  
PREPARED BY: A. LANGHANS

**ENTITLEMENT**

DATE:	BY:	DESCRIPTION:
11/29/30	AL/JS	COUNTY COMMENTS
1/5/23	JS	COUNTY COMMENTS

**SKETCH PLAN**

SHEET NUMBER: **2** OF 4

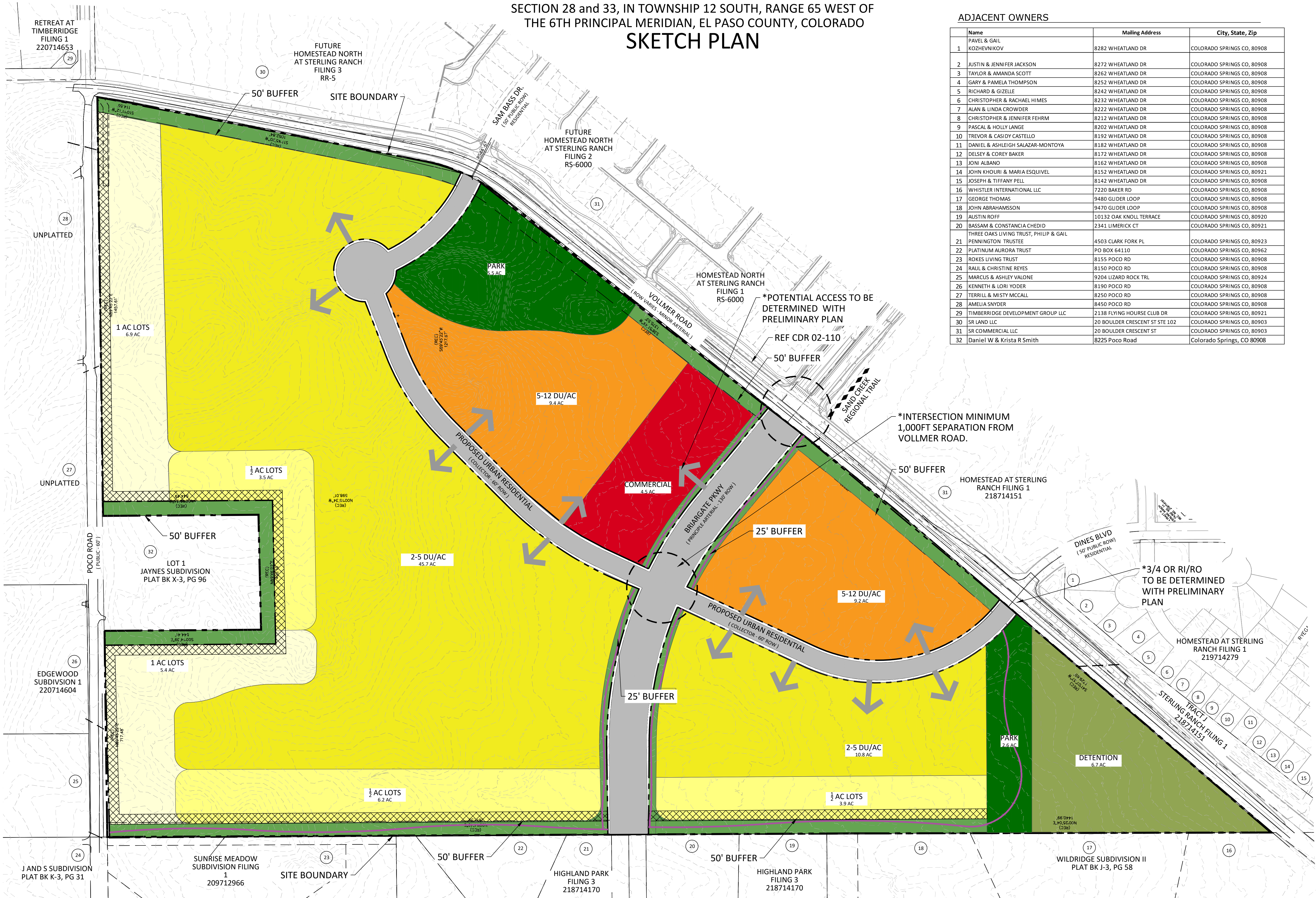
PLAN FILE # SKP225

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# JAYNES PROPERTY

SECTION 28 and 33, IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO  
**SKETCH PLAN**



### ADJACENT OWNERS

Name	Mailing Address	City, State, Zip
1 PAVEL & GAIL KOZHEVNIKOV	8282 WHEATLAND DR	COLORADO SPRINGS CO, 80908
2 JUSTIN & JENNIFER JACKSON	8272 WHEATLAND DR	COLORADO SPRINGS CO, 80908
3 TAYLOR & AMANDA SCOTT	8262 WHEATLAND DR	COLORADO SPRINGS CO, 80908
4 GARY & PAMELA THOMPSON	8252 WHEATLAND DR	COLORADO SPRINGS CO, 80908
5 RICHARD & GIZELLE	8242 WHEATLAND DR	COLORADO SPRINGS CO, 80908
6 CHRISTOPHER & RACHAEL HIMES	8232 WHEATLAND DR	COLORADO SPRINGS CO, 80908
7 ALAN & LINDA CROWDER	8222 WHEATLAND DR	COLORADO SPRINGS CO, 80908
8 CHRISTOPHER & JENNIFER FEHRM	8212 WHEATLAND DR	COLORADO SPRINGS CO, 80908
9 PASCAL & HOLLY LANGE	8202 WHEATLAND DR	COLORADO SPRINGS CO, 80908
10 TREVOR & CASIDY CASTELLO	8192 WHEATLAND DR	COLORADO SPRINGS CO, 80908
11 DANIEL & ASHLEIGH SALAZAR-MONTOYA	8182 WHEATLAND DR	COLORADO SPRINGS CO, 80908
12 DELSEY & COREY BAKER	8172 WHEATLAND DR	COLORADO SPRINGS CO, 80908
13 JONI ALBANO	8162 WHEATLAND DR	COLORADO SPRINGS CO, 80908
14 JOHN KHOURI & MARIA ESQUIVEL	8152 WHEATLAND DR	COLORADO SPRINGS CO, 80921
15 JOSEPH & TIFFANY PELL	8142 WHEATLAND DR	COLORADO SPRINGS CO, 80908
16 WHISTLER INTERNATIONAL LLC	7220 BAKER RD	COLORADO SPRINGS CO, 80908
17 GEORGE THOMAS	9480 GLIDER LOOP	COLORADO SPRINGS CO, 80908
18 JOHN ABRAHAMSSON	9470 GLIDER LOOP	COLORADO SPRINGS CO, 80908
19 JUSTIN ROFF	10132 OAK KNOLL TERRACE	COLORADO SPRINGS CO, 80920
20 BASSAM & CONSTANCIA CHEDID	2341 LIMERICK CT	COLORADO SPRINGS CO, 80921
21 THREE OAKS LIVING TRUST, PHILIP & GAIL PENNINGTON TRUSTEE	4503 CLARK FORK PL	COLORADO SPRINGS CO, 80923
22 PLATINUM AURORA TRUST	PO BOX 64110	COLORADO SPRINGS CO, 80962
23 ROKES LIVING TRUST	8155 POCO RD	COLORADO SPRINGS CO, 80908
24 RAUL & CHRISTINE REYES	8150 POCO RD	COLORADO SPRINGS CO, 80908
25 MARCUS & ASHLEY VALONE	9204 LIZARD ROCK TRL	COLORADO SPRINGS CO, 80924
26 KENNETH & LORI YODER	8190 POCO RD	COLORADO SPRINGS CO, 80908
27 TERRILL & MISTY MCCALL	8250 POCO RD	COLORADO SPRINGS CO, 80908
28 AMELIA SNYDER	8450 POCO RD	COLORADO SPRINGS CO, 80908
29 TIMBERIDGE DEVELOPMENT GROUP LLC	2138 FLYING HOORSE CLUB DR	COLORADO SPRINGS CO, 80921
30 SR LAND LLC	20 BOULDER CRESCENT ST STE 102	COLORADO SPRINGS CO, 80903
31 SR COMMERCIAL LLC	20 BOULDER CRESCENT ST	COLORADO SPRINGS CO, 80903
32 Daniel W & Krista R Smith	8225 POCO ROAD	Colorado Springs, CO 80908



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## JAYNES PROPERTY

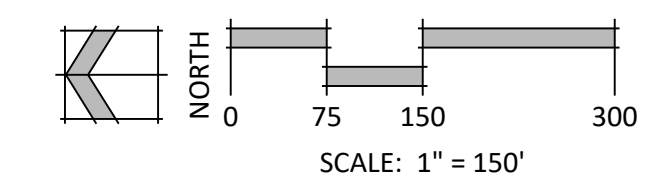
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DATE:	BY:	DESCRIPTION:
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1/5/23	JS	COUNTY COMMENTS

### ADJACENT OWNERS

**3**  
 3 OF 4  
 SKP225

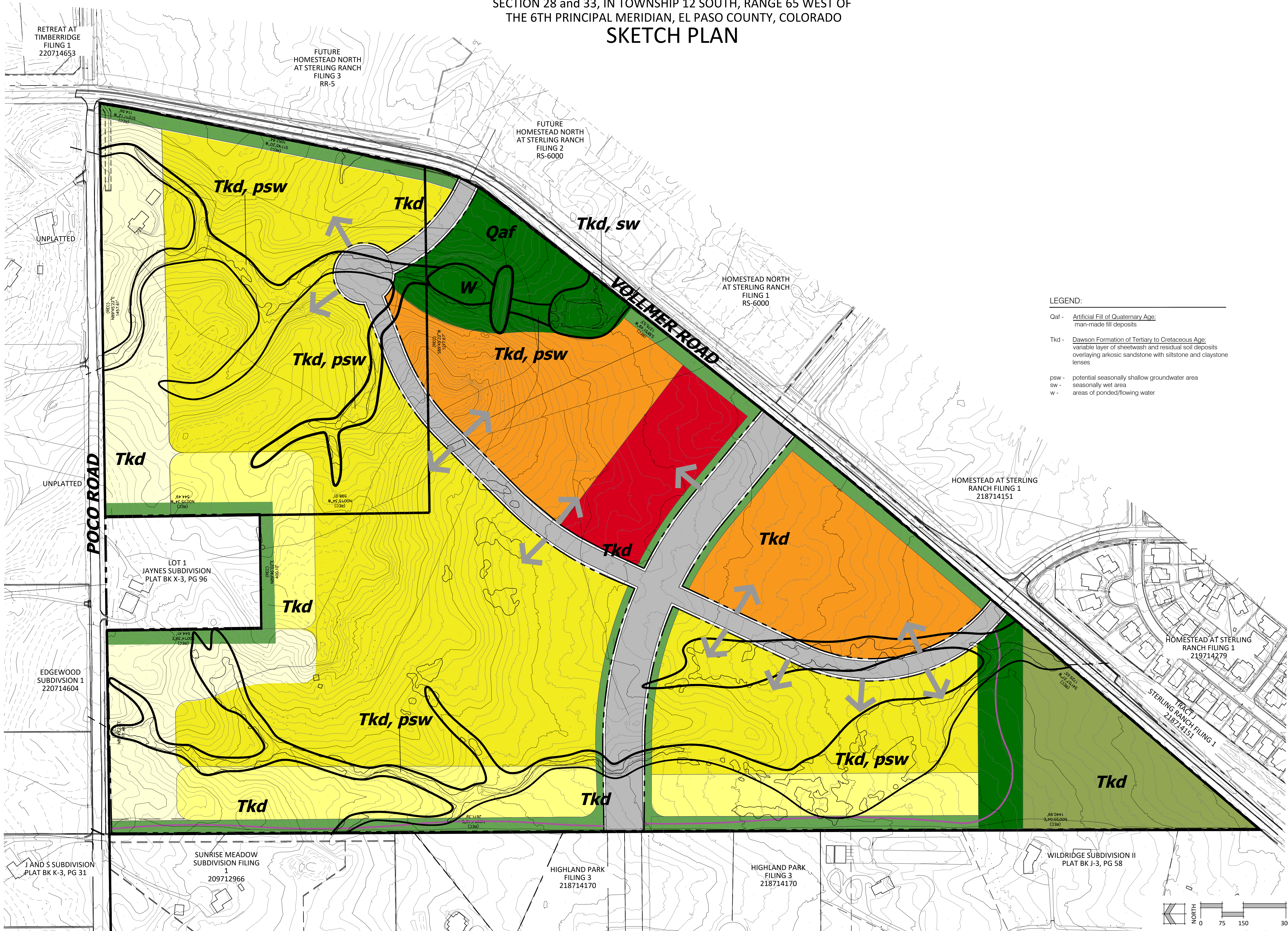


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# JAYNES PROPERTY

SECTION 28 and 33, IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF  
THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO  
SKETCH PLAN



**LEGEND:**

- Qaf - Artificial Fill of Quaternary Age:  
man-made fill deposits
- Tkd - Dawson Formation of Tertiary to Cretaceous Age:  
variable layer of sheetwash and residual soil deposits  
overlying arkosic sandstone with siltstone and claystone  
lenses
- psw - potential seasonally shallow groundwater area
- sw - seasonally wet area
- w - areas of ponded/flowing water



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## JAYNES PROPERTY

VOLLMER ROAD

TAX ID: 522800024 &  
522800025

DATE: 11.09.2022  
PROJECT MGR: A. BARLOW  
PREPARED BY: A. LANGHANS

### ENTITLEMENT

DATE:	BY:	DESCRIPTION:
11/29/30	AL/JS	COUNTY COMMENTS
1/5/23	JS	COUNTY COMMENTS

### SKETCH PLAN

4

4 OF 4

SKP225



## Miranda Benson2

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**From:** Abigail Kernc <abigaikernc@yahoo.com>  
**Sent:** Wednesday, September 28, 2022 7:01 AM  
**To:** Kari Parsons; Justin Kilgore; Carrie Geitner; Matthew Fitzsimmons; Kevin Mastin  
**Subject:** Stop housing developments!!

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Dear El Paso County,

Please stop the build of Classic Homes in Black Forest!! This is a community of Ranchers, Homesteaders, Farmers, and those that desire to live away from the city. We are a small town and community. Please keep this community the way it is! Classic Homes and Flying Horse are already trying to build a hotel which will bring traffic, tourists, and take away from the country lifestyle. Please don't let them build a housing community too.

At least, if houses have to be built, please keep them to 5 or 10 acre lots. Keep this community a country community. Where we can see land between our homes, graze our animals, and enjoy this lifestyle. Those willing to listen to the people of the Black Forest community, and stop building large housing communities, will 100% have my vote.

Sincerely,  
Abigail Pacheco  
Black Forest home owner.

## Miranda Benson2

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**From:** Gutierrez <slg2007@yahoo.com>  
**Sent:** Wednesday, August 31, 2022 3:32 PM  
**To:** Kari Parsons  
**Subject:** Plans for Poco Road  
**Attachments:** 20200425\_121808.jpg; 20200703\_202156.jpg; IMG\_3337.jpg

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The following is a letter my 4 kids (ages 11 and under) have written about the land development along Poco Road in Black Forest. Attached are also photos of our family enjoying the country life out here: shooting lessons with daddy, camping in our driveway, and horse riding led by grandpa.

Dear Land developers,

Can you please not build more than one house on each property on Poco Road because that is where we ride horses, and play, and our cats hunt there. Wildlife live there, and if you take away their home they'll have to find another place to live.

We don't want things to change around where we live. We like the peace and quiet and don't want all the traffic. Our cats could get run over and it won't be safe for us on the road to bike or walk.

Sincerely,

Addie, Katie, Joel, and Elaina Gutierrez  
8050 Poco Road

## Miranda Benson2

---

**From:** Constancia Alvarez <dionconst@icloud.com>  
**Sent:** Wednesday, August 31, 2022 10:09 PM  
**To:** Kari Parsons  
**Subject:** Opposition to High density housing

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Dear sir,

We learned that Classic homes is trying to put high density housing on the property south of Poco Rd and west of Vollmer. We greatly concerned about this since we moved to the adjacent are knowing that this area has existing 5R acre properties on it. We want to register our great opposition to this.

Sincerely,

Bassam and Connie Chedid

## Miranda Benson2

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**From:** Raul Reyes <rrraulreyes@gmail.com>  
**Sent:** Friday, September 23, 2022 3:01 PM  
**To:** Kari Parsons  
**Subject:** From Ayla Schubert

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Ayla Schubert  
8150 Poco Road  
Colorado, Springs, Co

She wrote this without any prompting from us.



Hi I am Ayla I am nine years old  
I live on a farm and I love being  
out in the country with all the animals.  
I love riding my horse in the fields.  
So please do not build more houses  
because I want to stay in the country and  
if you do build houses when I look  
outside all I will see is houses and  
not a beautiful field with flowers and  
animals. And why we wanted to live  
here is so we could live in the  
country and not a neighborhood. So  
Please do not build any more houses.

Ayla Schubert

Sent from my iPhone

## Miranda Benson2

---

**From:** Ray Carrillo <RCarrillo78@outlook.com>  
**Sent:** Tuesday, September 13, 2022 1:16 PM  
**To:** Kari Parsons  
**Subject:** Opposition to Proposed Development at Vollmer & Poco Roads

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This email is to object to the proposed high-density development proposed at Vollmer and Poco roads. The County's proposed sketch of a 450 residential housing development is not a match to our current rural community. The acreage in question I believe is currently zoned as 5 acres residential and must not be changed.

I live in the Highland Park community and enjoy the country/rural feel of the area. The proposed development will destroy that for me and my neighbors. As a retired resident of El Paso County who wishes to enjoy a quiet community, I can only imagine what this development will bring. I don't see any positives with it. The noise, light, potential crime, and heavy traffic from such a densely populated development is not a good fit for that property and its neighbors.

Our current County Commissioner Carrie Geitner writes on her website, <https://www.carriegeitner.com/meet-carrie>, this about how she feels living in a rural community: "It reminds me of my rural upbringing and I enjoy driving past fields of grazing cattle mixed with galloping wild pronghorn, but also being close to the comforts and security of the Powers corridor,". That is exactly how we feel. Don't take this away from us. Do NOT let this proposal pass.

Ray Carrillo

Highland Park 3 Resident

## Miranda Benson2

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**From:** Bethany Carr <bethanycarr@gmail.com>  
**Sent:** Sunday, September 18, 2022 4:36 PM  
**To:** Kari Parsons; jshagin@nescolorado.com  
**Subject:** Classic Homes subdivision in Black Forest

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To whom it may concern,

We were recently notified that Classic Homes intends to build a high density housing subdivision in Black Forest along Poco Rd. As former residents of Black Forest, we believe that this is inappropriate and should not be allowed as it will destroy land that is valuable habitat to both plants and animals in the area. It will also destroy the unique residential experience for all other Black Forest residents who have moved to that area specifically for the open spaces, beautiful landscape, and abundant wildlife.

Thank you for taking the time to read and consider these thoughts.

Bethany Carr

## Miranda Benson2

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**From:** Rick Christian <rick@ricklychristian.com>  
**Sent:** Monday, October 3, 2022 1:31 AM  
**To:** Jennifer Shagin; Kyle Campbell  
**Cc:** Kari Parsons; Carrie Geitner; Justin Kilgore; Gary Erickson; Andrea Barlow  
**Subject:** Re: Jaynes Property Neighborhood meeting 10/6

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Dear Jennifer and Kyle,

Rick Christian here. We've not met, but we will have that opportunity Thursday night at the community meeting re the development of the Jaynes' property on Poco Road in Black Forest.

By way of background, we know many of the same people, from Gary Erickson to Andrea Barlow and a host of others. My wife Debbie and I are board members of the Polaris Pointe Metro District, so there's much overlap through our efforts there. Also, Andrea helped us clear a major hurdle last week with City Council for the rezoning of our 12-acre Spectrum Loop site on which the Morgan Group will build 344 multi-family units. She did a great job presenting, and there was some much-deserved follow-up ink in the *Gazette* [here](#). (Additional coverage of me appeared earlier in the paper [here](#) and [here](#), though irrelevant to the matter at hand.)

Kyle, I'd planned to reach out to Jeff Smith directly, but Gary suggested you'd be the better contact because of your hands-on position and oversight at Classic, a company I hold in highest regards. Many of our friends live in Classic homes or properties, and have nothing but praise for your team's work.

The reason I write is out of professional courtesy. I live on 20-acres adjacent to Poco Road, which will be the northern boundary of your proposed Briargate-Stapleton development. Because of my real estate development efforts, media connections and familiarity with City/County systems and proceedings, I have stepped into a super-unofficial leadership role in Poco residents' efforts to ensure your plan is more compatible with our existing RR5 zoning. In reality, I'm just one very interested Black Forest resident among many.

Our *POCO NO!* group of homeowners is not the usual NIMBY crowd all of us are used to. In fact, we're not out to halt your development . . . but enhance it. Our group has one goal: that you modify your city-density plans to allow for one unit per five acres along Poco only. We will not oppose what happens beyond that transitional strip of five-acre parcels, and will support whatever density the County approves beyond that, based on input from other parties. We just ask for zoning to remain RR5 along the south side of Poco to match our existing densities on the 5- to 20-acre parcels on the north side.

That ensures a smooth transition between urban and country lifestyles. And frankly, it will be better for your residents. There are 10 private gun ranges established on resident's properties directly across our humble Poco dirt road from your proposed development. And it gets seriously loud on weekends and nicer midweek afternoons as homeowners shoot skeet or practice with their plethora of high-cal rifles and pistols. Residents also shoot lots of archery from tree and ground blinds, but they're stealth, not noisy. It's the gun noise you don't want your residents hearing on a regular basis 9-10 months of the year.

I won't go into all of the rationale for our *POCO NO!* position. That will come out this Thursday as residents speak. But you'll find it helpful to [review our website here](#) in advance. You'll see pictures of how we live on our acreages, together with all of our animals and the last remaining antelope herd in the area. You'll see some of the billboards we've erected along our Poco property lines. (BTW, we regularly change the messages, which will grow more pointed with the passage of time.) You'll also find a nice sampling of the early letters *POCO NO!* residents have written Kari, Carrie, Justin and others, including some precious ones from children. All of our postings and activities will culminate in a big rally and media event prior to key votes with county commissioners. Or not—depending on your position. We're a reasonable bunch and just want to reason together.

Fair enough? Again, I wanted to give you a sneak peek into our opposition because we run in many of the same circles. I'm really grateful for all you're doing to make COS a better city, and encourage you to show Black Forest some of that same love. We are a regional jewel with colorful history, not unlike Garden of the Gods. Please, help us retain our value and history by working with us collaboratively. May our efforts together be something we can be proud of twenty years from now.

Thanks for your attention and consideration.

Rick

**Rickly Christian**  
Founder/CEO Emeritus  
[aliveliterary.com](http://aliveliterary.com)

719 331 7073 **MOBILE**

8585 Criterion Dr. Unit 63060  
Colorado Springs, CO 80920-1045



## Miranda Benson2

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**From:** Suzette Penfold <suzette.penfold@gmail.com>  
**Sent:** Monday, August 29, 2022 10:06 PM  
**To:** jshagin@nescolorado.com; Kari Parsons  
**Subject:** Stop High Density Development

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It is completely inappropriate for you to plan to put higher density housing in a neighborhood of 5+ acre properties where people ride horses, shoot guns, have little traffic and zero crime. Your development literally destroys the neighborhood goal of moving out of town and living on a quiet country lane. It is crushing for you to change the coding in this area, where people purchased homes with their life savings with the current zoning.

Please reconsider this decision and listen to the people of the neighborhood.

We will pray you will understand your powers and allow us to continue to live our lives without anguish.

Thank you for your consideration of us,

Suzette Penfold

## Miranda Benson2

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**From:** Shanna Gardner <bananabrainz@icloud.com>  
**Sent:** Tuesday, August 30, 2022 6:20 AM  
**To:** Kari Parsons; jshagin@nescolorado.com  
**Subject:** Stop the developing

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Please stop the over development of the countryside! It's not right to be putting these high density developments so close to larger lots. I hate seeing the direction Colorado Springs is going.

## Miranda Benson2

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**From:** Gutierrez <slg2007@yahoo.com>  
**Sent:** Wednesday, August 31, 2022 3:05 PM  
**To:** Kari Parsons  
**Subject:** Plans along Poco Road

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To whom it may concern,

I am writing today to implore you to reconsider the current plan for development along Poco Road, a rural road north of where Briargate will eventually come through. My family lives on Poco Road, and we specifically want to urge you to keep the land directly along Poco Road zoned for one house per five acres. People live out here in Black Forest to enjoy the country life and this will simply ruin that life for all along this road as well as the Highlands Ranch development.

My family of 6 has lived on Poco Road since 2014, when we moved from a townhouse on the west side of town. We are a multi-generational family that shares the land and home, so my four young kids have been able to grow up living with my parents and getting experiences here they never would have in a suburban neighborhood. My dad takes the kids out riding horses along Poco Road and on several of the neighbors properties (with their permission). Even though we're relatively close to town, we feel like we live in the country and we love that. It's a common sight to see my kids and I out walking or biking along the dirt road, and we've never had to worry about traffic and danger as we enjoy our family outings. And, each year for the past four summers, we've had a Poco Road neighborhood picnic which has fostered close, neighborly relationships. We love living here!

If the plan to add many houses per acre along the undeveloped parts of Poco Road goes through, all of what I love about living here will change for my family and my community. No more riding horses or walking freely in the neighborhood and on the road. No more feeling like my kids are safe playing outside and running over to the neighbors house across the road to jump on their trampoline and pick their raspberries. No more close, neighborly feel to our road and community. Many of the people most impacted by the development will probably choose to move or sell their homes to get away from it all.

Please listen to the pleading of this community and keep the land along Poco Road zoned for one house per five acres, so we can keep this place that is intended for country living, country living. Hopefully this decision won't come down to money and money alone, but what is actually best for the people living here.

Thank you for taking the time to consider my request and the requests from everyone else who I know will also be writing.

Sincerely,

Larae Gutierrez  
8050 Poco Road

## Miranda Benson2

---

**From:** Mealinda Koory <mealinda.koory@hotmail.com>  
**Sent:** Wednesday, August 31, 2022 8:22 AM  
**To:** Kari Parsons; jshagin@nescolorado.com  
**Subject:** High Density Home Building, Poco Rd and Vollmer Rd

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Good morning,

There has been news shared that a plan is moving forward to build high-density housing near Poco Rd and Vollmer Rd.

I'm writing to express deep concern for continued building of such homes in this area. With current plots of 5+ acres, an apartment or condo building will create conflict from both sides.

Further, El Paso County is not prepared with infrastructure to have this continued exponential expansion growth. The construction along Black Forest Rd, AFTER the homes have been built and filled, is a key point supporting this fact. In addition to infrastructure such as roads and schools, water availability continues to be a large concern.

Please accept this email as firm protest AGAINST building more high-density housing in rural and suburban El Paso County. Revitalization of already built areas would be a much better plan.

Sincerely,

Mealinda Koory

## Miranda Benson2

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**From:** Ryan Penfold <penfoldryan@gmail.com>  
**Sent:** Wednesday, August 31, 2022 10:04 AM  
**To:** Kari Parsons  
**Subject:** Stop the developer

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To Whom it May Concern,

I am writing to formally object to the proposed plan for high density housing of the Jaynes property on Vollmer and Poco Roads. While I understand that Briargate parkway is to be completed, the rest of the open space does not need to be high density housing. Specifically, the area directly south of Poco Road should remain as 5 acre lots. This is a RURAL neighborhood with 5-15 acre properties. People here have horses, target practice, and fend off wildlife to keep their livestock safe. Bringing in anything less than 5 acre lots will completely destroy the rural feel of this neighborhood. Homeowners did not spend their savings to move OUT OF TOWN just to have town come into their backyards. We raise our children and grandchildren on this dirt road. High density housing will bring in traffic and crime. You can get on the Next Door Neighbor app and see post after post about people checking cars at 2 in the morning to rob. Areas like Banning Lewis Ranch and Forest Meadows are constantly battling this problem. Right now there is ZERO crime in this neighborhood except for the occasional coyote who gets a chicken.

There is currently a herd of pronghorn antelope that live on the Jaynes property. We have seen white tail deer, coyotes, foxes, and jackrabbits routinely. Housing is going to force all of that beautiful wildlife out. The actual lay of the land creates another problem as well. There is a huge rolling hill right where the proposal puts 1-3 houses per acre. Moving this hill is no big deal for developers, but it will drastically affect the property owners on Poco Road in terms of erosion and drainage.

This type of housing is better suited to an area that does not interfere with the natural landscape or the ESTABLISHED large properties and owners. DO NOT LET THIS PROPOSAL PASS.

Later!

Ryan Penfold



## Miranda Benson2

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**From:** Alissa Rokes <opus8four@gmail.com>  
**Sent:** Monday, September 12, 2022 10:33 PM  
**To:** Kari Parsons  
**Subject:** Opposition to James Property Proposal

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To Whom it May Concern,

I have lived here the entire 18 years of my life. Watching the lights of the city slowly grow closer was both a sad realization and a normal fact of daily life. I missed seeing the stars as the lights grew closer. However, even then we still had room. Then suddenly, the Black Forest Fire came. I remember that day very clearly. Everyone was scared and panicked. I didn't know where we were going to go, and my only thought was, "Are we going to lose the house." However, that wasn't the only thought. As we slowly crept down Volmur Road trying to get into the city away from the fire we were at a basic standstill. People would sometimes get out of their cars to watch the fire behind them as we tried to get out. That in itself was terrifying. Imagine, at the time there were only apartments and maybe 400 houses and we still couldn't get out. Now that there are more, I can't imagine what it will be like if a tragedy strikes again. Not only that, but to imagine the crowd, bustle, and noises interrupting the normal countryside joy of living on land is just horrible. I do not appreciate or approve of the plan of building so many houses on such little land. And to add a commercial place that could give access to many unwanted people makes me even more ungrateful. I hope that you will take this into account. Thank you for your time.

Sincerely,

Alissa R.

## Miranda Benson2

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**From:** Gemali Estrada <gemalip2@gmail.com>  
**Sent:** Wednesday, September 7, 2022 6:37 PM  
**To:** Kari Parsons  
**Subject:** New development

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Hello-

Please reconsider the current proposal of the Jaynes property. The families who live around this area moved here to have some elbow room and not have neighbors on top of neighbors. Putting this many houses on this small acreage is going to create an area like Forest Meadows, except surrounded by larger properties and horses. This type of housing doesn't fit with the current properties. Does this align with the master development plan set forth by the Black Forest Preservation? Thank you.

Gemali, a Colorado Resident and veteran

## Miranda Benson2

---

**From:** Gemali Estrada <gemalip2@gmail.com>  
**Sent:** Wednesday, September 7, 2022 6:37 PM  
**To:** Kari Parsons  
**Subject:** New development

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Hello-

Please reconsider the current proposal of the Jaynes property. The families who live around this area moved here to have some elbow room and not have neighbors on top of neighbors. Putting this many houses on this small acreage is going to create an area like Forest Meadows, except surrounded by larger properties and horses. This type of housing doesn't fit with the current properties. Does this align with the master development plan set forth by the Black Forest Preservation? Thank you.

Gemali, a Colorado Resident and veteran

## Miranda Benson2

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**From:** georgina ggg <georginagg@yahoo.com>  
**Sent:** Wednesday, August 31, 2022 8:09 PM  
**To:** Kari Parsons  
**Subject:** Vote no

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Please stop building on vollmer

Sent from my iPhone

## Miranda Benson2

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**From:** patricia goldman <pagoldma@hotmail.com>  
**Sent:** Tuesday, September 13, 2022 7:02 PM  
**To:** Kari Parsons  
**Subject:** Poco!

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It's absolutely disgusting what you are allowing to happen!!!! You've clearly been bought by Classic Homes.

Sent from my iPhone

## Miranda Benson2

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**From:** R J HUFFMAN <russnkathie276@msn.com>  
**Sent:** Thursday, September 1, 2022 8:17 PM  
**To:** Kari Parsons; jshagin@nescolorado.com  
**Cc:** Holly Williams  
**Subject:** Classic Homes Attempting to Change Existing 5+ Acre Home Zoning to High Density Apartment Buildings

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I just learned that Classic Homes is attempting to have the Zoning Changed to high density housing on the property south of Poco Rd and west of Vollmer. That area was Zoned to be 5+ acre properties, much like High Forest Ranch. My wife and I live in High Forest Ranch, and when we build our home in 2005-2006, you could hear the birds sing, see animals graze in the pastures, and listen to the wind whispering through the trees in the forest. Now, we hear heaving trucks engine braking constantly, loud mufflers of cars and motorcycles from 4:30 AM to 6:30 PM, as well as the constant noise of cars traveling at high rates of speed on Hodgen Road and Hwy 83 during most hours of the day and night. The density of home building in Black Forest is just ruining the reason why so many of us moved out here. Now, Classic Homes is once again attempting to influence a change of Zoning for their own greedy interests and the promise of additional tax dollars for the County.

We do not want this! Please do not allow this change in Zoning – how much does the County need to see before the beautiful Black Forest is completely decimated into sprawling subdivisions, townhouses, apartment complexes, along with the greater impact of heavy traffic?

The Colorado Lifestyle is going down the tubes, as this beautiful Black Forest area is being ruined. Zoning was designed and implemented with a Master Plan. Let's stick to the County's Master Plan and the Black Forest Preservation Plan that were created for the logical purpose, preservation and respectful use of our county's land to maintain the beauty of our Forest. Let us AVOID an eclectic assemblage of high density apartment complexes, pop-up businesses, and strip malls that will trash our County -- look at Albuquerque, Aurora, Pueblo, and several other places that have neglected the beauty of the land, as well as the quality of life, only to give way to "who cares" City and County Planning.

We have repeatedly written to our County Commissioner, Holly Williams, about the traffic noise and increasing speeds on Hodgen Road and Highway 83, but it is obvious that if the problems and the eclectic growth in construction density, as well as the noise, is not in her backyard and, she is unable to hear or see it, she turns a deaf ear to her constituents. It is time to stop the sprawling, unbridled housing growth and the addiction to additional tax revenue. Let's curtail the influence of Classic Homes to accomplish what they perceive is in the best interest of the citizens of this County and think about how we should be developing our community to be a beautiful and desirous place to live, play, and raise our families.

Someone needs to step-up for the residents and beauty of Black Forest. Let's Stick to the Plan!



Russell and Kathie Huffman  
4422 Mountain Dance Drive  
Colorado Springs (Black Forest), CO 80908-2033  
719.599.5790

Sent from Mail for Windows

## Miranda Benson2

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**From:** Lori Yoder <crafty1462@aim.com>  
**Sent:** Friday, December 2, 2022 6:43 PM  
**To:** Kari Parsons; Imoreland@classichomes.com; Carrie Geitner  
**Subject:** Jayne's property's New Development Plan

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I continue to strongly disagree with the Jaynes Property proposal. The new layout is not satisfactory. Our preference is to keep 5 acre parcels along Poco, and surrounding the one 5 acre parcel that will be surrounded by the proposed new construction plan. The fair option would be to have 2.5 acre lots along Poco and 2.5 acres around that one 5 acre lot.

On the **2021 Master Plan**, page 24, it clearly states the lots should all be 2.5 acres, or a commercial development. Realistically, we know the developer always manages to subvert the Master Plan. However, it's not unreasonable for the developer to integrate whatever their plans are beyond the 2.5 acres along Poco and around the 5 acre lot (not included in the Jaynes property sale). This is more than fair and allows some satisfaction for all concerned. The 1 acre lots along Poco, with only ½ acre lots around the 5 acre parcel (not included in the sale) are unacceptable.

At what point will the County Commissioners' protect us! We VOTED for them and expected that citizens already residing in this area would be protected by Commissioners upholding the Master Plan! We did not knowingly vote for commissioners who will cater to developers donating to the commissioners' funds. This information is Public Record and easy to find. You are elected officials by us, not by the Classic Homes or any other builder. Do not disregard the **2021 Master Plan** and the Development Codes! Compatibility 7.2.1,D.c, Topography 8.4.1G, Drainage 8.4.5 & Property 8.4.2.

Protect your constituents and the Black Forest.  
Uphold the 2021 Master Plan or prepare to be voted out!

## Miranda Benson2

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**From:** Brian Cole <Brian.Cole@banfield.com>  
**Sent:** Saturday, September 3, 2022 2:11 PM  
**To:** Kari Parsons; jshagin@nescolorado.com  
**Subject:** Jaynes proposal concern

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When will the destruction of Black Forest stop? Keep high density housing out of the Jaynes proposal. There needs to be 5 acre lots along Poco Rd & the Highland Park neighborhood. Do not let this proposal pass!!

**Brian Cole**  
Practice Manager, Colorado Springs East #1124  
Banfield Pet Hospital  
2965 New Center Point, Colorado Springs, CO 80922  
p 719-637-3206 | f 719-637-7979

## Miranda Benson2

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**From:** Justin Kilgore  
**Sent:** Friday, September 16, 2022 4:04 PM  
**To:** Kari Parsons  
**Subject:** FW: Save Poco Road

FYI

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**From:** Debbie Christian <debchristian7@gmail.com>  
**Sent:** Friday, September 16, 2022 1:28 PM  
**To:** Justin Kilgore <JustinKilgore@elpasoco.com>  
**Subject:** Save Poco Road

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Dear Mr. Kilgore,

I am a long-time resident of Black Forest with a 20-acre property bordering the north side Poco Road. In addition, two of our children and their families live on the north side of Poco.

I am alarmed to see that Classic Homes is planning high-density development on the south side of Poco Road.

I am imploring you to preserve the character of our beautiful Black Forest neighborhood by keeping the RR5 status of Poco Road. To bring in urban density across the street from our 5 to 20 acre lots is unreasonable and not in keeping with the original El Paso County vision for this area.

Poco Road is made of dirt. We are rural folk with a love for the land; that's why we live here. We shoot guns and arrows, mow our fields with big tractors, and raise chickens and cattle. We hike and bike all around the forest and ride our horses along Poco. Every summer we gather as neighbors and friends and have a big outdoor potluck. Our kids and grandkids romp and play in the fields with each other and their dogs and goats and bunnies. We've enjoyed watching the deer and antelope play around us, with the sad knowledge they'll soon be forced to move on to more open spaces.

We understand that change is coming and accept that smaller lots and multi-family buildings will be nearby. However, for the sake of this country enclave and the good will of all, I respectfully ask that you do your utmost to limit the development of Poco Road to 5 acre lots.

Gratefully yours,

Debbie Christian  
7725 Wildflower Road  
Black Forest, CO 80908  
(719) 331-8020

PS I'm attaching a few photos that capture the joy of our Black Forest life.









## Miranda Benson2

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**From:** Desiree Lechner <desired2b@live.com>  
**Sent:** Wednesday, August 31, 2022 7:39 PM  
**To:** Kari Parsons  
**Subject:** Classic Homes

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I oppose the possibility of Classic homes building a high density area of homes off of Volmer Rd in Black Forest. Please let me know if there is a town meeting regarding this proposal of homes.

Desiree Lechner

Sent from my Galaxy

## Miranda Benson2

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**From:** Daniel Smith <dwsmith600@gmail.com>  
**Sent:** Friday, September 16, 2022 11:48 AM  
**To:** Kari Parsons; justinkilgore@elpaso.com; carriegitner@elpaso.com  
**Subject:** Jaynes Objection

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I am writing this email in opposition of the proposed high density development of the Jaynes property. My name is Daniel Smith and I live on Poco Rd with my wife and son. We moved here from the heart of a high density neighborhood and felt truly blessed to find such a rural setting so close to town. We have since been able to begin living the life we moved out here to enjoy. The country life of this community is like a dream come true. We have made connections with all our neighbors, we even have a yearly get together where people open their homes to the entire community. We have acquired chickens, rabbits, and bees. I've even been able to teach my son how to drive a tractor. (He is 1) We are able to enjoy quiet nights in the backyard, evening walks down the dirt road, beautiful views, and varying wildlife. I'll write it again, we are truly blessed for this rural setting. I feel this is in grave danger of all going away with the proposed development.

My biggest concern is the sheer number of houses that are proposed to be adjacent to existing RR5 zoned properties. Poco Road in its entirety has no properties under 5 acres. It is my understanding that all properties have had to maintain that size even when subdivided. What is the justification for this change? The lots along the west side in the Highland Park neighborhood are 2.5 acres. Yet again, it's proposed to have high density residential there as well. None of this is compatible with the already existing zoning. There is no transition from RR5 zoning. Included with the number of houses that is proposed comes the question - How will it alter the land to fit all these new homes? There is a prominent butte, rolling hills and ravines that are going to be altered. This will directly affect drainage and erosion for our property and numerous other existing properties. It will also increase the amount of noise and light pollution that will be able to reach Poco Road, all while wiping out the beautiful landscape that transitions from city to the Black Forest.

I am also very concerned with the inevitable negatives that come with high density areas. The crime, which was already on a steady increase in our old neighborhood. Although it was fairly new development when we moved in, you could see the crime increase with the increase of new homes. It had gotten to the point of it being a nightly occurrence. The traffic, which is already bumper to bumper during morning and evening commute, is just going to get worse. Imagine adding hundreds of new families to the area, not to mention the incoming Briargate Highway.

High density residential is not suited to be next to RR5. There should not be a plan that so negatively affects residents and their property. The current sketch plan does not include any sort of transition.

Thank you for your time  
Daniel Smith

## Miranda Benson2

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**From:** Katie DuBois <kdubois329@gmail.com>  
**Sent:** Friday, September 2, 2022 8:48 AM  
**To:** Kari Parsons  
**Cc:** jshagin@nescolorado.com  
**Subject:** High density housing

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I would like to voice my opinion against high density housing on Poco Road. The increase in traffic, poor roads with excess of cars speeding with an increase of accidents is already happening. Water is an issue for all of Colorado and the increase in housing already has threatened our supply. The increase in crime is uncontrollable. We moved to the Black Forest to enjoy country life. The wild life has little land left to live. When we purchased our property we were assured the 5 acre minimum was the law. We lost our home and property destroyed during the fire as Scott Campbell elected to do a back burn on our property. No he did not get our consent and we received no help from the county. With all the building now allowed it has ruined the Black Forest. Please DO NOT allow more problems to this area with high density housing.

Katie DuBois

Sent from my iPhone

## Miranda Benson2

---

**From:** Gary Beierle <GaryB4Lee@hotmail.com>  
**Sent:** Thursday, September 8, 2022 9:35 PM  
**To:** Kari Parsons  
**Subject:** Jaynes Property Sketch Plan  
**Attachments:** Poco Jaynes Sketch for Planning 9-8-2209082022.jpg

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Kari,  
This attachment is 1 page.  
Please share this with everyone involved in the Jaynes property development.

Many Thanks,

Gary Beierle

## Miranda Benson2

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**From:** Sonja Madera <smadera355@hotmail.com>  
**Sent:** Wednesday, August 31, 2022 4:04 PM  
**To:** Kari Parsons; jshagin@nescolorado.com  
**Subject:** Jaynes property south of Poco Road

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Hello,

I'm writing to register my objections to the plan to put high-density housing along Poco Road. I saw that the plan calls for 3 houses/acre, which does not fit the existing neighborhood. The area currently has a more rural feel, and the people who already live there have a rural lifestyle on large lots, with horses, (LOUD) roosters, tractors, other livestock, loose dogs, etc. Putting close suburban houses right next door is a recipe for disaster with the increased traffic, crime, trespassing, litter, and noise complaints. New people will buy those houses and then complain about the smell of livestock or the noise because they will believe they are moving into a cute suburban neighborhood instead of a rural area. That land should instead be zoned for 5-10 acre lots so that the buyers will have the same expectations as the existing community; namely, that they will be able to have livestock and a more rural lifestyle, with all that a rural lifestyle entails and form a cohesive part of the neighborhood that is already there.

Additionally, given the extreme water shortage Colorado continues to face, it is poor planning to put suburban style houses WITH LAWNS into an area that is perfect for larger lots. 3 houses/acre = suburban neighborhood where each house will expect to maintain a beautifully manicured yard with all the water that lawns require. 5-10 acre lots = rural neighborhood where nobody is trying to water a 10-acre lawn. Leave the water hogging lawns to areas that are already characterized by suburban lifestyles.

Please revise your plans accordingly.

Thank you.  
Sonja Madera

## Miranda Benson2

---

**From:** Adrian and Mary Madera <themaderas@yahoo.com>  
**Sent:** Tuesday, September 13, 2022 6:57 PM  
**To:** Kari Parsons  
**Subject:** Rezoning Proposal for Jaynes Property

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To Whom It May Concern:

The current proposal to change the zoning for development of the Jaynes property is a very bad idea. The current residents bought their properties with the expectation that they were going to be living in an area zoned as rural residential with 5 acre lots. They have raised and cared for their livestock with this in mind. Their hobbies and investments have been made with these parameters taken into account. Making the housing more dense will put this lifestyle at risk.

Not only would it be unfair to the current homeowners, but it would also be a disservice to new homeowners expecting to live a semi-suburban lifestyle. It would be creating an immediate irreconcilable conflict between the new and current homeowners. The presence of livestock, i.e. horses, cattle, goats, chickens, means the presence of flies. That is a given. It also means the noise of these animals. Roosters begin crowing at 4:30 a.m. The only way to silence them is to get rid of them. Target practice is one of the hobbies practiced in the neighborhood. Would new homeowners living closely together be comfortable with that? It is highly unlikely.

Greed and money are unacceptable reasons to change the rules in the middle of the game. Keep this zoning at rural residential 5!

Sincerely,  
Mary Madera



## Miranda Benson2

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**From:** Holly Millard <hamillard@gmail.com>  
**Sent:** Friday, September 2, 2022 2:44 AM  
**To:** Kari Parsons  
**Cc:** jshagin@nescolorado.com  
**Subject:** No to high density housing by Classic

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South of Poco Rd and West of Vollmer. This is another area meant for 5 acre lots in this area and high density is too much! Please stop this!

We don't have the water and this overdevelopment is ruining Colorado Springs!

Holly Millard  
17610 Walden Way  
80908

## Miranda Benson2

---

**From:** Mike Rokes <mdrokes@gmail.com>  
**Sent:** Monday, September 12, 2022 9:45 PM  
**To:** Kari Parsons  
**Subject:** Opposition to Jaynes Property Sketch Plan

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I am writing to express my strong opposition to the Jaynes development proposal. 23 years ago we moved to this house on Poco Rd. We chose this property because of the rural environment. It gave us an appropriate setting to raise our daughters in a horse friendly community. Although the land to the east of us was undeveloped, we felt comfortable knowing that the land was zoned RR-5. We anticipated development in the future and expected it would abide by the county's zoning restrictions. This development plan proposed by Classic Homes makes a mockery of the zoning process. They intend to create an urban density corridor along a road that has always been required to follow rural zoning. Further, the proposed development violates the principle of the El Paso County Master Plan which states "Undeveloped portions of the County that are adjacent to a built out area will be developed to match the character of that adjacent development..." The northern edge of the proposal is bordered by existing houses with five to twelve acre lots. The western side of the plan has houses with 2 ½ to 10 acre lots. Allowing Classic Homes to build lots with up to three houses per acre immediately adjacent to significantly larger built out lots dramatically changes the character of that existing development.

The issue of safety is another red flag that points out the inappropriate density planned by Classic Homes. The heavily wooded area of Black Forest is less than half a mile from the proposed 450 homes. The 2013 Black Forest fire demonstrated the difficulty of evacuating endangered families even in a low-density rural community. Though that was a slow-moving fire with mostly light winds, traffic from groups of people seeking safety from the advancing flames led to significant delays. If a fire breaks out in the future with strong and shifting winds, so common in Colorado, adding such a high-density development so close to a forested area is a recipe for disaster.

There are many other issues such as water availability, traffic, noise pollution, light pollution, crime, danger to animals, destruction of wildlife habitat. But the gross rezoning, violation of the Master Plan, and fire danger should be enough to deny the proposal by Classic Homes.

Thank you

Mike Rokes

## Miranda Benson2

---

**From:** Pranab K <Pranab4321@otolvideo.com>  
**Sent:** Sunday, September 25, 2022 1:49 AM  
**To:** Kari Parsons  
**Subject:** you can get 230% more visibilty for savepoco

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Hie there!

We hope you're having a great day.

I am glad that you are reading this e-mail.

In context to your website savepoco we want to introduce you to our services

We help your web site to grow with the help of Animated videos and graphic designs.Our multi - skilled team has experience in creating amazing content ,apps and websites which help you to show your ideas in a better way.

let's build a brand of your dream together.

Thank you in advance for your valuable time.

I appreciate your time, so if you are interested we can have a quick call over Skype/WhatsApp/zoom/google meet and discuss about it in details

regards

regards  
Pranab

## Miranda Benson2

---

**From:** Pam Rokes <psrokes@gmail.com>  
**Sent:** Monday, September 12, 2022 9:51 PM  
**To:** Kari Parsons  
**Subject:** Rokes Opposition to Jaynes Development



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To Whom It May Concern:

September 12, 2022

Recently we were notified that the land next door to us (Jaynes property) is going to be bought and developed as a PUD. I would like to strongly voice my opposition to the proposed plan.

We bought our 21 acres in 1999. We had lived in Briargate and we were tired of the urban lifestyle. We had a 9 year old at the time and were excited to move out to a place that we knew was zoned RR-5. Even though we knew the land next door would one day be sold and developed, we had no idea that our road (Poco Road) could suddenly have 1-3 houses per acre, because none of the houses on our road have less than 5 acres. We did not know that developers could come in and change the zoning just by declaring it a PUD.

There are several reasons I oppose this development.

- 1) The density of homes is not compatible with the area that we live in. We live in a rural neighborhood with a dirt road. Most of us have or have had at one point horses, chickens, goats, sheep. We have the opportunity to shoot guns and ride ATVs on our properties. Yet now, we will live right door to an urban development.

2) The traffic has become overwhelming. Sometimes at the intersection of Vollmer and Black Forest, we wait for up to 6-12 lights to make a left turn. We lived here when we had the Black Forest Fire in 2013. Vollmer and Black Forest Roads were our only egress. That was 10 years ago. We still have no other egress, yet multiple developments have been built along Vollmer adding to the traffic situation. It feels like egress is always the last thing built, after there is a problem with too much traffic. It seems instead of being proactive in dealing with traffic, the county has been reactive. Poco Road used to be a dead end road, but now joins Lochwinoch. People use it as a short cut and come up our dirt road at 40-45 miles an hour. We have a 30 MPH posted speed limit. Since we don't have sidewalks, we walk along the side of the road. It has become a danger to those walking, and to those riding their horses along the road.

3) Water has always been an issue in Colorado. It took us a year with a water lawyer to get water rights when we subdivided our place into 4 five acre lots. Now we have so many developments being built and the issue of water concerns us.

This is a hard letter to write because we love living out here, watching the sun rise up over the hills. It is quiet in the evenings, except for the sound of crickets and frogs. We don't have street lights and we love it because we get to experience many stars and constellations as we sit outside in the evening. We love watching the pronghorn graze on our back acreage. That will all change when the 135+ acres next door is developed. In the 23 years we have lived here, I don't remember a time that we have had to worry about crime. We know our neighbors and love the country mentality that each of us have.

When we bought this property, we thought of the future of our girls. Each one loves living out here. Never did we consider that a PUD would be allowed here on the edge of Black Forest. It saddens me that in our retirement we now have to face what we tried to move away from so many years ago.

I hope that you will listen to the hearts of those who feel the same.

Sincerely,

Pam Rokes

## Miranda Benson2

---

**From:** Diana Pupich <djpup\_68@yahoo.com>  
**Sent:** Thursday, September 1, 2022 4:46 PM  
**To:** Kari Parsons  
**Subject:** High Density Housing east of Vollmer

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This area was supposed to be zoned for 5 acres NOT more High Density housing as in corner of Woodmen & Black Forest Rd.

Traffic has increased on B F Rd tenfold, while very little has been done to alleviate long waits at the stop signs/lights; improve infrastructure.

Where is the water coming from?

If you want to build High Density housing, take it further out East.

Diana Pupich

[Sent from Yahoo Mail on Android](#)



## Miranda Benson2

---

**From:** Lynn Joiner <m.joiner2424@yahoo.com>  
**Sent:** Friday, September 2, 2022 8:04 AM  
**To:** Kari Parsons  
**Subject:** No to new home construction by Classic Homes in Black Forest

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I live in Black Forest and am against the proposed development by Classic Homes to develop homes in approximate location of Paco road and Vollmer road.

Sincerely,  
Frieda Joiner

Sent from my iPhone

## Miranda Benson2

---

**From:** Janelle Rokes <r56@epcsar.org>  
**Sent:** Thursday, September 15, 2022 4:14 PM  
**To:** Kari Parsons  
**Subject:** Poco Rd Development Concern

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Ms. Parsons,

My name is Janelle Rokes, and I am writing to express my deep concern over a proposed development between Poco Rd and Vollmer.

As a long-time student and educator in Academy District 20, I grew up on Poco Rd and attended Pine Creek High School. I moved to the Colorado Springs area on my 3rd birthday in 1993, and at this point consider myself a Colorado native. I refer to my childhood as being like Laura Ingalls, with 'our little house on the prairie.' My childhood was everything I could have hoped to experience from rural life: I had horses and was the president of my 4h club, I learned how to shoot BB guns into the targets my dad has set up on the berm, I dirtbiked over the hills on the land... I am so, incredibly blessed and thankful to have the growing up experience I had out here, as provided by our spacious and quiet neighborhood.

I spent the last 10 years living in Old Colorado City, and enjoyed all of it. However, as a D20 teacher and a volunteer EMT on El Paso County Search and Rescue (EPCSAR), I found myself with an increasingly stronger desire to move back to my roots, back to the quiet and peaceful life out here by my parent's house. Back to a place with minimal light pollution where I could see the stars, where I can hear the bullfrogs and coyotes and watch the antelope nap in my pasture, and where I can decompress from the traumas I see with search and rescue. To be back in the community my students live in (my students and families who live out in Black Forest and the surrounding area share the same sentiment - a desire for the quiet life in a rural community, yet still close enough to our Beloved Colorado Springs). When my grandfather passed away in May, I made my decision. I sold my house in the city, and moved back to Poco Rd, to buy the house he built on my parent's land (8125 Poco Rd), and hopefully bless my kids someday with the same quiet and peaceful childhood I had growing up.

Unfortunately, not long after I moved I was hit with the devastating news about the proposed Jaynes development. A development which would inevitably change the entire footprint of the land, and impact the whole soul and culture of our neighborhood. I am truly crushed with this news, as are all my neighbors here on Poco.

Beyond my desire for a quiet and peaceful 'country' life is my genuine concern for safety and egress on Vollmer and Black Forest Road with the addition of such a high-density development. The other morning, it took me something like 12 light cycles to get from Vollmer onto Black Forest Road in the morning. EPCSAR is part of the El Paso County Sheriff's Office, and I often work closely with EPSO and CSFD. I was recently asking a Sheriff friend who lives nearby what the new egress plan was for Vollmer with all the new housing going in, because I told him 'if there was a fire at 8am, we would all die.' He effectively told me that though conversations are starting to happen about it, there really is none and "we

would all die." The current infrastructure cannot support the ongoing developments on Vollmer as it is, and the egress is absolutely unprepared for another addition such as this, even once Briargate Parkway is finished through.

This place is my home, and I plan to continue dedicating my life to serving my community. I understand that development is inevitable out here, that's what happens with open space as places grow. However, I am begging you to reconsider adjusting this development to bring it back to 2.5 and 5 acre lots instead of the high-density lots as planned, and allow our beautiful rural community to keep its heartbeat and lifeblood alive, in order to welcome those who move in with open arms.

Thank you for your time and consideration,

Janelle

**Janelle Rokes** Rescue 56



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Mobile: [719.930.9782](tel:719.930.9782)  
Email: [R56@epcsar.org](mailto:R56@epcsar.org)  
Website: [www.epcsar.org](http://www.epcsar.org)

## Miranda Benson2

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**From:** Jim Woudstra <jjowoudstra@gmail.com>  
**Sent:** Monday, September 5, 2022 4:31 PM  
**To:** Kari Parsons; jshagin@nescolorado.com  
**Subject:** Jaynes Property concerns

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Dear Ms. Parsons & Ms Hagin,

My name is JoAnn Woudstra. My address is 8050 Poco Rd. I want to voice my opinion about the plan that is set up for the future of our neighborhood. If that development goes forward it is going to ruin our country neighborhood!!! We have it quiet here. We ride bikes and horses on Poco. We do not need more traffic or paved roads. We shoot guns and play archery. We do not need supply trucks coming in our neighborhood at all times of the night. Traffic will be increased substantially. What happens ,heaven forbid, if there is a fire! Think of the tragedy! Show some compassion. Please put your population growth some other place. Move your proposed population growth to the east of here where you already have started to mess up the land that should be used for pasture land and prairie for the pronghorn! Lastly, and very very important, this proposed development will bring down the value of all of our properties! We paid a lot for our 5 acre or more properties. Show some compassion! My neighbors and I will not be able to sell our properties in the future for what we planned on if this proposal goes through!!

## Miranda Benson2

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**From:** Karrigan Linkous <klinkous97@gmail.com>  
**Sent:** Tuesday, September 13, 2022 9:30 AM  
**To:** Carrie Geitner; Justin Kilgore; Kari Parsons  
**Subject:** Poco Rd Development

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Hello,

I am emailing you in regards to the development proposal around the land of poco road.

While we know the development is happening we are urging you to keep it to one home per 5 acres to keep the serenity of this area. This is meant to be land and space for wildlife and nature. Each of us here love our land and the ability to feel safe in the land. The heavy density housing your proposing on this land will take the joy that everyone who bought a house here for the land and scenery have.

Thank you for the consideration. Please

--

Best Wishes,  
Karrigan Linkous



## Miranda Benson2

---

**From:** Adrian and Mary Madera <themaderas@yahoo.com>  
**Sent:** Tuesday, September 13, 2022 6:57 PM  
**To:** Kari Parsons  
**Subject:** Rezoning Proposal for Jaynes Property

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To Whom It May Concern:

The current proposal to change the zoning for development of the Jaynes property is a very bad idea. The current residents bought their properties with the expectation that they were going to be living in an area zoned as rural residential with 5 acre lots. They have raised and cared for their livestock with this in mind. Their hobbies and investments have been made with these parameters taken into account. Making the housing more dense will put this lifestyle at risk.

Not only would it be unfair to the current homeowners, but it would also be a disservice to new homeowners expecting to live a semi-suburban lifestyle. It would be creating an immediate irreconcilable conflict between the new and current homeowners. The presence of livestock, i.e. horses, cattle, goats, chickens, means the presence of flies. That is a given. It also means the noise of these animals. Roosters begin crowing at 4:30 a.m. The only way to silence them is to get rid of them. Target practice is one of the hobbies practiced in the neighborhood. Would new homeowners living closely together be comfortable with that? It is highly unlikely.

Greed and money are unacceptable reasons to change the rules in the middle of the game. Keep this zoning at rural residential 5!

Sincerely,  
Mary Madera

## Miranda Benson2

---

**From:** Janelle Rokes <r56@epcsar.org>  
**Sent:** Thursday, September 15, 2022 4:14 PM  
**To:** Kari Parsons  
**Subject:** Poco Rd Development Concern

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Ms. Parsons,

My name is Janelle Rokes, and I am writing to express my deep concern over a proposed development between Poco Rd and Vollmer.

As a long-time student and educator in Academy District 20, I grew up on Poco Rd and attended Pine Creek High School. I moved to the Colorado Springs area on my 3rd birthday in 1993, and at this point consider myself a Colorado native. I refer to my childhood as being like Laura Ingalls, with 'our little house on the prairie.' My childhood was everything I could have hoped to experience from rural life: I had horses and was the president of my 4h club, I learned how to shoot BB guns into the targets my dad has set up on the berm, I dirtbiked over the hills on the land... I am so, incredibly blessed and thankful to have the growing up experience I had out here, as provided by our spacious and quiet neighborhood.

I spent the last 10 years living in Old Colorado City, and enjoyed all of it. However, as a D20 teacher and a volunteer EMT on El Paso County Search and Rescue (EPCSAR), I found myself with an increasingly stronger desire to move back to my roots, back to the quiet and peaceful life out here by my parent's house. Back to a place with minimal light pollution where I could see the stars, where I can hear the bullfrogs and coyotes and watch the antelope nap in my pasture, and where I can decompress from the traumas I see with search and rescue. To be back in the community my students live in (my students and families who live out in Black Forest and the surrounding area share the same sentiment - a desire for the quiet life in a rural community, yet still close enough to our Beloved Colorado Springs). When my grandfather passed away in May, I made my decision. I sold my house in the city, and moved back to Poco Rd, to buy the house he built on my parent's land (8125 Poco Rd), and hopefully bless my kids someday with the same quiet and peaceful childhood I had growing up.

Unfortunately, not long after I moved I was hit with the devastating news about the proposed Jaynes development. A development which would inevitably change the entire footprint of the land, and impact the whole soul and culture of our neighborhood. I am truly crushed with this news, as are all my neighbors here on Poco.

Beyond my desire for a quiet and peaceful 'country' life is my genuine concern for safety and egress on Vollmer and Black Forest Road with the addition of such a high-density development. The other morning, it took me something like 12 light cycles to get from Vollmer onto Black Forest Road in the morning. EPCSAR is part of the El Paso County Sheriff's Office, and I often work closely with EPSO and CSFD. I was recently asking a Sheriff friend who lives nearby what the new egress plan was for Vollmer with all the new housing going in, because I told him 'if there was a fire at 8am, we would all die.' He effectively told me that though conversations are starting to happen about it, there really is none and "we

would all die." The current infrastructure cannot support the ongoing developments on Vollmer as it is, and the egress is absolutely unprepared for another addition such as this, even once Briargate Parkway is finished through.

This place is my home, and I plan to continue dedicating my life to serving my community. I understand that devopment is inevitable out here, that's what happens with open space as places grow. However, I am begging you to reconsider adjusting this development to bring it back to 2.5 and 5 acre lots instead of the high-density lots as planned, and allow our beautiful rural community to keep its heartbeat and lifeblood alive, in order to welcome those who move in with open arms.

Thank you for your time and consideration,

Janelle

**Janelle Rokes** Rescue 56



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Mobile: [719.930.9782](tel:719.930.9782)  
Email: [R56@epcsar.org](mailto:R56@epcsar.org)  
Website: [www.epcsar.org](http://www.epcsar.org)

## Miranda Benson2

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**From:** Shaun Gutierrez <shaungoot@gmail.com>  
**Sent:** Thursday, September 1, 2022 7:07 AM  
**To:** Kari Parsons  
**Subject:** Development along Poco Road in Black Forest  
**Attachments:** 20220806\_195642.jpg; 20200401\_174113.jpg; 20220604\_184621.jpg

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Dear Kari and others involved in the decision making process:

Please do not allow anything more than one unit per 5 acres along Poco Road.

In 2014, my family and I moved from our townhome in Rockrimmon because we were presented with an opportunity to live out a dream of homesteading on an acreage with my in-laws. This dream became reality when we moved to our current residence at 8050 Poco Road. This move allowed my kids to be free from busy roads and the concerns that come with living in densely populated areas. Since then, we have been blessed with the experience of living on an acreage in the Black Forest community. Here we are free to ride our horses on the dirt road with little to no traffic, enjoy the serenity of playing at our pond with only the sounds of nature, not construction or traffic, and working in the garden with only the occasional car passing by.

Please help us and our community on Poco Road preserve the way of life we have come to know and love by not allowing any lots along Poco Road to have more than one unit per 5 acres, which is the max anyone has currently. Attached are a few photos of the things we love about living here: kids having a sleepover in the back of our pickup right in our driveway, pets enjoying a peaceful evening guarding the pasture without the danger of traffic, my daughters loving a horse ride with grandpa leading.

Sincerely,  
Shaun Gutierrez  
8050 Poco Road

Shaun Gutierrez

## Miranda Benson2

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**From:** Christina Sloan <xlm321@gmail.com>  
**Sent:** Saturday, September 3, 2022 4:07 PM  
**To:** Kari Parsons; jshagin@nescolorado.com  
**Subject:** POCO Road Development

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To Whom It May Concern-

I am writing to formally object to the proposed plan for high density housing of the Jaynes property on Vollmer and POCO Roads. While I understand that Briargate parkway is to be completed, the rest of the open space does not need to be high density housing. Specifically, the area directly south of POCO Road should remain as 5 acre lots. This is a RURAL neighborhood with 5-15 acre properties. People here have horses, target practice, and fend off wildlife to keep their livestock safe. Bringing in anything less than 5 acre lots will completely destroy the rural feel of this neighborhood. Homeowners did not spend their savings to move OUT OF TOWN just to have town come into their backyards. We raise our children and grandchildren on this dirt road. High density housing will bring in traffic and crime. You can get on the Next Door Neighbor app and see post after post about people checking cars at 2 in the morning to rob. Areas like Banning Lewis Ranch and Forest Meadows are constantly battling this problem. Right now there is ZERO crime in this neighborhood except for the occasional coyote who gets a chicken.

There is currently a herd of pronghorn antelope that live on the Jaynes property. We have seen white tail deer, coyotes, foxes, and jackrabbits routinely. Housing is going to force all of that beautiful wildlife out. The actual lay of the land creates another problem as well. There is a huge rolling hill right where the proposal puts 1-3 houses per acre. Moving this hill is no big deal for developers, but it will drastically affect the property owners on POCO Road in terms of erosion and drainage.

This type of housing is better suited to an area that does not interfere with the natural landscape or the ESTABLISHED large properties and owners. DO NOT LET THIS PROPOSAL PASS.

Christina Sloan



## Miranda Benson2

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**From:** Lisa Tafoya <Lisa@globalpromotionalsales.com>  
**Sent:** Thursday, September 1, 2022 8:52 AM  
**To:** Kari Parsons  
**Cc:** jshagin@nescolorado.com  
**Subject:** Classic Homes

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This is disturbing news about Classic homes trying to build high density housing by Poco Rd, please reconsider such a proposal, already the traffic is getting unbearable.

Sincerely,

Lisa Tafoya

## Miranda Benson2

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**From:** Tim Cerniglia <timcerniglia@gmail.com>  
**Sent:** Friday, September 9, 2022 10:08 AM  
**To:** Kari Parsons  
**Subject:** Opposition to proposed development sketch plan

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Dear Ms. Parsons,

I am writing to ask the Planning Department to **deny** the developer's plan to build 450 residential units on the property west of Vollmer Rd. and south of Poco Rd. I am a homeowner who lives within 1/2 mile of the proposed development. My lot and the lots of my neighbors in the Highland Park development are 2.5 acres. The lots along Poco Rd are 5+ acres. I also live along Poco Rd. and Lochwinnoch Lane which will be heavily impacted by commuter and construction traffic.

A sketch plan was disseminated to members of our community indicating property densities of 1-3 dwelling units per acre up to 5-12 dwelling units per acre. Lifelong experience with developers says that the actual densities will be 3 and 12 dwelling units per acre, and quite likely higher if the developer believes they can squeeze more units into their plat.

The County's master plan document specifically says that if central water and wastewater can be provided, lots less than 2.5 acres are permitted only if the average density is at least 2.5 acres per lot, and the design incorporates open space conservation, and if the Large Lot - Residential plan is compatible with the character of existing, developed areas.

The sketch plan submitted to neighbors fails all three of these tests and violates both the spirit and the intent of the El Paso County Master Plan.

1. The density of this proposed development is over 3 units per acre. This would place 3-5 homes along the property line of nearly every homeowner in Highland Park 3. There are homes on Poco Road that could see as many as 5-10 homes almost directly on their property line. One homeowner on the sketch plan would likely have as many as 10-15 homes on their perimeter. We know this because of nearby developments on Vollmer Road which crowd high-density housing on the perimeters with access roads on the interior. To increase profit margins, the home spacings so tight that single-family homes are barely distinguishable from townhomes.
2. The proposed density in no way follows open space conservation principles. A small park and a 50-foot-wide buffer are not open spaces and they are inadequate considering the nature of the surrounding neighborhoods. These small considerations only increase the density of the homes.
3. The proposed development is bordered on three sides by 2.5 to 5+ acre properties on Poco Rd., Gliderport Ln., and Highland Park 3. The vast majority of the character of the neighborhood is open space and large acreage lots. The proposed development is not in any way consistent with the communities north, south, or west. To the east is Vollmer Rd.

The developer recognizes the structural problems of their plan by including a 50-foot buffer and a tiny park. They also recognize that the land cannot support 450 houses with adequate water, and so they have developed a Rube Goldberg strategy of promising future water from Falcon Water Authority. I am glad the developer agrees with me that their sketch plan creates problems. Transition and lack of water are just two of them. Traffic is another major issue. Briargate Parkway is not built. This will push east-west traffic onto Poco Rd., Lochwinnoch Ln, and Forrestgate Rd. which are one-lane residential roads that are not engineered for commuter traffic. Residents of Timber Ridge are not

going to drive south on Vollmer into the traffic congestion there. They will cut across Poco Rd. As we have seen with the south end of Black Forest Rd, the overcrowding of that development has created massive traffic problems and cost the county millions of dollars in an attempt to fix a problem caused by overzealous building. The County has no plans to widen, pave, or paint any of our affected residential streets. Even when Briargate is built, it is probable Lochwinnoch and Poco will become shortcuts for people trying to avoid the traffic congestion at Briargate/Vollmer. Lochwinnoch Lane, in particular, is a long, straight, residential street ideal for street racers. A major development to our east will have a major impact on the safety and quality of life of people living on these residential streets where people walk and ride horses regularly. It is also a safety issue during a major fire.

I do not object to the developer building a community in the proposed location. However, it must be done in a way that is responsible and consistent with the El Paso County Master Plan. I respectfully ask that the plan be denied. An acceptable plan, to me, would include the following:

- 5-acre lots bordering Poco Road and Gliderport Lane properties. 2.5 acre lots bordering Highland Park 3 properties. (The 50' buffer could be removed in exchange for this.)
- Allow a graceful transition from these 5-acre and 2.5-acre properties into a density of 1-3 dwelling units per acre along Briargate Parkway and Vollmer Rd. This is a responsible transition from Black Forest to a more suburban setting.
- A Trails and Open Spaces Plan which includes a trail system that connects physically, and is visually consistent, with trails in Highland Park.
- The use of traffic circles instead of traffic lights along Briargate Parkway to slow down commuters and reduce light pollution
- Incorporation of a privacy wall around the entire development
- Increased law enforcement presence as the development will become a major draw for criminals stealing from construction sites and new homes as well as people speeding through a residential community. The County has no plans for this and no money either so it's just going to be dangerous out here.

Vollmer Road provides an appropriate transition point from lower-density housing (west/Highland Park) to higher-density housing (east/Sterling Ranch). The precedent is Meridian Road which typically has higher densities east of Meridian and lower densities west of Meridian. The same is happening along Black Forest Rd where there will be higher density west and low density to the east. Old Ranch Road provides another way forward. Along Old Ranch Road, the buffer is larger and includes walking trails before the houses start. It also has a privacy wall. This provides a greater buffer between the high-density development in Wolf Ranch and the horse properties north of Old Ranch Rd.

There is a way forward here which balances the needs of homeowners already living in a quiet, open space, community, and the continued population growth of El Paso County. The developer's plan should be denied, but that does not make homeowners unreasonable. I understand that development will happen. My goal, and that of many of my neighbors, is to tap the brakes on a cartoonish level of urban density and arrive at a compromise that maintains the character of the communities of which this new development will be a part.

Below, I have included pictures relevant to my comments. The buffer along Old Ranch Rd., the use of Meridian as a divider, and the use of open spaces and golf courses to create open space near Woodmen Hills. And, overhead Google Earth comparisons between high-density neighborhoods along Vollmer vs. the current homes in Highland Park and Gliderport Loop.

This is what 3 DU/acre with a 50' "buffer" would look like out the back door or your average home in Highland Park, Gliderport Ln, or Poco Rd if this plan is approved:



This is Highland Park. The properties along Poco and Gliderport are even less dense:



Comparing the development at Vollmer/Black Forest with the proposed new development (same approximate area, provides a sense of the density required to put 450 DUs on the land.



Development at Vollmer/Black Forest Rd



Sketch Plan area (red)

The County's Master Plan says there should be compatibility between neighborhoods. Here is the density of the development at Vollmer Rd compared with the same land area in Highland Park (2.5 acre lots). These are not compatible. Even if the developer's proposal were half of the image on the left, they would not be compatible.





Difference in home density Vollmer Rd. (appx 300 homes) vs. Highland Park (2.5 acres); same zoom level.

Most of the developer's sketch plan has similar densities to the neighborhood on the left.

Old Ranch Road Buffer includes a wider buffer, trail, and privacy wall:



Along much of Meridian Road, densities west of Meridian are lower than east of it, and the developers included a golf course and multiple parks to incorporate open space concepts. A large dry creek bed north of Londonderry increases the buffer zone between high acreage and high-density lots west of Meridian providing additional transition space. The sketch plan for the proposed development contains none of these principles.



The proposed sketch plan is not acceptable. It does not align with the El Paso County Master Plan. It does not in any way treat us fairly and consistently with similar neighborhoods as illustrated above. Send them back to the drawing board.

Respectfully,

Tim Cerniglia  
Local resident

## Miranda Benson2

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**From:** Jennifer Trujillo <jenntrujillobates@yahoo.com>  
**Sent:** Thursday, September 1, 2022 1:20 PM  
**To:** Kari Parsons; jshagin@nescolorado.com  
**Subject:** Proposed Development on Jaynes Property

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Good afternoon,

I am writing on behalf of myself and my community in regards to the proposed development by Challenger Homes on the Jaynes Property. We believe it is inappropriate and irresponsible to build higher density housing in a neighborhood of 5 acre lots. This community is full of individuals seeking quiet and freedom in the middle of an already exponentially expanding Colorado Springs. The individuals on these 5 acre lots use the land for a variety of activities that would be disrupted should higher density housing move in. They moved into these areas with the expectation of privacy and personal land to utilize and explore. We maintain a tight community with minimal crime and daily disruptions. I urge you to decline the proposed development and to allow myself, and my neighbors, to enjoy the small piece of quiet Colorado we have left.

Thank you for your time and consideration

Have a beautiful day!

Jennifer Trujillo

[Sent from Yahoo Mail on Android](#)

## Miranda Benson2

---

**From:** Rick Christian <rick@ricklychristian.com>  
**Sent:** Friday, September 16, 2022 12:36 PM  
**To:** Kari Parsons  
**Subject:** Quit the POCO RD squeeze, please!  
**Attachments:** D19CFF5D-43BB-452D-8D2B-CDEB42913910.heic; D3BDD5F2-C582-4F95-9252-524727BDDA74[1].heic; 10A8B077-0DD5-4084-8C76-241EF86C9DAA.jpeg

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Dear Kari, can you circulate this, please:

In 1994, we bought 20 acres in Black Forest adjacent to Poco Road, and then built a barn for our five horses and a home for our family. It was one of the smartest, most rewarding decisions of my life.

Our kids grew up climbing trees, riding the open fields and along Poco on horseback, ATV's and dirt bikes, playing hockey on our frozen pond each winter, and shooting trap, rifles, pistols and archery on our various ranges on our property.

Our children all attended college and launched their careers out of state. But now they're moving back. As my son said when he moved to Black Forest from Denver a couple of years ago, "If I don't raise my daughters the way I was raised, I couldn't live with myself." It was his way of saying he had an awesome childhood, growing up country.

He built a home on five acres on Poco Rd. next to us. Likewise, our daughter and her family are finishing building a home on 5 acres three parcels away on Poco. Two of our other seven kids are also on the hunt for property in the Poco area so we can continue enjoying the country lifestyle together. They've all got animals, tractors, toys and shoot recreationally on our various ranges. They want to raise their families as they were raised adjacent to Poco's dirt road.

Like other Poco Road neighbors, we were shocked by Classic Home's proposed Briargate-Stapleton development. It totally disregards any pretense of a transition barrier of lots that match their adjoining Poco RR5 neighbors, as decreed and advised by Black Forest land use and preservation documents drafted since the 1970's. Bringing city density to our front doorsteps disregards the Forest, its Poco neighbors who live on 5-20 acre parcels, and also squeezes the last herd of antelope living on the only remaining habitat in Northern Colorado Springs.

We are rallying as a group not to stop the development but to ask that we reason together for a compromise. For us, that would simply be to ask that Briargate-Stapleton lots along Poco be 5-acres per dwelling unit before transitioning to whatever density the County feels is best.



We are all aware that the County and City planners have approved City density elsewhere near the Forest, along Volmer and Black Forest Roads specifically. But never has a plan been proposed where City density directly abuts a little dirt road on land zoned RR5. Asking that Classic transition from a border of 5-acre lots on the south end of Poco would send a huge signal to all Forest dwellers that there's more to life than a developer maximizing profits at the expense of neighbors, the land, its animals and our cherished lifestyles that lured us to Black Forest in the first place. "Match the Poco Road borders" is all we ask so that the legacies we have built here remain.

Please visit our [Save Poco website](#) to get a better feel for why we fight and lobby for reasonable development of the land directly adjacent to us. I've also attached a couple of photos for your review. One of the shots is of a billboard on our property. Five other neighbors have erected similar signs and they're getting lots of attention. More will be coming, and we'll change the wording each week to drive the message home and spur activism. We're serious and ask that you pay attention to our David v Goliath efforts.

Also, if you'd like to get a better feel for the land and its residents, I'd love to invite you out. Drive by any old time. Or I can hook you up for a horseback ride or laugh-out-loud playtime with the goats. I could also arrange for you to take your turn throwing axes or shooting on one of our ranges, whether rifle, pistol or archery.

Re the latter, about 10 homes on Poco have recreational gun ranges—directly across the street from Classic Homes' proposed city density. If the housing density remains anything more than one unit per 5 acres along Poco, the Sheriff's phone bank will light up when we're all out target shooting. They will be flooded by calls as we let rip with high-caliber rounds exploding against various targets directly across the street from Classic's insane plan. For us, it's the sound of music. The sound of fun. The sound that has echoed through the Forest for generations.

You and other official bodies have said yes to whatever the developers want nearby us time and again, whether across Volmer to the East and Black Forest Road to the West. Classic Home's plan is not nearby. It's in our back yard! Please deny their plan and mandate a 5-acre border of lots that match our density across Poco Rd.

Please, vote NO to the POCO SQUEEZE!

Thanks,  
Rick

Rick Christian  
A Poco No! Resident of Black Forest  
[www.savepoco.com](http://www.savepoco.com)

## Miranda Benson2

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**From:** Rick Christian <rick@ricklychristian.com>  
**Sent:** Friday, September 16, 2022 1:17 PM  
**To:** Kari Parsons  
**Subject:** Re: Quit the POCO RD squeeze, please!

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Dear Kari, can you circulate this, please:

In 1994, we bought 20 acres in Black Forest adjacent to Poco Road, and then built a barn for our five horses and a home for our family. It was one of the smartest, most rewarding decisions of my life.

Our kids grew up climbing trees, riding the open fields and along Poco on horseback, ATV's and dirt bikes, playing hockey on our frozen pond each winter, and shooting trap, rifles, pistols and archery on our various ranges on our property.

Our children all attended college and launched their careers out of state. But now they're moving back. As my son said when he moved to Black Forest from Denver a couple of years ago, "If I don't raise my daughters the way I was raised, I couldn't live with myself." It was his way of saying he had an awesome childhood, growing up country.

He built a home on five acres on Poco Rd. next to us. Likewise, our daughter and her family are finishing building a home on 5 acres three parcels away on Poco. Two of our other seven kids are also on the hunt for property in the Poco area so we can continue enjoying the country lifestyle together. They've all got animals, tractors, toys and shoot recreationally on our various ranges. They want to raise their families as they were raised adjacent to Poco's dirt road.

Like other Poco Road neighbors, we were shocked by Classic Home's proposed Briargate-Stapleton development. It totally disregards any pretense of a transition barrier of lots that match their adjoining Poco RR5 neighbors, as decreed and advised by Black Forest land use and preservation documents drafted since the 1970's. Bringing city density to our front doorsteps disregards the Forest, its Poco neighbors who live on 5-20 acre parcels, and also squeezes the last herd of antelope living on the only remaining habitat in Northern Colorado Springs.

We are rallying as a group not to stop the development but to ask that we reason together for a compromise. For us, that would simply be to ask that Briargate-Stapleton lots along Poco be 5-acres per dwelling unit before transitioning to whatever density the County feels is best.

We are all aware that the County and City planners have approved City density elsewhere near the Forest, along Volmer and Black Forest Roads specifically. But never has a plan been proposed where City density directly abuts a little dirt road on land zoned RR5. Asking that Classic transition from a border of 5-acre lots on the south end of Poco would send a huge signal to all Forest dwellers that there's more to life than a developer maximizing profits at the expense of neighbors, the land, its animals and our cherished lifestyles that lured us to Black Forest in the first place. "Match the Poco Road borders" is all we ask so that the legacies we have built here remain.

Please visit our [Save Poco website](#) to get a better feel for why we fight and lobby for reasonable development of the land directly adjacent to us. You'll see our faces, our animals and how we spend our time. You'll also see shots of the billboards we're erecting on our properties. Five similar signs are up and getting lots of attention. More will be coming, and we'll change the wording each week to drive the message home and spur activism. We're serious and ask that you pay attention to our David v Goliath efforts.

Also, if you'd like to get a better feel for the land and its residents, I'd love to invite you out. Drive down Poco any old time. Or I can hook you up for a horseback ride or laugh-out-loud playtime with the goats. I can also arrange for you to take your turn throwing axes or shooting on one of our ranges, whether rifle, pistol or archery.

Re the latter, about 10 homes on Poco have recreational gun ranges—directly across the street from Classic Homes' proposed city density. If the housing density remains anything more than one unit per 5 acres along Poco, the Sheriff's phone bank will light up when we're all out target shooting. They will be flooded by calls as we let rip with high-caliber rounds exploding against various targets directly across the street from Classic's insane plan. For us, it's the sound of music. The sound of fun. The sound that has echoed through the Forest for generations.

You and other official bodies have approved developer's plans near us time and again, whether across Volmer to the East and Black Forest Road to the West. Classic Home's plan is not nearby. It's our back yard! Please deny their plan and mandate a 5-acre border of lots that match our RR5 density across Poco Rd. Beyond that 5-acre buffer, POCO NO! homeowners accept whatever densities you best determine are compatible with the Forest.

Please, vote NO to the POCO SQUEEZE!

Thanks,  
Rick

Rick Christian  
A Poco No! Resident of Black Forest  
[www.savepoco.com](http://www.savepoco.com)

## Miranda Benson2

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**From:** Justin Kilgore  
**Sent:** Friday, September 16, 2022 4:03 PM  
**To:** Kari Parsons  
**Subject:** FW: Quit the POCO RD squeeze, please!

FYI

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**From:** Rick Christian <rick@ricklychristian.com>  
**Sent:** Friday, September 16, 2022 1:19 PM  
**To:** Justin Kilgore <JustinKilgore@elpasoco.com>  
**Subject:** FW: Quit the POCO RD squeeze, please!

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Dear Justin, can you circulate this, please:

In 1994, we bought 20 acres in Black Forest adjacent to Poco Road, and then built a barn for our five horses and a home for our family. It was one of the smartest, most rewarding decisions of my life.

Our kids grew up climbing trees, riding the open fields and along Poco on horseback, ATV's and dirt bikes, playing hockey on our frozen pond each winter, and shooting trap, rifles, pistols and archery on our various ranges on our property.

Our children all attended college and launched their careers out of state. But now they're moving back. As my son said when he moved to Black Forest from Denver a couple of years ago, "If I don't raise my daughters the way I was raised, I couldn't live with myself." It was his way of saying he had an awesome childhood, growing up country.

He built a home on five acres on Poco Rd. next to us. Likewise, our daughter and her family are finishing building a home on 5 acres three parcels away on Poco. Two of our other seven kids are also on the hunt for property in the Poco area so we can continue enjoying the country lifestyle together. They've all got animals, tractors, toys and shoot recreationally on our various ranges. They want to raise their families as they were raised adjacent to Poco's dirt road.

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Also, if you'd like to get a better feel for the land and its residents, I'd love to invite you out. Drive down POCO any old time. Or I can hook you up for a horseback ride or laugh-out-loud playtime with the goats. I can also arrange for you to take your turn throwing axes or shooting on one of our ranges, whether rifle, pistol or archery.

Re the latter, about 10 homes on POCO have recreational gun ranges—directly across the street from Classic Homes' proposed city density. If the housing density remains anything more than one unit per 5 acres along POCO, the Sheriff's phone bank will light up when we're all out target shooting. They will be flooded by calls as we let rip with high-caliber rounds exploding against various targets directly across the street from Classic's insane plan. For us, it's the sound of music. The sound of fun. The sound that has echoed through the Forest for generations.

You and other official bodies have approved developer's plans near us time and again, whether across Volmer to the East and Black Forest Road to the West. Classic Home's plan is not nearby. It's our back yard! Please deny their plan and mandate a 5-acre border of lots that match our RR5 density across POCO Rd. Beyond that 5-acre buffer, POCO NO! homeowners accept whatever densities you best determine are compatible with the Forest.

Please, vote NO to the POCO SQUEEZE!

Thanks,  
Rick

---

Rick Christian  
A POCO No! Resident of Black Forest



## Miranda Benson2

---

**From:** Rachonne Smith <rachonne@gmail.com>  
**Sent:** Friday, September 2, 2022 12:14 PM  
**To:** Jennifer Shagin; Kari Parsons  
**Subject:** opposition to Jaynes property proposal

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I am writing to express my extreme opposition to the proposal to develop high density property on the Jaynes parcel. Poco Road to the north consists of 5+ acre parcels. Putting any denser housing here will destroy the rural feel of this road and bring in crime and traffic. Water is always a concern for Colorado Springs as well.

I live at 8225 Poco Road with my husband and our 1 year old son. We moved out of Forest Meadows at Black Forest and Woodmen three years ago. We were tired of the crime, the constant postings on Next Door Neighbor about people breaking into cars, hearing the neighbors play corn hole in their backyard until midnight, and the general cramped feeling that comes with high density housing. One of the reasons that we moved, is that we were inside our house with the windows open, and heard our neighbor having a conversation of a highly sexual nature with a friend on her back patio. While everyone has a right to discuss this on their own property, we do not want to hear it. So we did something about it. We moved to Poco Road because it is a RURAL setting. Our neighbors can be having a party in their backyard and we don't hear it. There is no HOA. Our neighbors across the road routinely target shoot. Our neighbors have roosters who crow. We own a rooster who can wake the dead every morning, but NO ONE complains here because of the rural setting. We value the right to have our livestock. Putting up to three houses per acre here will undoubtedly bring someone who is not happy they live next to a rooster, and isn't thrilled about horseflies that come with livestock.

We value our privacy and quiet. My son screams every time he sees his daddy on the tractor without him. We take our little one out to give scratch to the chickens, feed our meat rabbits, and play with our barn cats. We routinely talk about how lucky he is to grow up "out here". But it sounds like we might have spoken too soon. Now we are going to have the city in our backyard, potentially street lights, and sidewalks. This is a dirt road and a dirt road setting. Our neighbors ride their horses and will routinely come onto our property to say hello if we are out. We helped our neighbor round up his herd of loose cattle last year after our border collie alerted us to the fact that something was amiss. Bringing in high density housing is going to bring in traffic that is going to severely cramp this rural lifestyle and prevent us from enjoying our rural activities. Kids ride their bikes up and down the dirt road because of the low traffic and how safe it is. Our barn cats travel to hunt and we are not afraid they will get run over because of the low traffic. Every. Single. Family. On Poco Road moved OUT of town and here for a reason. This is not a wealthy neighborhood of hobby ranches. We are working people, who worked extremely hard to get here, who just want to live on a quiet country lane. We do not like living in the city. There needs to be 1 house per 5 acres, zoned for horses, in order to keep our lifestyles as we like.

I am concerned that Classic homes is going to move the giant hill that is directly behind our property. It is physically impossible to put high density housing there without moving the entire hill. I know this is no problem for developers, but I am worried about potential erosion and destruction of my personal property that moving this hill will bring. There is also a herd of pronghorn antelope that used to travel between the east side of Vollmer and the Jaynes property. They

are constantly in our backyard and we love watching them. They are going to disappear. We have hawks. They are going to disappear. We have foxes. They are going to disappear. We have Monarch butterflies, who are a threatened species, who are going to disappear. The coyotes have already thinned out from what they were just three years ago. Is the greed of the developer really worth destroying all the natural beauty and wildlife?

Traffic and crime are going to increase with high density housing. I know that the traffic study says that there won't be much impact, but it is ludicrous to think that. People moving into high density housing means that they will be driving on the same roads that we are. Vollmer already can't handle the traffic that the Timber Ridge and Sterling Ranch developments have caused. I know the Briargate parkway is supposed to help with that, but I don't foresee that solving the problem of increased traffic for us.

Crime is going to increase. You can get on the next door neighbor app and see every day that someone has caught people on their ring checking cars at 2 am. There are porch pirates. A kid's bike is left out overnight and disappears. We have ZERO crime here. ZERO. The biggest things we worry about are keeping the coyotes from getting the chickens and mitigating knapweed. Bringing in high density housing, or anything less than 1 house per 5 acres along Poco is an invitation for crime.

Where is the water going to come from? Is there a well that is set up to handle this? We are already worried about water here as our ESTABLISHED wells are in the same aquifer as the Timberridge development and are already sharing the same water source (which is rapidly depleting).

The 50 foot buffer around the existing properties seems woefully inadequate to separate the two different types of housing. Where in Colorado Springs is there high density housing packed among rural 5+ acre lots? I would like examples to be able to see exactly what the plan is.

High density housing is better suited to areas where it does not DIRECTLY share a property line with already established privately owned acreage. Expanding Sterling Ranch or Banning Lewis Ranch is more appropriate as there are not private homes there who want to keep their rural lifestyle. Do not let this proposal go forward. It will have a severe negative impact on the residents of Poco Road and in Highland Park.

Sincerely,

Rachonne Smith



## Miranda Benson2

---

**From:** Rachonne <rachonne@gmail.com>  
**Sent:** Monday, August 29, 2022 1:47 PM  
**To:** Kari Parsons  
**Subject:** Re: Jaynes subdivision/Vollmer and Poco roads

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Is the best way to comment to email you? Are there more people to email? Should we also comment on the briargate expansion project website?

On Aug 29, 2022, at 7:36 AM, Kari Parsons <kariparsons@elpasoco.com> wrote:

Rachone- Property owners do not have a deadline to provide comments. Please feel free to provide comments when you are ready. You may also attend the Planning Commission and Board Of County Commissioners hearings which will not be scheduled until all of staffs comments are resolved.



Kari Parsons  
Senior Planner  
E.P.C. Planning & Community Development  
2880 International Circle  
Colorado Springs, CO. 80910  
719.520.6306 719.373.8562  
<https://planningdevelopment.elpasoco.com/>

To review all El Paso County projects in EDARP go to: <https://epcdevplanreview.com/>

To review the [El Paso County Land Development Code \(2021\)](https://library.municode.com/co/el_paso_county/codes/land_development_code) go to:  
[https://library.municode.com/co/el\\_paso\\_county/codes/land\\_development\\_code](https://library.municode.com/co/el_paso_county/codes/land_development_code)

### PERSONAL WORK SCHEDULE

Monday - Thursday, 7:00 am to 5:30 pm

### DEPARTMENT HOURS

Monday - Friday, 7:30 am to 4:30 pm

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**From:** Rachonne <rachonne@gmail.com>  
**Sent:** Monday, August 29, 2022 7:24 AM

**To:** Kari Parsons <kariparsons@elpasoco.com>  
**Subject:** Re: Jaynes subdivision/Vollmer and Poco roads

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Thank you. I'd like the deadline to submit comments for this project to be extended since Classic homes did not do their due diligence in informing ALL adjacent property owners of this project and we technically have not had the same amount of time to research and respond as other home owners. It's not my neighbors responsibility to keep me up to date on what is happening around my property.  
Rachonne Smith

> On Aug 29, 2022, at 7:18 AM, Kari Parsons <[kariparsons@elpasoco.com](mailto:kariparsons@elpasoco.com)> wrote:

>  
>

> Andrea- Can you please verify that notices were sent to these adjacent home owners. A copy of the green post cards were not provided with the application, a form was. Please provide the copied green post cards.

>  
>  
>  
>  
>  
>  
>

> Kari Parsons  
> Senior Planner  
> E.P.C. Planning & Community Development  
> 2880 International Circle  
> Colorado Springs, CO. 80910  
> 719.520.6306 719.373.8562  
> <https://planningdevelopment.elpasoco.com/>

>  
> To review all El Paso County projects in EDARP go to: <https://epcdevplanreview.com/>

>  
> To review the El Paso County Land Development Code (2021) go to:  
[https://library.municode.com/co/el\\_paso\\_county/codes/land\\_development\\_code](https://library.municode.com/co/el_paso_county/codes/land_development_code)

> PERSONAL WORK SCHEDULE  
> Monday - Thursday, 7:00 am to 5:30 pm  
> DEPARTMENT HOURS  
> Monday - Friday, 7:30 am to 4:30 pm

>

> -----Original Message-----

> From: Rachonne <[rachonne@gmail.com](mailto:rachonne@gmail.com)>  
> Sent: Friday, August 26, 2022 11:40 AM  
> To: Kari Parsons <[kariparsons@elpasoco.com](mailto:kariparsons@elpasoco.com)>  
> Subject: Jaynes subdivision/Vollmer and Poco roads

>

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>

> Hi there-

> I found out through a neighbor that the land around us is being potentially developed. I live at 8225 Poco Road but am not listed as an adjacent property owner and have not received any documents informing me of such. This is very concerning to me since this development DIRECTLY affects me since it borders my property on three sides. I'm worried other home owners have also accidentally been left out of the information process.

> Krista Smith

>

## Miranda Benson2

---

**From:** Rachonne <rachonne@gmail.com>  
**Sent:** Friday, September 2, 2022 4:36 PM  
**To:** Kari Parsons; Jennifer Shagin  
**Subject:** Jaynes objection

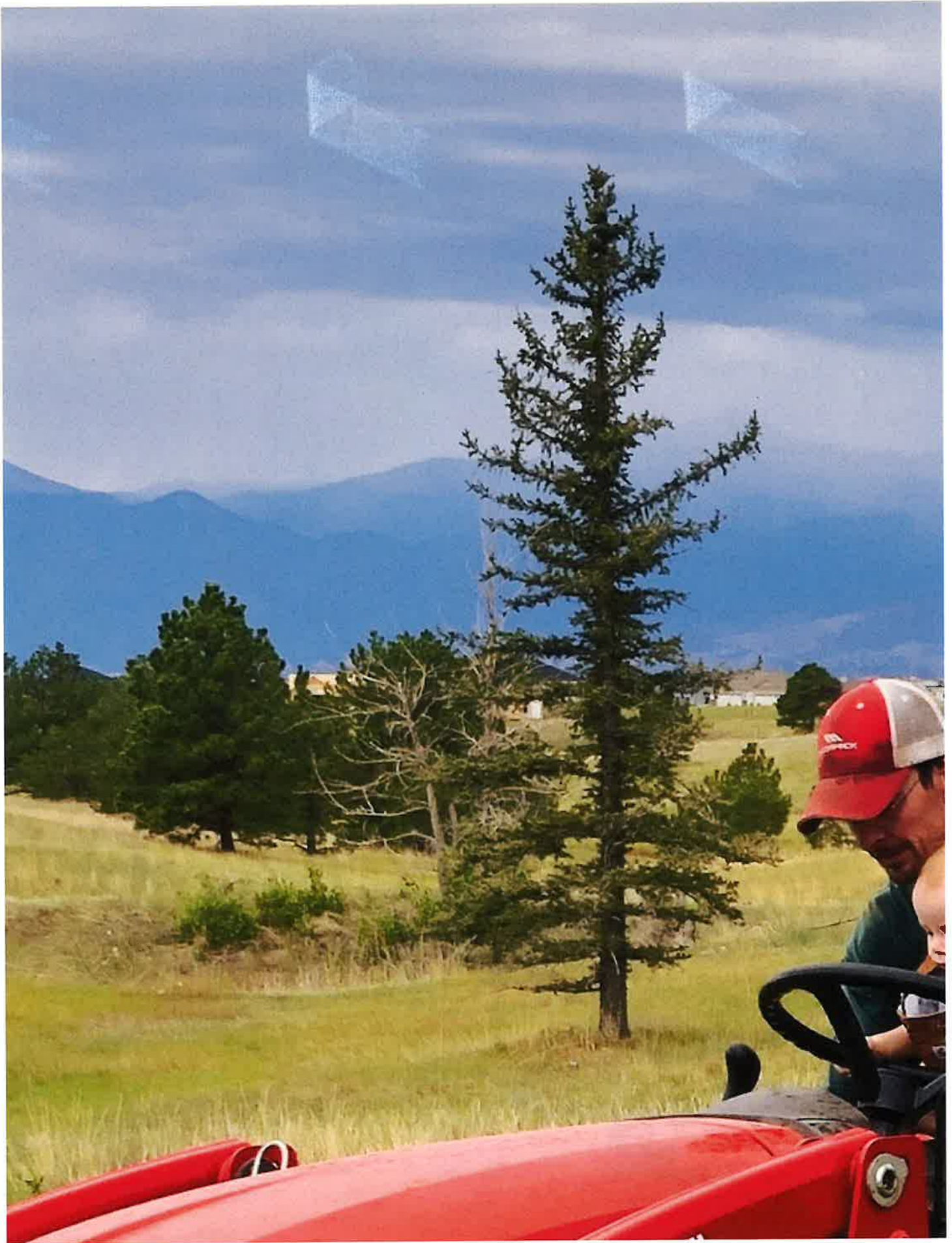
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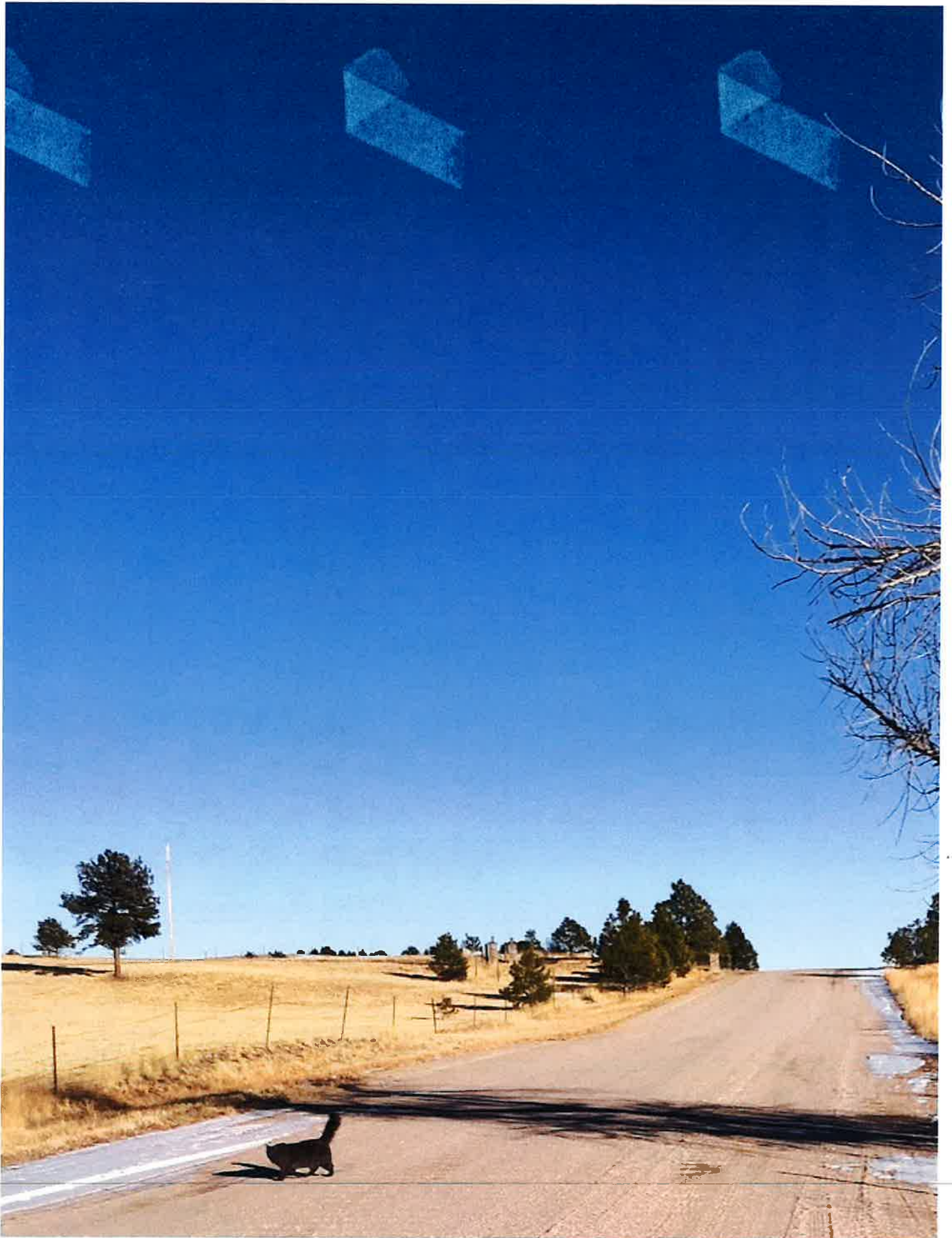
Here are some photos to accompany my previous email. This is the hill that will be destroyed that is proposed 1-3 houses per acre along with the fields where the antelope currently live. I included a picture of taking my barn cat for a walk on our quiet dirt road Rachonne Smith









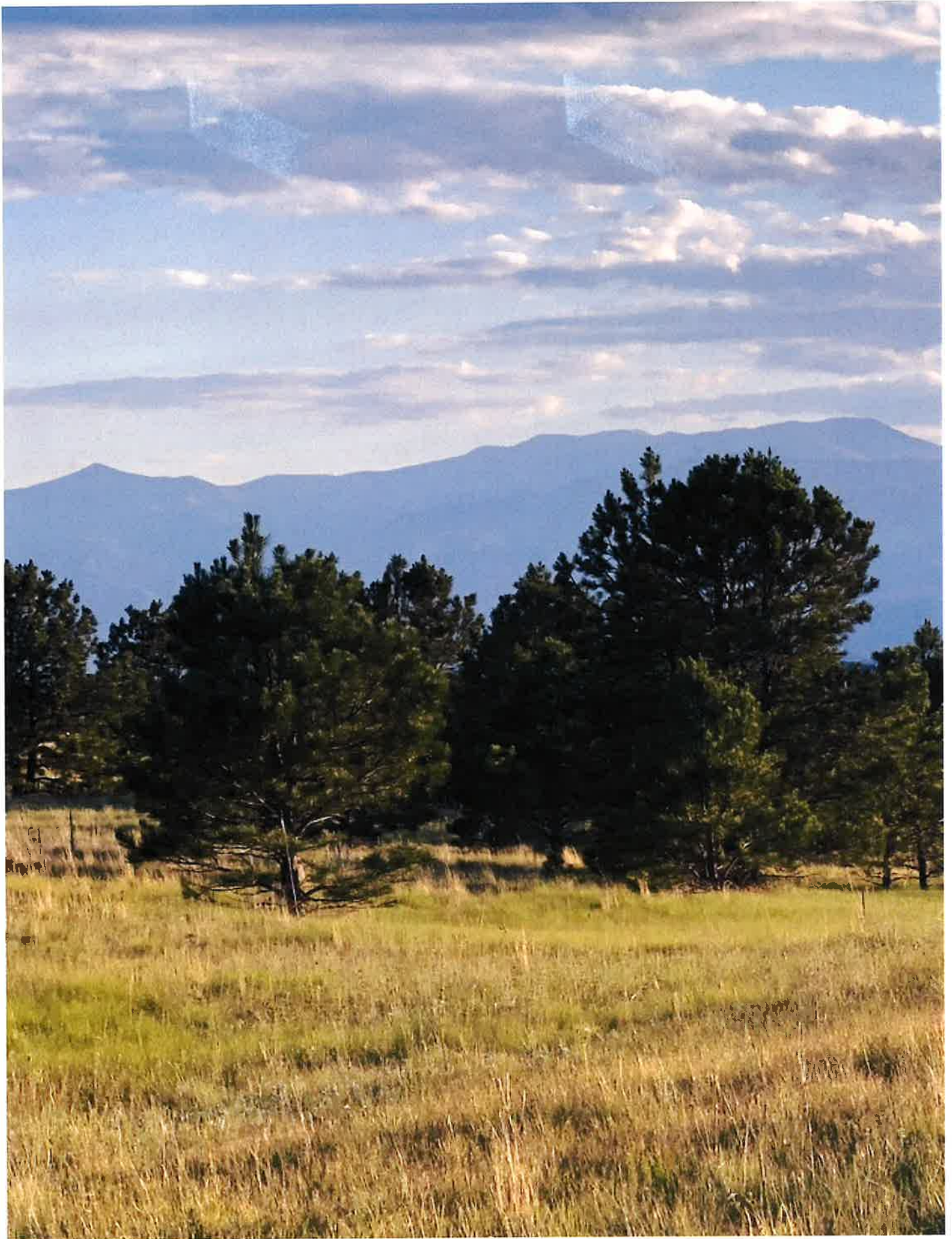












## Miranda Benson2

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**From:** Raul Reyes <rreyes@lifeequipglobal.org>  
**Sent:** Friday, September 23, 2022 1:35 PM  
**To:** Kari Parsons  
**Subject:** Our Poco Road Dream

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Dear Ms. Parsons,

Our story is the quintessential story of the American dream. Two immigrants, one from Canada and one from Puerto Rico, meet and marry in the United States. We started our family early, which quickly grew to five children. Wanting to give back to the country that has given us so much, we dedicated our lives to serving in the non-profit sector.

As a couple there were many things we had in common but two that truly tugged at our hearts - the love of Country and our mutual love for the country. Shortly after moving to Colorado Springs over twenty years ago we discovered Black Forest. It was our frequent ritual to load up the kids and take them for a drive in the Forest, dreaming about someday living in that beautiful part of El Paso county.

Four years ago that dream became a reality when - by partnering with our daughter and her husband (a State Police Officer) - we were able to purchase a 5 acre home on Poco Road. Here we were able to realize a lifelong dream of living in the country on property that allowed us to have the horses and chickens we love, a place to ride horses on our country road, a place where our grandchildren come to play and ride bikes, and a place where our special needs son can walk safely on our quiet dirt road. We know every family that lives on Poco Road. We are a tight knit community that values, family, friendship, community and Country. Our animals - chickens, goats, turkeys, dogs and horses - are a huge part of how we live. They are also part of our dream.

This dream is now being threatened by the proposed creation of multiple homes per acre as well as corporate development right across the street from us on Poco Road - an area that until now has primarily had 5 acre or larger pieces of property. If the existing proposal goes through (3 to 5 homes per acre on the South side of Poco Road) it will have a significant negative impact on our community. The loss of our country setting, the increase in traffic, the loss of safety for our children and animals, and the pressures that come along with high density development will forever change our country way of living.

We fully realize that other families have dreams as well. Dreams of their first home close to the forest. A home with a beautiful view of the mountains. We would not try to deny these families their dream. We are merely requesting that OUR dream be respected as well.

We believe that a fair and reasonable resolution to the conflict the building of hundreds of homes on the Jayne property off of Poco Road creates is to maintain a 5 acre policy on both sides of Poco Road. Beyond that Classic Home would be free to build as many homes as the law allows. We ask that you please consider and act upon our request. The Black Forest and Poco Road, like Garden of the Gods, is one of the jewels that makes El Paso county so attractive and that is special to everyone living in Colorado Springs. Please keep Black Forest country. And keep Poco Road to 5 acre homesites or more. This would match our current RR5 zoning.

Sincerely Yours,

Raul and Christine Reyes

8150 Poco Road  
Colorado Springs, Colorado  
719-459-5222

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## Miranda Benson2

---

**From:** Irodney@vanion.com  
**Sent:** Thursday, September 1, 2022 10:13 AM  
**To:** Kari Parsons  
**Subject:** NO high density housing off of Volver

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Sent from my iPhone



## Miranda Benson2

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**From:** Marcus Wilson <wtx\_guy@yahoo.com>  
**Sent:** Friday, September 16, 2022 2:35 PM  
**To:** Kari Parsons; jshagin@nescolorado.com  
**Subject:** Jaynes Proposal

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Hi,

Please stop the Jaynes proposal from going any further with the current amount of houses that Classic homes wants to build. There is already high density housing across Vollmer and we do not need any more houses packed in here. Along Poco Road to the north and the east side of the Highland Park neighborhood are larger lots, some up to 12 acres. Putting high density housing in here will destroy not only the landscape and wildlife, but also the rural feeling of these current properties. Keep Poco Road properties at 1 house per 5 acres, like the RR-5 zoning calls for.

Marcus Wilson

## Miranda Benson2

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**From:** Sarah Wilson <nmgal50@yahoo.com>  
**Sent:** Saturday, September 10, 2022 10:52 AM  
**To:** Kari Parsons  
**Subject:** Housing area south of Poco Road

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Hello-

I am voicing my strong objections to the proposal for Jaynes property south of Poco Road. I am particularly concerned about the fact that there might be 1-3 houses PER ACRE next to existing properties on Poco Road of 5-15 acres. It is ridiculous to put this type of high density housing next to people who have been in their rural neighborhood for years. This type of housing brings crime, traffic, neighbors complaining out the livestock and associated sounds and smells, as well as packing too many people onto a rural road. People on this road moved out of town. Now town, and all of its atrocities, are coming right into their backyards. Kids ride their horses on the dirt road here, if high density housing goes in and the county decides to pave Poco, then all those kids who were growing up "outside of town" now are unable to continue doing what they love. High density housing is better suited to areas where it won't interfere with existing houses. Building high density housing next to the mess that is Sterling Ranch is appropriate, as those people already live on top of each other. The houses on Poco Road need to be 1 per 5 acre to keep the feel of the neighborhood rural and to prevent the crime and traffic from interfering with their daily lives. Water is also a concern as Colorado Springs is rapidly running out of that.

Also, deer and antelope play, eat, sleep there. They and many other wild animals. What is to become of them? They are being crowded out of their natural habitat. Concessions need to be made for wild life habitat to be preserved even it small area. Crowding in more houses leaves animals to starve or be killed on the roads and highways.

Sincerely

Michael and Sarah Wilson

## Miranda Benson2

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**From:** larry wood <lwoodarc@msn.com>  
**Sent:** Monday, September 5, 2022 2:58 PM  
**To:** Kari Parsons  
**Subject:** Opposed to Jaynes project

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We live in the Highland Park Community and we are opposed to the Jaynes project letting Classic homes build high density residential homes in that area since it is not in agreement with the master plan in our community it just doesn't fit. We welcome new housing that is compatible with our community with 2.5 to 3.5 acres lots semi custom custom home community. For the record Larry and Anna Wood 7525 Loch Fyne Lane Colorado Springs Co 80908 760-715-5009

## Miranda Benson2

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**From:** Jim Woudstra <jjowoudstra@gmail.com>  
**Sent:** Thursday, September 1, 2022 5:14 PM  
**To:** Kari Parsons; jshagin@nescolorado.com  
**Subject:** Jaynes Property Sketch Plan Concerns  
**Attachments:** IMG\_20220715\_081156035~3.jpg; IMG\_20220704\_083026759\_HDR.jpg; IMG\_20220530\_121457343.jpg; IMG\_20220830\_082617232\_HDR.jpg

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Dear Ms. Parsons and Ms. Hagin,

I am writing you to express my concerns about the Jaynes Property Sketch Plan proposed by NES, Inc for the area south of Poco Road and west of Vollmer Road.

First let me explain who I am and then why this proposal concerns me. My name is Jim Woudstra and I live at 8050 Poco Road with my wife, JoAnn, and our daughter, Larae Gutierrez, son-in-law, Shaun Gutierrez, and their 4 children in a multi-generational home. JoAnn and I purchased our acreage (approx. 10 acres) in 2014 after retiring from careers in education on the west side of Chicago, IL. Larae and Shaun joined us after serving for 7 years with the Navigators at Eagle Lake Camp. We remodeled our 1970's home to accommodate our two families and enjoy sharing our lives together. We were attracted to our property because it was in a rural location right up against the beautiful Black Forest and still reasonably close to Colorado Springs. We loved the unrestricted view of Pikes Peak and most of the mountain range and the space to have horses, chickens, dogs and cats. We had been living in various residential locations for our entire careers and were seeking more space for our retirement because we had both grown up in rural settings in Iowa and Wisconsin.

I am concerned about the Jaynes Property proposal because it threatens to destroy the unique semi-rural nature of all of us who live along Poco Road west of Vollmer Road. Since we moved here in 2014, the zoning restrictions around us have been discarded in favor of smaller and smaller properties, greater density and increased traffic and congestion. Just look at what has happened on the east side of Vollmer Road. Urban density construction is occurring in areas that were open fields, hills and ravines zoned for 5 acre properties. Beautiful landscapes have been leveled and destroyed by earth movers preparing for residential lots. Compare the development east of Vollmer to the 2.5 – 10+ acre properties on the west side of Vollmer and south of Poco. West of Vollmer the natural landscape has primarily been maintained as properties were developed and homes built. I dread to think what the developers plan to do with the beautiful hills and ravines of the Jaynes property in order to put 3 – 12 units per acre in the development. I realize that there will be properties built on the Jaynes property once the family trust decides to sell the land, but I don't understand why the county would permit the type of development and construction in this proposal.

There have been several revisions to property lines along Poco Road during recent years and each of them has been guided by the RR-5 zoning guidelines and restrictions. The 12 acre Martin property on the north side of Poco Road was divided into 7 acres and 5 acres. The Rokes property on the south side of Poco Road was divided maintaining a minimum of 5 acres per parcel. The original Jaynes home was a 5 acre plot on the south side of Poco Road. All of the properties along Poco Road from Vollmer Road until the north end of Loch Winnoch (Highland 3) are a minimum of 5 acres. It seems incredible to me that the sketch plan would propose 1 – 3 units per acre along this stretch of Poco Road when every other property is a minimum of 5 acres. Why should the expectation for 5 acre plots be any different on the south side of Poco Road? **At a minimum, the 5 acre minimum must be maintained for all properties along Poco Road.** It



would be a scandal to insert smaller properties in an area that has maintained the 5 acre zoning requirement historically just to pad the pockets of the developers. We deserve to maintain the rural quality of life that we currently enjoy on Poco Road. We have all paid dearly for the opportunity and privilege to live in an area where we believed we would be protected from the urban density of the city by the zoning restrictions that we have all followed and obeyed. These zoning restrictions exist to maintain a consistent property size and density for those who live here.

So what does this semi-rural neighborhood mean for me and my extended family. First, I believe this will not only be the life-time home for JoAnn and I, but I believe it will also be the life-time home for the Gutierrez family, although development like the proposed sketch plan may change their future plans. Our four grandchildren enjoy a safe and spacious property where they can play with their dogs, cats and chickens. We enjoy taking our horses for a ride down the gravel road with minimal concern for traffic, although the last couple of years there has been increased traffic concerns from construction vehicles working on new homes in Highland 3. This has raised concern about safety on and along Poco Road, especially when the trucks and vehicles using Poco Road travel well over the 30 mph posted speed limit and the quality of the road deteriorates with the increased truck traffic. Hopefully this type of traffic will decrease once the Highland 3 properties are completed. I dread to think how the volume of traffic would be affected if there are 1-3 homes per acre along the Jaynes property adjacent to Poco Road. And then the probability of paving Poco Road which would mean no more riding our horses on Poco Road! **Our quiet, gravel Poco Road would soon become the Poco Road racetrack.**

The property values for our acreages would definitely be reduced since anyone looking for a 5 acre or larger property located on a quiet rural gravel road would avoid our neighborhood if the south side of Poco Road was packed with 1-3 units per acre properties and the density and traffic that would result.

We have observed the impact of the construction east of Vollmer Road on the wildlife in our area. 8 years ago, when we moved here, the herds of antelope were observed in the open fields on both sides of Vollmer Road and deer frequently crossed our pasture. Coyotes could be heard howling at night. But as the development of Highland 3 continues and the destruction of natural habitat east of Vollmer Road progresses, the wildlife is being forced into smaller areas, one of which has been the Jaynes's property. I wonder where they will go if this proposed development occurs as planned?

Let me tell you something about the quality of neighbors we enjoy on Poco Road. Several years ago, we started an annual "Block Party" where we all get together to enjoy good food and fellowship. Several of us have horses and enjoy Poco Road as a safe and enjoyable place to ride. We walk with our neighbors and all of our family ride our bikes on Poco Road for exercise or to visit our friends. Will this still be a safe place to walk and ride if the Jaynes Property Sketch Plan is approved???

Although I have primarily focused on my concerns for the land immediately adjacent to Poco Road, I also believe that other aspects of the plan are extremely inappropriate:

- First, the plan calls for 3 – 5 units per acre along the north end of Vollmer Road. There is a requirement for 1 - 2.5 acre lots on the east side of Vollmer Road to provide a buffer, and I would expect the lots along the west side of Vollmer to reflect similar sized lots across the road.
- Second, I am especially concerned about the large area of 5 – 12 units per acre. This would mean either row houses or apartment complexes which would be completely out of character with the surrounding area. It would look like the ugly, grotesque development along Woodmen Road east of the Black Forest intersection! How can you justify ruining the semi-rural nature of the entire surrounding area on the west side of Vollmer Road: Glider Loop, Highland 2 & 3 and all of the Poco Road properties. Is it appropriate to put residential lots and apartments immediately adjacent to a 2.5 or 5 acre property?
- Third, has anyone considered what the urban density of this proposal will do to the traffic congestion at Vollmer Road and Black Forest Road and Woodmen Road. There are already lines of 1/4 - 1/2 mile on Vollmer waiting to access Black Forest Road at busy times of the day.
- Finally, why is there a need for a large commercial area? There is already a commercial area designated on the east side of Vollmer. No one in our neighborhood wants a commercial development in this area!!! We moved

into a rural area because we wanted separation from commercial properties. **Please don't put a strip mall, supermarket or RV storage lot in the middle of the Jaynes property!!**

Thank you for doing a difficult job! I realize it is impossible to keep everyone happy, but it seems to me that the current residents should have strong input into any decisions that will affect our current and future lives. I pray that reason will prevail and a reasonable plan will be developed that maintains the quality of life for everyone concerned. **Maintain the RR-5 zoning with as much of the property as possible, at least the northern half of the property.** I beg you to consider the concerns of all current residents in our neighborhood and not be overly influenced by the temptation of the financial impact of the developers.

I am attaching several pictures that reflect the quality of rural life that we hope to maintain along Poco Road and our entire neighborhood.

In His Grip,

Jim Woudstra

## Miranda Benson2

---

**From:** Lori Yoder <crafty1462@aim.com>  
**Sent:** Saturday, September 17, 2022 7:13 PM  
**To:** Kari Parsons; Justin Kilgore; Carrie Geitner  
**Subject:** Opposition letter

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We are writing to express our deep concern regarding the proposed development of the Jaynes property on Vollmer and Poco Road.

We realize a developer is buying the property and will want to build on it. We also realize the "Briargate-Stapleton" extension is going to go through it. We need to make sure with the extension of the corridor, and any buildings being put in will not affect the Rural way of life that we enjoy. Some of us for many decades.

We object to the unexceptable density they propose. We are an RR5 area. Their sketch plan details a 5 to 15 fold increase in the density along our properties. This must be adjusted to 5 acre parcels along Poco Road matching existing housing in on the street, **(As required by code 7.2.1, D c.)** which is 5+ acres.

Our next issue is the re-landscaping that will need to be done in their proposed sketch plan. This plan would need to wipe out the Butte that is between that area and our homes. Topography should not be affected in their plans. The elevation, pines and existing drainage need to be maintained. **per codes 8.4.1.G. and 8.4.5.**

It would be helpful if the planning commission can convince the Developer to hold several Community meetings with the neighborhoods surrounding that land. Hammer out a compromise that everyone can live with..

Thank you for your time.  
K. Yoder

## Kelly Hills

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**From:** Lori Yoder <crafty1462@aim.com>  
**Sent:** Wednesday, September 7, 2022 2:50 PM  
**To:** Kari Parsons; Justin Kilgore; PLNWEB  
**Subject:** Yoder Opposition letter RE: Jaynes property

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I am writing this letter to express my VERY strong opposition to allowing rezoning of RR 5 land in the Black Forest area along Vollmer and Poco Road – The Jaynes property.

As residents/rural property owners along Poco Road, it came as quite a shock to my family, extended family and neighbors to recently learn that 450 residential units is now proposed, with supporting commercial and a neighborhood park. The proposal includes an extension of Briargate parkway-through this piece of land, and the proposed structures would be across the street from our rural property line. This change will strongly affect not only our quiet rural lifestyle, but our property values as well. With the increase of that much housing, and the addition of commercial buildings, the crime rate for our quiet area is going to skyrocket, and that is also a big concern with our quiet lifestyle. **Increased crime is a fact of overcrowding areas.**

There is a significant impact with the homes already being built on the east side of Vollmer trying to drive to and from Woodman Road, and Black Forest Road is no different. The plan to continue Briargate Parkway through Meridian will NOT accommodate the huge amount of housing that already exists, let alone what is in the process of being built and what is now being proposed. **Another very large concern** is the fire hazard which will increase with more and more homes being built. We have had very dry seasons the past several years a fire would mean literal devastation. Loss of life due to inadequate egress/evacuation routes is a **MAJOR** concern. Let alone the loss of homes and structures. On a good day it takes a min. of 12 cycles at the light on Black Forest Road and Vollmer to get through during high traffic times, then have to wait again at Black Forest and Woodman. I can't even imagine how bad it would be in an emergency evacuation situation. We would literally be toast! Our infrastructure cannot accommodate all this increased building. These are only one lane each direction roads.

It's my understanding that the S/E corner of Vollmer and Poco Road is in the process of getting rezoned from RR5 to R6000. **WHEN DOES IT STOP?? WHEN THEY START CUTTING DOWN THE TREES IN THE BLACKFOREST? WHEN A LARGE DEVELOPMENT IS PROPOSED NEXT TO YOUR HOUSE COMMISSIONERS?** You were elected to represent the people, not



the campaign contributor companies like Classic Homes, their Owner and Sr Staff. (Public records support this statement.) Is this why Classic Homes keeps getting approvals? It sure appears that way to the public who voted for you who do NOT want this. Classic Homes did not vote you into office WE THE PEOPLE did.

We realize that Classic homes is going to develop the land, and that the Briargate Parkway will go through it. What is FAIR is to be consistent with the land along Poco Road as RR5+ acre lots, Just as we were required to have when purchasing. Then transition out after that to the 2.5 and so on. The current sketch plan looks like a bad cartoon stuck in the middle of a Rural development!

It's not only disgusting, but discouraging to see so many subdivisions that have already started in this area. We live in a rural area FOR A REASON! We like being able to see the stars at night, the rolling hills of the neighborhood, and listen to the crickets and coyote's. This is why we chose to live AWAY from the crowded city! Every open space does NOT need to be filled with housing developments. No matter how much money Classic Homes wants to make! Our Children and Grandchildren play on our dirt roads. **The increase in speeding traffic is not acceptable and dangerous for our families and our lifestyle. POCO ROAD NOT POCO RACETRACK!** This rural area is land used by animals, but is also used for hunting via archery and firearms. This proposal will cause a loss of habitat for our Pronghorn, Jackrabbits, etc. and the natural enjoyment nature for hikers, walkers, and Equestrians. A tremendous loss for our beloved Black Forest area, let alone for our county.

Finally, what is the environmental impact of such developments in the proposed areas? Traffic, noise, pollution, water run off, WATER USE? FAWWA says they can support all that is proposed. Where is the proof because I know for a FACT that we have water issues already. We are on well and septic systems. Our area's well water has been decreasing and will be severely affected by additional mass building. YOU MUST Vote Against this rezoning and keep the land zoned as RR5!

We have yet to see an Environmental Impact Study for the proposed sites. If any information is available, our community has a right to review the results of such studies. All of these things should be be fully vetted BEFORE making a proposal. In addition, **this proposal seems in direct conflict with "Black Forest Preservation Plan" for Preserving the natural history of the Black Forest.** As an entity, who is entrusted with preserving forests, water, and habitat? It seems ironic that this proposal has gotten this far in this location.

Please vote against this massive continuation of encroachment in our forests and grasslands NOW!

Lori Yoder  
8190 Poco Road  
Black Forest, CO 80908

# POCO NO!!

# Pictures below



Pronghorn on our property. Herd of 60, we counted them as they passed through.



Pronghorn directly across the street from our house on Poco Road in proposed building area between Wayne & Rachone Smith's property and the Rokes property.



Jackrabbit area also.



Residential RURAL with livestock



Archery is done frequently on a 3D course







Poco Road will turn into a raceway with the additional traffic associated with the proposed development. Mowing next to the road helps to mitigate for fire concerns. Taking the tractor out will be more dangerous with the increased traffic.



Recreational vehicles



Small golf course, you can see Poco Road out past the flags.

These are all things that will be affected by the mass development proposed. Severely impacting our Rural lifestyle.



# Stop Mass Development

SKETCH PLAN (RECOMMEND APPROVAL)

\_\_\_\_\_ moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. SKP-22-005  
JAYNES SKETCH PLAN

WHEREAS, Classic Communities did file an application with the El Paso County Planning and Community Development Department for the approval of a sketch plan for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by this Commission on February 16, 2023; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the master plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission Members during the hearing, this Commission finds as follows:

1. The application was properly submitted for consideration by the Planning Commission;
2. Proper posting, publication, and public notice was provided as required by law for the hearing before the Planning Commission;
3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted and that all interested persons were heard at that hearing;
4. All exhibits were received into evidence;
5. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations.

6. For the above-stated and other reasons, the proposed Sketch Plan is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

WHEREAS, the Planning Commission and the Board of County Commissioners shall determine that the following criteria for approval, outlined in Section 7.2.1, Sketch Plan, of the El Paso County Land Development Code (2022) have been met to approve a Sketch Plan:

1. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
2. The proposed subdivision is in conformance with the requirements of this Code;
3. The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the sketch plan area;
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;
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;
6. The soil is suitable for the subdivision;
7. The geologic hazards do not prohibit the subdivision, or can be mitigated;
8. The subdivision will not interfere with the extraction of any known commercial mining deposit [C.R.S. §34-1-302(1), et seq.];
9. The design of the subdivision protects the natural resources or unique landforms;
10. The proposed methods for fire protection are adequate to serve the subdivision; and
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.

NOW, THEREFORE, BE IT RESOLVED, the El Paso County Planning Commission recommends that the application of Classic Communities for a sketch plan approval for property in the unincorporated area of El Paso County as described in Exhibit A, be approved by the El Paso County Board of County Commissioners with the following conditions and notations:

#### CONDITIONS

1. Applicant shall work with the El Paso County Community Services to establish trail corridors along Briargate Parkway, through the project area and provide a safe crossing to the Sand

Creek Regional Trail across Vollmer Road to the east at the time of subsequent preliminary plan application(s).

2. The overall cap for residential uses in this project shall be a maximum of 450 dwelling units.
3. The applicant/developer and/or property owner(s) shall be required to participate in a fair and equitable manner in onsite and offsite transportation improvements required by the development's traffic impacts as identified in each traffic impact study (TIS) which shall be submitted with each subsequent rezoning, preliminary plan and subdivision application. This includes but is not limited to, Vollmer Road, Briargate Parkway, and Dines Boulevard. The developer's design, construction, and financial obligations and responsibilities shall be determined with preliminary plan and final plat approvals.

NOTATIONS

1. Applicable park, school, transportation, drainage, bridge, and traffic fees shall be paid to the El Paso County Planning and Community Development Department at the time of recording any final plat.
2. Road locations, intersections, and classifications on the sketch plan are based on the best information available at the time of reviewing the proposed sketch plan and associated traffic study. Final determinations of all road classifications, alignments, and intersections will be made at the time of preliminary plan when more detailed land use, traffic impacts, and preliminary road designs are available. Minor changes to road classifications, intersections, and road locations shall not require an amendment to the sketch plan or a new sketch plan.

AND BE IT FURTHER RESOLVED that this Resolution and the recommendations contained herein be forwarded to the El Paso County Board of County Commissioners for its consideration.

\_\_\_\_\_ seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: circle one

Brian Risley	aye / no / abstain / absent
Thomas Bailey	aye / no / abstain / absent
Tim Trowbridge	aye / no / abstain / absent
Becky Fuller	aye / no / abstain / absent
Sarah Brittain Jack	aye / no / abstain / absent
Jay Carlson	aye / no / abstain / absent
Eric Moraes	aye / no / abstain / absent
Joshua Patterson	aye / no / abstain / absent
Bryce Schuettpelz	aye / no / abstain / absent
Christopher Whitney	aye / no / abstain / absent
Brandy Merriam	aye / no / abstain / absent



The Resolution was adopted by a vote of \_\_\_\_ to \_\_\_\_ by the Planning Commission of the County of El Paso, State of Colorado.

DONE THIS 16<sup>th</sup> day of February 2023, at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: \_\_\_\_\_  
Brian Risley, Chair

DATED: February 16, 2023

## EXHIBIT A

THAT PORTION OF THE E 1/2 OF THE SW 1/4 AND THAT PORTION OF THE W 1/2 OF THE SE 1/4 OF SECTION 28 AND THAT PORTION OF THE E 1/2 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, LAYING NORTHWESTERLY OF THE EXISTING COUNTY ROAD (VOLLMER ROAD), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST-WEST CENTERLINE OF SAID SECTION 28, SAID LINE ALSO BEING THE SOUTH LINE OF POCO ROAD AS DESCRIBED IN BOOK 2274 AT PAGE 314, SAID POINT ALSO BEING THE CENTER WEST 1/16 CORNER OF SAID SECTION 28, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 28 BEARS S89°45'22"W (BEARING BASED ON THE LINE BETWEEN THE WEST QUARTER CORNER OF SAID SECTION 28, MONUMENTED WITH A 3 ¼ INCH ALUMINUM CAP MARKED WITH PLS NO. 4842 AND THE NORTHWEST CORNER OF JAYNES SUBDIVISION, MONUMENTED WITH A NO.4 REBAR AND PLASTIC CAP MARKED WITH PLS NO.4842, SAID LINE BEARS N89°45'22"E), A DISTANCE OF 1310.67 FEET;  
THENCE N89°45'22"E, ALONG SAID EAST-WEST CENTERLINE, A DISTANCE OF 717.48 FEET, TO THE NORTHWEST CORNER OF LOT 1, JAYNES SUBDIVISION (AS ESTABLISHED ON THAT PLAT OF JAYNES SUBDIVISION, FILED ON DECEMBER 20, 1984 IN THE EL PASO COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NO. 1194948 IN PLAT BOOK X-3 AT PAGE 96);  
THENCE S00°14'39"E, ALONG THE WEST LINE OF LOT 1, A DISTANCE OF 544.41, TO THE SOUTHWEST CORNER OF SAID LOT 1;  
THENCE N89°46'02"E ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 400.10 FEET;  
THENCE S00°15'34"E, A DISTANCE OF 598.01 FEET;  
THENCE N 89°45'22"E, A DISTANCE OF 1217.67 FEET TO A POINT ON THE APPARENT NORTHWESTERLY RIGHT OF LINE OF EXISTING VOLLMER ROAD;  
THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF VOLLMER ROAD THE FOLLOWING FOUR (4) COURSES;

1. ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE CENTER BEARS N78°14'10"W, HAVING A CENTRAL ANGLE OF 27°06'29" AND A RADIUS OF 603.83 FEET, A DISTANCE OF 285.69 FEET;
2. THENCE S38°51'49"W, A DISTANCE OF 1375.53 FEET;
3. THENCE S39°37'46"W, A DISTANCE OF 376.52 FEET;
4. THENCE S41°07'37"W, A DISTANCE OF 1729.65 FEET, TO THE INTERSECTION OF SAID NORTHWESTERLY RIGHT OF WAY LINE AND THE WEST LINE OF THE SAID E ½ OF THE NW ¼ OF SAID SECTION 33;

THENCE N00°25'04"E ALONG SAID WEST LINE OF THE SAID E ½ OF THE NW ¼ OF SAID SECTION 33, A DISTANCE OF 1440.99 FEET;  
THENCE N00°14'40"E ALONG THE WEST LINE OF THE E ½ OF THE SW ¼ OF SAID SECTION 28, A DISTANCE OF 2611.39 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 107.005 ACRES.

### PARCEL B:

THAT PORTION OF THE SOUTH HALF OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO DESCRIBED AS FOLLOWS:  
BEARINGS ARE RELATIVE TO NORTH AND ARE REFERENCED TO A PORTION OF THE EAST AND WEST CENTERLINE OF SAID SECTION 28. THE WEST END OF SAID CENTERLINE IS THE WEST QUARTER CORNER OF SAID SECTION 28 AND IS MONUMENTED WITH A 3 ¼ INCH ALUMINUM CAP MARKED WITH PLS NO. 4842. THE EAST END IS THE NORTHEAST CORNER OF JAYNES SUBDIVISION AND IS MONUMENTED WITH A NO. 4 REBAR WITH A PLASTIC CAP MARKED WITH PLS NO. 4842. SAID LINE BEARS N 89°45'22"E, 2428.08 FEET.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 28, SAID CORNER MONUMENTED WITH A 3 ¼ INCH ALUMINUM CAP MARKED WITH PLS NO. 4842; THENCE N 89°45'22"E, ALONG THE EAST AND WEST CENTERLINE OF SAID SECTION 28 A DISTANCE OF 2428.08 FEET TO THE NORTHEAST CORNER OF SAID JAYNES SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING:

1. THENCE N89°45'22"E, CONTINUING ALONG SAID EAST AND WEST CENTERLINE, 1457.61 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID VOLLMER ROAD AS DETERMINED BY AN EXISTING FENCE (THE FOLLOWING TWO COURSES ARE ALONG THE SAID WEST RIGHT-OF-WAY LINE);
2. THENCE S10°11'12"W, 114.56 FEET TO A SET NO.5 REBAR AND PLASTIC CAP MARKED WITH PLS NO.32439;
3. THENCE S11°45'20"W. 1052.84 FEET TO A SET NO.5 REBAR AND PLASTIC CAP MARKED WITH PLS NO.32439;
4. THENCE S89°45'22"W, 1217.67 FEET TO A SET NO. 5 REBAR AND PLASTIC CAP MARKED WITH PLS NO.32439 AT THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF THE EAST LINE OF LOT 1, JAYNES SUBDIVISION AS DETERMINED BY FOUND MONUMENTATION;
5. THENCE N0°15'34"W, 598.01 FEET TO A NO. 4 REBAR AND PLASTIC CAP MARKED WITH PLS NO. 4842 AT THE SOUTHEAST CORNER OF SAID LOT 1;
6. THENCE N0°15'34"W, CONTINUING ALONG SAID EAST LINE, 544.49 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 35.122 ACRES.