

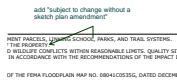
# MDT-SKP22005-R1-SKP-redlines.pdf Markup Summary

1 (17)



**Subject:** Callout  
**Page Index:** 1  
**Date:** 9/28/2022 10:46:20 AM  
**Author:** dsdparsons  
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**Layer:**  
**Space:**  
**Page Label:** [1] COVER-1

add widths of the ROW please



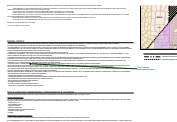
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add "subject to change without a sketch plan amendment"



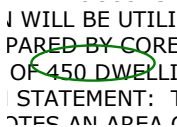
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**Date:** 9/28/2022 10:58:22 AM  
**Author:** dsdparsons  
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**Page Label:** [1] COVER-1

are anticipated to serve- strike will...(commitment letters are not required, just feasibility)



**Subject:** Callout  
**Page Index:** 1  
**Date:** 9/28/2022 10:59:54 AM  
**Author:** dsdparsons  
**Color:** ■  
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**Space:**  
**Page Label:** [1] COVER-1

The Code has landscape standards




**Subject:** Ellipse  
**Page Index:** 1  
**Date:** 9/28/2022 11:00:20 AM  
**Author:** dsdparsons  
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**Page Label:** [1] COVER-1

Add A note stating what the buffer minimums are for specific boundaries.





**Subject:** Callout  
**Page Index:** 1  
**Date:** 9/28/2022 11:01:02 AM  
**Author:** dsdparsons  
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**Page Label:** [1] COVER-1


**Subject:** Image  
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**Subject:** Owner Certification  
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**Page Label:** [1] COVER-1

are there any connection other than stapleton to existing roads?



**Subject:** Image  
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**Author:** dsdparsons  
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**Date:** 9/28/2022 1:30:54 PM  
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there are some items missing noted below from checklist based on the reports provided by applicant, which is available on-line.



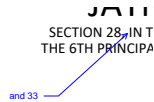
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<https://assets-planningdevelopment.elpasoco.com/wp-content/uploads/Checklists/SketchPlan.pdf>



**Subject:** Callout  
**Page Index:** 1  
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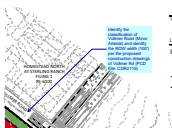
Add note that streets and access shown are conceptual only and will be reviewed with subdivision applications.



**Subject:** Callout  
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**Date:** 9/30/2022 12:32:40 PM  
**Author:** dsdrice  
**Color:** ■  
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and 33

2 (31)



**Subject:** Callout  
**Page Index:** 2  
**Date:** 9/28/2022 4:23:33 PM  
**Author:** Daniel Torres  
**Color:** ■  
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**Space:**  
**Page Label:** Jaynes SKP-SKP-2

Identify the classification of Vollmer Road (Minor Arterial) and identify the ROW width (100') per the proposed construction drawings of Vollmer Rd (PCD File: CDR2110)



**Subject:** Callout  
**Page Index:** 2  
**Date:** 9/28/2022 2:08:51 PM  
**Author:** dsdparsons  
**Color:** ■  
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**Page Label:** Jaynes SKP-SKP-2

Staff has received over 50 letters of opposition related to urban density proposed adjacent RR5; Staff suggest removing the buffer tract, and placing a RR 2.5 zoning district (0.4DU/ac) immediately adj to POCO and wrapping adj to the RR5 on western boundary one row lots accessing POCO then immediately backing into urban lots; Where the existing RR 2.5 acre property is staff recommends committing to a lot size of 1 acre; reduced buffer to minimum 15 feet - RR0.5 acre zone. or half acre lots with a larger 25' buffer after the rural lots on the perimeter are established taper into higher density to keep the same number of units? This will address the use to use compatibility with rural lots to rural lots. There may be possibility for rural lots to access directly to Poco to more efficiently provide internal roads to serve the urban lots immediatly adj to the rural lots with the SKP area.- see criteria below that this would help to address



**Subject:** Callout  
**Page Index:** 2  
**Date:** 9/28/2022 12:58:53 PM  
**Author:** dsdparsons  
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**Page Label:** Jaynes SKP-SKP-2

this is a large density range; can you narrow this down (MEDIUM DENSITY 4-8) HIGH DENISTY 9-12, apartments are typically zoned RM30 30du/ACRE? Are there any multifamily areas proposed? Please identify if these are single family or multi-family

6-10 DU/ Acre →

**Subject:** Callout  
**Page Index:** 2  
**Date:** 9/28/2022 12:59:46 PM  
**Author:** dsdparsons  
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**Page Label:** Jaynes SKP-SKP-2

6-10 DU/ Acre

rural low density  
←

**Subject:** Callout  
**Page Index:** 2  
**Date:** 9/28/2022 1:04:26 PM  
**Author:** dsdparsons  
**Color:** ■  
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**Page Label:** Jaynes SKP-SKP-2


rural low density

← medium density

**Subject:** Callout  
**Page Index:** 2  
**Date:** 9/28/2022 1:00:07 PM  
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**Page Label:** Jaynes SKP-SKP-2


medium density

medium high

**Subject:** Callout  
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**Date:** 9/28/2022 1:00:14 PM  
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**Page Label:** Jaynes SKP-SKP-2


medium high

11-20 high

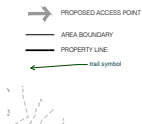
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11-20 high



**Subject:** Callout  
**Page Index:** 2  
**Date:** 9/28/2022 1:01:51 PM  
**Author:** dsdparsons  
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**Page Label:** Jaynes SKP-SKP-2


please depict any trail corridors and trail connections to adjacent trail systems




**Subject:** Callout  
**Page Index:** 2  
**Date:** 9/28/2022 1:04:49 PM  
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**Color:**   
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**Page Label:** Jaynes SKP-SKP-2

trail symbol



**Subject:** Image  
**Page Index:** 2  
**Date:** 9/28/2022 1:09:31 PM  
**Author:** dsdparsons  
**Color:**   
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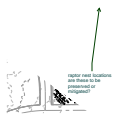
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**Page Label:** Jaynes SKP-SKP-2

there appear to be some riparian corridors and ponded areas features that should be identified on th SKP. Are these to remain preserved or to be mitigated. Please depict and label. The Code includes preservation of features (riparian areas and raptor nesting areas) Chapter 8,




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**Subject:** Image  
**Page Index:** 2  
**Date:** 9/28/2022 1:11:49 PM  
**Author:** dsdparsons  
**Color:**   
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**Subject:** Callout  
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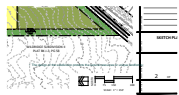
raptor nest locations are these to be preserved or mitigated?




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**Subject:** Text Box  
**Page Index:** 2  
**Date:** 9/28/2022 1:14:25 PM  
**Author:** dsdparsons  
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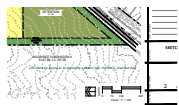
G)Preservation of Natural Landscape. The primary importance of the preservation and enhancement of the natural landscape and vegetation shall be considered. The layout and design of lots, blocks, and rights-of-way shall provide desirable settings for structures by making use of natural features, unique or distinctive topographic features including buttes and rock outcroppings; existing vegetation; drainage; riparian and wetland areas; significant wildlife habitats; identified aquifer recharge areas; and aesthetic features. Alteration of features shall be kept to a minimum and shall be based on practical engineering considerations.




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**Subject:** Text Box  
**Page Index:** 2  
**Date:** 9/28/2022 1:22:03 PM  
**Author:** dsdparsons  
**Color:**   
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**Page Label:** Jaynes SKP-SKP-2

- The design of the subdivision protects the natural resources or unique landforms;




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**Subject:** Text Box  
**Page Index:** 2  
**Date:** 9/28/2022 1:22:08 PM  
**Author:** dsdparsons  
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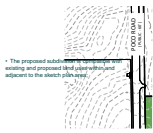
(c)Criteria for Approval. In approving a sketch plan, the BoCC shall find that:



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**Subject:** Text Box  
**Page Index:** 2  
**Date:** 9/28/2022 1:21:58 PM  
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**Page Label:** Jaynes SKP-SKP-2

- The geologic hazards do not prohibit the subdivision, or can be mitigated;

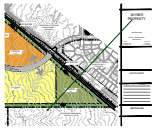


**Subject:** Text Box  
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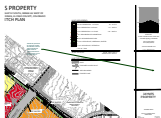
- The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the sketch plan area;



**Subject:** Image  
**Page Index:** 2  
**Date:** 9/28/2022 1:20:14 PM  
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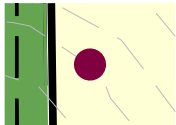


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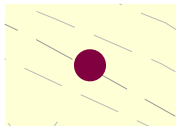


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**Date:** 9/28/2022 2:42:10 PM  
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**Page Label:** Jaynes SKP-SKP-2

Should the park area be moved to protect the habitat? it seems logical that the 50 buffer could be reduced if that were to occur since it is so close to Vollmer...




**Subject:** Pen  
**Page Index:** 2  
**Date:** 9/28/2022 2:41:17 PM  
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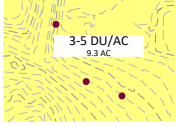



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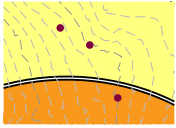
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**Subject:** Pen  
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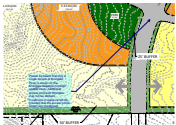
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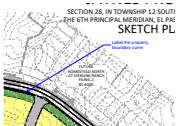
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**Subject:** Callout  
**Page Index:** 2  
**Date:** 9/28/2022 5:38:38 PM  
**Author:** Daniel Torres  
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**Space:**  
**Page Label:** Jaynes SKP-SKP-2

Please be aware that only a single access at Briargate Pkwy is shown on the Briargate-Stapleton Corridor access study. Additional access points off Briargate may not be allowed. Conditions of approval will be provided that the access points shown are conceptual




**Subject:** Callout  
**Page Index:** 2  
**Date:** 9/30/2022 11:34:50 AM  
**Author:** dsdrice  
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**Page Label:** Jaynes SKP-SKP-2

Label the property boundary curve






**Subject:** Callout  
**Page Index:** 2  
**Date:** 9/30/2022 11:35:54 AM  
**Author:** dsdrice  
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**Page Label:** Jaynes SKP-SKP-2

Delete this arrow

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3 (1)



**Subject:** Image  
**Page Index:** 3  
**Date:** 9/28/2022 1:19:59 PM  
**Author:** dsdparsons  
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