

JAYNES PROPERTY SKETCH PLAN

LETTER OF INTENT MEMO

MARCH 2023

Jaynes Property Sketch Plan is amended to reflect comments received on 02/16/23 at the Planning Commission Hearing, relating to density transition from the existing rural residential lots to the north and west. Based on these comments, the following changes were made:

- Revision of 1AC lots along Poco Road to 2.5AC lots
- Removal of the 35' building setback along Poco
- Orientation of 2.5AC lots to match depth of the Smith Parcel
- Removal of the 50' buffer and 35' building setback around the Smith Lot
- Removal of the 50' buffer and trail along the west boundary
- Modification from 0.5AC lots along western boundary to 0.7AC lots with a 75' building setback by incorporating the 50' buffer into the lots.
- Increase in density interior to the site:
 - 5-12DU/AC has been changed to 5-15DU/AC

With these changes the max density of the sketch plan is below the 630 units analyzed with the traffic study. The density cap remains at 450 dwelling units. We believe that these changes will address the concerns related to density transitions while fulfilling the El Paso County Master Plan vision of Suburban Residential Development in the area.