

7075 Campus Drive, Suite 200
Colorado Springs, CO 80920

July 8, 2018

El Paso County Planning Department
2880 International Circle
Colorado Springs, CO 80910

Re: Sterling Ranch, Filing 2

Greetings:

This area was designed as a transition area between urban densities to the south and west and the Black Forest low density areas to the north and east. When we revised the Black Forest Small Area Plan (I chaired that committee and worked with Carl Schueler on it), we had contemplated that the area now under consideration would be at minimum lot sizes of one dwelling unit per acre, transitioning to five acre densities by the south treeline of the Forest.

This project proposes smaller than one acre lots (though the density appears to be 1DU/Acre; 49 lots on 49 acres), but there are projects in process to the north of it with similar and higher densities. Highland Park Subdivision across Vollmer Road to the north is a good example of the intended transition, and what we expected would be seen in the Sterling Ranch area and north of it to the treeline. Only the advent of municipal water supplies in these areas has allowed the kinds of densities we now have proposed and in process in the area, and it is sad to see the Black Forest Plan ignored.

We would recommend that the County stick to the Plan with this project, as well as others currently in process (Flying Horse, The Retreat at Timber Ridge, Jaynes Ranch in the future, etc.). Granting such density variances simply encourages pushing the limit to see what can be gotten. While minor variances from a plan may be justified sometimes, these are significant variances that essentially fly in the face of the County's development plan. All of us in the development business can make more money with increased densities, but the whole idea of the Plan was to prevent such densities in these areas to preserve their character. I hope that the County will consider that, rather than making even more variances from the Plan.

I do have a question which is whether as a condition of approval of this project any portion of Research Parkway will be built between Vollmer and Black Forest Roads, and what the timetable for such construction might be. Wondering whether any of Tract D in Highland Park Filing 2 will be required for right of way for it (if you know yet). Thank you.

Sincerely,
Little London, LLC



Douglas H. Barber-Member
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cc: Highland Park Neighborhood Association, Inc.
Andrea Barlow-N.E.S., Inc.
Black Forest Land Use Committee c/o Terry Stokka