

Judge Orr Ranchettes-Letter of Intent

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Owner/Applicant: John R. Jennings
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Colorado Springs, CO 80919

Consultant: Catamount Engineering
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Request: This request is for approval of a zone change to RR-5, Preliminary Plan Approval, and Final Plat Approval, Administrative Relief

Site Location

The Judge Orr Ranchettes Subdivision is located in Peyton, CO west of Stapleton Road and North of Judge Orr Road. The parcel is bounded to the north by unplatted vacant land and Stapleton Road, to the east by unplatted agriculture grazing land, to the south by Judge Orr Road, and to the west by unplatted rural residential and agriculture grazing. The original parcel was bisected by the extension of Stapleton Road creating a 6.69 acre residential lot. The remaining parcel consists of 40.67 acres of gently sloping high plains grassland. Tributary 2 of the Haegler Ranch Drainage Basin crosses the parcel from west to east. The parcel is currently vacant.

Justification

The proposed rezoning of the property will not have an adverse impact on adjacent land use. The Falcon/Peyton Comprehensive Plan proposes Urban Density Development and transition zones within this area. The proposed rezoning to RR-5 is coincident with adjacent parcels south of Judge Orr Rd. and will provide a transitional buffer to existing A-35 parcels north and east of the development to proposed higher density development along the Highway 24 corridor.

According to the Comprehensive Plan, future development scenarios anticipate a mixture of rural residential and urban densities. The proposed rezoning will support the goals and policies of the Falcon/Peyton Small Area Master Plan in regard to land use and transportation corridor development. As stated in the El Paso County Falcon/Peyton Small Area Master Plan, Stapleton Road and Judge Orr Road are rated as 'Potential Nodes & Corridors of activity where development and infrastructure is expected to be concentrated in the future'. This site is shown on Figure 4-5 and Table 4-5 as "Proposed Urban Density Development". It is noted that 'these areas are suitable for urban density development, and should include open space and provide transition zones between higher and lower densities'.

The Small Area Master Plan recognizes that there are, and should continue to be 3 primary densities in the study area. They are as follows:

1. Urban Density – Parcel sizes of less than 2.5 acres with the typical size being less than 1 acre.
2. Rural Residential Density – Parcel sizes of 2.5 to 5 acres with some platted lots being as large as 10 acres in area.

3. Rural density – Parcel sizes of greater than 10 acres and typically being greater than 35 acres.

As proposed, this site falls within the Rural Residential Density criteria. All of the lots are greater than 2.5 acres and less than 10 acres. The development meets the criteria outlined in the Small Area Master Plan while recommending that future development should be primarily residential. This development does not propose any open space areas and proposes to pay a reasonable Park Fee in lieu of providing open space. The location of this development should act as a suitable transition between zones of higher and lower density development as well as possible future commercial development on adjacent parcels.

Judge Orr Ranchettes is planned as a rural residential (RR-5) subdivision consisting of single-family lots. Lots will be accessed from internal roadways coordinated with the requirements of the Stapleton Corridor Study. The tributary of the Haegler Basin running from northwest to southeast through the site will be preserved in a platted no-build area. The floodplain will be platted in easements on private lots

Administrative Relief

The developer is seeking administrative relief for minimum lot size of lots 1 and 2 due to additional ROW requests. An additional 15' ROW is being requested along Stapleton Drive and 40' Interim ROW is being requested for Linder Drive. The Linder Drive ROW will be vacated upon final extension of Jae Lynn Drive to Stapleton Drive along the El Paso County required alignment. Lot 1 is proposed to contain 4.52 acres in the interim condition and 4.70 acres upon reversion of the interim ROW. Lot 2 is proposed to contain 4.89 acres with the additional 15' County ROW request along Stapleton.

Relevant Code Policies-
El Paso County Policy Plan (1998):

Policy 6.1.3

Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access

Policy 6.1.8

Encourage incorporating buffers or transitions between areas of varying use or density where possible.

Policy 6.1.14

Support development which complements the unique environmental conditions and established land use character of each sub-area of the County.

Policy 6.2.9

Discourage high volume traffic through neighborhoods by use of innovative techniques including traffic calming.

Policy 6.2.11

Encourage compatible physical character, density and scale in existing neighborhoods.

Policy 6.4.3

Allow [rural residential development](#) in those areas with sufficient "carrying capacity" including roadway capacity, water supply, septic suitability, educational facilities and organized structural fire protection.

Policy 6.4.4

Encourage new rural residential subdivisions to be located within or contiguous with existing rural residential areas or to be incorporated as a buffer between higher density and undevelopable areas.

Policy 11.1.8

Promote planning approaches which allow for interim solutions for drainage problems in less developed basins.

Policy 11.3.1

Where feasible, support the use of natural or naturalistic drainage approaches rather than hard line solutions.

Policy 11.4.8

Encourage ["prudent line" approaches](#) which adequately set structures back from flood-plain boundaries, especially in areas which may be prone to bank erosion.

Falcon/Peyton Small Area Master Plan:

- 1.3.1.3 Although the Plan may create an indirect impetus for future changes to the El Paso County Land Development Code, the Plan generally assumes the provisions of the current zoning and subdivision regulations as limiting conditions (for example- no new lots of less than 2.5 acres can be created on individual well and septic systems and, correspondingly, subdivision of non-PUD lots of 2.5 acres or greater can not be unilaterally denied on the basis of lack of central water and sewer services).
- 4.5.1.1 Require long term density transitions and buffering where developing urban areas abut existing or designated rural residential or rural areas. These transition zones are intended to protect the integrity of both urban and rural areas. The transition zone should be wide enough to meaningfully reduce the negative visual, traffic, noise, and other impacts of urban areas on rural areas as well the negative impacts of rural agricultural uses on urban residential areas (noise, dust, chemical sprays, etc.).
- 4.5.1.5 Identify basic land use expectations in the Plan, but allow for the market and the detailed site planning process to specify detailed uses within the overall character, density and timing parameters established by the Plan.
- 4.5.1.6 Avoid hard-line boundaries between designated areas for particular uses and densities unless there are sub-area characteristics that support these boundaries
- 4.5.5.4 Recognize the case-by-case utility of reducing local roadway interconnections if necessary either to avoid the need for multiple crossings of stream corridors and/or sensitive areas or to reduce the number of access points on major transportation corridors
- .5.11.1 Integrate development with natural features and natural systems with special attention toward preserving floodplains and riparian corridors

Transportation

Access to the Judge Orr Ranchettes will be from Stapleton Road and From Judge Orr Road. A rural residential roadway has been proposed along the westerly boundary of the subdivision coincident with the approved alignment in the Stapleton Corridor Study. Temporary access to Stapleton is proposed along the subdivisions northerly boundary until El Paso County can procure right-of-way for preferred connection point from northerly adjacent landowner and develop full rural residential connection to Stapleton Road.

Although continual right-of-way along the westerly property boundary will be granted with subdivision platting, the proposed improvements will terminate in cul-de-sac bulbs north and south of the floodplain. Channelization and improvements necessary to extend the roadway in the Stapleton Corridor Study preferred location across the floodplain are not proposed with the development.

Districts Serving the Property

Upper Black Squirrel Ground Water Management District
Falcon School District 49
Mountain View Electric Association
Falcon Fire Protection District

Wildfire

There are no wildfire hazard areas associated with this site.

Vegetation/Wildlife

The size is characterized as prairie grasslands. There are 2 volunteer deciduous trees associated with the existing roadside ditch along the north side of Judge Orr Road. Wildlife species which may be encountered include Pronghorn Antelope and Prairie Falcons, as indicated by the Colorado Division of Wildlife maps. There are no known Prairie Flacon nest sites in the area. There are no critical habitats or refuges within the Judge Orr Ranchettes project area.