

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

September 17, 2020

4 Site Investments, LLC
1271 Kelly Johnson Boulevard
Colorado Springs, CO 80920

HR Green, LLC
1755 Telstar Drive, Suite 300
Colorado Springs, CO 80920

RE: Grandview Reserve – Sketch Plan – (SKP-20-001)

This is to inform you that the above-reference request for approval of sketch plan was heard and approved by the El Paso County Planning Commission on September 17, 2020, at which time a recommendation for approval was made that includes the following: 453 acres of urban density single-family residential development ranging from 4-12 dwelling units per acre; 134 acres of rural residential (low density) single-family residential development ranging from 1-2 dwelling units per acre; 127.1 acres of parkland, buffer, and open space; 16.4 acres of commercial; 17 acres of institutional (education and religious institution) land uses; and 20.6 acres of public right-of-way. The 768.2 acre property is zoned RR-2.5 (Residential Rural) and is located north of Judge Orr Road, adjacent and east of Eastonville Road, and adjacent and west of Highway 24 and is within Sections 21, 22, 27, and 28, Township 12 South, Range 64 West of the 6th P.M. The property is within the Falcon/Peyton Small Area Master Plan (2006).

Parcel No.: 42000-00-396

This recommendation for approval is subject to the following:

CONDITIONS

1. Applicant/developer and/or property owner shall continue to work with Peyton School District No. 23 to address the issues outlined in the attached comment letter, and to determine the specific location and size of the proposed school site to be dedicated to the County on behalf of the Peyton School District No. 23.

2. Applicant/developer and/or property owner shall continue to work with EPC Community Services Department to determine the specific locations of easements and trail design as it relates to: Rock Island Regional Trail crossings, the alignment of the Eastonville Regional Trail, and internal trail connections to both regional trail corridors.
3. The applicant/developer and/or property owner shall be required to participate in a fair and equitable manner in the upgrading of the surrounding roads and intersections including, but not limited to, Eastonville Road, U.S. Highway 24 and Rex Road. The developer's design, construction, and financial responsibilities shall be determined with preliminary plan approval.
4. 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. Final determinations of all road classifications and alignments 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 locations shall not require an amendment to the sketch plan or a new sketch plan.
5. The Master Development Drainage Plan (MDDP) will need to be approved by the El Paso County Planning and Community Development Department prior to scheduling any subsequent preliminary plan or final plat for public hearing.

NOTATIONS

1. Applicable park, school, transportation, drainage, and bridge shall be paid at the time of recording any final plat.
2. Access locations and roadway classifications are conceptual only and will be determined at the time preliminary plan review. Final locations and classifications of roadways will be subject more detailed land use design and subdivision review.

The Planning Commission is advisory to the Board of County Commissioners. Should you have any questions, or if I can be of further assistance, please contact me at 719-520-6300.

Sincerely,

Kari Parsons

Kari Parsons, Planner III
File No. SKP-20-001