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RESOLUTION NO. 21-221

BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO

RECONSIDERATION OF SKETCH PLAN FOR
HIGH PLAINS RANCH (SKP-21-003)

WHEREAS, Jerry Landress did file an application with the Planning and Community Development Department of El Paso County for the approval of a reconsideration of the expired High Plains Ranch sketch plan (PCD File No. SKP-06-002) for the herein described property in the unincorporated area of El Paso County; and

WHEREAS, a public hearing was held by this Board on June 2, 2021; and

WHEREAS, based on the evidence, testimony, exhibits, study of the master plan for the unincorporated area of the County, comments of public officials and agencies, and comments from all interested parties, this Board finds as follows:

1. Proper posting, publication, and public notice were provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners of El Paso County.
2. The hearing before the Board of County Commissioners was extensive and complete, all pertinent facts, matters and issues were submitted and reviewed, and all interested parties were heard at those hearings.
3. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
4. The proposed subdivision is in conformance with the requirements of this Code;
5. The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the sketch plan area;
6. The water supply report provides sufficient information to identify probable compliance with the water supply standards and identifies any need for additional water supplies;
7. Services are or will be available to meet the needs of the subdivision including, roads, police and fire protection, schools, recreation facilities, and utility service facilities;
8. The soil is suitable for the subdivision;

9. The geologic hazards do not prohibit the subdivision, or can be mitigated;
10. The subdivision will not interfere with the extraction of any known commercial mining deposit [C.R.S. §34-1-302(1), et seq.];
11. The design of the subdivision protects the natural resources or unique landforms;
12. The proposed methods for fire protection are adequate to serve the subdivision; and
13. The subdivision is appropriate, and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints.

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El Paso County, Colorado, hereby approves the sketch plan reconsideration request as submitted by Jerry Landress for the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated by reference;

BE IT FURTHER RESOLVED the following conditions and notations shall be placed upon this approval:

CONDITIONS OF APPROVAL

1. Any remaining technical issues identified by the Development Services Department shall be resolved prior to scheduling for Board of County Commissioners hearing.
2. Support for the sketch plan and the finding of master plan consistency herein assumes provision of central water service to the entire development and provision of central sewer service to Phase II (with the exception of the 2.5 acre lots) and Phase III. To the extent applicant brings forward a rezoning or subdivision that contemplates otherwise, Development Services will consider that a material modification of the sketch plan and will require the applicant to proceed forward with an amended sketch plan.
3. The applicant shall continue to cooperate with the school districts regarding how the additional population will be accommodated and dedication of appropriate land area for the needed facilities, with the size of school sites or fees in lieu of dedication to be more specifically addressed at the zoning and subdivision stages.

4. The applicant shall continue consultation with the fire districts, and additional documentation of consultation shall be provided at the rezoning and subdivision stages.
5. Support for the sketch plan and the finding of master plan consistency herein assumes a proposed rezoning to PUD. To the extent applicant brings forward a rezoning that contemplates a zoning classification other than PUD, Development Services will consider that a material modification of the sketch plan and will require the applicant to proceed forward with an amended sketch plan.
6. The perimeter buffer shall be extended along the southern portion of the Phase II one acre tracts, creating a continuous southern buffer. A minimum width of 100 feet shall be established for the western and southern buffers and noted on the sketch plan.
7. At the rezoning and subdivision stages, particular attention shall be paid to providing functional, safe and aesthetically appealing pedestrian ways linking land uses, open space areas, school and adjacent properties.
8. A grade separated trail crossing of Falcon Highway shall be provided with Phase II development.
9. Buffering of the residential uses from proposed commercial uses and roads in accordance with the Land Development Code through the use of setbacks, berms, landscaping and screening is required. Buffering and screening shall be in accordance with the noise studies as required and accepted by the County at the subdivision stage.
10. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed species.
11. The overall cap for residential uses in this project shall be a maximum of 963 dwelling units and 22 acres of commercial development unless there is a Board of County Commissioners-approved amendment of the sketch plan. The density ranges for

individual residential areas within the sketch plan should be considered as generally adopted ranges and not a guarantee that the corresponding PUD development plan will be approved to allow these densities, if the plan cannot be reasonably supported as advancing standards of the Land Development Code.

12. Minor changes in the sketch plan including a reduction in residential density or commercial acreage may be approved administratively by the Director of Development Services consistent with the Land Development Code and applicable procedures.
13. Any substantial change will necessitate resubmittal of the sketch plan. If residential density or commercial square footage is increased in any parcel or a change in land use is proposed, resubmittal of the sketch plan is required and a revised traffic impact analysis will be required.
14. The phasing plan for this sketch plan is considered binding to ensure consistency with the Falcon Peyton Small Area Master Plan. If phasing is modified, resubmittal of the sketch plan is required.
15. The approval of the sketch plan shall be effective for a period of five (5) years; if, at the expiration of the five-year period, no final plat in conformance with the plan has been submitted, approved, and recorded, the approval of the sketch plan shall expire.
16. Applicable park and school fees shall be paid with any final plats.
17. Creative landscape design is encouraged, but in no instance shall the minimum buffering and landscape requirement be less than that required in Section 6.2.2 of the El Paso County Land Development Code. A preliminary landscape plan shall be provided with any PUD/rezoning requests. Buffers shall be exclusive of any lot area(s).
18. A completed U.S. Army Corps of Engineers permit should be provided to the El Paso County Development Services Department prior to project commencement if ground-disturbing activities would occur in wetland areas.
19. Preliminary design plans for the alignment of Peyton Highway shall be provided prior to preliminary plan approval for the first phase of High Plains Ranch. These plans shall demonstrate the engineering feasibility of the proposed alignment with geometrics and grading that meet ECM standards.

20. The realignment of Peyton Highway shall be designed such that the alignment for PonchoVilla Trail, as shown in the approved Santa Fe Springs sketch plan remains unchanged. In addition, written documentation from the owner of parcel 3300000423 shall be provided prior to preliminary plan approval by the Board of County Commissioners.
21. The floodplain located on site shall be located within "no build" tracts or easements which shall be shown on preliminary plans and final plats. A Letter of Map Revision shall be approved prior to Board of County Commissioners approval of any final plat within the sketch plan area.
22. The Master Traffic Impact Analysis identifies overall improvements required to support the proposed sketch plan with a horizon in the year 2030. Each preliminary plan submittal will require a traffic study be submitted that identifies the specific improvements required to be constructed with that phase. These traffic studies shall also update traffic assumptions to reflect the current state of development impacting the area.
23. Several off site and internal improvements necessary to support the sketch plan development are identified in the High Plains Ranch Sketch Plan Update Master Traffic Impact Analysis by LSC Transportation Consultants dated September 20, 2007. The developer shall be responsible for contributing to the cost and construction of these improvements in a fair and equitable manner to be identified prior to the Board of County Commissioners approval of each final plat submitted.
24. A noise study shall be required to be submitted for any preliminary plan within the sketch plan for residential units having frontage on Falcon Highway or Peyton Highway.
25. A Master Development Drainage Plan is required to be submitted prior to approval of any preliminary plan approval within the sketch plan area. This report shall reflect any planned improvements identified in the Haegler and Gieck Ranch Drainage Basin Planning Studies, if approved.
26. No access points shown to the neighborhood commercial area are approved with this sketch plan. Access to the commercial area will be evaluated further with the preliminary plan. These access points do not meet intersection spacing criteria and will require evaluation

of deviations. These access points shall be eliminated from the sketch plan.

NOTATIONS

1. Action taken by the Planning Commission and Board of County Commissioners on a sketch plan shall be considered a preliminary decision to the zoning and platting of the property and shall not be considered a final decision for purposes of judicial review.
2. Sketch plans not forwarded to the Board of County Commissioners for consideration within 12 months of Planning Commission action shall be deemed withdrawn and shall have to be resubmitted in their entirety.
3. All roadway alignments shown on the sketch plan are conceptual in nature. Exact locations of these roads will be determined at the time of preliminary plan and final plat.
4. Staff realizes that many improvements identified in the study are regional in nature and are impacted by several proposed developments east of SH 24. Staff supports a small area traffic study for this area to identify a fair and equitable contribution from each development.
5. Sight distance concerns have been identified in the traffic study submitted with the Sketch Plan. Alteration of the vertical alignment of existing El Paso County roadways may be required. The extent of these improvements will be determined with preliminary plans submitted for the impacted access points.
6. A Special District Annual Report and Disclosure Form will be required and recorded with each final plat.

DONE THIS 1st day of June 2021, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST

By:



By:

Chair

A handwritten signature in black ink, "Alan J. Vandenberg", is written over a horizontal line. Below the line, the word "Chair" is printed.

Resolution No. 21-221
EXHIBIT A

Parcel A:

The East Half of the Southeast Quarter of Section 7, Township 13 South, Range 63 West of the 6th P.M., County of El Paso, State of Colorado.

Parcel B:

The Northwest Quarter and the West Half of the Northeast Quarter of Section 18, Township 13 South, Range 63 West of the 6th P.M., County of El Paso, State of Colorado.

Parcel C:

The Northeast Quarter of the Northeast Quarter of Section 18, Township 13 South, Range 63 West of the 6th P.M., County of El Paso, State of Colorado, except the Westerly 30 feet thereof.

Parcel D:

The North Half of Section 17, Township 13 South, Range 63 West of the 6th P.M., County of El Paso, State of Colorado.

Parcel E:

Lots 3 and 4 (also described as the West Half of the Southwest Quarter of Section 18), the East Half of the Southwest Quarter and the Southeast Quarter, all in Section 18, Township 13 South, Range 63 West of the 6th P.M., County of El Paso, State of Colorado.

Parcel F:

The West Half of the Southwest Quarter and the West Half of the East Half of the Southwest Quarter of Section 17, Township 13 South, Range 63 West of the 6th P.M., County of El Paso, State of Colorado.

Parcel G:

The East Half of the East Half of the Southwest Quarter and the Southeast Quarter of Section 17, Township 13 South, Range 63 West of the 6th P.M., County of El Paso, State of Colorado.

Parcel H:

Government Lots 1, 2, 3, and 4 of Section 19, also described as the West half of the West Half of Section 19, Township 13 South, Range 63 West of the 6th P.M., County of El Paso, State of Colorado.

Parcel I:

The Southeast Quarter of the Northeast Quarter of Section 18, Township 13 South, Range 63 West of the 6th P.M., County of El Paso, State of Colorado, together with a strip of land 30 feet in width extending Northerly from the North line of said Southeast Quarter of the Northeast Quarter of Section 18 to the now existing county road known as the Falcon Highway, the said strip being the Westerly 30 feet of the Northeast Quarter of the Northeast Quarter of said Section 18.