

Letter of Intent
Searle Ranch Minor PUD Amendment
PCD File#PUD262
May 2026

Owner/Applicants:

1. Searle Development, Inc. - Stan Searle; Parcel #:6109000004
2. Charles B.Searle; Parcel #: 6109000006
3. Cherry Springs Ranch, Inc. – Stan Searle; Parcel #: 6100000538

Stan Searle telephone: (719) 649-9590; email: stansearle@gmail.com

Consultant: Peter Patten, Patten Associates, Inc. (970)846-9111; ppatten@pattenassociates.com

Property Address: No physical address for Searle Ranch Subdivision or Cherry Springs Ranch, Inc. parcel. For Charles Searle parcel: 18811 Cherry Springs Ranch Drive

Current Zoning and Acreage: PUD 230.7 acres (entire PUD)

Background

This is a companion application to the Searle Ranch Subdivision (Searle Ranch) Final Plat (SF2528) and Searle Ranch Rezone (P2510) applications. Searle Ranch is a proposed 6 lot subdivision on an existing 17.61 acre parcel that was originally within the Cherry Springs Ranch (CSR) Planned Unit Development. The applicant is Searle Ranch Development, Inc., represented by Stan Searle.

The CSR PUD (PCD File #PUD05007) was approved in 2006. CSR Filing 1 for 16 lots was approved in 2007 and is essentially built out. Searle Ranch is “stand-alone” and independent of the PUD. It is proposed to be rezoned out of the PUD and into RR2.5. As stated above, a concurrent application has been submitted for a rezoning from the current PUD to RR 2.5.

Specific Request and Project Description

The purpose of the Minor PUD Amendment is to remove a section of road shown as a northerly extension of Appaloosa Road on the original 2006 PUD Development Plan. The road shown is impractical, infeasible and environmentally harmful as it would cross a 100-year floodplain, wetlands and a creek. The road alignment shown on the original PUD is located on the three parcel numbers noted above (cross hatched area on PUD Development Plan).

EPC staff have pointed out that the parcel adjacent to the southeast boundary of Cherry Springs Ranch PUD is restricted with regard to access points from adjacent highways and requires a connection to Cherry Springs Ranch PUD. To meet this requirement, the proposed PUD Development Plan will retain a road access easement connection to the adjacent property to the east similar to the conceptual connection shown on the original 2006 PUD Development Plan. Note that the alignment of the access easement shown on the PUD Development Plan is conceptual in nature and will be determined in the future based upon development plans for both properties.

The applicant has agreed to an Escrow Agreement created by EPC staff that assesses a \$13,570 fee toward the future completion of a section of Peaceful Pines Road to the west. The Peaceful Pines Road extension will provide an additional connection between Highway 105 and Trumpeter's Court/Cherry Springs Ranch Drive. The Peaceful Pines Road connection is proposed by EPC staff and provides an alternative to the Appaloosa Road connection between Highway 105 and Cherry Springs Ranch Drive shown on the original PUD Development Plan. This negates the need for the northerly extension of Appaloosa Road and eliminates significant environmental impacts from the road as shown on the original PUD.

Compliance with Criteria

Criteria for a Minor PUD Amendment can be found in this Land Use Code section:

“(H) Actions Amending a PUD Zoning District

The Planning and Community Development Director may approve a minor amendment to an approved PUD which is determined will have no foreseeable effect beyond the property boundary, such as minor changes in the siting of buildings, changes to landscape features in the interest of public safety, or the alignment of utilities and the alignment of interior roadways and parking areas. No such changes shall significantly increase the size or height of structures, significantly reduce the efficiency or number of public facilities serving the PUD, significantly reduce or increase parking areas, or significantly encroach on natural features proposed by the plan to be protected.”

Criteria Evaluation and Responses (in red following each criterion)

1. “Will have no foreseeable effect beyond the property boundary, such as minor changes in the siting of buildings, changes to landscape features in the interest of public safety, or the alignment of utilities and the alignment of interior roadways and parking areas.”
The realignment (in this case deletion) of a portion of the interior roadway will have no foreseeable effect within the PUD as all existing and proposed lots have access meeting EPC standards. EPC staff have proposed the mitigation of the road deletion with the future extension of Peaceful Pines Road to Trumpeter’s Court.
2. “No such changes shall:”
 - a. significantly increase the size or height of structures
Not applicable.
 - b. significantly reduce the efficiency or number of public facilities serving the PUD
No reduction in efficiency or number of public facilities will result with the Minor PUD Amendment. Again, all existing, proposed and future lots currently meet or will be required to meet EPC standards for access. No public “facilities” are impacted.
 - c. significantly reduce or increase parking areas, or
Not applicable.
 - d. significantly encroach on natural features proposed by the plan to be protected.
In this case, the significant encroachment on natural features is proposed to be eliminated, allowing wetlands, floodplain and the flowing creek to be undisturbed.

See next page for the PUD Development Plan

Cherry Springs Ranch Minor PUD Amendment Development Plan/Sheet 2

