

Timber Ridge West

Letter of Intent

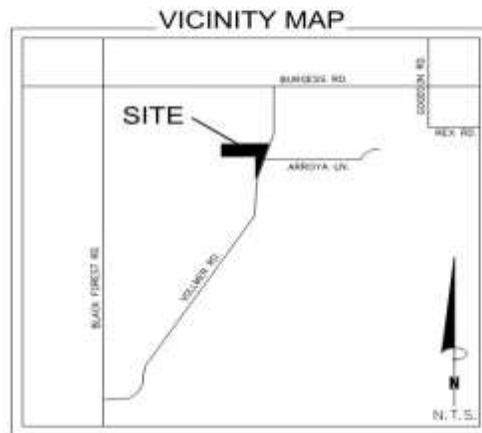
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SITE LOCATION: Timber Ridge West is located at 10620 Vollmer Road to the west of the intersection of Vollmer Road and Arroya Lane.



INTRODUCTION: Arroya Investments LLC acquired 514 acres of land in late 2016. The acquisition included five quarter sections south of Arroya Lane and east of Vollmer Road. Land north of Arroya Lane on both sides of Vollmer Road and south of the Forest Gate Subdivision was also acquired as a part of the purchase. Subsequently, four 35 acre parcels were sold (located west of Vollmer Road) and two 50+ acre parcels were sold north of Arroya and east of Vollmer. The development property associated with this plan is a 36.01 acre parcel located west of the intersection of Vollmer Road and Arroya Lane.

El Paso County Planning Commission approved The Retreat @ TimberRidge PUD plan on 10-2-18. This submittal is for the final plat of Timber Ridge West which consists of a 29.03 acre lot, a 3.79 acre lot and a 3.19 acre lot west of Vollmer Road.

Preservation of the existing natural features and topography is key to this project. Minimizing the grading, and any disturbance to the unique aspects of this site is the design intent of this development.

PROPOSAL: The applications covered by this Letter of Intent include a final plat of 3 lots west of Vollmer Road.

THE PLAN: Timber Ridge West is proposed as part of the development of the approved PUD for The Retreat @ TimberRidge. There will be one access point to the site from Vollmer Road which is a public arterial street. Residential land use is proposed for the three lots.

No significant grading has been included as part of this subdivision. Some grading can be expected when the individual lots are developed; however, substantial grading of the subdivided lots is not expected.

Utilities for the subdivided lots will include individual wells and onsite septic systems for each lot. No connections to municipal water or sewer services are proposed.

EXISTING AND PROPOSED FACILITIES: There is an existing residence on proposed Lot 3. No changes to the existing structure and no proposed facilities are included in this application. The existing structure is outside of the proposed setbacks for Lot 3. The site is outside of CSU's Electric Service Territory so connecting the proposed lots to a municipal sewer and/or water system is not required.

PUD ZONE DISTRICT: Timber Ridge West is classified as a PUD Zone.

USES/DEVELOPMENT REGULATIONS: Lots 1 & 2 will provide sites for single family homes. Lot 3 contains an existing home. Water will be provided by individual wells and wastewater will be provided by individual disposal systems.

BUFFERS and TRANSITIONS: This site provides the transition from urban to rural residential land use. Land to the east, across Vollmer Road, is used for a rural residential subdivision of five acre and two and one half acre lots. Vollmer Road, along with this site, creates a transition from smaller lots to the east and larger lots to the west of Vollmer Road.

ENVIRONMENTAL: The existing and proposed use for the site is rural residential, as are most of the adjacent parcels.

TRANSPORTATION: No additional public roads are required for this subdivision. A single shared private road will provide access to Vollmer Road for the proposed lots.

DRAINAGE: A Final Drainage Report has been prepared for Timber Ridge West. The purpose of this report is to identify and analyze the onsite and offsite drainage patterns and to ensure that post development runoff is routed through the site safely and in a manner that satisfies the requirements set forth by the El Paso County Drainage Criteria Manual. Upon future development of Lot 3, further drainage analysis will be required for this lot. When Lot 3 is developed, Lot 1 and Lot 2 will be accessed from the north via the proposed roadway to be constructed as part of that future development. Until that time, temporary access via Vollmer

Road has been granted at the shared property line approximately 425 feet southwest of the intersection of Vollmer Road and Arroya Lane. An entrance pipe is required at this location.

CRITERIA FOR MINOR SUBDIVISION APPROVAL:

- This plat conforms with the goals, objectives, and policies of the Master Plan.
- This subdivision is in conformance with the requirements of the El Paso County, County Land Development Code.
- The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the sketch plan area. The rural residential nature of the area is preserved within Timber Ridge West.
- The water supply report provides sufficient information to identify probable compliance with the water supply standards and identifies any need for additional water supplies. Private water supply wells exist or are proposed for each proposed lot.
- 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. The site is already served by a fire protection district and has access to existing public roads. Private water supply wells and wastewater septic systems exist or are proposed.
- The proposed subdivision will be evaluated for soil and topographic hazards to determine if it is compatible with the identified hazards.
- The subdivision will not interfere with the extraction of any known commercial mining deposit (C.R.S. §§34-1-302(1), et seq.) as no commercial mining deposits have been identified on this site.
- The design of the subdivision protects the natural resources/unique landforms.
- The proposed methods for fire protection are adequate to serve the subdivision. The site is currently served by the Black Forest Fire Protection District.
- 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.

JUSTIFICATION:

Conformance with the El Paso County Policy Plan

Timber Ridge West conforms to the following goals and Policies of the El Paso County Policy Plan.

PURPOSE AND INTENT. Holistic Application.

The applicable policies in this document should be considered and applied comprehensively rather than singularly. Most development proposals will naturally be consistent with some policies while inconsistent with others. The appropriate approach is to evaluate all of the relevant policies and then make a land use decision with respect to overall consistency based on a preponderance of policies within this Policy Plan.

Policy 2.1.10 Encourage preservation of open space in subdivisions. *While open space does not exist on this site, the 29 acre Lot 3 will be used as grazing land for cattle.*

Policy 2.1.11 Encourage approaches to natural system preservation and protection which also accommodate reasonable development opportunities. *The proposed subdivision will preserve the majority of the existing site.*

Policy 2.2.10 Encourage the preservation of open space in the design of subdivisions. *See above.*

Policy 2.3.1 Preserve significant natural landscapes and features. *Timber Ridge West has been designed to minimize grading and preserve existing natural features and topography.*

Policy 2.3.7 Encourage the mitigation of visual impacts caused by construction including road cuts, utility lines, outside storage, water tanks and building scale. *Construction activities will be minimal. Visual impacts are being mitigated by preservation of existing Ponderosa pines along Vollmer Road and wooded areas onsite.*

Policy 2.3.8 Encourage incorporating significant natural landscapes and waterways into parks and open space where feasible. *Natural landscapes are preserved on the majority of the site.*

Goal 6.3 Continue to support existing and carefully planned future urban density development in the unincorporated County, provided the requisite level of urban services is available or will be available in a timely fashion. *Timber Ridge West includes no urban density development.*

Policy 6.1.6 Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently. *Timber Ridge West includes no urban density development.*

Policy 6.1.8 Encourage incorporating buffers or transitions between areas of varying use or density where possible. *Transitions are accomplished by providing lots greater than 2.5 acres along Vollmer Road. Transitions from rural residential land use to urban land use occur on site.*

Policy 6.1.11 Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses. *The land plan*

promotes this policy as Timber Ridge West matches the rural residential nature of neighboring properties.

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. ***The new development matches the density, land use and access of surrounding areas.***

Policy 6.1.14 Support development which compliments the unique environmental conditions and established land use character of each sub-area of the County. ***See conformance with the Black Forest Preservation Plan discussed below.***

Policy 6.2.4 Encourage the use of innovative techniques to mitigate negative impacts of proposed land uses that differ from zoning in established neighborhoods. ***This site provides a transition between neighboring developments that accomplishes this.***

Policy 6.2.10 Utilize buffer zones to promote mutually compatible transitions between neighborhoods and adjoining development with differing uses or densities. ***See above.***

Policy 9.2.3 Strictly limit direct access onto major transportation corridors in order to preserve their functional capacity. ***The proposed lots will share an access point onto Vollmer Road. When Lot 3 develops, it will also share this access point.***

Policy 9.4.5 Encourage processes by which development can contribute a reasonable and fair share toward off-site transportation improvements. ***This project will pay its fair share of transportation costs through the Countywide Transportation Fee Program. Traffic fees will be paid at the time of BLDS Permit.***

Policy 10.2.3 Promote cooperative ventures such as water authorities which maximize water supply options and economies through the pooling of resources. ***Private water supply wells will be used lot these lots.***

Policy 10.2.4 Encourage the linking of systems among water providers in order to provide the highest assurance of available service. ***See above.***

Policy 11.1.2 Encourage an approach based on the entire watershed, to flood protection which incorporates a combination of on-site, sub-regional and regional retention and detention facilities to effectively reduce negative downstream impacts including erosion, flooding, channel and water quality degradation. ***The pre-development flows will not be significantly altered, thus minimizing any downstream impacts.***

Policy 11.1.14 Require development plans to effectively address both quantitative and qualitative impacts of drainage within the project site. ***The Final Drainage Report for Timber Ridge West addresses these impacts.***

Policy 11.3.1 Where feasible, support the use of natural or naturalistic drainage approaches rather than hard line solutions. ***Onsite drainage channels are being preserved. Only one entrance pipe is proposed for this subdivision.***

Policy 11.3.3 Fully evaluate the relative impact of proposed drainage improvements on the maintenance of water quality. ***Developed flow routes will be maintained as much as possible. All proposed 2.5 acre lots or larger do not require WQCV per ECM I.7.1.B***

Policy 11.3.5 Protect the integrity of wetlands, riparian areas and associated wildlife habitat through a combination of careful land development and drainage system design. ***Disturbances will be limited to areas where required for lots and roads.***

Policy 11.3.6 Encourage the effective use of control measures to mitigate the short and long term erosion impacts of development. ***Disturbances will be limited to a small portion of this development. Proper erosion control measures will be used for all disturbed areas.***

Policy 11.4.1 Strongly discourage land use development from locating in floodplains. ***No floodplains exist on Timber Ridge West.***

Policy 12.1.3 Approve new urban and rural residential development only if structural fire protection is available. ***Fire protection is available from the Black Forest Fire Protection District.***

Conformance with the Black Forest Preservation Plan

The Black Forest Preservation Plan is a Small Area Plan that includes Timber Ridge West within its boundaries. The Plan was originally approved in 1974 and updated in 1987. In the past 30 years since the update to the Plan, a number of significant changes occurred. Those changes include:

- Voter approval of a County tax to fund County Sheriff activities
- The Black Forest Fire, which has raised awareness of fire safety and prevention, as well as mitigation of the effects of the fire
- Adoption of the Countywide Transportation fee
- Addition to the Code of a comprehensive PUD Zone that provides a control mechanism for insuring that land dedications and density caps can be administered effectively.

- Failure of an election to incorporate the Black Forest with a stated purpose of administering the Black Forest Preservation Plan
- Pressures on County resources coupled with a commitment by County Elected Officials to make county government as efficient as possible have made clustered development a desirable design form that reduces the amount of street per dwelling unit, thereby making the provision of County services more efficient than standard rural residential designs especially five acre lots.
- Approval of the Sterling Ranch Sketch Plan
- Construction of the Cherokee Water System with pipeline in Arroya Lane and construction of the Sterling Ranch well and water tank adjacent to the NE corner of the proposed urban density lots.

When viewed in the context of these changes, and while looking at the broad recommendations of the Black Forest Preservation Plan, this land situated north of Stapleton/Briargate and south of the forested area of the Black Forest is where a transition from urban to rural residential land use is proposed. Timber Ridge West is part of the transition between creating rural residential lots along Vollmer Road, transitioning to urban lots east of Vollmer Road, to planned urban density within the Sterling Ranch Sketch Plan.

As stated in the Introduction to the Plan, “...The consistency or inconsistency of an application with a single policy or recommendation should be of less importance than its relationship to the overall spirit and intent of the elements when taken together.” The following Goals and Policies of the Black Forest Preservation Plan are implemented with this request:

- Policy 1.5. Preserve open space as a means of retaining natural features and the separate identity of the Black Forest Planning Area. ***Natural features will be preserved in this subdivision.***
- Action 1.c. All land use items concerning the Black Forest Planning Area should be forwarded to the Black Forest Land Use Committee or other appropriate citizens group for review and comment prior to public hearing. ***Applicants have met with the Black Forest Land Use Committee.***
- Action 1.d. Applicants for subdivisions, zone changes, special use approvals, and variances should address consistency with the Black Forest Preservation Plan as a part of their submittals. ***This Letter of Intent addresses conformity with the Black Forest Preservation Plan.***
- Policy 2.3. Support clustered development alternatives which result in the creation of permanently dedicated and maintained open space. ***This subdivision will not have enough lots to be applicable here.***

- Goal 3.A. Promote a residential environment which perpetuates the rural-residential character of the Black Forest Planning Area. ***Rural Residential lots and open space are the land use transitions from urban to rural residential land use.***
- Policy 3.5. Generally support residential development which compliments and enhances the area's terrain, vegetation and natural resources. ***The proposed land use plan is consistent with this policy.***
- Action 3.i. Developers who propose projects which involve land to be held in common ownership should address the degree to which their proposed means of maintenance will ensure that the land remains in open space in relative perpetuity. ***Open space will not be available on this subdivision.***
- Goal 6.1. Design the transportation system so that disruption of sensitive environmental features, agricultural operations, and existing or platted residential areas is minimized. ***The proposed lots will share access to Vollmer Road.***
- Policy 6.2. Discourage unnecessary traffic through the forested and low density residential areas by providing alternative alignments and, where appropriate, incorporating designs which limit through traffic. ***Access to Vollmer Road has been limited to one point while providing a safe and efficient network.***
- Action 7.c. Copies of all relevant land use petitions should be transmitted to the Black Forest Land Use Committee or other appropriate group for review and comment. It is suggested that proposals be informally presented by the applicant to planning area residents prior to formal submittal. Consistency with appropriate Master Plan elements should be specifically addressed at this time. ***A meeting with the Black Forest Land Use Committee.***
- Policy 8.2. Protect and maintain the area's drainage courses in their natural condition by promoting designs and densities that are sensitive to natural drainage patterns. ***Timber Ridge West is preserving nearly all of the existing onsite drainage channels.***
- Policy 9.4. Encourage cooperation between the County, other governmental entities, the development community and area school districts to reserve adequate and appropriate school sites in a timely manner. ***No school site will be required.***
- Policy 9.6. Support the provision and enhancement of both useable and perpetual open space. ***Open space will not be available for this subdivision.***