


**EL PASO COUNTY**  
**COLORADO**

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
 CRAIG DOSSEY, EXECUTIVE DIRECTOR

**TO: El Paso County Planning Commission  
 Brian Risley, Chair**

**FROM: Kari Parsons, Planner III  
 Jeff Rice, PE Engineer III  
 Craig Dossey, Executive Director**

**RE: Project File #: SKP-18-006  
 Project Name: The Ranch Sketch Plan  
 Parcel Nos.: 52000-00-321, 52000-00-323, and 52000-00-324**

<b>OWNER:</b>	<b>REPRESENTATIVE:</b>
PRI No. 4, LLC. 6385 Corporate Drive Colorado Springs, CO 80931	N.E.S., Inc. 619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903

**Commissioner District: 2**

Planning Commission Hearing Date:	7/16/2019
Board of County Commissioners Hearing Date	8/27/2019

**EXECUTIVE SUMMARY**

A request by PRI No. 4, LLC, (Classic Homes) for approval of a sketch plan for 610 acres to include 389 acres of urban density single-family residential; 52 acres of rural residential single-family; 109 acres of parkland, buffer, and open space; 3 acres of commercial; 10 acres institutional (school) land uses; and 46 acres of public rights-of-way. The three parcels, totaling 610 acres, are zoned RR-2.5 (Residential Rural) and are located north of Woodmen Road, west of Meridian Road at the point where Stapleton Drive dead ends, east of Raygor Road, and are within Section 35, Township 12 South, Range 64 West of the 6<sup>th</sup> P.M. The property is located within the Falcon/Peyton Small Area Master Plan (2008) and the Black Forest Preservation Plan (1987).

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The applicant anticipates including the development into the anticipated Ranch Metropolitan District upon approval of the proposed sketch plan and creation of The Ranch Special District. The purpose of the District would be to provide services to future residential and non-residential users within the District boundaries. These services would include, but not necessarily be limited to, the provision of covenant control, construction of roads, stormwater infrastructure, construction and maintenance of parks, trails, and land scape areas. Sterling Ranch Metropolitan District is anticipated to provide the development with central water and wastewater services. A finding of water sufficiency is not being requested at this time nor is it required at the time of sketch plan approval.

If the sketch plan is approved the applicant will be required to process subsequent land use applications including, but not necessarily limited to, a map amendment (rezoning), preliminary plan, and final plat(s).

#### **A. REQUEST/WAIVERS/DEVIATIONS/AUTHORIZATION**

**Request:** A request by PRI No. 4 for approval of a sketch plan for 610 acres zoned RR-2.5 (Residential Rural).

**Waiver(s)/Deviation(s):** There are no waiver(s) and one deviation associated with the sketch plan request. The deviation request is for intersection spacing of the proposed roads along Stapleton Drive/Briargate Parkway, as addressed in the Transportation section of this staff report.

**Authorization to Sign:** There are no items requiring signature associated with this request.

#### **B. PLANNING COMMISSION SUMMARY**

**Request Heard:**

**Recommendation:**

**Waiver Recommendation:**

**Vote:**

**Vote Rationale:**

**Summary of Hearing:**

**Legal Notice:**

### **C. APPROVAL CRITERIA**

The Planning Commission and Board of County Commissioners shall determine that the following criteria for approval outlined in Section 7.2.1, Sketch Plan, of the El Paso County Land Development Code (2019), have been met to approve a sketch plan:

- The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
- The proposed subdivision is in conformance with the requirements of this Code;
- The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the sketch plan area;
- The water supply report provides sufficient information to identify probable compliance with the water supply standards and identifies any need for additional water supplies;
- 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 soil is suitable for the subdivision;
- The geologic hazards do not prohibit the subdivision, or can be mitigated;
- The subdivision will not interfere with the extraction of any known commercial mining deposit [C.R.S. §34-1-302(1), et seq.];
- The design of the subdivision protects the natural resources or unique landforms;
- The proposed methods for fire protection are adequate to serve the subdivision; and
- 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.

### **D. LOCATION**

North: RR-5/RS-20000 (Residential Suburban)	Single-family residential
South: RR-5 (Residential Rural)	Single-family residential
East: RR-5 (Residential Rural)	Single-family residential
West: RR-5 (Residential Rural)	Single-family residential

### **E. BACKGROUND**

The subject property was zoned A-4 (Agricultural) in 1965. Subsequent nomenclature changes renamed the zoning district from A-4 to RR-3 (Residential Rural) zoning district and then to RR-5 (Residential Rural) zoning district. The property was rezoned (P-03-016) from RR-3 to RR-2 (Residential Rural) zoning district on September 9, 2004; which is now known as RR-2.5 (Residential Rural) zoning district.

A preliminary plan (SP-04-005) to allow for 194 rural residential single-family lots and depicting the current alignment of the Stapleton-Briargate corridor was approved by the Board of County Commissioners on April 28, 2005. That preliminary plan has since expired. However, the RR-2.5 zoning remains in effect. The Stapleton-Briargate corridor alignment remains as it was approved on the preliminary plan and as is reflected in the current Major Transportation Corridors Plan (MTCP) (2016).

The applicant is requesting approval of a sketch plan of 610 acres to include 389 acres of urban density single-family residential, 52 acres of rural residential single-family, 109 acres of parkland, buffer, and open space, 3 acres of commercial, 10 acres institutional (school) land uses, and 46 acres of public right-of-way. The subject property is surrounded on the south, east and west boundaries by single-family residential development zoned RR-5 (Residential Rural) zoning district. The northern boundary of the property is adjacent to single-family residential land uses, which are zoned RR-5 and RS-20000 (Residential Suburban). The Grace Community Church property is zoned RR-2.5 (Residential Rural) and lies between two density classifications of existing residential development. The church separates and transitions the urban RS-20000 zoned properties from the rural RR-5 zoned single-family land uses.

At the northeast boundary of the property, RS-6000 (Residential Suburban) zoned properties are developed into urban single-family residential in the Paint Brush Hills development. Adjacent properties to the east are zoned RS-6000 (Residential Suburban) and RS-5000 (Residential Suburban) and have been developed into urban single-family residential. Further to the east, a commercial center has been developed at the intersection of Meridian Road and Stapleton Drive. The Woodmen Hills development lies east of Meridian Road south of Stapleton Drive. The Woodmen Hills development has comparable densities and land uses. The Woodmen Hills Metropolitan District provides the Woodmen Hills development with central water and waste water. The Sterling Ranch Metropolitan District is anticipated to provide central water and wastewater services to The Ranch development.

Banning Lewis Ranch is located southwest of The Ranch and is anticipated to continue developing as urban mixed land uses within the City of Colorado Springs. The Sterling Ranch development is located approximately 1,375 feet to the west and the Bentgrass development is approximately 1,300 feet to the southeast. Both the Sterling Ranch and Bentgrass developments are anticipated to develop as urban residential land uses served by a central water and wastewater provider.

The availability of central water and wastewater services in the area allows for urban densities to expand east of the City of Colorado Springs and west from the Meridian Road corridor. The continued urbanization/suburbanization of land in this part of the County is indicative of the growth that is occurring along the Colorado Front Range, and, even more specifically, in this area of the Pikes Peak region. The proposed land uses and densities depicted in the sketch plan are compatible with the encroaching urban land uses and densities. Further analysis is provided with the Policy Plan and Small Area Plan sections of this staff report below.

## **F. ANALYSIS**

### **1. Land Development Code Compliance**

The sketch plan process allows for review, at a conceptual level, of the feasibility and design characteristics of the proposal based on the standards set forth in the El Paso County Land Development Code (2019), and the review and approval criteria listed above. Further detailed evaluation of the proposed sketch plan pursuant to the applicable review criteria has been provided in the respective sections of this report.

### **2. Zoning Compliance**

The property included in the sketch plan is currently zoned RR 2.5 (Residential Rural). If the sketch plan is approved by the Board of County Commissioners, the applicant will be required to go through the appropriate entitlement processes by submitting a map amendment(s) (rezoning) of the property for the depicted land uses via subsequent land use applications.

### **3. Policy Plan Analysis**

The El Paso County Policy Plan (1998) has a dual purpose; it serves as a guiding document concerning broader land use planning issues, and provides a framework to tie together the more detailed sub-area elements of the County Master Plan. Relevant policies are as follows:

***Policy 2.2.5-*** Encourage mitigation of all adverse impacts to wetlands and riparian habitat.

***Policy 6.2.9-*** Discourage high volume traffic through neighborhoods by use of innovative techniques including traffic calming.

As noted in the applicant's impact report prepared by Core Consultants, dated December 20, 2018, no federally listed critical habitat was found on the subject property. The Colorado Parks and Wildlife mapping tool referenced in the report identifies the potential for black bears, mule deer, pronghorn, black tail prairie

dog, bats and migratory birds. Four (4) non-jurisdictional wetlands were mapped in the report (figure attached).

The applicant's sketch plan depicts removal of a non-jurisdictional wetland in the southeast corner of the plan. This non-jurisdictional wetland was noted to be a watering hole for pronghorn, mule deer and other fauna by the adjacent property owners. The remaining three non-jurisdictional wetlands have been depicted to be included in open-space on the sketch plan. The sketch plan also identifies that existing insignificant drainage ways will be filled in, which may serve as habitat for some of the species identified in Core Consulting's report.

The proposed Stapleton-Briargate corridor is planned extend through the subject property and is anticipated to carry a high volume of traffic adjacent to existing and proposed residential neighborhoods. Impacts to the existing residents are anticipated with construction of the roadway through the corridor. It is important to note, however, that the alignment of the corridor is consistent with the Major Transportation Corridors Plan (2016).

Staff recommends that they proposed sketch plan may not necessarily be consistent with the policies listed above. However, if a holistic approach is used in evaluating the proposed sketch plan pursuant to the goals and policies of the Plan, as is traditionally the case when considering sketch plan and rezoning applications, then staff recommends that the sketch plan could be considered consistent with Plan, especially when considering the following policies and goal:

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

***Policy 10.2.2-*** Carefully consider the availability of water and wastewater services prior to approving new development.

***Policy 11.3.2-*** When possible, safely design and incorporate drainage facilities as an aesthetic element with developments.

***Policy 12.1.3-*** Approve new urban and rural residential development only if structural fire protection is available.

**Goal 13.1-** *Encourage an adequate supply of housing types to meet the needs of County residents.*

The subject property is zoned RR-2.5 (Residential Rural) and is predominately surrounded by rural residential land uses except for the northeastern portion of the sketch plan where there are urban residential land uses and a commercial land use. The sketch plan proposes urban residential land uses with the highest density being proposed internal to the sketch plan. A small node of commercial, which is intended to serve the residents within this sketch plan area, is also proposed at the center of the plan at the proposed intersection of Stapleton Drive and Woodmen Hills Drive. Rural residential land uses are depicted near the northwestern, southern and eastern boundaries to provide a transition, with densities increases towards the center of the sketch plan.

The urban single-family residential development depicted on the sketch plan is a compatible and practical extension of urban single-family residential development from the northeast to the south and west towards Banning Lewis Ranch. According to the water and wastewater resources reports submitted in support of the sketch plan, Sterling Ranch Metropolitan District has available water supply capacity to provide adequate water service to the development within the sketch plan area. In addition, Sterling Ranch Metropolitan District has available wastewater service capacity via intergovernmental agreements with both Woodmen Hills Metropolitan District and Meridian Ranch Metropolitan District. Sterling Ranch Metropolitan District also anticipates entering into an agreement with Colorado Springs Utilities for wastewater treatment.

The plan also considers the concerns of the residential development to the south and the needs of the Falcon Fire Protection District by providing for an emergency access only roadway at the terminus of existing Falcon Meadows Boulevard. Access at this location allows for the residents to the south to drive north, if their single access at the intersection of Falcon Meadows Drive and Woodmen Frontage Road is blocked. Falcon Meadows Boulevard is proposed to be extended into the subject property and connect to Woodmen Hills Drive. Raygor Road is also proposed to be extended south and would connect to Stapleton Drive, providing for additional southerly access for the existing residents to the north and northwest.

The sketch plan depicts a connection to the Woodmen Hills Regional trail from the south to the northern boundary. Local trails are proposed to be along preserved drainage ways and are planned to be located within open space corridors. This approach functions to preserve some of the natural features and three (3) of the non- jurisdictional wetlands on the subject property while also providing pedestrian connectivity and recreational opportunities.

#### 4. Small Area Plan Analysis

The property is located within the Falcon/Peyton Small Area Master Plan (2008). The Plan states:

“The primary purpose of this plan is to set forth a framework within which proposed new land uses may be analyzed. This document describes the characteristics and features which are unique to this planning area. The plan is intended to serve as an advisory planning tool to guide future land use decisions.” (Page 1)

Figure 4-5 - Recommendations Plan, shows this area as being recommended for urban density development. The Plan defines “Urban Density” as:

“Parcel sizes are less than 2.5 acres, typically less than 1 acre. These areas are served by urban level infrastructure, including roadways, water distribution, and wastewater treatment.”

More specifically the subject parcel is within the Stapleton-Curtis Corridor sub-area. Section 4.4.7, of the Plan states:

“The Stapleton-Curtis corridor includes several existing and proposed road extensions that form a unified corridor through the Planning Area. Curtis Road enters the Planning Area on the southern end and extends up to Judge Orr Road. A planned extension of Curtis will bend westward, intersect with US Highway 24, and connect with Stapleton Drive. The existing stretch of Stapleton Road extends west from Eastonville Road to Goodson Road, where a planned extension will eventually lead westward where it exits the planning area on the western edge. Stapleton Drive is planned to eventually connect with Briargate Parkway and eventually, Interstate 25. Generally, the corridor would include areas within 1/4 mile of the road, but could include other areas influenced by road noise, traffic impacts, or access controls.”

Stapleton Drive is proposed to extend through the development from the northeast corner to the western boundary, connecting to Briargate Parkway within the Sterling Ranch Development as depicted on the sketch plan. Staff recommends that the property should also be considered as being within the Stapleton/Curtis Corridor. Section 4.4.7, (page 4-26) of the Plan includes the following relevant goals and policies:

- 4.4.7.1 Allow for the Stapleton/Curtis corridor to develop as a focus for commercial and mixed use development.
- 4.4.7.2 Recognize the greater Falcon Town Center as the primary commercial center in the planning area, and allow for reasonable expansion with integrated compatible mixed uses. Allow for some logical extension of this commercial area. Consistent with approved plans and consistent planning.

The sketch plan depicts rural and urban residential on both sides of the proposed Stapleton Drive extension. A three (3) acre node of commercial is depicted at the intersection of Stapleton Drive and Woodmen Hills Drive, which staff suggests is consistent with the policies listed above. Siting both commercial and residential uses on the subject property can be considered an extension of the existing mix of uses within the Falcon Town Center Planning Area.

The property is also located within the Black Forest Preservation Plan (1987). More specifically, the property is within the Southern Transitional Area Sub-Area of the Plan, which states:

“This planning unit is described as that area east of Black Forest Road, south of the timbered area and west of the drainage divide between Sandcreek and Upper Black Squirrel Creek Basins. The appropriate mix and phasing of development is dependent on the ultimate alignment of major transportation corridors through this area. A key element in this unit is a low density residential buffer area. This buffer would originate along a line one-quarter ( $\frac{1}{4}$ ) mile north of a major corridor, if such a roadway is constructed and located within two miles of Woodmen Road. Open space and single family development is appropriate north of this line. Overall densities are expected to decrease rapidly from approved densities at the line to one dwelling unit per five acres at the timbered area edge....If a major parkway or expressway is constructed along the Stapleton alignment, the mix of uses to the north of it, but south of the buffer, should incorporate a campus like design...Regardless of what configuration of major transportation corridors ultimately develops, no urban density uses should be approved unless development is properly phased and can be provided with adequate, and cost effective urban services...when evaluating whether the timing and phasing of a project in this unit is appropriate the following factors should be considered:

- Whether the project phasing is consistent with that of urban density projects to the west (Briargate), south (Stetson Ridge, and Banning Lewis Ranch), and east Woodmen Hills and Paint Brush Hills. It should be noted that none of these projects are presently built out in the areas adjacent to the planning unit.
- Whether the project is in proximity to major transportation corridors for which design, financing and construction plans have been developed.
- Whether the project can connect to the facilities of operating water and sanitation service providers.”

The Stapleton/Briargate corridor originates at the northeast corner of this property and follows a southwesterly direction towards the center of the subject property and then extends westerly in the direction of the Banning Lewis Ranch and Sterling Ranch developments. The sketch plan depicts one (1) acre rural residential lots and open space at the northwestern corner, which is consistent with the recommendation in the Plan regarding the one-quarter (¼) mile buffer area north of the expressway corridor. There is no timbered area on the subject property or near the surrounding developments; therefore, the policy requiring tapering of densities from five acres to urban residential is not applicable in this situation. The subject property is proposed to be served by a central water and wastewater provider via an intergovernmental agreement with the Woodmen Hills and Meridian Ranch Metropolitan Districts. The applicant will be required to construct Stapleton Drive through the sketch plan area. As recommended in the Plan, the three factors of the Sub Area were considered when staff evaluated the proposed sketch plan. Pursuant to that evaluation, staff finds that all three factors have been met. Staff also suggests that a finding of consistency with the Plan can be made.

#### **5. Other Master Plan Elements**

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential. Colorado Parks and Wildlife and Colorado State Forest Service were each sent a referral and have no outstanding comments. Colorado Parks and Wildlife recommends that the applicant incorporate a 100-foot buffer from creeks and ponds to include the trails.

The Master Plan for Mineral Extraction (1996) identifies upland deposits and has been mapped as “good” for industrial minerals in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist

### **G. PHYSICAL SITE CHARACTERISTICS**

#### **1. Hazards**

A Soil, Geology, and Geologic Hazard Study for The Ranch Sketch Plan prepared on July 12, 2018, and revised on May 8, 2019, by Entech Engineering was reviewed with this request. The report identifies constraints and hazards throughout the proposed development. These constraints and hazards include areas of bedrock, hydrocompaction, expansive soils, artificial fill, erosion, ponded water, seasonal shallow groundwater and potentially seasonal shallow groundwater. The sketch plan depicts an intent to fill in existing drainage ways. Colorado Geological Survey (CGS) noted that soils within drainages tend to remain conduits for subsurface flow even after drainage channels have been filled, truncated or relocated. CGS also noted that additional investigation to better characterize seasonal water levels is recommended after grading plans have been finalized. Constraints and hazards that are not proposed to be

mitigated have been identified as open-space corridors on the sketch plan map. Additional analysis will be required with subsequent entitlement processes, including, but not limited to, the preliminary plan(s).

## **2. Wildlife**

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential. See the discussion above in the Master Plan section of this report regarding comments received from Colorado Parks and Wildlife.

## **3. Floodplain**

Per FEMA Flood Insurance Rate Map (FIRM) panel number 08041C0535G, dated December 7, 2018, The Ranch development site is located within Zone X, areas outside the 500-year FEMA floodplain. The natural drainageways, including the reaches identified in the Falcon Drainage Basin Planning Study (DBPS)(2015) contain floodplains not regulated by FEMA. The applicant is proposing to relocate many of the existing drainageways and consolidate them within the proposed open space tracts.

## **4. Drainage and Erosion**

The overall development area generally drains from north to southeast and southwest within the Falcon and Sand Creek drainage basins, respectively. The applicant is proposing channel construction and full-spectrum drainage facilities at the southwest and southeast corners of the development to detain runoff to historic rates.

The Falcon DBPS identified The Ranch property as the location of a proposed sub-regional detention pond. The sub-regional detention pond, utilizing full-spectrum/water quality design will be required for development of the site. The Sand Creek DBPS, which was completed prior to full-spectrum detention requirements, does not show any regional detention facilities on The Ranch property. Two full-spectrum detention ponds have been identified in the Master Development Drainage Plan (MDDP) submitted with The Ranch Sketch Plan. Additional information is required in the MDDP as of the time of staff report preparation and will be required with the next phase of development; reference recommended Condition of Approval No. 5 requiring approval of the MDDP prior to preliminary plan approvals.

Subdivision development within the Sand Creek and Falcon drainage basins requires drainage and bridge fees to be paid at the time of final plat recordation.

## 5. Transportation

The proposed The Ranch development is centered approximately 1.5 miles southwest of the intersection of Meridian Road and Stapleton Drive, between the westward extensions of Stapleton Drive and Woodmen Hills Drive. The main points of access will be Stapleton Drive/Briargate Parkway (ultimate name to be determined) and Woodmen Hills Drive, with road connections also proposed to Raygor Road at the northwest corner and an emergency-only access to Falcon Meadows Boulevard at the southeast corner of the proposed development. As shown in the Major Transportation Corridors Plan Update (MTCP) (2016), Stapleton Drive/Briargate Parkway is a proposed 4-lane principal arterial from Curtis Road at the east end, west to Meridian Road, extending west through The Ranch site, intersecting the future Banning Lewis Parkway and Vollmer Road and ultimately connecting to Briargate Parkway in the City of Colorado Springs at the intersection with Black Forest Road. The MTCP identifies Woodmen Hills Drive as a collector from Meridian Road westward through its current terminus, southwest overlapping Tercel Drive, westward again intersecting Banning Lewis Parkway and connecting to Kenosha Drive at Mohawk Road, continuing to Mustang Road. The descriptions above are for both the MTCP 2040 Roadway Plan and the 2060 Corridor Preservation Plan.

The Ranch development proposes to align Stapleton/Briargate through the site generally in conformance with the MTCP, and Woodmen Hills Drive is proposed to extend as a collector to the northwest and connect with the southeastward extension of Raygor Road, also a collector, at Stapleton/Briargate. These two proposed alignments are in conformance with the MTCP and the proposed MTCP collector identified as Woodmen Hills Drive is not precluded by these alignments since it is south of the development. The proposed emergency-only access to Falcon Meadows Boulevard, shown as a collector from Tercel Drive to Woodmen Frontage Road in the MTCP, is also in compliance with the MTCP. The proposed internal roads include a collector loop southward through the site from Stapleton/Briargate on the east and west sides of the site.

The initial access to the site for at least the first phase of development will be from Stapleton/Briargate extended as a 4-lane principal arterial westward in order to meet the requirement for two points of access as provided for in the LDC. The connections to Woodmen Hills Drive and Falcon Meadows Boulevard would be a following phase, with the connection to Raygor Road occurring later in the future site buildout. The surrounding roads are all adequate to serve the proposed development, with the improvements discussed below.

Transportation improvements necessary due to site development will be addressed with rezoning applications and further defined with each subsequent preliminary plan and final plat. A traffic impact analysis (TIS) was received with the sketch plan application addressing the anticipated traffic generation of the proposed project, impacts, and anticipated necessary improvements. The TIS indicates that the proposed development is expected to generate approximately 21,000 to 22,000 daily trips added to the regional transportation system. The impacts of the traffic generated by the proposed development will require offsite mitigation by the developer (if not previously provided by others) as summarized in Table 3 of the TIS, and as further identified during review of the future rezoning and subdivision applications. Mitigation of offsite impacts may include either construction or financial contribution toward improvements including, but not limited to, the following:

1. Widening and extension of Stapleton Drive westward into the site to provide two through lanes in each direction;
2. Intersection improvements at the Meridian Road/Stapleton Drive and Meridian Road Woodmen Hills Drive intersections;
3. Intersection improvements at the Towner Avenue/Stapleton Drive intersection;
4. Widening of a portion, and extension of Woodmen Hills Drive westward into the site as a collector road; and
5. Other offsite issues to be further defined at the zoning and subdivision stages.

The Ranch development is subject to the El Paso County Road Impact Fee Program (resolution 18-471), as amended. Construction of qualifying roads and intersections, including Stapleton Drive, would be eligible for reimbursement under the fee program provisions. The proposed roads throughout the development are proposed public roads which will be provided in dedicated rights-of-way as appropriate with the final plats.

A deviation request was submitted for intersection spacing of the proposed roads intersecting Stapleton Drive/Briargate Parkway. The proposed intersections are spaced at less than the one-half (1/2) mile (2,640 feet) required by the ECM for intersections along a principal arterial road, at approximately 2,550 feet, 2,900 feet, 1,540 feet and 2,200 feet from Towner Road on the east to the planned (offsite) Banning Lewis Parkway on the west. The deviation was approved with justification that overall site access is constrained, the connections of Raygor Road and Woodmen Hills Drive are required into the site, and drainageways constrain the road locations. The use of roundabouts, consistent with Colorado

Springs intersections on Briargate Parkway west of Black Forest Road, is anticipated to negate signal timing issues for the intersections that are not evenly spaced along Stapleton/Briargate.

## **H. SERVICES**

### **1. Water**

Sterling Ranch Metropolitan District has provided documentation that the District does have the capability to provide services to the proposed development. Findings of sufficiency with respect to water quality, quantity, and dependability are not required with sketch plan approvals. Findings of sufficiency will be made with subsequent preliminary plan and/or final plat approvals for development within the sketch plan area. A finding of consistency with the El Paso County master plan, including the El Paso County Water Master Plan (2018), will be required at each subsequent stage of development.

### **2. Sanitation**

Sterling Ranch Metropolitan District has provided documentation that the District does have the capability to provide wastewater service to the development via intergovernmental agreements with both Meridian Ranch Metropolitan District and Woodmen Hills Metropolitan District.

### **3. Emergency Services**

Fire protection and emergency services are provided by Falcon Fire Protection District. The District was notified of the submittal and did not identify any concerns with the proposed sketch plan.

### **4. Utilities**

The sketch plan area is within the service area of Mountain View Electrical Association (MVEA), which provides electrical service, and the service area of Black Hills Energy, which provides natural gas service.

### **5. Metropolitan Districts**

Woodmen Hills Metropolitan District and Paintbrush Hills Metropolitan District were notified of the submittal. Woodmen Hills Metropolitan Service District provided comments that the District will inspect the sewer in Woodmen Hills Drive at the appropriate time. Sterling Ranch Metropolitan District has provided a letter that they are willing to provide centralized water and wastewater services to the development as a “logical extension” of the Sterling Ranch Metropolitan District. An intergovernmental agreement between Sterling Ranch Metropolitan District and Meridian Ranch Metropolitan District (MRMD) and Woodmen Hills

Metropolitan District (WHMD) have been completed. The agreements allow the Sterling Ranch Metropolitan District to utilize MRMD and WHMD wastewater infrastructure which is anticipated to physically provide the services via the agreements. The Sterling Ranch Metropolitan District is proposed to be the managing district.

**6. Parks/Trails**

Land dedication and fees in lieu of park land dedication are not required for a sketch plan application. Requirements for land dedication and/or payment of fees in lieu of land dedication will be applicable at the subdivision stage of development.

**7. Schools**

Land dedication and fees in lieu of school land dedication are not required for a sketch plan application. Requirements for land dedication and/or payment of fees in lieu of land dedication will be applicable at the subdivision stage of development.

**I. APPLICABLE RESOLUTIONS**

Approval                                      Page 25  
Disapproval                                    Page 26

**J. STATUS OF MAJOR ISSUES**

Staff attended five (5) neighborhood meetings associated with the proposed sketch plan. Some of the adjacent neighbors raised concerns regarding anticipated increases in traffic, population, noise, crime, and water demand if the sketch plan is approved. The neighbors raised concerns regarding general compliance with criterion, "The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the sketch plan area." The following is an evaluation of the proposed sketch plan when compared to existing land uses adjacent to the sketch plan area.

A 100-foot buffer tract and rural residential single-family with a minimum one (1) acre lot size and a minimum of a 200-foot lot width are proposed in the northwest portion of the property. The average lot width for the existing properties to the north and west in this area is about 335-feet.

A 100-foot buffer tract and two open-space/detention pond tracts are proposed to contain an overhead electric corridor, as depicted along the southern boundary. Rural residential single-family with a minimum one (1) acre (43,560 S.F.) lot size and

a minimum of a 200-foot lot width are proposed north of the buffer tract. The average lot width for the existing residential properties to the south is 435 feet. Lot widths in the existing residential development to the east range from 132 feet to 590 feet. A 336-foot wide open-space and drainage corridor is proposed along the eastern boundary where the existing overhead power lines are located. The applicant has proposed a two (2) acre park site and a trail through this area, which is anticipated to connect to a planned regional trail. In addition, the sketch plan depicts lot sizes ranging from one (1) acre to over a one-third (1/3) of an acre (17,424 S.F.), with a minimum lot width of 100 feet adjacent to the corridor.

The buffer and minimal dimensional standards are anticipated to transition the urban land uses from the existing adjacent rural residential properties. The proposed large rural residential lots, adjacent to existing development, to be located within the sketch plan boundary are anticipated to reduce the number of potential structure from the urban densities thereby improving compatibility with the adjacent land uses

Additionally, the neighbors to the north and east of the sketch plan have requested that Falcon Meadows Drive be open for public access in lieu of the proposed emergency access. The neighbors located to the south of the sketch plan have requested that Falcon Meadows Boulevard be limited to emergency access only. The applicants have proposed it as an emergency access only, recognizing that the neighbors to the south would be the most impacted if Falcon Meadows Parkway were to be open to the public.

## **K. RECOMMENDED CONDITIONS AND NOTATIONS**

Should the Planning Commission and Board of County Commissioners find that the request meets the criteria for approval outlined in Section 7.2.1, Sketch Plan, of the El Paso County Land Development Code (2019) staff recommends the following conditions and notations:

### **CONDITIONS**

1. Additional analysis of the geological constraints and hazards shall be required with subsequent entitlement processes, including but not limited to, the preliminary plan.
2. Rezoning of the property will be required to implement the sketch plan.
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, Stapleton Drive, Meridian Road, Woodmen Hills Road, Raygor Road, Woodmen Road and Falcon Meadows Boulevard. 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) shall 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, bridge, and traffic fees shall be paid to the El Paso County Planning and Community Development Department at the time of recording any final plats.
2. Access locations and roadway classifications are conceptual only and will be determined at the time of preliminary plan review. Final locations and classifications of roadways will be subject to more detailed land use design and subdivision review at later stages of the development review process.

#### **L. PUBLIC COMMENT AND NOTICE**

The Planning and Community Development Department notified 49 adjoining property owners on June 26, 2019, for the Planning Commission and Board of County Commissioners hearing. Responses will be provided at the hearing.

#### **M. ATTACHMENTS**

Vicinity Map  
Letter of Intent  
Sketch Plan  
Fire Protection District Letter  
Core Consultants Wetland Map  
Adjacent Property Letters

# El Paso County Parcel Information

File Name: SKP-18-006

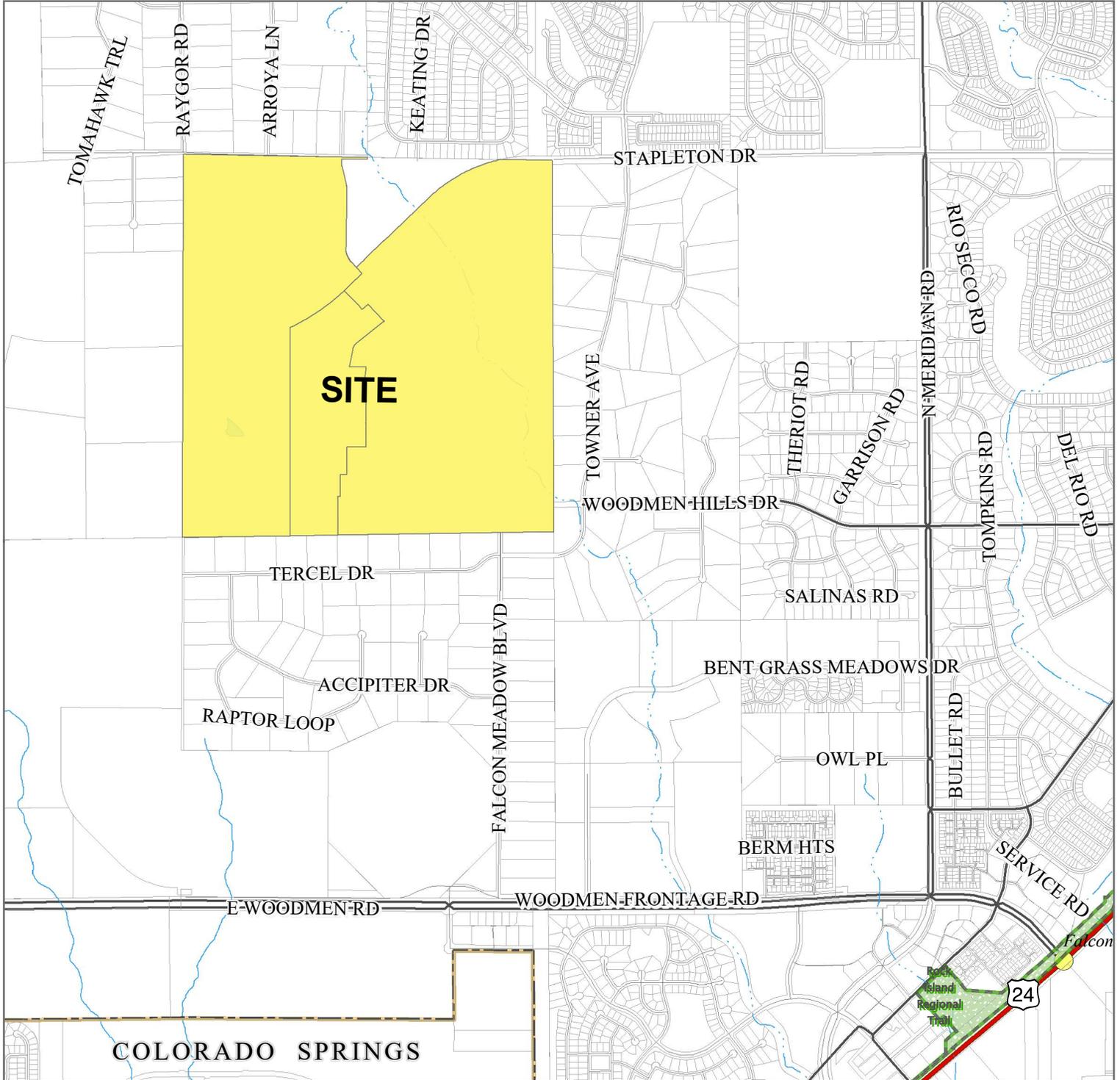
Zone Map No. --

PARCEL	NAME
5200000321	PRI #4 LLC
5200000323	PRI #4 LLC
5200000324	PRI #4 LLC

Date: June 25, 2019

ADDRESS	CITY	STATE
6385 CORPORATE DR STE 200	COLORADO SPRINGS	CO
6385 CORPORATE DR STE 200	COLORADO SPRINGS	CO
6385 CORPORATE DR STE 200	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80919	5912
80919	5912
80919	5912



Please report any parcel discrepancies to:  
 El Paso County Assessor  
 1675 W. Garden of the Gods Rd.  
 Colorado Springs, CO 80907  
 18 520-6600



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## **THE RANCH SKETCH PLAN**

### ***LETTER OF INTENT***

### ***DECEMBER 2018, REVISED JUNE 2019***

<b>PROPERTY OWNER</b>	<b>APPLICANT:</b>	<b>CONSULTANT:</b>
PRI #4, LLC	Classic Homes	N.E.S. Inc.
6385 Corporate Drive, Ste 200	6385 Corporate Drive, Ste 200	619 North Cascade Ave,
Colorado Springs, CO 80919	Colorado Springs, CO 80919	Colorado Springs, CO 80903

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## **REQUEST**

Classic Homes requests approval of a new Sketch Plan for The Ranch, located west of Falcon, generally 1 mile west of Meridian Road and 1 mile north of Woodmen Road. The Sketch Plan proposes approximately 2,144 residential units at varying densities, a 12-acre community park and smaller neighborhood parks connected by a network of trails and open space on the 610-acre property

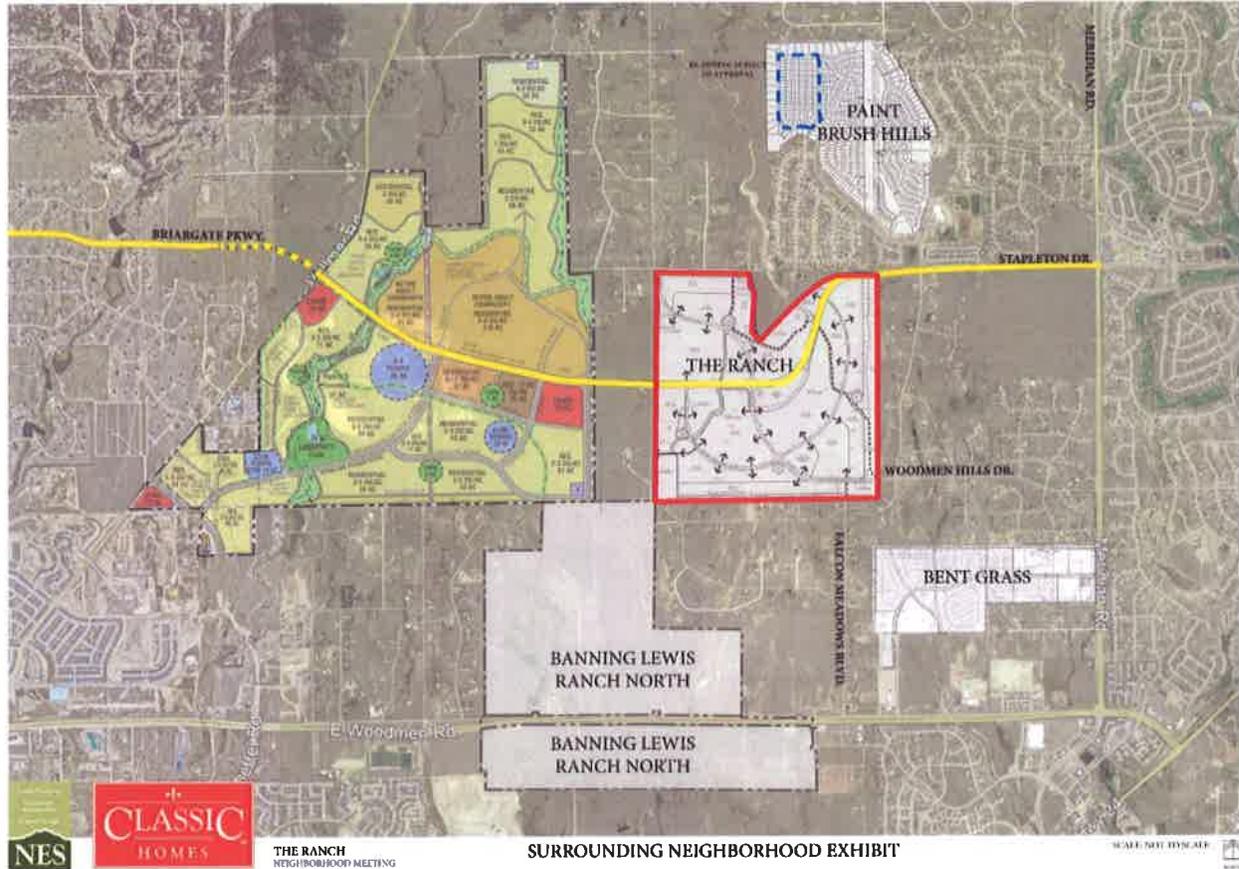
## **SUPPORTING DOCUMENTS**

The following reports are submitted in support of this Preliminary Plan and are referenced in this Letter of Intent:

- Master Traffic Impact and Access Analysis by LSC Transportation Consultants, Inc.
- Noise Impact Study by LSC Transportation Consultants, Inc.
- Geologic Hazard Study and Preliminary Subsurface Soils Investigation by Entech Engineering, Inc.
- Impact Identification Report by CORE Consultants
- Noxious Weed Management Plan by CORE Consultants
- Wetland Delineation Report by CORE Consultants
- Water Resources and Wastewater Treatment Report by JDS Hydro Consulting, Inc.
- Master Development Drainage Plan by Classic Consulting Engineers & Surveyors

**SITE CONTEXT**

*Figure 1: Site Location*



The Ranch comprises 610 acres of undeveloped agricultural land located west of Falcon, generally 1 mile west of Meridian Road and 1 mile north of Woodmen Road. A triangular parcel along the northern boundary is owned by Grace Community Church of Falcon and is not included in this Sketch Plan. Access to the site is currently available from Stapleton Drive and Woodmen Hills Road to the east, Falcon Meadows Boulevard to the south, and Stapleton Drive/Raygor Road to the northwest.

The property is mainly native prairie grassland. A number of minor drainageways traverse the site in a north to southeast and north to southwest direction. The existing drainage corridors are not well-defined and it is proposed to realign them where appropriate and incorporate the drainage and detention as into the open space and trail system as community amenities or remove them and incorporate the flows into the stormwater drainage system for the development. The Wetlands Analysis undertaken by CORE Engineering identifies six wetland areas on the property, all of which are isolated and confirmed to be non-jurisdictional by the Army Corps of Engineers. These wetland areas will either be removed or retained within the proposed open space/drainage tracts identified on the Sketch Plan. Otherwise the property is relatively featureless, with little undulation. A power transmission line runs along the eastern boundary of the property.

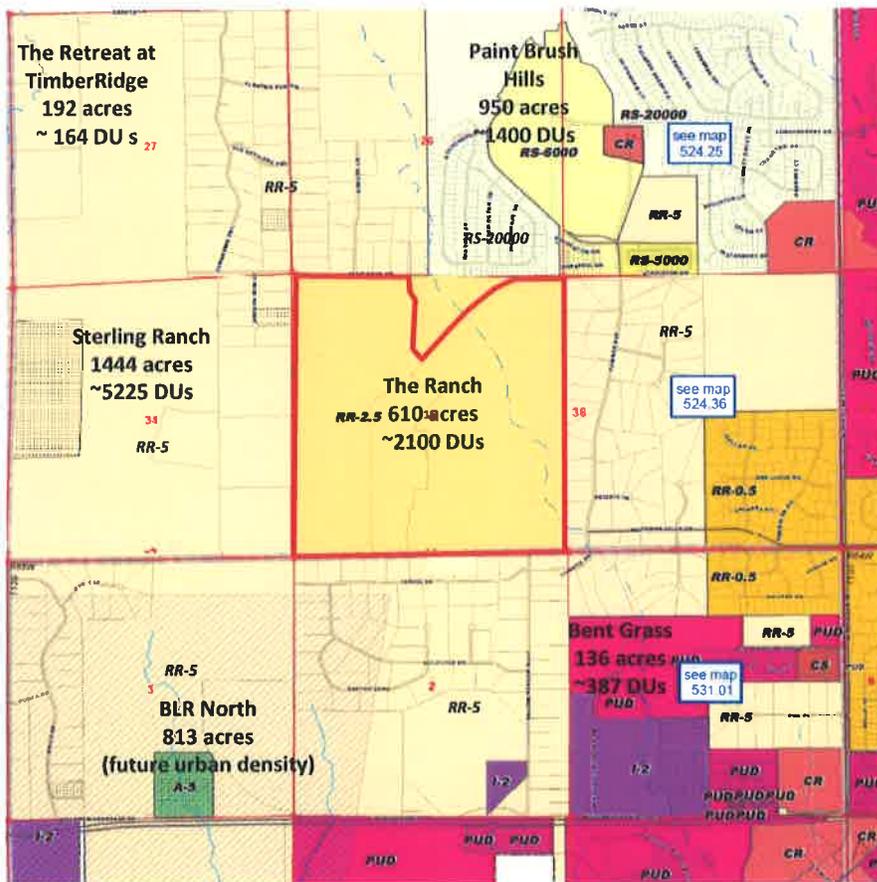
The surrounding neighborhoods comprise the 5-acre single-family lot subdivisions of The Meadows to the south, The Meadows and Elkhorn Estates to the east and Stapleton Estates and Bow Valley to the northwest. To the north is the church property and to the north and northeast is the Paint Brush Hills subdivision, which consist of lots ranging from approximately 5,000 square foot (sf) to 20,000 sf lots. There are three 40-acre parcels to the west.

Further to the west is the developing Sterling Ranch master planned area, which is planned for 5,225 residential units at urban densities. The proposed future extension of Banning Lewis Ranch to the southwest is also anticipated as urban density development. To the southeast is the developing 136-acre Bent Grass subdivision, which is planned for approximately 387 dwelling units, 104 of which are developed.

### ZONING

The property is currently zoned RR-2.5 (Residential Rural, 2.5-acre lot minimum). The property was zoned to RR-2.5 from RR-3 in 2004, at which time a Preliminary Plan for 194 2.5 acre lots was also approved. A Zoning and Conceptual Plan for a PUD zoning for urban density lots was submitted in 2008 but was withdrawn due to the recession.

Figure 2: Existing Zoning



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Much of the surrounding zoning is RR-5 (Residential Rural, 5-acre lot minimum). To the west, the Sterling Ranch area is approved for urban density development, via the approved Sterling Ranch Sketch Plan (SKP-18-003) although it is still zoned RR-5. Similarly, Banning Lewis Ranch North to the southwest is also anticipated as future urban density development. The Paint Brush Hills subdivision to the north/northeast is zoned as RS-20000, RS-6000 and RS-5000, which is urban residential zoning of 20,000 sf, 6,000 sf and 5,000 sf lot size minimum respectively.

#### **NEIGHBORHOOD OUTREACH**

The Applicant/Developer has made significant efforts to reach out to adjacent neighbors and, where possible and reasonable, address their concerns. An initial neighborhood meeting was held on December 10, 2018 to introduce the project prior to the initial submittal of the Sketch Plan to the County. Just over 100 people attended this meeting. Following the initial submittal on December 21, 2018 and review comments from the County, a series of meetings with the distinct neighborhood groups adjacent to the project to the south, east, and north were held on April 16, April 22, and April 30 2019 respectively. These meetings were also well attended.

At these meetings, general concerns were expressed relating to the proposed urban nature of the development, the density transitions and buffering, increases in traffic on adjacent roads, the phasing of Stapleton/Briargate, drainage, and the location of the school site close to existing homes.

In response to concerns expressed in the December 2018, the following changes were made to the Sketch Plan prior to the initial submittal:

- Reduce density on eastern boundary adjacent to the 300-foot electric easement from 3.5-4.99 du/ac to 1-3.49 du/ac
- Change the access onto Falcon Meadows Boulevard to emergency only

In response to concerns expressed by neighbors during the initial review and at the subsequent series of meetings in April 2019, and comments made by reviewing agencies, the following changes were made to the Sketch Plan prior to this second submittal:

- Further reduce density on eastern boundary adjacent to the 300-foot electric easement from 1-3.49 du/ac to 1-2.5 du/ac and add a 100-foot lot width minimum.
- Add a 200-foot lot width minimum to the 1-acre lots proposed on the north and south boundaries.
- Move the school site to the west away from the existing homes and more central to the development as requested by School District 49.
- Add open space in the northeast corner adjacent to provide a buffer to Stapleton/Briargate.
- Move the highest density area from adjacent to church to adjacent to Stapleton/Briargate.
- Change location of regional trail, as discussed with County Parks Department.

These changes are reflected in the remainder of this Letter of Intent as revised in May 2019 for the second Sketch Plan submittal.

**PROJECT DESCRIPTION**

**Land Use**

The request is for a Sketch Plan for The Ranch, consisting of a mix of urban residential densities, together with open space, trails, a community park and a small neighborhood commercial element. The proposed land use breakdown is as follows:

*Figure 3: Land Use Chart*

Land Use	Areas (AC)	Minimum No. of units	Maximum No. of units	Percentage Land Use (%)
Residential				
1 DU/AC	52.1	N/A	52	8.53%
1-2.5 DU/AC	46.8	47	117	7.67%
1-3.5 DU/AC	52.2	52	183	8.55%
3-5 DU/AC	206.3	619	1032	33.79%
4-8 DU/AC	61.7	247	494	10.11%
6-12 DU/AC	22.3	134	268	3.65%
Neighborhood Commercial	3.0			0.49%
Park	21.1			3.46%
Buffer	16.0			2.62%
Open Space/Drainage	72.6			11.89%
School	10.2			1.67%
ROW	46.2			7.57%
<b>TOTAL</b>	<b>610.5</b>	<b>1099</b>	<b>2144</b>	<b>100%</b>

The maximum number of residential units that could be accommodated within the parameters of the proposed Sketch Plan based upon the proposed density ranges is 2,144 units. However, the actual number of dwellings units in The Ranch is likely to be less than the maximum density range due to road, drainage, and open space, and landscape requirements.

The proposed residential development will range in density from 1-acre lots adjacent to the north and south boundaries, with gradual transitions in density up to 6-12 dwelling units per acre as a maximum. The north and south boundaries also include a 100-foot buffer between the 1-acre lots and the adjacent 5-acre lots, totaling 16 acres and, in response to neighborhood input, include a minimum 200' lot width for the 1-acre lots along these boundaries. To the east, the existing electric line provides an approximate 330-foot open space buffer between the existing 5-acre lots, adjacent to which the density has been reduced following neighborhood input to 1-2.5 dwelling units per acre with a 100' lot width minimum.

A network of 73 acres of open space and trails is planned throughout the Sketch Plan area, primarily following the existing drainageways. In accordance with the County Parks Master Plan, a regional trail is

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shown running from the southeast corner of the property to the western boundary, along the south side of future Stapleton/Briargate corridor. A 25-foot trail easement will be provided to the County with the Final Plats.

In addition to the 73 acres of open space, 21 acres of formal parks are proposed. A large, 12-acre park is identified as the central focal point of the community, adjacent to Stapleton/Briargate. This will be linked by open space and trails to a number of smaller neighborhood parks throughout The Ranch community.

A 3-acre neighborhood commercial element will be adjacent to the 12-acre community park. The type of the commercial is not known at this stage but it is anticipated that it would be a use that complements the park activities, such as a café or family restaurant. It is also the plan for the community park to host farmers markets, food trucks, concerts, and other community events.

A site for an elementary school is identified in the southeast corner of the property, the location and size of which has been agreed with Falcon School District 49.

### **Access and Traffic**

Access to the site is currently available from Stapleton Drive and Woodmen Hills Road to the east, Falcon Meadows Boulevard to the south, and Stapleton Drive/Raygor Road to the northwest. The 2040 Major Transportation Corridors Plan (MTCP) identifies Woodmen Hills Road, Falcon Meadows Boulevard, and Raygor Road as collector roads, the function of which is to link local roadways to arterial roads. Stapleton Drive is identified as an extension of Briargate Parkway in the City of Colorado Springs, going east from Black Forest Road to Judge Orr Road. The new road will be a 4-lane Principal Arterial.

The Sketch Plan identifies the proposed alignment for the new Stapleton/Briargate principal arterial through the property, which will ultimately serve as the main access to the development. The required right-of-way for an urban 4-lane principal arterial is 130 feet, but the Sketch Plan shows a 150 feet right-of-way to allow for a wider central median and roundabouts at major intersections to create an attractive landscaped entrance and route through the community. A deviation for this alternative cross-section will be processed with subsequent Preliminary Plans, as more detailed design is needed to evaluate and justify the wider median. The route of proposed collector roads connecting to Stapleton/Briargate are also identified on the Sketch Plan, with proposed local road intersections also shown. A deviation request is included for the proposed intersection spacing on Stapleton/Briargate to allow adequate access and circulation for the development.

Woodmen Hills Road will also provide access to the site and will be a necessary secondary point of access for the initial phases. Falcon Meadows Boulevard is proposed as an emergency access only in response to concerns expressed by neighbors regarding through traffic. Access will be controlled by a gate with a Knox lock for fire department access. A letter from the Falcon Fire Chief agreeing to this emergency access arrangement is included in the submittal. A connection to Raygor Road in the northwest corner of the project is also proposed. The use of this connection by residents of The Ranch will be limited as there is no convenient connectivity to major roads. This will primarily benefit residents to the north of this project by providing improved access to the south and west with the completion of Stapleton/Briargate.

The Master Traffic Impact and Access Analysis prepared by LSC assesses the trips generated by the proposed development in the context of 2020 short-term and 2040 long-term background traffic. The TIS provides recommendations for roadway and intersection improvements at various trigger points, which will be evaluated with a more detailed traffic analysis specific to each phase of the development.

### **Drainage**

The Master Development Drainage Report prepared by Classic Consulting analyses the existing drainage characteristics of the site and the future drainage and Full Spectrum detention needs for developing the property. The Ranch is contained within two different drainage basins, Sand Creek and the Falcon Drainage Basin. Adherence to the recommendations within those studies will be incorporated into future detailed drainage analyses. The existing drainage corridors are not well-defined and it is proposed to realign them where appropriate and incorporate the drainage into the open space areas and trail system to enhance the community features and enhance the amenities of the development. The drainage alignments will be defined in future Preliminary Plans/Final Plats. Flows from the drainageways that are to be removed will be incorporated into the development's stormwater drainage system.

### **Utilities**

Water and Wastewater service will be provided by Sterling Ranch Metropolitan District, and is addressed in the Water Resources and Wastewater Report prepared by JDS Hydro. The Sterling Ranch Metropolitan District will serve Sterling Ranch, The Retreat at TimberRidge, and The Ranch. The Sterling Ranch Service Area has a current available supply to serve 2,405 single-family equivalents (SFEs). It also has an additional contingent supply adequate to serve a further 6,458 SFEs. This is sufficient to serve the long-term needs of the proposed developments within the Sterling Ranch Service Area. A Water tank has been constructed and equipped and has been tested for water quality, which is suitable for potable use with appropriate treatment.

Sterling Ranch and The Retreat at TimberRidge will gravity flow to the southwest corner of the Sterling Ranch property, where a Lift Station is currently under construction. A Force Main, also under construction, will traverse from the lift station to the east, along the southern boundary of The Ranch where it will be intercepted by the Meridian Service Metropolitan District. The Ranch will provide an additional lift station that will tie into the Sterling Ranch Force Main. Meridian Ranch Service District is contracted with Sterling Ranch to provide wastewater treatment through its participation in the Cherokee wastewater facility.

Colorado Springs utilities will supply natural gas service and MVEA Inc. will supply electric service.

### **Phasing**

It is intended that the development will be phased generally from the northeast corner to the southwest of the property. The initial phase will be served by Stapleton Drive, which will eventually become the Stapleton/Briargate principal arterial when connected to the west. In the interim, the plan is to construct the 4-lane, median-separated section of the future principal arterial as a temporary solution to provide the required two points of access. This is permitted in Section 8.4.4.(D)(2) of the Land

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Development Code, provided the length of the road beyond the divided section does not exceed 750 feet. There is also an opportunity to utilize access through the adjacent Church property to Grace Church View to provide a temporary emergency access if required, which will also benefit the church property.

As development progresses, the capacity of the adjacent roads and the need for road improvements will be assessed by a more detailed traffic impact analyses for each phase of development. Similarly, a more detailed drainage analysis will be submitted with each phase of development, with temporary measures identified as necessary. A specific finding of water sufficiency will also be necessary with each future Preliminary and/or Final Plat.

### **Metropolitan District**

The Ranch Metropolitan District will be formed to provide bonding to fund construction of the roads, stormwater infrastructure, parks and trails and for the ongoing maintenance of those facilities that are not dedicated to the County. The Ranch Metropolitan District will enter into an Inter-Governmental Agreement with Sterling Ranch Metropolitan District for the provision of water and wastewater service. The Metropolitan District will also be responsible for creating and enforcing the Covenants, Conditions and Restrictions (CC&Rs) that will control the building architecture/design, uses, and activities within the community.

### **IMPACT IDENTIFICATION**

The process for approving a new Sketch Plan requires an assessment of the possible environmental, social and jurisdictional impacts.

#### **1. Identification of potential sources and zones of air, water, and noise pollution**

##### **a. Air Quality**

The proposed residential use itself will not negatively impact air quality. The proposed extension of Stapleton/Briargate will provide a more convenient and shorter travel time to employment and commercial facilities for future residents of The Ranch, as well as for residents of existing surrounding neighborhoods, which will reduce congestion on existing roads and will lessen air pollution. The inclusion of trails and open space focused around a centrally located community park will also help mitigate air pollution by providing opportunities for pedestrian or bike travel.

##### **b. Noise Pollution**

The Land Development Code requires the impacts of noise pollution to residents to be minimized. For residential subdivisions noise mitigation may be required where individually owned single-family and duplex lots are located adjacent to expressways, principal arterials or railroads. A Noise Impact Study is included with the Sketch Plan application to assess the potential noise impact of the proposed principal arterial on the future residential lots adjacent to that road. The report identifies areas where predicted noise levels due to traffic on Stapleton/Briargate would exceed the 67 decibel Leq threshold set out in the El Paso County Engineering Criteria Manual. The report recommends that if residential uses are

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located in these areas, noise mitigation, such as berms or sound walls may be needed. The size and location of such measures will be evaluated with future Preliminary Plans.

**c. Water Pollution**

The Sketch Plan proposes residential, open space and trail uses, which are not sources of water pollution.

**2. Relationship of the Sketch Plan to preexisting wildlife habitats and migration routes**

The Impact Identification Report prepared by CORE Consultants indicates that the site does not contain any critical habitat for protected or endangered species. Suitable habitat for Preble's Meadow Jumping Mouse (PMJM) does not exist on the site and the property is within the area covered by the Colorado Springs block clearance letter for PMJM habitat. Mule deer and pronghorn deer were observed on the property and the site provides potential habitat for other mammals and reptiles in the wetland areas, much of which will be located in the proposed open space/drainage areas. Further studies will be necessary for nesting raptor and ground-nesting birds to determine presence on site if construction takes place during the nesting season.

**3. Identification of Potential Hazard Areas:**

**a. Floodplains**

The property is within an area determined to be outside the 500-year floodplain on FEMA Floodplain Map No. 08041CO535G, dated March 17, 1997.

**b. Geologic and Soil Hazards:**

The Soils and Geology Report prepared by Entech identifies geologic conditions that occur on the property that could impose some constraints to proposed development and construction. The identified constraints are intermittent, with the most significant being the potential seasonal shallow groundwater. Much of this condition is mitigated by avoidance as it is located within the proposed open space areas. The remainder can be mitigated by regrading, appropriate foundation design and the use of perimeter drains. Other identified geologic constraints include expansive soils, artificial fill, hydrocompaction and collapsible soils, all of which are sporadic and can be mitigated by proper engineering design and construction techniques.

**c. Vegetation and Wildfire:**

The majority of the site is vegetated by native prairie grass, with hydrophytic plants in the wetland areas. There are no federally threatened or endangered plant species on the property. There is the potential to improve the vegetation with the proposed noxious weed management plan. The noxious weeds on the site include common mullein, Russian thistle and diffuse knapweed. The Noxious Weed Management Plan recommends surveying and treating List A and List B weeds. Following construction, the Metro District and/or Home Owners Association will be responsible for weed control in the open space. Within the individual lots, weed control will be the responsibility of the individual home owner and will be enforced through covenants.

The property lies within an area mapped as Low Hazard for wildfire on the El Paso County Wildfire Hazards Based on CVCP Indicators Map, 2007, based upon the mainly grassland vegetation.

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**d. Use of, or changes in preexisting waterforms, watercourses or bodies of water:**

The existing drainage corridors are not well-defined and it is proposed to realign them where appropriate and incorporate the drainage and detention as into the open space and trail system as community amenities. The Wetlands Analysis undertaken by CORE Engineering identifies six wetland areas on the property, all of which are considered to be isolated and likely to be non-jurisdictional. Consequently, any project impacts on the wetlands are not likely to require a permit under Section 404 of the Clean Water Act. These wetland areas will either be removed or retained within the proposed open space/drainage tracts identified on the Sketch Plan.

**e. Identification and location of sites of historical or archeological interest:**

There are no known sites of historical or archeological interest on the property.

**f. Identification and location of sites of natural or scenic importance:**

There are no known sites of natural or scenic importance on the property.

**4. Social Impacts**

The Sketch Plan includes approximately 2,100 homes at varying densities, which will provide the opportunity for a range of housing product at a variety of price points. This will cater to different housing demands and lifestyle options, which will ensure that the proposed housing is both attractive to and attainable by a variety of purchasers, including first-time buyers, families, and empty-nesters. The proposed open space, parks and trail system will create an active community that will be beneficial to the health and wellbeing of County residents, both within and outside The Ranch subdivision. The proposed community park will be the central focal point of the neighborhood and will provide a venue for recreational activities, social events, and community entertainment. This will help to provide a strong and connected community, which will have a positive social impact on this part of the County.

**5. Jurisdictional Impacts**

The following Districts will serve the property:

- The Ranch Metropolitan District (proposed).
- Sterling Ranch Metropolitan District will provide water and wastewater service to the property. A Will Serve letter is provided with this application.
- Colorado Springs Utilities will provide natural gas service to the property. A Will Serve letter is provided with this application.
- Mountain View Electric Association Inc. will provide electric service to the property. A Will Serve letter is provided with this application.
- Falcon Fire Protection District will provide fire protection and emergency services to the property. A Will Serve letter is provided with this application.
- School District 49 will serve the property and a new elementary school site is provided on the Sketch Plan.
- El Paso County Conservation District
- Upper Black Squirrel Ground Water District
- Pikes Peak Library District.

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## 6. Relationship of the Sketch Plan to adopted County Master Plans

The Master Plan for the County comprises the County Policy Plan (adopted 1998) and the relevant small area plans. The Ranch Sketch Plan area is in both the Falcon/Peyton Small Area Plan (adopted 2006) and the Black Forest Preservation Plan (adopted 1987). The Master Plan also includes the 2040 Major Transportation Corridors Plan, the County Parks Master Plan, the Master Plan for Mineral Extraction, and the recently adopted Water Master Plan.

### a. County Policy Plan

The following County Policies are relevant to the requested rezoning:

*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 6.1.6: Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.*

*Policy 6.1.8: Encourage incorporating buffers or transitions between areas of varying use or density where possible.*

*Policy 6.2.2: Promote the unique identity of neighborhoods through the use of focal points, parks, trails and open spaces, preservation of significant natural features, compatible location and design of mixed uses, and promotion of pedestrian and other non-motorized means of travel.*

*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.*

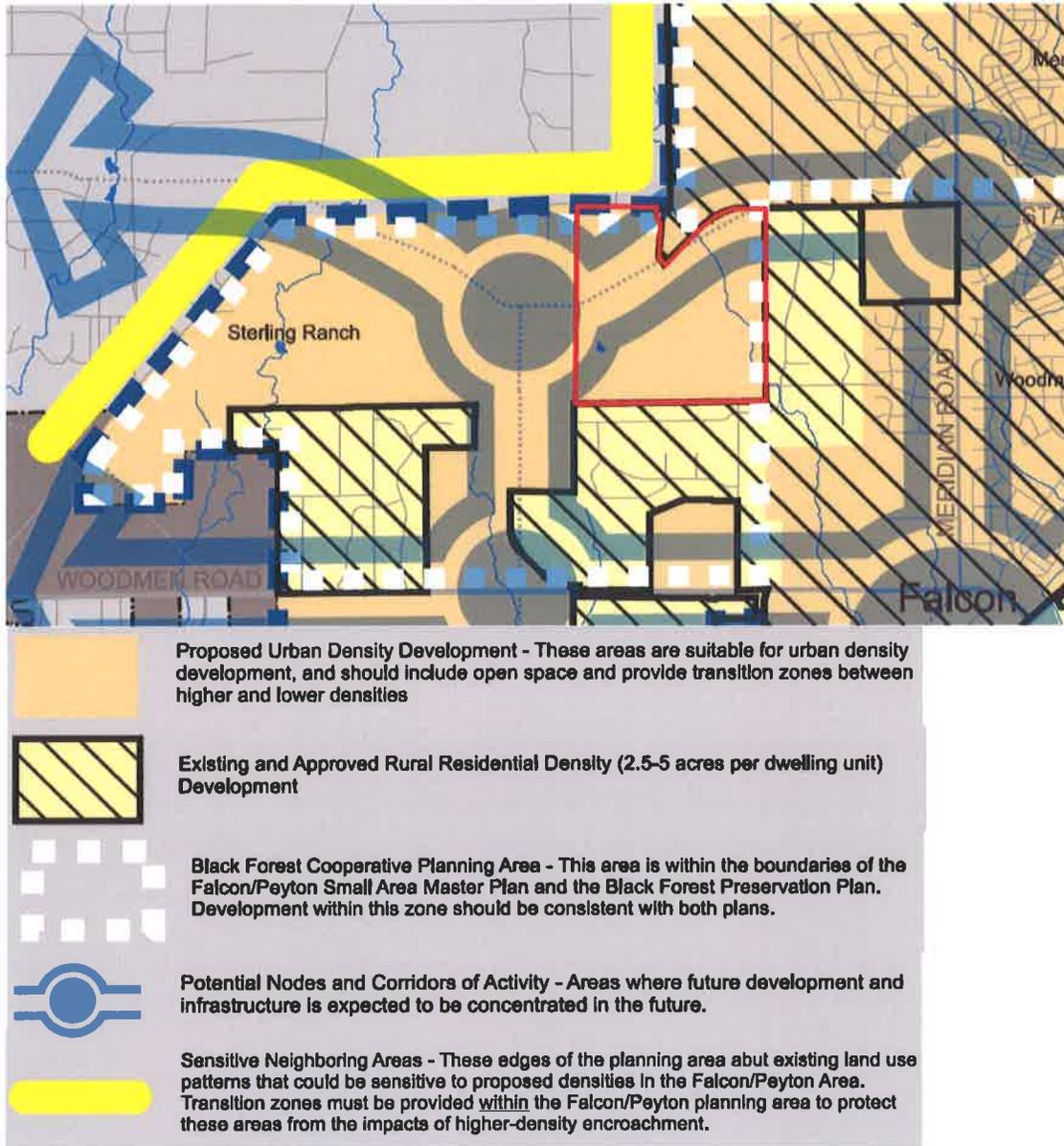
*Policy 6.3.2: Rely on the Small Area Planning process to define the sub-area specific boundaries for urban density development.*

The Ranch Sketch Plan is adjacent to developed or developing areas of the County that can support urban density development and where the necessary urban-level supporting services can be provided. The Sketch Plan provides buffers and transitions between areas of varying density both within the project and with adjacent lower-density residential neighborhoods (described further below).

The Plan includes a community park as a focal point for the development and includes parks, trails and open spaces to promote recreation and pedestrian access through the community. The sub-area specific boundaries for urban density development are identified in the Falcon/Peyton Small Area Plan and the Black Forest Preservation Plan (BFPP). The Ranch is located in areas defined for urban density development in both these plans.

**b. Falcon/Peyton Small Area Plan (FPSAP)**

Figure 4: Extracts from the Falcon/Peyton Small Area Plan Recommendations Map



The 2008 update of this plan included a change to the boundary lines of the planning area to add the land along the Woodmen Road corridor, generally bounded by the City of Colorado Springs on the West and South, Vollmer Road on the Northwest, and an extension of Stapleton Road to the north. This area was originally addressed in the 1987 Black Forest Preservation Plan, but was included in the FPSAP because the Woodmen Road corridor was rapidly developing, and is logically related to the growth occurring in the City of Colorado Springs to the West and the Falcon Area growth to the East. However,

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the FPSAP notes that due to its close ties to the 1987 Black Forest Preservation Plan, this newly included area is to be addressed cooperatively between both plans.

The Ranch is located within the area added to the FPSAP in 2006. It is identified as an area for proposed urban density development and a location for concentrated development and infrastructure. Urban density is defined in the Plan as parcel sizes of less than 2.5 acres, typically less than 1 acre, and being served by urban-level infrastructure, including roadways, water distribution, and wastewater treatment. These areas are considered generally acceptable for urban development because they are logical extensions of urban density growth from the existing urbanized areas and because Woodmen Road and Stapleton Drive are expected to be improved and provide good access to the future development.

The FPSAP shows the extension of Stapleton/Briargate through The Ranch property and identifies this as a potential corridor of activity, where future development and infrastructure is to be concerted in the future. There is also a node of activity immediately to the west of The Ranch, at the future intersection of Stapleton/Briargate and Banning Lewis Parkway, which signify the location of future town centers, which should include primary employers, commercial services, and public spaces.

The proposed Sketch Plan focuses the urban density along the future Stapleton/Briargate corridor and transitions to lower density on the perimeter of the site. There is also a small parcel of proposed commercial development that is consistent with the designation of the future Stapleton/Briargate as an activity corridor. The proposed 330-foot open space buffer alongside the existing 5-acre lots within Elkhorn Estates, to the east of the Sketch Plan area, is consistent with the FPSAP recommendation to provide open space and transition zones between higher and lower density. This provides a much greater transition and buffer to the existing 5-acre residential lots in Elkhorn Estates than the RS-5000 and RS-6000 zoning in Paint Brush Hills to the north of Stapleton Drive or the 1-acre Woodmen Hills development abutting the eastern boundary.

The area adjacent to the north-west corner of The Ranch is identified as an area that could be sensitive to the proposed densities in The FPSAP and where transition zones should be provided. The proposed 100-foot open space buffer, 1-acre lots and 200-foot minimum lot width will provide this transition. This compares more favorably to the relationship of this sensitive area to the Paint Brush Hills subdivision to its east, where existing and proposed 1-acre lots immediately abut the existing 5-acre and larger lots, without any intervening buffer.

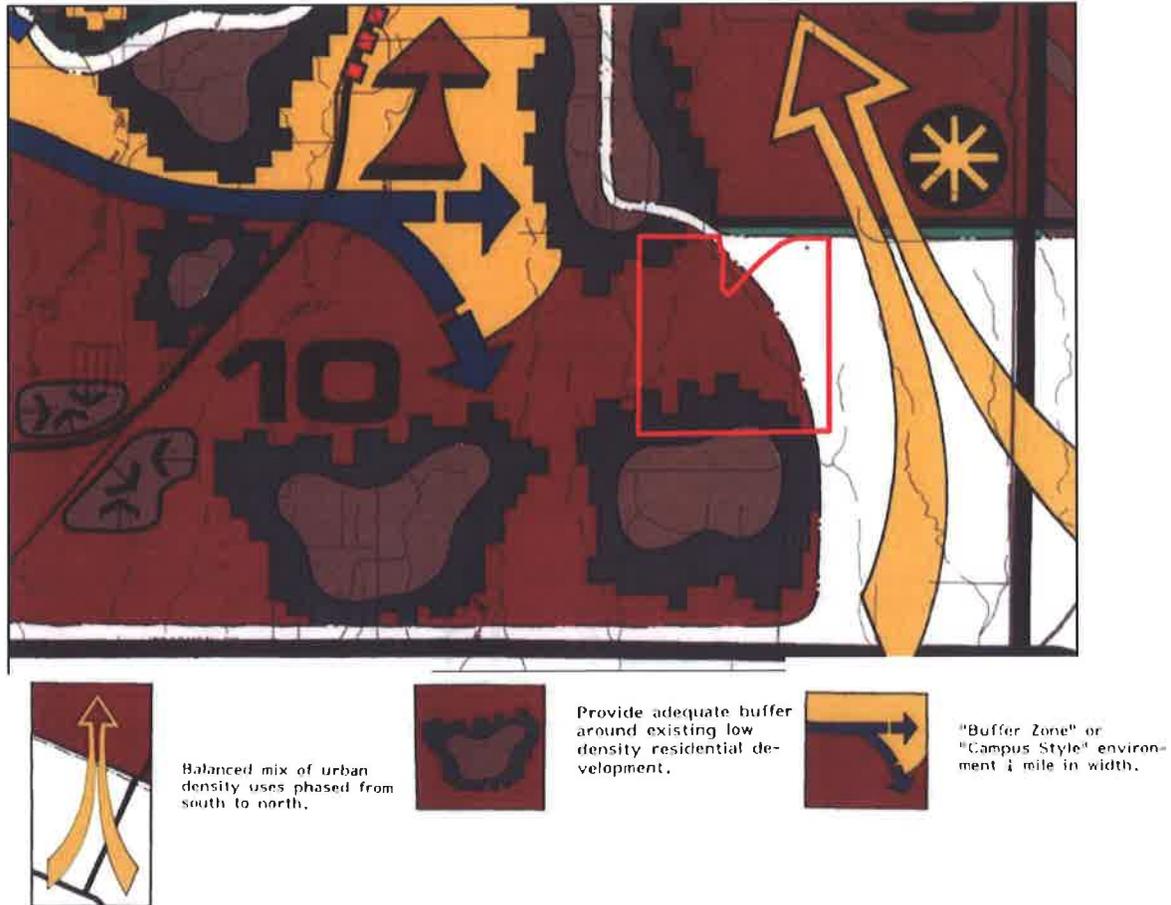
To the north-west, is the approximately half-acre lot Paint Brush Hills Filing No. 11 development, and to the east is the approximately 8,000 square foot lot Paint Brush Hills Filing No. 10 development. These areas are higher density urban level developments that will be separated from development in the Ranch by the existing church property, which will provide an appropriate transition.

### **c. Black Forest Preservation Plan (BFPP)**

The western three-quarters of The Ranch Sketch Plan area is within the Southern Transitional area of the BFPP (Area 10). The key consideration for this Planning Unit is the proposed extension of Stapleton/Briargate via the Stapleton Drive alignment to Meridian Road. The BFPP recognizes that this new east-west expressway will result in the urbanization of this area and appropriate uses in the vicinity of the expressway corridor would include office, industrial and multi-family uses. The Plan

identifies the need for a low-density residential buffer originating ¼ mile north of the corridor alignment and a need for adequate buffering around existing low-density development to the northeast and south.

Figure 5: Extracts from the Black Forest Preservation Plan



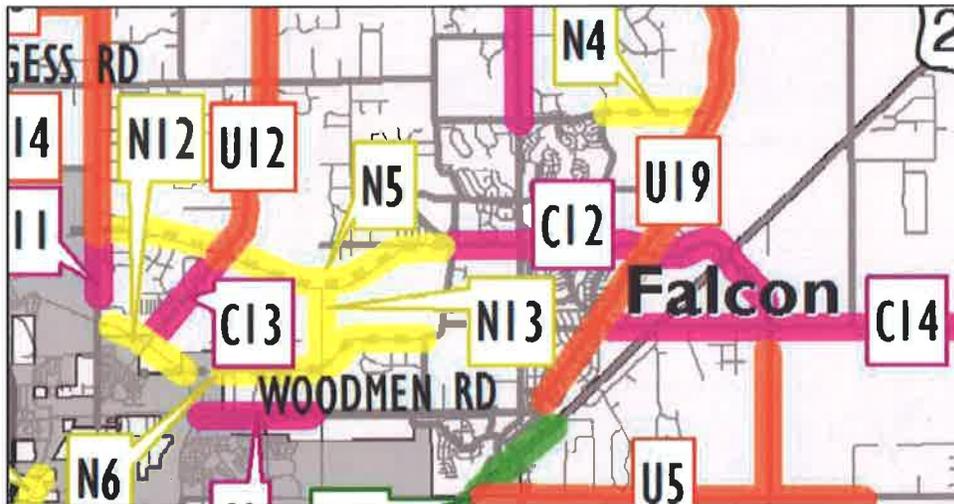
The "adequate buffer" between the development in The Ranch and the existing lower density residential to the northeast is discussed above, as this boundary is identified as "sensitive" in the FPSAP. This buffering commences ¼ mile north of the proposed Stapleton/Briargate corridor in accordance with the recommendation in the BFPP.

The "adequate buffer" around the existing 5-acre lots to the south comprises a 100-foot buffer and 1-acre lot density with a minimum of a 200-foot width, similar to the buffer proposed along the northern boundary. Again, this compares favorably with the transition/buffer proposed in other nearby developments lying within the BFPP: Paint Brush Hills to the northeast includes existing and proposed 1-acre lots immediately abutting existing 5-acre lots without any intervening buffer; Sterling Ranch to the west includes a 50-foot buffer and a density of 2 dwelling units per acre adjacent to the existing 5-acre lots to the south.

**d. 2040 Major Transportation Corridor Plan**

The 2040 Major Transportation Corridors Plan (MTCP) identifies Stapleton Drive as an extension of Briargate Parkway in the City of Colorado Springs, going east from Black Forest Road to Judge Orr Road. This includes road improvements to increase capacity from Judge Orr Road to the eastern boundary of The Ranch (MTCP Project C12), and a new section of road through The Ranch, adjacent Sterling Ranch and other properties, to connect to Briargate Parkway to the west (MTCP Project N5). The new road will be a 4-lane Principal Arterial. The MTCP shows this alignment following existing Stapleton Drive along the northern boundary of The Ranch. This alignment is amended in The Ranch Sketch Plan to more closely reflect the route shown in the FPSAP, which goes through the center of The Ranch property. This alignment also more closely matches the proposed route of this road connection through Sterling Ranch to the west. Stapleton/Briargate will also connect to proposed Banning Lewis Parkway (MTCP Project N13) to provide improved connectivity to Woodmen Road.

Figure 6: Extracts from 2040 Major Transportation Corridors Plan



Project ID	Road Segment	Segment		PPRTA Project	Urban vs. Rural	Existing Conditions		Future Conditions	
		Beginning	End			Lanes	Functional Class	Lanes	Functional Class
C12	Stapleton Dr	Towner	Judge Orr Rd.	B	Urban	2	Principal Arterial	4	Principal Arterial
N5	Stapleton Dr	Towner Rd	Black Forest Rd		Urban			4	Principal Arterial
N6	Woodmen Hills Rd	Stapleton Dr	Raygor Rd		Urban			2	Collector
N13	Banning Lewis	Woodmen Rd	Stapleton		Urban			4	Principal Arterial

The MTCP identifies Woodmen Hills Road, Falcon Meadows Boulevard, and Raygor Road as collector roads, the function of which is to link local roadways to arterial roads. The Ranch Sketch Plan incorporates extensions of these roads at the classification identified in the MTCP. In place of Woodmen Hills Road connecting south and west to Raygor Road and beyond (MTCP Project N6), the Sketch Plan shows this road connecting northwest to Stapleton/Briargate.

**e. County Parks Master Plan**

The County Parks Master Plan shows a proposed secondary regional trail running from Woodmen Road to the south, through The Ranch property along the alignment to the eastern drainageway, ultimately connecting to the proposed primary regional trail on Arroya Lane to the north (No.8). An alignment for this regional trail is included on the Sketch Plan, as agreed with the County Parks Department.

Figure 7: Extract from the County Parks Master Plan



**f. Master Plan for Mineral Extraction**

The Master Plan for Mineral Extraction identifies the property as an area of Upland Deposits with sand, gravel with silt and clay, remnants of older streams deposited on topographic highs or bench like features. This type of aggregate, together with Eolian Deposits (windblown sands) cover most to eastern El Paso County. The development of this property will not materially impact the availability of this aggregate. There are no mineral estate owners on this property.

**g. Water Master Plan**

Section 6 of the Water Master Plan sets out goals and policies for stewarding the future use of water. Goal 6.0 requires adequate water availability for proposed development and Policy 6.07 specifically encourages the submission of a water supply plan documenting an adequate supply of water to serve a proposed development at the earliest stage of the development process, in collaboration with the water provider. The Water Master Plan encourages development patterns and higher density, mixed use developments in appropriate locations that propose to incorporate meaningful water conservation measures (Policy 6.0.8) and indicates that the County should continue to limit urban level development to those areas served by centralized utilities (Policy 6.0.11).

The Ranch is consistent with these polices of the Water Master Plan as it is within an area identified as an Expected Growth Area within Region 3 (Falcon Area) and proposes urban density in an appropriate location that can be served by centralized facilities. Water service for The Ranch will be provided by

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Sterling Ranch Metropolitan District. The Sterling Ranch Service Area includes Sterling Ranch, The Retreat at TimberRidge, and The Ranch and the District has a sufficient available and contingent supply to serve the long-term needs of these proposed developments. This is addressed in the Water Resources and Wastewater Report prepared by JDS Hydro, who are the water engineers for Sterling Ranch Metropolitan District.

## VISUAL ANALYSIS

The purpose of the Visual Analysis is to help define opportunities and constraints of a site and understand relationships to surrounding areas. Areas of visibility from adjacent roads, the visual content of short-range and long-range views from the site, and areas where views are blocked by natural or man-made features are important considerations in determine the focal points of a development, the location of streets and community elements, the massing of development and, ultimately, the creation of a quality development.

*Appendix A* to this Letter of Intent provides a graphic representation of the visual analysis with photographic context. The Ranch site is relatively flat with little undulation. This provides uninterrupted views of the Pikes Peak, Cheyenne Mountain and Rampart Range, which are evident throughout the site. The proposed alignment of Stapleton/Briargate has been adjusted from the originally intended route to create a visual corridor through the center of the development toward the front range. The road will incorporate a wider median and landscape setbacks to maintain the continuity of this view corridor. The proposed community park will provide a focal point for the development along this arterial street, which will help to maintain the open views toward the mountains.

Internal view opportunities are associated with the proposed network of trails and open space along the existing and proposed drainageways. These are interspersed by small neighborhood parks which will provide a physical and visual connectivity through the community. While the drainageways currently have minimal visual resource value, its value as active open space presents an opportunity to provide positive visual impacts within the project.

With regard to the visual relationship to the adjacent 5-acre single-family lot subdivisions, care has been taken to provide visual and physical buffers to avoid impact from development massing. A 100-foot buffer is provided along the north and south boundaries. In addition to these buffers, the proposed development will transition in density from 1-acre lots adjacent to the north and south boundaries, increasing gradually to a maximum density of 8-11.99 dwelling units per acre south of the church property and adjacent to the proposed arterial road. A 300-foot buffer is provided along the east boundary, along the existing overhead electric line easement. This is considered sufficient in itself to provide a visual transition from the adjacent subdivision, without the additional need for a 1-acre lot transition.

Open space and detention will provide visual break to the 40-acre parcel to the southwest. A buffer or density transition is not provided adjacent to the two 40-acre parcels to the west, as it is anticipated that these will redevelop for urban uses in the future as they lie between Sterling Ranch, Banning Lewis Ranch and this project, with the Stapleton/Briargate corridor bisecting them.

**PROJECT JUSTIFICATION**

The review criteria for approving a Sketch Plan are set out in Chapter 7.2.1(D)(1)(c) of the Land Development. The proposed Sketch Plan for The Ranch meets these criteria as follows:

**1. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;**

As described in (6) of the Impact Identification, The Ranch Sketch Plan is in compliance with goals, objectives, and policies of the County Policy Plan, the Falcon/Peyton Small Area Plan, the Black Forest Preservation Plan, the 2040 Major Transportation Corridors Plan, the County Parks Master Plan and the Master Plan for Mineral Extraction.

**2. The proposed subdivision is in conformance with the requirements of this Code;**

The Land Development Code indicates that a Sketch Plan should address the feasibility of the division of land including review of the schematic design, ability to obtain water and sanitation, location of geologic hazards, identification of environmentally sensitive areas and wildlife habitat areas, source of required services, vehicular and pedestrian circulation, relationship to surrounding land uses, evaluation of wildfire hazards and conformance with the requirements of the Code and Master Plan. This Letter of Intent and the supporting reports demonstrates that The Ranch Sketch Plan satisfies these requirements.

**3. The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the sketch plan area;**

As detailed above, the surrounding neighborhoods comprise single-family residential and a church. The question of compatibility in this case relates to the juxtaposition of rural densities to urban densities. As previously identified, urban density development has either been approved or is proposed to the west, southwest, northeast and southeast of the site, in accordance with the recommendations of the FPSAP and BFPP. The Ranch is similarly located within an area identified in both these small area plans for future urban density development, including commercial areas. Adjacent new developments at Paint Brush Hills, Sterling Ranch, Banning Lewis Ranch and Bent Grass have densities ranging from 1.6 to 4.6 dwelling units per acre, and all include a variety of lot sizes, some level of commercial/industrial development, new school sites, parks and open space. The table below provides a comparison between these urban density developments and shows that The Ranch proposes a similar density but with less commercial development.

	<i>Units (#du)</i>	<i>Gross Area (ac)</i>	<i>Net Residential* (ac)</i>	<i>Net Density (du/ac)</i>
<i>The Ranch</i>	2144	610	599	3.6
<i>Paint Brush Hills</i>	1400	950	864	1.6
<i>Sterling Ranch</i>	5525	1440	1337	4.1
<i>Bent Grass</i>	576	211	158	3.6
<i>Banning Lewis North**</i>	2600	813	735	3.5

\* Excludes commercial, industrial, school sites. Includes parks, open space and ROW  
 \*\* All data for Banning Lewis Ranch North is subject to change until plans are approved.

The Ranch Sketch Plan also includes the buffers and density transitions recommended by the small area plans The proposed residential development will range in density from 1-acre lots adjacent to

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the north and south boundaries, with gradual transitions in density up to 8-11.99 dwelling units per acre as a maximum, which is located adjacent to the proposed principal arterial road. The north and south boundaries also include a 100-foot buffer between the 1-acre lots and the adjacent 5-acre lots and the developer has also committed to providing a minimum 200-foot lot width for these 1-acre lots. To the east the existing 300-foot overhead electric line easement provides a substantial buffer between the existing 5-acre lots and the proposed urban residential densities. In addition, a 100-foot minimum lot width is proposed adjacent to the buffer. These buffers and transitions compare favorably with those provided by adjacent approved and proposed developments that lie within the small area plan context.

**4. The water supply report provides sufficient information to identify probable compliance with the water supply standards and identifies any need for additional water supplies;**

Water service will be provided by Sterling Ranch Metropolitan District, and is addressed in the Water Resources and Wastewater Report prepared by JDS Hydro. The Sterling Ranch Service Area includes Sterling Ranch, The Retreat at TimberRidge, and The Ranch and the District has a sufficient available and contingent supply to serve the long-term needs of the proposed developments within the Service Area.

**5. 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;**

All services required to support the proposed urban density residential development are or will be available. The Ranch Metropolitan District will be formed to provide bonding to fund construction of the roads, stormwater infrastructure, parks and trails and for the ongoing maintenance of those facilities that are not dedicated to the County. The Ranch Metropolitan District will enter into an Inter-Governmental Agreement with Sterling Ranch Metropolitan District for the provision of water and wastewater service. Gas service will be provided by Colorado Springs Utilities and electric service will be provided by MVEA. Fire protection services will be provided by Falcon Fire Protection District. A site for a new elementary school is included per School District 49 requirements.

**6. The soil is suitable for the subdivision;**

The Soils and Geology Report prepared by Entech indicates that the soils are generally suitable for development. While there are some expansive and collapsible soils, these are sporadic and can be mitigated by proper engineering design and construction techniques.

**7. The geologic hazards do not prohibit the subdivision, or can be mitigated;**

The Soils and Geology Report prepared by Entech identifies geologic conditions that occur on the property that could impose some constraints to proposed development and construction. The identified constraints are intermittent, with the most significant being the seasonal and potentially seasonal shallow groundwater. Much of this condition is mitigated by avoidance as it is located within the proposed open space areas. The remainder can be mitigated by regrading, appropriate foundation design and the use of perimeter drains. Other identified geologic constraints include areas of ponded water, expansive soils, artificial fill, hydrocompaction and collapsible soils. These conditions are all sporadic and can be mitigated by proper engineering design and construction techniques.

**8. The subdivision will not interfere with the extraction of any known commercial mining deposit [C.R.S. §§ 34-1-302(1), et seq.];**

The El Paso County Master Plan for Mineral Extraction shows Upland Deposits of sand and gravel, with silt and clay. The Soils and Geology Report prepared by Entech identifies the soils as generally consisting of Blakeland loamy sand, Columbine gravelly sandy loam, and Pring course gravelly sandy loam, all of which are considered by the Soils Conservation Service as having good potential for urban development. Research of the County Assessor's records undertaken by N.E.S. Inc. on October 9, 2018 indicated that there are no mineral estate owners on the property. Accordingly, this project will not interfere with the extraction of mineral deposits.

**9. The design of the subdivision protects the natural resources or unique landforms;**

The property is relatively featureless, with little undulation. The site lies outside the 500-year FEMA floodplain. Two minor drainageways traverse the site with a small stock pond in the southwest portion of the property. These drainage ways will be retained or redirected and will be preserved within open space tracts. There are six wetland areas on the property, all of which are considered to be isolated and likely to be non-jurisdictional. These wetland areas will either be removed or retained within the proposed open space/drainage tracts identified on the Sketch Plan.

The majority of the site is vegetated by native prairie grass. There are no federally threatened or endangered plant species on the property. There is the potential to improve the vegetation with the proposed noxious weed management plan. The site does not contain any critical habitat for protected or endangered species and potential wildlife habitat for other mammals and reptiles in the wetland areas will be located in the proposed open space/drainage areas. Suitable habitat for Preble's Meadow Jumping Mouse (PMJM) does not exist on the site and the property is within the area covered by the Colorado Springs block clearance letter for PMJM habitat. Further studies of nesting birds and raptors may be required if construction occurs during nesting season.

**10. The proposed methods for fire protection are adequate to serve the subdivision; and**

The site lies within the jurisdiction of Falcon Fire Protection District, which provided a Will Serve letter on July 31, 2018 to provide fire and emergency services to the property. The Ranch lies within District 1, which is served by Fire Station No. 1 at 7030 Old Meridian Road, approximately 2 miles to the southeast. The apparatus at Station 1 includes an engine, an AMR ambulance, a water truck, a brush truck, a utility truck, and a command vehicle. The average response time for Station 1 is 6 minutes 38 seconds.

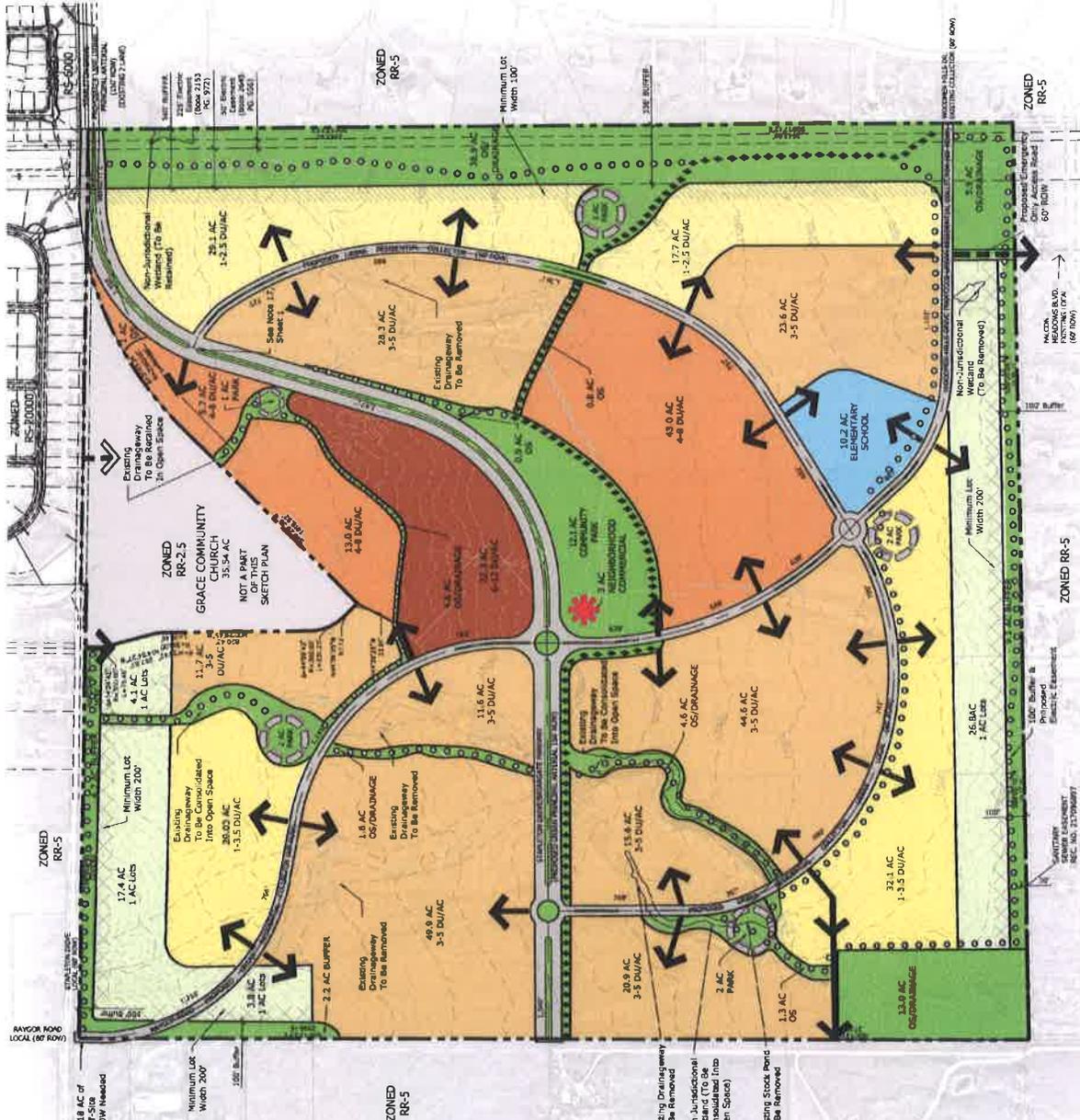
**11. The subdivision is appropriate and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints.**

As noted above, there are few physical or environmental constraints to the development of the property and those that have been identified will be mitigated during construction. The impact identification analysis demonstrates that the site is suitable for the proposed development.



# THE RANCH SKETCH PLAN

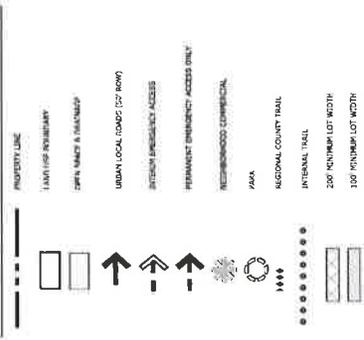
LOCATED IN SECTION 35, TOWNSHIP 12 SOUTH,  
RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN



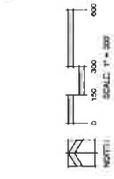
LAND USE TABLE

Land Use	Area (AC)	Minimum No. of Units	Maximum No. of Units	Percentage Land Use (PL)
Residential - Single-Family	52.1	1/8	50	85.7%
1 DU/AC	52.1	1/8	50	85.7%
2-3.5 DU/AC	48.8	47	117	87.2%
3-5.5 DU/AC	28.2	53	150	83.5%
3-5 DU/AC	206.2	439	1027	32.7%
4-8 DU/AC	60.7	597	686	10.11%
6-12 DU/AC	24.3	144	208	8.6%
High-Density Residential	0	0	0	0.0%
Office	25.1	1	1	3.48%
Industrial	25	1	1	3.47%
Special-Use	72.8	1	1	11.29%
School	32.3	1	1	4.7%
Low	46.7	1	1	6.7%
TOTAL	608.5	3000	7246	100%

LEGEND



NOTES:  
1. ALL EXISTING DRAINAGE WAYS AND PONDS WILL EITHER BE REMOVED OR RELOCATED TO THE PROPERTY LINE. THE RANCH SKETCH PLAN AND ALIGNMENT WILL BE SUBMITTED WITH THE PRELIMINARY PLAN.



Land Planning  
Landscape Architecture  
Urban Design

**NES**

N.E.S., Inc.  
410 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80905  
Tel: 719.471.0971  
Fax: 719.471.6267  
www.nesinc.com  
U.S.A. © Hans Brendel

**THE RANCH**

SKETCH PLAN

DATE: 12-21-18  
DRAWN BY: J. BRYAN  
CHECKED BY: J. BRYAN

ENTITLEMENT

SHEET NO. 2 OF 3  
PROJECT NO. SKP-18-006



# FALCON FIRE PROTECTION DISTRICT

Administration Office  
7030 North Meridian Road  
Falcon, Colorado 80831  
Business Number: 719-495-4050 Business Fax: 719-495-3112



**EPCDS Number: SKP186**

January 18, 2019

Kari Parsons  
El Paso County Development Services  
2880 International Circle  
Colorado Springs, CO 80910

El Paso County Development Services:

Falcon Fire Department reviewed a Sketch Plan for a proposed residential development titled **The Ranch Subdivision** consisting of potentially 2150 single family lots on 469 acres. This development will be located within the Falcon Fire Protection District.

## **The Falcon Fire Protection District reviewed this development sketch plan with the following comment(s).**

### **COMMENTS:**

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**FALCON MEADOWS BOULEVARD:** Falcon Meadows Boulevard currently serving as the single access point for the Falcon Meadows Subdivision is identified as a collector road in the 2040 major transportation corridors plan. The function of which is to link local roadways to arterial roads. The Ranch letter of intent identifies Falcon Meadows Boulevard as an emergency access only. Falcon Fire Department requests that Falcon Meadows Boulevard be extended into The Ranch subdivision and be considered a permanent point of access. This would provide the required and highly recommended secondary access point for the Falcon Meadows Subdivision which was approved at the time with only one access point and plans for future secondary access to the north as that area developed. It will also serve as a more direct emergency access route from existing fire station and a future fire station site within The Ranch subdivision. The Falcon Fire Department does not believe unmaintained permanent emergency access serves The Ranch or the existing subdivision to the South and should be designed as a fully maintained access point.

Falcon Fire has met with and discussed the emergency access proposed at the north end of Falcon Meadows Boulevard. The Developers of the Ranch have indicated to the Fire District that creating a permanent access to Falcon Meadows Boulevard is not a feasible option as traffic studies find that the existing road will not support the new demand. Falcon Fire generally does not support emergency access as the long-term solution as future maintenance and usability of the access are not guaranteed. However, we believe that an emergency access at this location is better than no access option at all. Given the circumstances presented, Falcon Fire accepts an emergency access at Falcon Meadows Boulevard and asks that the County work with the developers of The Ranch to make this access as usable as possible now and into the future.  
3/4/2019 TH

### **FIRE STATION LOCATION:**

Falcon Fire District foresees a need for a future fire station location in the west central portion of The Ranch subdivision. Falcon Fire requests that the developers contact the Fire District to discuss the addition of a fire station location on future plan submittals.

The Ranch Developers understand the need for future Fire Facilities within the new Subdivision and have made notes to their plans to satisfy this future need. 3/4/2019 TH

## Notes:

**WIDTH:** Fire apparatus access roads shall have an unobstructed width of not less than 20-feet except for approved security gates.

**VERTICAL CLEARANCE:** Fire apparatus access roads shall have an unobstructed vertical clearance of not less than 13-feet 6-inches.

**LOADING:** Fire apparatus access roads shall be designed, constructed and maintained to support the imposed loads of fire apparatus weighing at least 75,000-pounds.

**SURFACE:** Fire apparatus access roads shall be surfaced so as to provide all-weather driving capabilities by means of asphalt, concrete or other approved driving surfaces. Gravel roads or other alternatives may be acceptable; however, PE stamped engineered specifications for such alternatives, showing that the loading specifications and all weather surface capabilities have been met or exceeded must be submitted to the Falcon Fire Department for review.

**DEAD-END ACCESS:** Dead-end fire apparatus access roads in excess of 150-feet shall be provided with a turnaround meeting the requirements of the International Fire Code as locally amended and adopted.

**BRIDGES AND ELEVATED SURFACES:** Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge or elevated surface shall be constructed and maintained in accordance with AASHTO-Standard Specification for Highway Bridges.

**GRADES:** Grades for fire apparatus access roads shall be no more than 10% maximum grade.

**GATES.** Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width shall be 20 feet or as wide as necessary to facilitate the required minimum turning radius.
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a KNOX (TM) key system installed in an approved manner. Electronically operated gates shall have a failsafe, manually operated, KNOX (TM) key override switch.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or a KNOX™ padlock.
7. Locking device specifications shall be submitted for approval by the fire code official.

**WATER SUPPLY:** Proposed central water system.

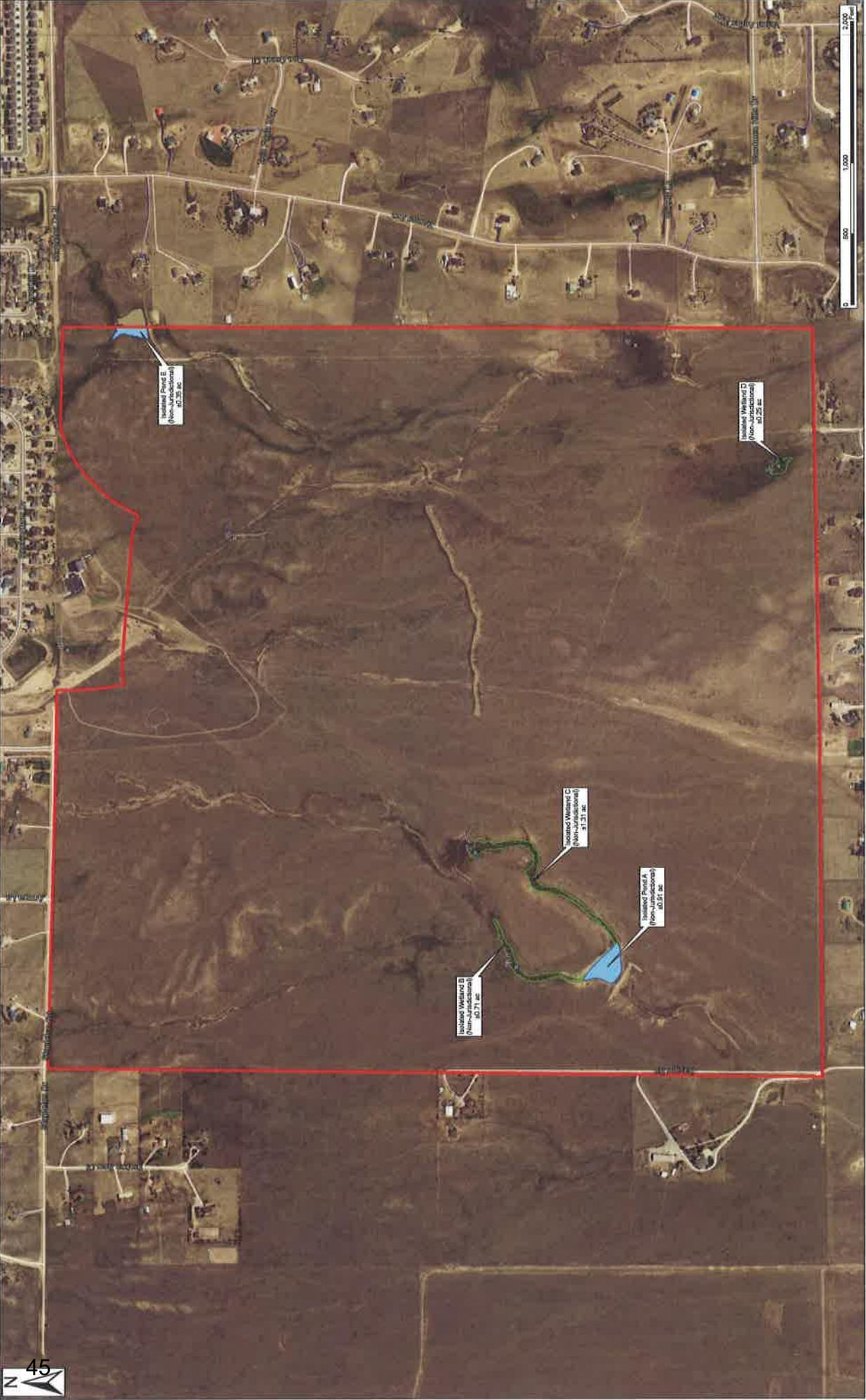
**NO HYDRANT REVIEW:** The review of the development plans does not include a review of any hydrant system at this time.

**TIMING OF INSTALLATION:** Fire department access roads shall be made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided.

**ACCESS FOR FIREFIGHTING:** Approved vehicle access for firefighting shall be provided to all construction/demolition sites. Vehicle access shall be provided to within 100-feet of temporary or permanent fire department connections (FDC). Vehicle access shall be provided by either temporary or permanent roads capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.

**STREET SIGNS:** Temporary or permanent street signs shall be installed at each street intersection when construction of roadways allows passage by vehicles.

###



# The Ranch Wetland Location Map El Paso County, Colorado



- Study Area
- Isolated Pond
- Isolated Wetland
- Sample Point

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Lawrence, KS 66044  
Date: 12/19/2018

# EL PASO COUNTY



JUL 01 2019

COMMISSIONERS:  
MARK WALLER (CHAIR)  
LONGINOS GONZALEZ, JR. (VICE-CHAIR)

COLORADO

HOLLY WILLIAMS  
STAN VANDERWERF  
CAMI BREMER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

June 26, 2019

This letter is to inform you of the following petition which has been submitted to El Paso County:

SKP-18-006

SKETCH PLAN  
THE RANCH

PARSONS

A request by PRI No. 4, LLC, for approval of a sketch plan. The 610 acre property is zoned RR-2.5 (Residential Rural) and is located north of Woodmen Road, west of Meridian Road, at the end of Stapleton Road, east of Raygor Road. (Parcel Nos. 52000-00-321, 52000-00-323, and 52000-00-324) (Commissioner District No. 2)

Type of Hearing: Quasi-Judicial

_____	X	_____
For	Against	No Opinion
Comments: <u>NOT CONSISTENT WITH MASTER PLAN</u>		
<u>SOILS UNSUITABLE</u>		
<u>TOO DENSE</u>		
<u>ROADS/TRANSPORTATION INADEQUATE</u>		
(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)		

- This item is scheduled to be heard by the El Paso County Planning Commission on July 16, 2019. The meeting begins at 9:00 a.m. and will be conducted in the Second Floor Hearing Room of the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs.
- The item will also be heard by the El Paso County Board of County Commissioners on August 27, 2019. The meeting begins at 9:00 a.m. and will be conducted in the Centennial Hall Auditorium, 200 South Cascade Avenue, Colorado Springs.
- The date and order when this item will be considered can be obtained by calling the Planning and Community Development Department or through El Paso County's Web site ([www.elpasoco.com](http://www.elpasoco.com)). Actions taken by the El Paso County Board of County Commissioners are posted on the internet following the meeting.
- The online submittal portal can be found at: [www.epcdevplanreview.com](http://www.epcdevplanreview.com)
- The Staff Report for this Agenda item can be found at: <https://planningdevelopment.elpasoco.com/elpaso-county-planning-commission/planning-commission-2019-hearings/>

Your response will be a matter of public record and available to the applicant prior to the hearing. You are welcome to appear in person at the hearing to further express your opinion on this petition. If we can be of any assistance, please call 719-520-6300.

Sincerely,

*Kari Parsons*  
Kari Parsons, Planner III

Your Name: KEVIN CURRY (KACALYN CURRY) *Kee*

Address: 9184 TOWNER AVE, PEGASUS CO 80931 (signature)

Property Location: ADJACENT PROPERTY EAST SIDE Phone: 719 574 4901

2880 INTERNATIONAL CIRCLE, SUITE 110  
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127  
FAX: (719) 520-6695

To: El Paso County Planning and Community Development

21 Jan 19

We understand an application for Rezoning and an associated Sketch Plan for a project called "The Ranch" is open for inputs (ref: SKP186). We also understand some review agencies were asked for inputs by January 21<sup>st</sup>. Though we were not among the included addressees, we offer the following concerns and suggestions on behalf of the members of the Elkhorn Estates Homeowners Association which borders the proposed development on the East. Here is a list of our most pressing concerns, along with our constructive recommendations to mitigate them.

- Density and lack of transition between urban and rural property lines; Incompatible with the Falcon/Peyton Small Area Plan<sup>1</sup>. We are extremely concerned about the proposed density of homes, especially on the Eastern boundary of the development. The overall density is inconsistent with the designation of the area as "Rural Residential" (ref: small area plan table 4-3 [detailed] and figure 4-4), the design does not comply with Policy 4.5.1.3 (requires "internalization" of higher densities), and the stark delineation of 3-5 dwelling units per acre bordering our five acre properties does not provide the transition required by Policy 4.5.1.1. *We recommend the applicant reduce the overall density, and we strongly recommend the applicant modify the proposal to reflect 2.5 acre properties everywhere the proposal abuts existing 5 acre properties.*
- Traffic. Among our traffic related concerns are service level reductions at the key intersections of Stapleton/Towner and Woodmen Hills/Towner; the impact of increased traffic on Woodmen Hills and on Towner in terms of safety, noise, and increased wear/tear; and the offsite impact on service levels on one-lane roads in both directions between Falcon and Colorado Springs. Additionally, we worry about the noise and road degradation caused by construction vehicles during build-out. *We recommend the applicant and/or County put in place processes to measure road degradation and make associated repairs, and strictly limit construction vehicle activity to avoid key intersections at peak traffic and school hours.*
- Noise and Loss of Rural Lifestyle. We enjoy a quiet, rural lifestyle. The development as proposed will severely degrade that by creating noise from traffic, activities (e.g., outdoor concerts), and residents and their pets. And we cannot ignore the noise the construction will cause (especially backup warning beepers in early AM hours). *We recommend the applicant install sound barriers around the concert venue, reduce the density (especially along the borders as mentioned above), and strictly limit construction vehicle transit and operation to avoid peak traffic and school hours.*
- Safety and Elementary School Location. Increased traffic at the Woodmen Hills/Towner intersection will present a safety issue for the proposed elementary school. *We recommend moving the school site to the center or west side of the proposed development.*
- Drainage/Erosion/Run-off. The property is marked by numerous riparian drainage tracts. We are concerned that the proposed development will reroute the natural runoff, and that the increased impervious surface and site prep will cause increased runoff across our properties, even with detention pond management. *We recommend decreasing the density of the proposal and conducting extensive modeling of where runoff will go (and mitigating as appropriate).*

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<sup>1</sup> [http://adm2.elpasoco.com/planning/falcon\\_peyton\\_masterplan/index.htm](http://adm2.elpasoco.com/planning/falcon_peyton_masterplan/index.htm)

- Water. Our residents are worried about the impact to the wells on which we all rely for our water. This is not just an issue of water rights; drawing the water necessary for 2,100 homes and the associated infrastructure will negatively impact the availability of water in down-range aquifer wells. *We recommend* the applicant decrease the density of the development and increase the proposed Metropolitan District's use of renewable sources.

In summary, our residents are concerned about the impact of the proposed development on our way of life, our property values, and our infrastructure. The applicant can ease our concerns by reducing the overall density of the proposal; planning for 2.5 acre lots wherever the development borders 5 acre properties; and taking measures to minimize the impact of water use, drainage and traffic impacts and effect repairs as appropriate.

Regards,



Kevin Curry  
Elkhorn Estates Homeowners Association  
Board of Directors, Vice President

# EL PASO COUNTY



COMMISSIONERS:  
 MARK WALLER (CHAIR)  
 LONGINOS GONZALEZ, JR. (VICE-CHAIR)

COLORADO

HOLLY WILLIAMS  
 STAN VANDERWERF  
 CASH BREMER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
 CRAIG DOSSEY, EXECUTIVE DIRECTOR

June 26, 2019

RESERVED  
 JUL 03 2019  
 BY: \_\_\_\_\_

This letter is to inform you of the following petition which has been submitted to El Paso County:

SKP-18-006

PARSONS

SKETCH PLAN  
 THE RANCH

A request by PRI No. 4, LLC, for approval of a sketch plan. The 610 acre property is zoned RR-2.5 (Residential Rural) and is located north of Woodmen Road, west of Meridian Road, at the end of Stapleton Road, east of Raygor Road. (Parcel Nos. 52000-00-321, 52000-00-323, and 52000-00-324) (Commissioner District No. 2)

Type of Hearing: Quasi-Judicial

For X Against \_\_\_\_\_ No Opinion \_\_\_\_\_  
 Comments: We're against this proposal for changing current zoning to smaller and much denser parcels. We believe zoning should remain RR-2.5  
 (FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- This item is scheduled to be heard by the El Paso County Planning Commission on July 16, 2019. The meeting begins at 9:00 a.m. and will be conducted in the Second Floor Hearing Room of the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs.
- The item will also be heard by the El Paso County Board of County Commissioners on August 27, 2019. The meeting begins at 9:00 a.m. and will be conducted in the Centennial Hall Auditorium, 200 South Cascade Avenue, Colorado Springs.
- The date and order when this item will be considered can be obtained by calling the Planning and Community Development Department or through El Paso County's Web site ([www.elpasoco.com](http://www.elpasoco.com)). Actions taken by the El Paso County Board of County Commissioners are posted on the internet following the meeting.
- The online submittal portal can be found at: [www.epcdevplanreview.com](http://www.epcdevplanreview.com)
- The Staff Report for this Agenda item can be found at: <https://planningdevelopment.elpasoco.com/el-paso-county-planning-commission/planning-commission-2019-hearings/>

Your response will be a matter of public record and available to the applicant prior to the hearing. You are welcome to appear in person at the hearing to further express your opinion on this petition. If we can be of any assistance, please call 719-520-6300.

Sincerely,

*Kari Parsons*  
 Kari Parsons, Planner III

Your Name: \_\_\_\_\_

Address: \_\_\_\_\_

Property Location: \_\_\_\_\_

Samuel Ayars (printed) [Signature] (signature)  
10430 Parcel Dr. 80831  
South Border to Proposed "The Ranch" Phone 719-444-6688  
(5302002003)

2880 INTERNATIONAL CIRCLE, SUITE 110  
 PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127  
 FAX: (719) 520-6695

## Kari Parsons

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**From:** Kathy Simpson <beachestogo@gmail.com>  
**Sent:** Wednesday, February 6, 2019 4:06 PM  
**To:** Kari Parsons  
**Subject:** Proposed project called "The Ranch"

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February 6, 2019

Good afternoon Kari,

With the understanding of 80,000+ people who moved to Colorado Springs just last year alone, we would like to take this opportunity to suggest a few alternatives to the proposed project called "The Ranch", located to the north of us. Knowingly, growth is inevitable and can be a positive and/or negative to life. Since our peaceful city in beautiful Colorado has been found, the respect, commitment and accountability from future residents may not be accepted or considered to be their responsibility. By working together for the good of everyone, please consider and understand our perspective.

We are very concerned with the overall proposed density, location of an elementary school, safety, traffic issues, water usage, drainage, erosion, increased noise and our property values. The reason we moved to "The Meadows" 25 years ago is to enjoy the quietness which is offered away from the busy city life and our 5 acre family home lot in a peaceful covenant protected community. Please take the following into consideration as if this was YOUR home and YOUR community. Enjoy a quiet morning with a cup of coffee or relax and watch a beautiful Colorado sunset; we encourage everyone to be able to enjoy the same serene atmosphere instead of the possible unfortunate circumstance(s) that could have been easily molded for the well being of EVERYONE involved.

- Density: We highly recommend the overall density reflect 2.5 acre everywhere in "The Ranch" community as the proposed 2100 "homes" will easily add 4200+ drivers, activities, animals, waste, water usage, drainage, erosion, safety and will impact not only "The Ranch" community but ALL of us. A covenant protected community will respectively define accountability for each property.
- Elementary school location / safety: Consider the location to be centered in "The Ranch" community for all 2.5 acre lot properties and easily accessible instead of the proposed farthest corner of the development which would be located next to power lines and have probable drainage and safety issues. Access to the school via Volmer Road and/or Stapleton Road as the main thoroughfares would likely ensure the safety of children, parents, families, bus routes, road integrity / upkeep and cautious commuters with the help of community involvement and planning rather than imposing the issues stated above if Falcon Meadows Blvd. was to be a "route". We are also concerned the probability of construction vehicles prior and during the execution of the proposed "The Ranch" community will be detrimental to The Meadows community and road. Falcon Meadows Blvd. is a dirt road with an overlay to basically accomodate our community of 78 property owners, not 4200+

commuters. We monitor and encourage safety with a 30 mph speed limit joined with community involvement and awareness including a Neighborhood Watch program. It would be unrealistic to expect the same outcome with an additional 4200+ commuters.

- Water/ Drainage / Erosion: After reviewing the proposed plans and taking into consideration the complexity of this necessity for the proposed "Ranch" community, water is a component we can not live without and a major decision which impacts everyone. Please consider this to be YOUR home and community by completely researching without waiver, to ensure proper mitigation, allocate usage of our aquifer wells, route natural run-off (detention ponds pose multiple potential safety hazards), enact proposefull safeguards for our properties, and avoid a potential natural disaster(s)

Thank you for giving us the opportunity to communicate our concerns regarding the proposed "Ranch" community. Please take a moment and reflect on the issues listed above in our hope for a better future as it will affect EVERYONE. Enjoy life as it goes by too quickly.

Best regards,

Garry and Kathy Simpson

10455 Raptor Loop

Peyton CO 80831

## Kari Parsons

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**From:** Dawn Griebelbauer <bigblackshaggy@yahoo.com>  
**Sent:** Wednesday, February 6, 2019 10:44 AM  
**To:** Kari Parsons; PLNWEB; CARCTB; Mark Waller  
**Subject:** The Ranch

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I am a native of Colorado Springs and a resident of Black Forest for 26 years. We choose to live in this part of El Paso County because we enjoy the beauty of the Forest, the friendliness of the people, and the seclusion the larger lots provide. This development is VERY close to our home and we are concerned that the proposed smaller lots will affect this country lifestyle.

Please do not rezone the property known as The Ranch. The residents who live in rural El Paso County do so for many reasons. Building homes with the density proposed goes against our lifestyle choice. I am also very concerned with traffic and the affect 2100 homes will have on our well.

Dawn Griebelbauer

## Kari Parsons

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**From:** Mary Marten <marymartentoo@gmail.com>  
**Sent:** Tuesday, February 5, 2019 2:28 PM  
**To:** Kari Parsons; CARCTB; Mark Waller; pinweb@elpasoco.com  
**Subject:** Development plans

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To Whom It May Concern:

I am writing to express my concern over the new development that is being planned next to the Meadows and Elkhorn Estates. I feel this would not be a good development for a number of reasons. First and foremost is that 2100 homes would be way to many for that tract of land. Secondly the road network access is insufficient and would be costly to fix. The water rights is another concern. Other issues are school safety, drainage/erosion/runoff, and the loss of rural residential lifestyle.

Please consider turning down the rezoning request and to prevent this development from going forward. Thank you for your consideration in this matter.

Mary Marten  
9955 Accipiter Dr.  
Falcon, CO  
[marymartentoo@gmail.com](mailto:marymartentoo@gmail.com)

TO: The El Paso Board of County Commissioners

February 25, 2019

Centennial Hall  
200 South Cascade Avenue, Suite 150  
Colorado Springs, CO 80903

SUBJECT: "The Ranch" Development (Sketch Plan #186)

Dear County Commissioners,

This letter is written in regard to an application for Rezoning and associated Sketch Plan submitted for a project called "The Ranch" (SKP 186.)

The Meadows, Filings #1 & #2, is a development of 73 five acre properties located directly South and abutting the proposed "The Ranch" development, platted in 1981, and with all lots in private ownership, and all but one already built on.

The Meadows Homeowners Association has not been tasked to provide input to comment on this development, but since it will directly impact our members, we want to offer our concerns and suggestions on behalf of the members of The Meadows Homeowners Association.

**Density and lack of transition.** This area has already been rezoned from RR5 to RR 2.5. RR2.5 is an acceptable zoning for this area. The much greater density being proposed of PUD, over 2100 dwelling units is not acceptable for the rural zoning and character of the surrounding adjoining neighborhoods. The area should remain zoned RR 2.5. If rezoning is allowed, transition lots of 5 acres, or a minimum of 2.5 acres, should adjoin adjacent five acre lots on the perimeter of the development.

**Traffic.** Falcon Meadow Boulevard was minimally paved "Chip & Seal" in 1995, and even with the existing light local traffic, requires extensive repair. Using it as a primary access to "The Ranch" by construction equipment and other vehicles is unacceptable, as the existing structure will not support such traffic increase. When Elkhorn Estates (then known as The Meadows Filing #3) was Final Platted, the connection of Falcon Meadow Boulevard to Towner Avenue was disapproved by El Paso County on 9 August 2009 (# 10713) for this very reason.

**Drainage & Runoff.** The property contains numerous drainage tracts. In 1998-1999, many homes in The Meadows were damaged by water that flowed down from this Section into The Meadows, both on the surface, and subsurface, due to improper grading and drainage. This has supposedly been corrected by El Paso County. We are concerned that the proposed development will change the existing natural drainage, and that the increased impervious surfaces proposed, and site preparation, will cause

increased runoff and subsurface water flow into and across our properties, even with detention ponds added. We recommend decreasing proposal density, and further modeling of where runoff and subsurface water flow will go, mitigating as appropriate.

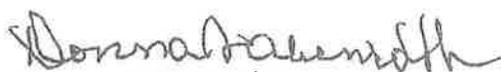
**Increased Noise & Loss of Rural Lifestyle.** The Meadows currently enjoys a quiet, rural lifestyle. Horseback riding, walking dogs, jogging, and bicycling are now enjoyed on The Meadows roads, including Falcon Meadow Boulevard. Construction traffic would preclude such activities, and destroy the "Chip & Seal" road surface. **Falcon Meadow Boulevard should not be connected to this development** until the road network is built out to an extent to disperse the additional traffic caused by "The Ranch." Construction noise and traffic should be strictly restricted **and enforced** to avoid school hours and peak traffic times.

**Elementary School Location.** The proposed location at the corner of Woodmen Hills/Towner Ave/Falcon Meadow Blvd is a poor choice. It should be relocated elsewhere, perhaps to the SW corner of the development, or towards the center, away from major traffic intersections.

**Water.** Our property owners are concerned about the impact on our wells, which are in the Dawson and Denver aquifers. Drawing water for 2100 homes will excessively deplete these aquifers. We recommend applicant decrease density, preferably to the currently approved zoning of RR 2.5.

To summarize, The Meadows Homeowners Association members are concerned about the impact of the development, as proposed, to our way of life, our infrastructure, and our property values. Our concerns can be assuaged by the developer reducing the density to the current Zoning of RR2.5, or, failing that, reducing the density to 5 acre or 2.5 acre lots on the perimeter of the development wherever it adjoins 5 acre properties, and taking necessary measures to minimize the impact of traffic, drainage, and water use, effecting repairs promptly as needed.

Thank you in advance for your support in this matter.



Donna J. Abenroth

Chairperson

The Meadows Homeowners Association

Email: TMHA.BOG@gmail.com

Phone 719-495-6844

The Meadows Homeowners Association  
A Covenant Controlled Neighborhood in Falcon, Colorado Established 1985

<https://www.tmhafalcon.org/>



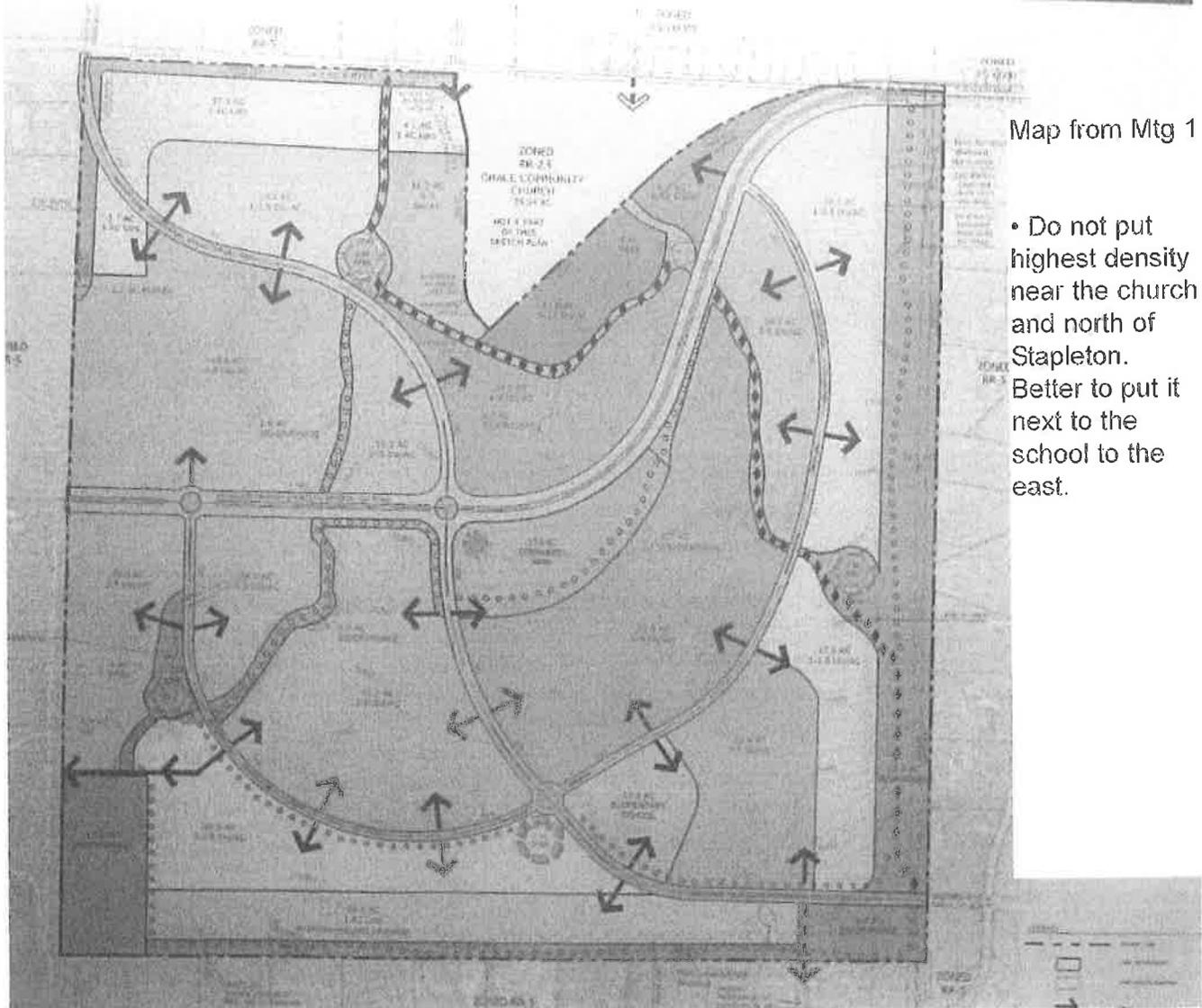
Comments on "THE RANCH" from Judy von Ahlefeldt per the plan revision after Meeting 1 presented in March, 2019.

- Please note that over 3/4 of this project is in Subarea 10 of the *Black Forest Preservation Plan*.
- Stapleton and <sup>B</sup>anning Lewis Parkway should be put in at least as two-lane roads before this subdivision is allowed to be built. Using existing local roads for construction and deferring building access to Vollmer and Woodmen is not acceptable and is damaging to existing neighborhoods.
- Note that the intent of interaction among the BF Pres Plan and the major E-W Corridor (Stapleton) is to allow Stapleton to essentially act as the boundary for urban development expected from the south, and to allow campus-like and commercial uses for 1/4 mile immediately north of the this corridor and then begin a rapid transition to 5 ac tracts at the trees, Where existing 5 acre uses are in the prairie, a generous open space buffer is recommended - more on the order of 300', not 50 or 100'- about the width of the Excel power line ROW.
- See the definitions of large lot and small lot clustering and expectations for open space, and PUD options on pages 56-65 of the *Black Forest Preservation Plan*.
- Subarea 10 of the BF PP calls for a emphasis of **TRANSITION** from urban to 5 ac tracts and respect of buffering (which needs to be on the project) of existing RR-5 zoned rural residential areas, while Subarea 9 calls for a "**BALANCED MIX**" of urban density uses. We are not seeing balanced mixes in current large-scale monolithic urban developments.
- Neither the Falcon or BF Pres Plan envisioned rural residential uses greater than RR-5 unless clustering was used as a tradeoff for more open space.
- Placement of urban density along major corridors was expected.
- Wall -to wall rooftops were not intended.
- The 1974 BFPP envisioned urban nodes with large lot and agricultural uses separating them (for example along Woodmen Road).

Judy von Ahlefeldt

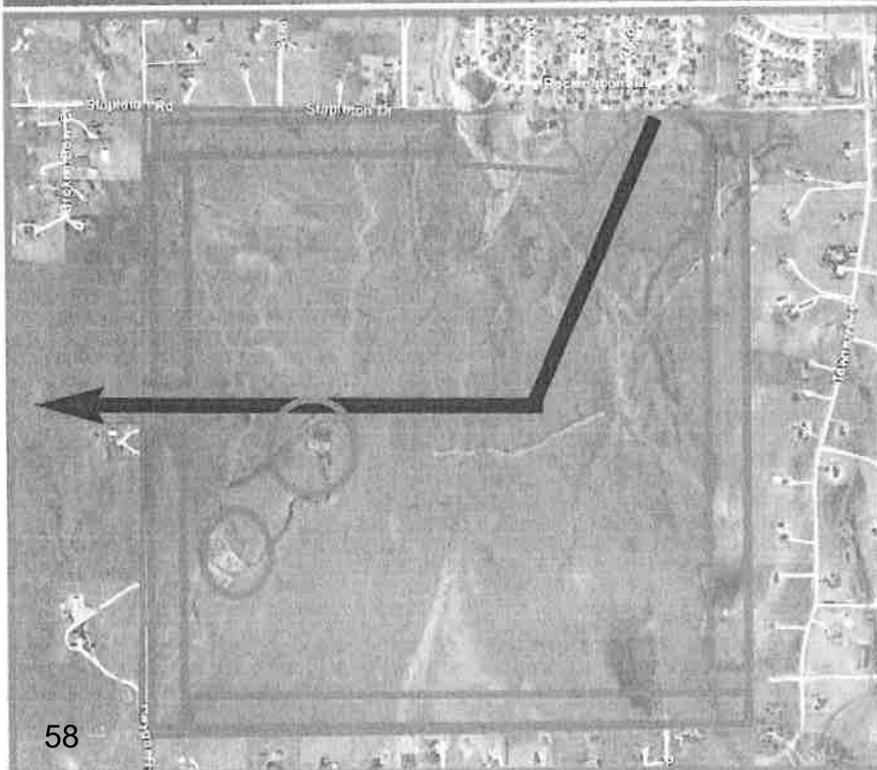
337-5918 April 30, 2019





Map from Mtg 1

- Do not put highest density near the church and north of Stapleton. Better to put it next to the school to the east.



- Widen buffers (200') on N, west, south; 300' under Excel line on east
- Extend Bow Valley buffer to Stapleton on West; add buffer to south property line on West.
- Buffers provide transition, open space noise mitigation, room for antelope to move, and place for Prairie Necklace Trail is this subdivision.
- Widen area for internal trails along wetlands and restore those wetlands (willows and cottonwoods)

## 10 Southern Transitional Area

- Development in this planning unit should be coordinated with the City of Colorado Springs and be consistent with the policies of the Cooperative Planning Program.

- The appropriate mix and phasing of urban density development will be dependent on the final alignment of major transportation corridors.

- Any new urban development should be compatible with existing rural residential subdivisions.

- Overall densities should decrease to one dwelling unit per five acres at the Timbered Area edge.

- A low density residential buffer should originate no more than one-quarter ( $\frac{1}{4}$ ) mile north of a major east-west expressway corridor, and then only if such a corridor is located no more than two miles north of Woodmen Road.

- Uses appropriate in the immediate vicinity of the expressway corridor, mentioned above, would include office, light industrial and multifamily uses incorporated in a campus-like setting.

- Major commercial centers are not appropriate in the area north of a potential expressway alignment. Heavy industrial uses should be specifically limited to the existing industrial area.

- Urban density development should only be approved if adequate urban services are available.

- Urban design recommendations noted for Planning Unit #9 should be adhered to where applicable.

## 9 Southeastern Mixed Use Area

- A balanced mix of urban density uses is recommended if these uses are compatible with adjacent uses and adequate public facilities are available.

- Higher density uses should be oriented to the south with only large lot residential developments allowed near the Timbered Area edge.

- Currently unzoned area should be zoned A-4 (Agricultural).

- Adequate rights-of-way should be preserved to accommodate urban density transportation systems.

- Higher density clustering alternatives should be used to preserve open space and allow for open space linkages between growth areas.

**Addl considerations on pages 94-97 of the BFPP and in the Trails Addendum.**