

Sexton, Daniel

From: Ralph Braden <rbraden@nor-wood.com>
Sent: Thursday, January 05, 2017 9:28 AM
To: Ralph Braden
Subject: FW: Sorrento Development Plan

From: Ralph Braden
Sent: Thursday, September 18, 2008 8:30 AM
To: Byron Glenn (byron_glenn@earthlink.net) <byron_glenn@earthlink.net>
Cc: Mike Schultz (mdschultz@springsgov.com) <mdschultz@springsgov.com>; Jim Nass (jim@nassdesign.net) <jim@nassdesign.net>; 'Keith Cerjan' <keith@rockwellconsulting.net>; 'Angela White' <AWhite@laplatallc.com>
Subject: Sorrento Development Plan

Byron,

Here is the note we request for inclusion in the Development Plan for Sorrento:

For all lots abutting Wolf Ranch, the front roof drain down spouts will direct that concentrated flow towards the front of each lot. For all lots abutting Wolf Ranch, the rear roof drain down spouts may direct that concentrated flow towards the rear of each lot, but the drain pipes connected to rear downspouts must "daylight" at or before the rear building setback line of such Lot. At no time will the point discharge from the rear downspouts be extended further than the rear setback line thereby allowing such drainage to dissipate as sheet flow prior to reaching the rear lot line of lots abutting Wolf Ranch. The builders during construction and prior to sale of the lot shall at all times maintain this drainage pattern, and the homeowners shall be responsible for maintaining this drainage pattern after purchasing the lot. The owners of lots and property in Wolf Ranch who are affected by any violation of these drainage requirements shall have the right to enforce these drainage requirements.

Please confirm that this note has been inserted into the Sorrento Development Plan.

Ralph

From: Byron Glenn [mailto:byron_glenn@earthlink.net]
Sent: Tuesday, September 09, 2008 10:51 AM
To: Ralph Braden
Subject: sorrento

Good morning Ralph:

Wanted to make sure all your concerns were addressed on our Dev Plan. I will place a note stating the roof drains need to discharge to the roadway on the lots adjacent to your property.

Thanks
Byron

Sexton, Daniel

From: Terrance Stokka <tstokka@juno.com>
Sent: Wednesday, January 18, 2017 10:54 AM
To: Sexton, Daniel
Subject: Black Forest Land Use Committee Inputs to Bradley Ranch

Dear Dan,

The Black Forest Land Use Committee has reviewed the proposal for Bradley Ranch and submits the following:

1. We strongly urge the city and the county to meet to decide the final configuration of the intersection of Milam Road, Old Ranch Road and the continuation of Milam to the south where it becomes Union Blvd. A roundabout was agreed upon several years ago but that roundabout did not include an exit to the east. The proposal at that time was for an entrance into the development now known as Bradley Ranch that would be further south of this intersection. The increasing traffic at this intersection demands that decisions be made that will be incorporated into the Bradley Ranch development. The December 2016 Master Plan Amendment shows a road into Bradley Ranch directly east of this intersection which does not conform with earlier decisions.
2. Because Bradley Ranch is on the Colorado Springs/El Paso County line, we request that the developer plan a row of lots each 1 acre in size along the northern boundary of the parcel to act as a buffer between the larger, rural lots to the north and the urban lots in Bradley Ranch. We further request a 100 foot building setback from the northern property line of Bradley Ranch to provide a buffer.

Thank you for allowing us to comment on this proposal.

Terry Stokka, Chairman, Black Forest Land Use Committee

1 Brilliant Tip Removes Wrinkles & Eye Bags In Just A Minute

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<http://thirdpartyoffers.juno.com/TGL3142/587faba8543062ba50bf8st52vuc>



Sexton, Daniel

From: Mark Watson <mark@widefieldinvestmentgroup.com>
Sent: Tuesday, January 24, 2017 3:20 PM
To: Sexton, Daniel
Cc: dean@vintagecommunities.com; l2eagle@aol.com
Subject: RE: Bradley Ranch Project

Mr. Daniel Sexton, Reviewing Planner
Land Use Review Division
City of Colorado Springs
RE: CPC MP 86-00520-A2MJ17

Dear Sir;

As an adjoining property owner to the above referenced Plan, aka Bradley Ranch, we are writing in opposition to the plan submitted for review. The plan, while attempting to create some buffering from the existing county zones and properties does not address many issues which are of concern to us as adjoining property owners.

First the configuration of the intersection of Old Ranch Road, Union Blvd., Yari Drive and Milam road is very confusing and dissimilar to other subdivisions in the area. Noting that as it is a joint jurisdictional intersection it appears to create more problems than it solves, to wit: the name change from Old Ranch to Yari, the inattention to Milam as it goes north from the intersection as well as the transition from a four lane to a two-lane road (Union and Milam with another name change) have not been addressed. A review of the Cordera subdivisions shows that they have used roundabout's where these intersections occur.

We believe additional thought and consideration from the joint agencies must be considered, the City and the county need to work to create a smooth transition and traffic flow as this area will become much more congested with the addition of nearly 4000 trips per day from the proposed subdivision.

Next, we object to the location of Yari in and on the boundary of our property and the adjoining neighbors with no consideration of a buffer zone. There is no buffer for the existing large lots to the north of Yari in the westerly portion of Bradley Ranch where all of those lots exceed an acre. Of the 8 properties that adjoin Bradley Ranch to the North one is 1 acre while the others are all over 5 acres with one property being 40 acres. Using a high traffic collector as a buffer is inadequate and inappropriate considering that no road exists east of the intersection. A transition zone should be mandatory for this subdivision.

The best option would be for the developer to adjust the plan to a density like Phase 2 which has all lots on the north side of the subdivision over 20,000 sq. ft. giving an adequate buffer for the large rural lots to the North and relocating the through street further south.

Thank you for your attention:

Jules M. and Theresa A. Watson
10595 Milam Road

As I mentioned we are out of town on the 26th and will be unable to attend the meeting.

From: Sexton, Daniel [<mailto:dsexton@springsgov.com>]
Sent: Tuesday, January 17, 2017 10:56 AM
To: mark@widefieldinvestmentgroup.com
Subject: Bradley Ranch Project

Mark,

Please use the web address below to access the plans associated with each of the land use applications concerning the Bradley Ranch project:

<https://eoc.springsgov.com/ldrs/>

Let me know if you have any questions.

Thanks,
Dan



Daniel Sexton

Senior Planner

Phone: (719) 385-5366

Email: dsexton@springsgov.com

**Land Use Review Division
Planning & Community Dev.**

30 South Nevada Ave, Suite 105

Colorado Springs, CO 80901

Phone: (719) 385-5905

Weblinks:

[Pre-Application Meeting Request](#) | [Track My Plan](#) | [SpringsView/GIS](#) | [Parcel Info](#) |
[Development Assistance Bulletins](#) | [Development Applications](#) | [Zoning Code](#)

January 26, 2017

Daniel Sexton
Senior Planner
Land Use Review Division
City of Colorado Springs

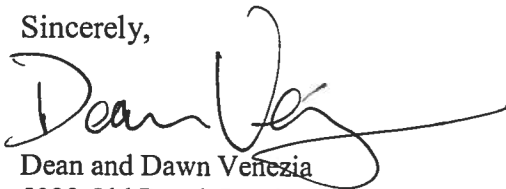
Re: Bradley Ranch Development

Dear Mr. Sexton:

I own 10 acres adjoining the Bradley Ranch Development. I am writing this letter in opposition to the plans. My concerns have to do with the first 1000 feet of Yari Drive. As it continues east from Old Ranch Road and they are as follow:

- 1) Lack of noise and sight mitigation for Yari Drive.
 - 2) Size of lots along the first 850 feet along Yari Drive.
 - 3) Proximity of Yari Drive adjacent to the first three large acre parcels.
 - 4) Lack of detail of the proposed intersection of Old Ranch Road/Milam Road/Yari Drive.
- 1) **Lack of noise and sight mitigation.** There is no effort to shield the large acre parcels to the North from noise and traffic. Bradley Ranch has proposed fence and landscaping to the South and a 10 feet landscape tract to the North. This is not consistent with other developments in the immediate area that develop next to Black Forrest large lots. La Plata's North Fork development has 1-2 acre lots adjacent to Howells Road and the Cordera Development has a 100-250 feet open space/landscape easement along the current Old Ranch Road. The Bradley Ranch plan provides a roadway and a 10 feet landscape tract as a buffer, which allows for no noise, traffic or sight mitigation, this is not acceptable.
- 2) **Size of lots along the first 850 feet of Yari Drive.** These lots are too small and do not adequately transition into the large lots to the north.
- 3) **Proximity of Yari Drive. next to the large lots on the North.** Yari Drive. should be moved to South away from our shared driveway. This would provide adequate land to create a real buffer from the large lots.
- 4) **The proposed intersection at Old Ranch Rd/Milam/Yari Dr.** A better plan would be a roundabout at this location. The City encourages this type of intersection and is consistent with other developments in the area.

Sincerely,



Dean and Dawn Vettezia
5020 Old Ranch Road
Colorado Springs, CO 80908

Daniel Sexton/City Planner

Land Use Review Division

City of Colorado Springs

RE: CPC MP 86-00520-A2MJ17

Dear Sir;

We are writing to express our concerns surrounding the proposed new development at Bradley ranch, CPC MP 86-00520-A2MJ17.

It appears that little or no consideration was given to the adjoining property owners to the north of the proposed subdivision. Are we to assume that the 30 foot future access driveway to be our access for those residences of Old ranch to the north and east of the proposed Yari road. If so, will we need to be provided a left turn out lane to facilitate a safe, DEEDED easement for access to our homes? How will this be done?

The adjoining lot sizes are not compatible to our properties that comprise of 1 to 40 acre tracts. This is not harmonious to the surrounding area land use and neighborhood.

The intersection of proposed Yari road and Union Blvd, Milam, Old Ranch Road, appears at best unsafe for all the traffic that will be added at this already very dangerous intersection. It also appears this intersection is to be utilized as the primary access until completion of Union Blvd.. There is no way this undeveloped intersection can handle the increased traffic. Has a study been completed and what were the results? We would like to see a round-a-bout in place and Union Blvd. completed prior to allowing construction to begin. There appears to be no plan available to address this intersection. I believe the developer should be responsible to bear the expense of developing a safe intersection as they will be the beneficiaries of the profits from this development. We would also request that an electronic gate be provided to prevent public access to private property as it extends beyond Yari Road. With Old Ranch Road and Yari now intersecting we are concerned about addresses, the difficulty in people being able to find us and where our mailboxes will be relocated.

In order to facilitate the requirement to minimize structure impact of the bulk and use on adjacent properties we would propose a substantial undisturbed zone north and east of the future access driveway location to be added. Additionally, adding some kind of landscape buffer between the proposed Yari road and private properties to the north from future access driveway to Union/Milam intersection. Perhaps, the developer could build berms with fencing or dense landscaping and or masonry and or sound wall. Or, perhaps something similar to the wall provided east of Powers on Union south in Cordera?

We have other planning concerns that were not addressed on this proposal including but not limited to, utility easements how they will be used, where they will be located, how will the disturbed areas be reclaimed, and who will be responsible for maintenance? We are also concerned with the significantly increased traffic and noise north of the development.

Where did the offsite drainage area east of Milam and Union go that was on the previous Sorennto plan? What is the current plan to deal with the drainage?

We observed that there is no parking or access provided to the very small park/open space within the subdivision. I anticipate people attempting to access the park/open space via our private access. A gate and fencing along the north portion of the development would solve this problem.

We would like to ask that we be invited to have more input in the initial and any further planning directly with the property developer and/or their representatives.

We look forward to an amical resolution to our objections.

Respectfully,

Rick and Cindy Amsden

5110 Old Ranch Road

Colorado Springs CO 80908

Sexton, Daniel

From: Ralph Braden <rbraden@nor-wood.com>
Sent: Thursday, January 26, 2017 10:25 AM
To: Sexton, Daniel; Carleo, Katie
Cc: Bobby Ingels; 'Jim Nass (jim@nassdesign.net)'; 'Kent Rockwell (kent@rockwellconsulting.net)'; Jeff Mark
Subject: Bradley Ranch. Comments of Nor'wood as owner of Wolf Ranch. 1.26.17
Attachments: FW Sorrento Development Plan; FW Sorrento-Wolf Ranch Wolf Ranch comments to development plan

Nor'wood as the owner of Wolf Ranch has the following comments related to the Bradley Ranch application for MP amendment and DP.

In 2008, applications were submitted to the City for Sorrento, the same property now known as Bradley Ranch. Several meetings occurred in 2008 among representatives of Cordera, Wolf Ranch and Sorrento which resolved most of the issues related to the Sorrento DP and MP. Based on these resolutions, Wolf Ranch proceeded with its planning of the northwest quadrant of Wolf Ranch on the assumption that Sorrento would be developed consistent with the agreements of the parties related to Sorrento. Among the key issues resolved related to Sorrento were the following:

1. There would be no west to east street connection into Wolf Ranch from Sorrento.
2. The only drainage from Sorrento to Wolf Ranch would be sheet flow from lots along the boundary between Sorrento and Wolf Ranch, with stipulations related to roof drains on homes in Sorrento along the common boundary.
3. The rear yard fencing on homes in Sorrento along the boundary with Wolf Ranch would be metal picket with stone columns. We requested 6" spacing on the pickets with stone columns 50' apart.
4. The lots in Sorrento along the boundary with Wolf Ranch were minimum lot width of 70'.

These understandings were documented in email exchanges in 2008 attached to this email.

With this background, Wolf Ranch has the following comments to the Bradley Ranch MP and DP:

- a. The extension of Yari Drive into Wolf Ranch is not acceptable.
- b. The detention pond at the southeast corner of Bradley Ranch is not acceptable.
- c. Wolf Ranch Pump Station
 - i. The boundary within the Wolf Ranch Pump Station has previously been established at greater than 7176' ground elevation. Parts of Wolf Ranch, Bradley Ranch and Cordera are greater than 7176' ground elevation. It is requested that CSU determine the respective obligations of Wolf Ranch, Bradley Ranch and Cordera based upon current conditions.
 - ii. An engineer's estimate of the cost of the pump stations as of 10/20/16 shows the total cost of \$3.3 million of which a portion is owed by CSU and the rest by the applicable landowners.
 - iii. Wolf Ranch anticipates that it will need the pump station in 2019. If Bradley Ranch needs it prior to then, it must pay the cost with cost recoveries against Wolf Ranch and Cordera for their respective obligations.
 - iv. The routing of water lines from the pump station located on Wolf Ranch to the Bradley Ranch needs to be established.
- d. Concerning the boundary between Wolf Ranch, the following comments are made:

- i. That the minimum lot size be 70'.
- ii. That the fencing be metal picket with stone columns as agreed upon between Wolf Ranch and Sorrento in 2008. The proposal in the Bradley Ranch DP that this fence be a 6' high wood stockade fence is not acceptable.
- iii. That the roof drains on Bradley Ranch homes adjacent to Wolf Ranch be consistent with the agreements from 2008, including the requirements that the front roof drains drain to the street in front of the house and that the rear roof drains daylight at the rear building setback. That the DP provide that these limitations in the DP be enforceable by adjoining lot owners in Wolf Ranch, including the developer of Wolf Ranch.
- iv. That the grade between Bradley be matched to the future anticipated grade of developed lots in Wolf Ranch at the boundary.

Ralph A. Braden

Project Executive, Wolf Ranch

111 South Tejon Street, Suite 222

Colorado Springs, CO 80903

P (719) 593-2600

F (719) 633-0545

C (719) 659-8014

rbraden@nor-wood.com

Nor'wood: www.norwoodinteractive.com

Wolf Ranch: www.wolf-ranch.com



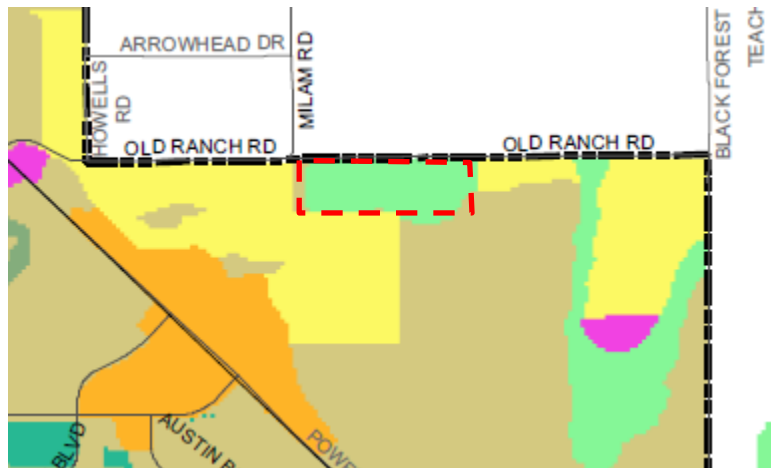
Major Issues with the Bradley Ranch Proposal

January 25, 2017

Adjacent land owner: La Plata Communities/High Valley Land Company

Planning:

1. The site is identified on the 2020 Land Use map (approved by City Council on 12/14/2010) with a land use of "Candidate Open Space". See site outlined below.



City of Colorado Springs
2020 Land Use



2. Under #2 Development Plan Review Criteria, the 2020 Land Use Plan referred to is incorrect or not the most recently approved land use plan. The site is not identified as low density residential as noted above. Also, Cordera has followed 2020 Land Use Plan and has not proposed or approved High Density Residential in areas originally comprehensively planned as low density residential.
3. Total lot count and density are inconsistently listed between the Master Plan Amendment project description and the PUD Rezone and Development Plan project description. Inconsistencies and mistakes occur elsewhere in the project description document as well as the Development Plan.
4. If the density being proposed is 3.10 du/ac, this equates to .35 du/ac over the approved master plan of 2.75 du/ac which equals 42 additional lots. If the density is 3.45 du/ac, this equates to .70 du/ac over the approved master plan which equates to 84 additional lots. Cordera Filing 2 that has been built and is south of Bradley Ranch equals 2.82 du/ac. Cordera Filing 4 and Filing 5 directly west of this site equals 2.63 du/ac. The proposed density for the Bradley Ranch development is not consistent with other surrounding developments in Cordera. Nor does the density in this development provide a transition to the residents in the county to the north.
5. Yari Drive, a residential collector, should not be considered a buffer to the county residents to the north.
6. Is Yari Drive expected to connect to another road to the east in the future?
7. Is there a fencing plan? The Fencing note on P1 is acknowledged but a fencing plan would make for less confusion.
8. We do not believe that the presented development plan takes into consideration future filings of Cordera to the south of Bradley Ranch. More specifically, the line of homes along the southern boundary of the site is harsh and provides no breaks with open space or any other buffer. We request that the planning for lots 279-315 be reconfigured to provide some points of relief. The proposed 6' high screen fence is not acceptable as well and request that a different type of higher end fencing be used as a boundary between Cordera and Bradley Ranch.
9. The proposed park is inconsistent with the dedication of land required for public use as stated in the City of Colorado Springs Zoning and Subdivision code. Under 7.7.1207 A. Parks 1., it states that 0.02325 acres per dwelling unit for residential land densities of eight dwelling units per acre

FIGURE 4

or less. If the total lot count equals 373 lots (as stated on the Development Plan), at a minimum the park should be 8.7 acres. If the lot count equals 414 lots (as stated on the first page of the project description), then the park should be 9.6 acres in size. The proposed park size equals 6.2 acres and is significantly less than what is required by the city code.

10. Are the addition of park amenities required? If so, what are those specifically? Will the park be required to be zoned PK and be open for public use? A “natural park” sounds like another term for unimpeded open space with no significant amenities or improvements such as a playground or seating areas. Where are the soft surface trails located as described in the project statement?
11. What makes up the 20.24 acres of open space? Are the detention areas included in this total? Open space calculations should be provided in a more accurate fashion that is consistent with City requirements.
12. In the project description *Master Plan Review Criteria*, under 2. *Public Facilities & Transportation*, it states “open space area may be increased in the future as more detailed design shapes the development.” Exactly how much more open space area will be included? It would not be prudent to assume open space will increase based on this statement.
13. Trails/pedestrian connections internal to the site within designated open spaces are not shown or have not been planned even though the project statement states that “trails are incorporated into the development where appropriate...” Showing general location of trails and pedestrian connections should be required.
14. Note 11 on the Development Plan states “There are no significant features on this site that require preservation. All existing vegetation that is not disturbed by site improvements shall be preserved and protected.” What vegetation is anticipated being preserved then? Any vegetation that is anticipated being preserved based on the applicant’s grading plan should be identified as such.
15. With the approval of Cordera Filing 4 & 5 Concept Plan (CPC PUP 16-00103), La Plata shall dedicate 60 feet of ROW (Half of the Principal Arterial) for the extension of Union Blvd adjacent to Cordera Filing 5. La Plata expects that the same amount of land be dedicated by the applicant as well to have a ROW wide enough to accommodate the future design and construction of Union Blvd. The final roadway section for Union Blvd was to be determined with the development plan of Cordera Filing 5.
16. Four lanes are currently shown at the Union Blvd and Old Ranch Road intersection. This is inconsistent with what has been requested by the Black Forest neighbors and previously agreed upon by the adjacent Briargate Master Plan. It is also inconsistent with the lane recommendations from the LSC traffic analysis for this application as well as the approved Cordera Filing 4 & 5 traffic analysis. The applicant’s traffic analysis states the extension of Union Blvd “should be constructed with one through lane in each direction plus a center two-way left turn lane.” The development plan shows a cross section of Union Blvd with four thru lanes, two in each direction, with a 14’ wide median.
17. According to the traffic analysis, it is recommended that the new intersection of Old Ranch Rd, Milam Rd and Union Blvd be stop-sign controlled. It is our understanding that the city will request a traffic light at this intersection. La Plata has committed to escrow \$75,000 with the City of Colorado Springs for the future construction of a traffic signal at this intersection with the approval of the Filing 4 & 5 Concept Plan in Cordera (CPC PUP 16-00103). The applicant should be held to the same escrow commitment as La Plata because of their land ownership adjacency and roadway connection made to this intersection to allow access into the Bradley Ranch development. This future traffic signal will also require the acquisition of land for ROW from adjacent property owners in the county who should be contacted immediately.
18. A 10’ landscape setback along the residential collector is not a significant enough depth to provide a landscape buffer to the back of lots. A minimum of 15’ landscape setback would be recommended.
19. No signage plan provided.
20. This proposal requires a major master plan amendment based on the significant degree of change(s) to the transportation system (proposed access, vehicular circulation, etc.).
21. The traffic impacts and proposed access are cause for great concern for adjacent property owners to the north.
22. We believe that additional neighborhood meetings and further communication with adjacent land owners/developers is necessary to effectively complete the public participation process and to reach an acceptable level for this proposed development.

Development:

1. Sheet 3 of the PUD Development Plan shows the outfall from the detention pond in Tract N discharging into High Valley Land Company (HVLC) property. The applicant has not approached us for authorization for this discharge or requested an easement.
2. Sheet 3 also shows slope grading for Union Blvd. that is outside of the ROW and on HVLC property. Anytime we have shown impacts to adjacent property we have been required to coordinate with the property owner and get authorization. North Fork 3-7 with written authorization of the Venezia family was required.
3. Sheet 3 also shows retaining walls within the detention pond and along our common boundary along the access road. Hard to determine since the grading plan on Sheet 5 does not show retaining walls. Our main concern is the location of the structural system cannot encroach on our property.
4. Lots 279 through 315 along their southern boundary sheet flow directly into HVLC property. A portion of these lots are adjacent to Wolf Ranch as well.
5. Sheet 5 shows a legend for proposed BMP's, however none are shown on the plan to prevent erosion from Bradley Ranch into HVLC property.
6. There are existing Wastewater and Water Recovery Agreements that burden this property.
7. The Wolf Ranch Pump Station design report showed 329 dwelling units for the Bradley Ranch planning area. This plan has 373 dwelling units and any cost increases to the proposed pump station, including redesign should be at the expense of the developers of Bradley Ranch.