To: Town of Gypsum Planning Commission / Zoning Board
Re: Sweetwater Ranch PUD Amendment
Property: 3848 Hwy 6, 3858 Hwy 6, 3868 Hwy 6, 3838 Hwy 6, 3880 Hwy 6 And 3890 Hwy 6 , Gypsum, CO 81637
Applicant: Sentry Construction, Mike Young

Dear Members of the town of Gypsum Planning Commission/Zoning Board

We respectfully request approval of an amendment to the Sweetwater Ranch Planned Unit Development. The amendment will convert the existing commercial Lots 2B and 2C to residential use and revise the lot configuration to establish seven residential lots identified as Lots 2A, 2B, 2C, 2D, 2E, 2F, and 2H.

The amended concept plan also preserves the water-ski lake as a central feature of the development and maintains substantial open-space areas, including Lots 2G, 3A, and 4.

The amendment is appropriate for the following reasons:

- Residential use is more compatible with the surrounding area than commercial development.
- The proposal will reduce anticipated traffic, parking demand, noise, lighting, deliveries, and other commercial impacts.
- The plan creates an orderly and limited development pattern consisting of only seven residential lots.
- The lake and open-space areas will preserve the rural character of the property and provide separation between developed areas.
- The proposed lots will use the existing or approved roadway and utility systems where feasible.
- Traffic, parking, emergency access, wells, septic, drainage, and utility needs will be addressed through final engineering and applicable agency review.
- The development will provide adequate emergency access and comply with all applicable fire, road, stormwater, environmental, and utility requirements.
- Due to the limited number of proposed lots, impacts on local schools and public services are expected to be minimal.

The proposed amendment will not adversely affect public health, safety, or general welfare. Instead, it will replace a more intensive commercial use with a lower-impact residential development that preserves significant open space and the water-ski lake.

For these reasons, we respectfully request approval of the Sweetwater Ranch PUD amendment and proposed lot reconfiguration, subject to final engineering, utility confirmation, agency review, and applicable conditions of approval.

Respectfully submitted,

Mike Young
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