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DEVELOPMENT

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PEYTON HIGHWAY & JONES ROAD: ZONE MAP AMENDMENT

LETTER OF INTENT P26 14

OCTOBER 26, 2026

OWNER:
Cookie Investments, LLC
1300 N. Bryant Ave.
Moore, Oklahoma 73160

DEVELOPER:
Front Range Land, LLC.
3472 Research Parkway, Suite 104
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CONSULTANT:
HR Green Development, LLC
1975 Research Parkway, Suite 160
Colorado Springs, CO 80920
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SITE DETAILS

- TSN: 3300000217
- Address: N. Peyton Hwy.
- Total Parcel Acreage: 305.46 Acres
- Current Zoning: A-35
- Proposed Zoning: RR-2.5
- Current Use: Vacant/Agriculture

Our assessor site shows the parcel as being 310.01 acres. Verify the correct acreage for the parcel

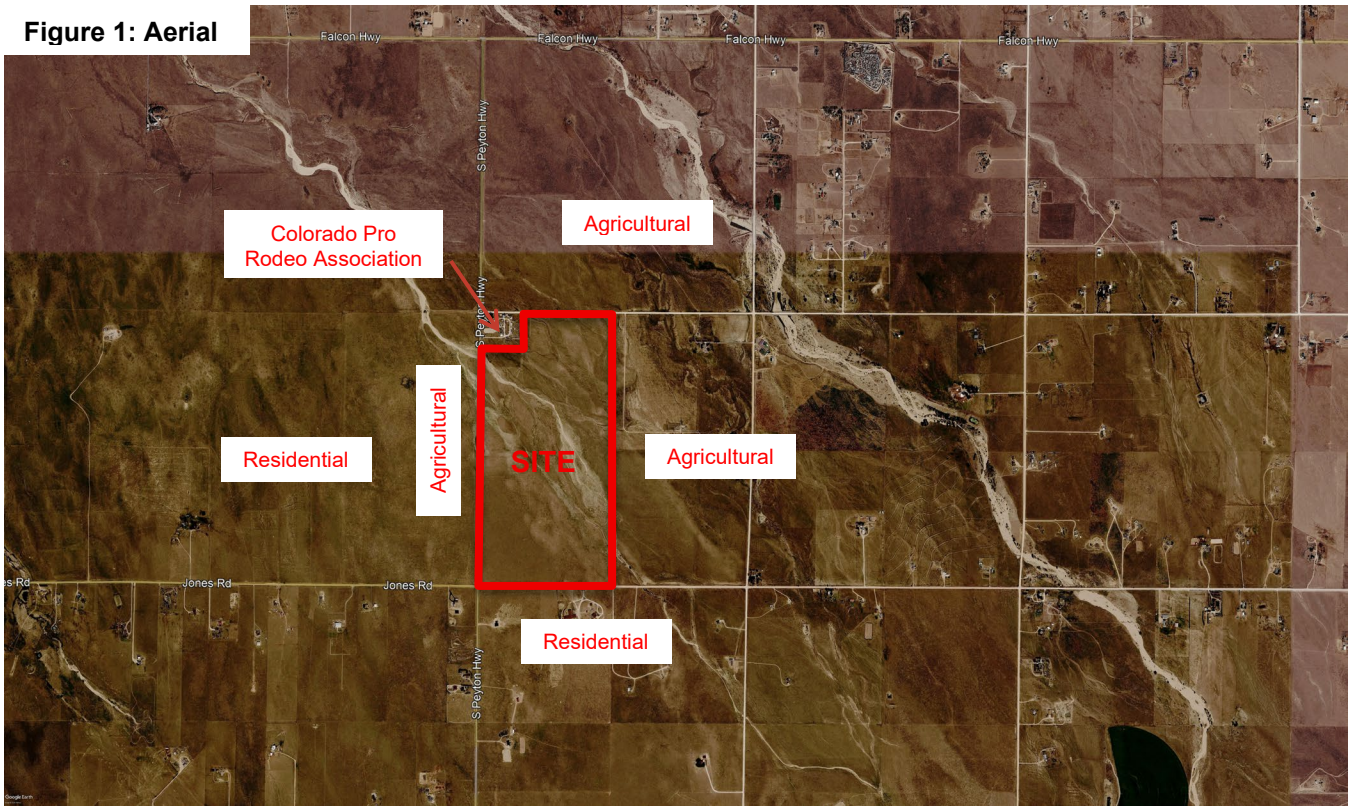
APPLICATION REQUEST

- HR Green on behalf of Front Range Land, LLC. requests approval of a Map Amendment (Rezoning) from A-35 to RR-2.5 for 305.46 acres northeast of N. Peyton Hwy and Jones Road

SITE LOCATION

The site is located east of N. Peyton Hwy, a Rural Major Collector, and north of Jones Rd, a Rural Minor Collector. The site is gently undulating with little vegetation other than prairie grass. An unnamed tributary cuts northeast across the property, which includes a floodplain. North of the site is the Colorado Pro Rodeo Association and agriculture; to the west is a mix of agriculture and residential; to the south is residential; and to the west is currently agricultural land.

Figure 1: Aerial



PROJECT DESCRIPTION & CONTEXT

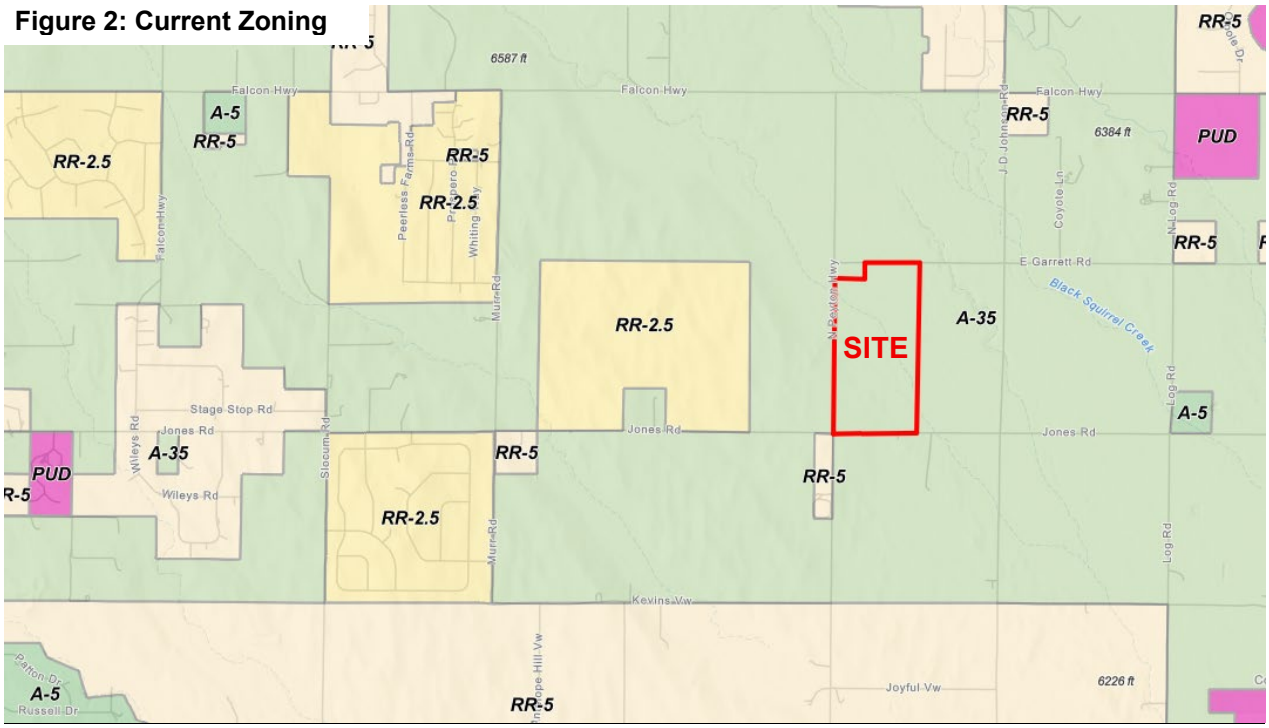
The project proposes to rezone the vacant land from A-35 to RR-2.5. The rezone is to support future applications for a single-family estate residential subdivision.

I would remove the word estate.

Zoning:

The subject property is currently zoned A-35, as are the immediately adjacent properties. This part of El Paso County is characterized by A-35 zoned agricultural land to the east, which transitions to large lot residential development with expanding pockets of RR-2.5, RR-5 and PUD zoned rural residential moving west toward Falcon. A large expanse of RR-5 zoning also extends south to Hwy 94. The RR-2.5 zoned Triple H Ranch Subdivision is located west of the site. The RR-2.5 zoned Sagecreek South Subdivision is located to the northwest of the site, and to the south is the RR-2.5 zoned Blue Sage Subdivision. Adjacent to the Southwest corner of the site is the small RR-5 zoned subdivision.

Figure 2: Current Zoning



Access:

Proposed access is anticipated to be on Jones Road and Peyton Highway. Within the developed site, there will be a network of local rural residential roads to provide lot access and circulation through the site. Further details on access will be developed during the future Preliminary Plan.

Include statement that access locations will meet EPC spacing criteria

Traffic:
A Traffic Memorandum prepared by SM Rocha is included with the submittal. The Traffic Memorandum analysis of future traffic conditions indicates that the addition of site-generated traffic is expected to create minimal negative impact on traffic operations for the existing and surrounding roadway system upon roadway and intersection control improvements assumed within this analysis. The Traffic Impact Study notes roadway improvements associated with site development are expected to be limited to site access and frontage as required by the governing agency. With all conservative assumptions defined in the Traffic Impact Study analysis, the study intersections are projected to operate at future levels of service comparable to Year 2045 background traffic conditions.

Utilities:
This proposed development is within the Mountain View Electric Certificated area. Gas utility services for this development are within the Black Hills Energy territory. This information can be found on the interactive map at: https://energyoffice.colorado.gov/gas-utilities-service-territories

The subject site is within the Upper Black Squirrel Creek Ground Water District. The subdivision lots in the RR2.5 zone district will be a minimum of 2.5 acres. These lots are to have domestic water serviced via private wells on their respective lots. For wastewater, subdivision lots are to have private on-site wastewater systems consisting of the requisite domestic septic infrastructure such as piping, tanks, and leach fields on respective lots. The septic systems are to be designed by a State of Colorado Professional Licensed Engineer on a lot-by-lot basis and installed by certified contractors. All private lot on-site wastewater systems will meet County and State requirements for setbacks from property boundaries, lot lines, roadways, wells, and drainageways.

Floodplain:
The majority of the subject site does not lie within any floodplain zones according to the FEMA Map No. 08041C0590G dated December 7, 2018. A Zone A floodplain is mapped within a dry stream bed that bisects the site. Finished floor levels will be located at a minimum of one foot above floodplain levels.

Indicate that floodplain will be located within a drainage easement and no-build area,

Wildlife:
The proposed development is not anticipated to negatively affect wildlife on the site. The property does not have any significant environmental issues, and there is no known threatened species on the property.

Wildfire:
The fire risk on this site is low to moderate according to the Colorado State Forest Service's Colorado Wildfire Risk Viewer. Risk factors include the site's undeveloped nature and the prevalence of dry climate grasses and shrubs.

Mineral Rights Certification:
A mineral rights certification affidavit was submitted with the application showing that there was a mineral estate owner on the property. This mineral estate owner will be notified at the appropriate time for hearings etc.

Landscaping
A 10-foot landscape setback will be required along N. Peyton Hwy, E. Garrett Rd, and Jones Rd. The required five-percent internal landscaping will be met with appropriate internal trees and shrubs on site.

Districts Serving the Property:
The following districts will serve the property:

- Ellicott School District #22
- Mountain View Electric Association
- Black Hills Energy
- Ellicott Fire Protection District

PROJECT JUSTIFICATION

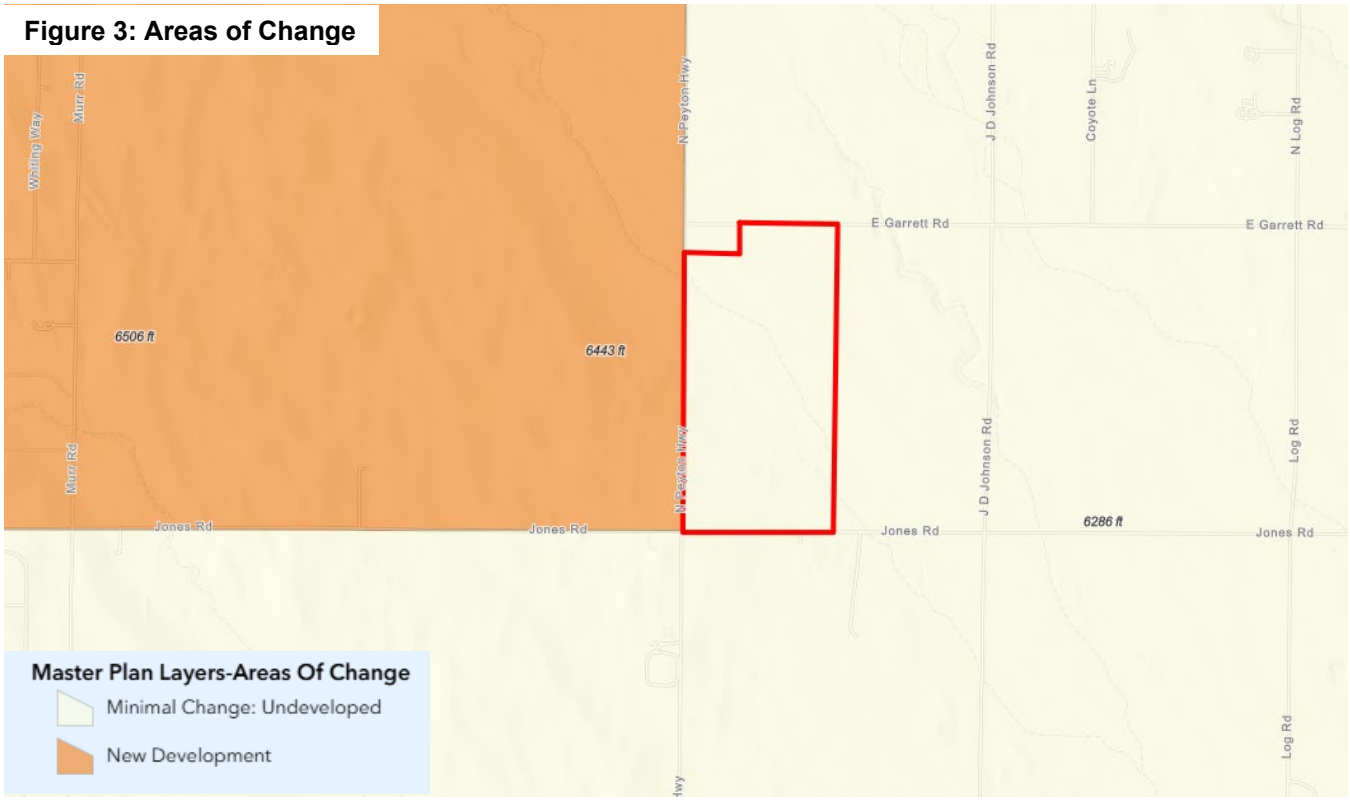
The request is consistent with the criteria in Section 5.3.5.B for a Map Amendment (Rezoning) as follows

1. The Application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned.

EL PASO COUNTY MASTER PLAN

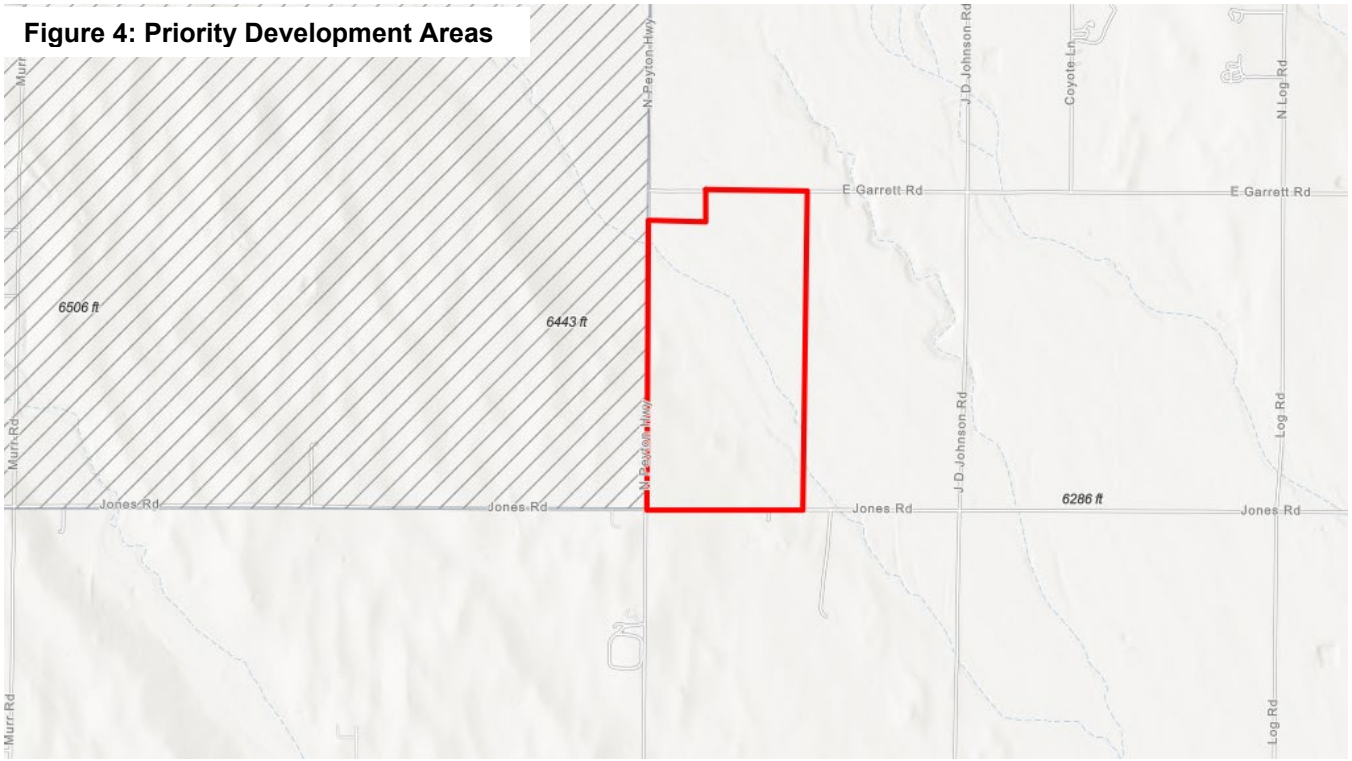
The property is not identified in any of the Key Areas in the Master Plan. The property is directly adjacent to an area classified on the Areas of Change Map as a New Development area, which is expected to significantly transform as new development takes place on lands such as the subject property that are undeveloped. Objectives and Land Use Strategies for this area include: Objective LU1-1: "Some areas of the County should be planned for new development, while other areas should be preserved, protected, or see little new development." Areas that are adjacent to a built-out area should be developed to be consistent with the existing developed character. The subject property is in proximity to existing and proposed rural residential development of similar size and will be developed with lots and homes of similar size and character.

Figure 3: Areas of Change



The subject property is also adjacent to a Priority Development Area. El Paso County is expecting significant growth over the next 20 years, and this framework identifies specific locations throughout the County that should be prioritized first for new residential development to help accommodate growth. The site is within the Highway 24 Priority Development Area where significant growth is expected along the corridor between Falcon and Peyton, not only to connect the existing subdivisions, but also to capitalize on proximity to the Highway and the Falcon Regional Center. While an overall density of 2.5 acres per lot should be maintained within this area, consistent with the Large-Lot Residential Placetype, denser development should be allowed if compatible with the existing development pattern and central water and sewer are being extended to provide a transition to expanding Suburban Residential development in Falcon and areas to the south. The proposed RR-2.5 zoning of the subject site is consistent with the master Plan Priority Development Area objectives.

Figure 4: Priority Development Areas



The Placetypes Map identifies the subject site as Rural; however, it is directly adjacent to a Large-Lot Residential Placetype. The proposed RR-2.5 zone next to the identified Large-Lot Residential Placetype will maintain compatible land uses and support orderly growth. The Master Plan is an advisory document and indicates this area of El Paso County is anticipating additional residential growth. Zoning the subject site as RR-2.5 directly adjacent to the area identified for the Large-Lot Residential Placetype presents a logical, orderly extension of the community's planned residential growth. The proposed RR-2.5 zone district directly supports the overarching intent of the Master Plan for the Large-Lot Residential Placetype by expanding the housing stock in the direction the Master Plan has already identified for residential growth.

The Large-Lot Residential Placetype consists almost entirely of residential development and acts as the transition between Placetypes. Development in the adjacent Large-Lot Residential Placetype typically consists of single-family homes and is generally large and dispersed throughout the area so as to preserve a rural aesthetic. The Primary land use within the adjacent Large-Lot Residential Placetype is single-family detached residential, typically on 2.5 acre lots or larger. The proposed RR-2.5 zoning of the subject site would be consistent with the primary land uses deemed appropriate for the Large-Lot Residential Placetype located immediately to the west.

Figure 5: Priority Development Areas



WATER MASTER PLAN

- *Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.*
- *Goal 3.1 – Promote cooperation among water providers to achieve increased efficiencies on infrastructure.*
- *Goal 3.2 – Promote cooperation among water providers to achieve increased efficiencies on treatment.*
- *Goal 5.1 – Identify the potential water supply gap at projected full development build-out (2060).*
- *Goal 5.4 – Promote the long-term use of renewable water.*
- *Goal 5.5 – Identify any water supply issues early on in the land development process.*
- *Goal 6.0 – Require adequate water availability for proposed development.*

The proposed development will meet all standards set by local, state, and federal regulations. The developer seeks to maintain quality ground and drinking water, and ensure resource use is sustainable. The applicant understands the water needs for the proposed development. Available data and the water commitment letters for the future preliminary plan and final plat will allow for predictable water demand to be calculated and compared with availability in the surrounding area.

EL PASO COUNTY PARKS MASTER PLAN
The El Paso County Parks Master Plan does not identify any County master-planned facilities that would be impacted by this project. A proposed secondary regional trail parallels Jones Road south of the subject site. The proposed development will include a 25-foot trail easement alongside Jones Road to accommodate the future regional trail.

2. The rezoning is in compliance with applicable statutory provisions including but not limited to C.R.S. §30-28-111 §30-28-113, AND §30-28-116;

As the proposed rezoning fulfils the goals of the County Master Plan as described under criterion (1) above and is a compatible transition between the adjacent uses, as described in criterion (3) below, it therefore complies with the statutory provisions that allow County's to establish, limit, regulate, or amend zoning within the unincorporated parts of El Paso County in the interests of public health, safety and welfare.

3. The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions.

As noted above, this part of El Paso County is characterized by A-35 zoned agricultural land to the east which transitions to large lot residential development with expanding pockets of RR-2.5, RR-5 and PUD zoned rural residential moving west toward Falcon. The proposed rezone from A-35 to RR-2.5 is compatible with the RR-2.5 zoned Triple H Ranch Subdivision west of the site, the RR-2.5 zoned Sagecreek South Subdivision northwest of the site, and the RR-2.5 zoned Blue Sage Subdivision to the south. While the A-35 zoned properties to the south of Jones Road are 35-acre + single-family residential parcels, the land use then transitions back to a large expanse of RR-5 large-lot residential zoning that extends to Hwy 94.

4. The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.

Future development of the property will meet the use and dimensional standards for the RR-2.5 zone district as set out in Chapter 5 of the Land Development Code (LDC). It is proposed to develop the site for 2.5-acre single-family lots or larger, which is a permitted use in the RR-2.5 zone district. The property is suitable for large lot rural residential development as it has gently undulating topography and no environmental constraints, other than the floodplain. The future Preliminary Plan can readily accommodate all the zoning standards for the RR-2.5 zone in Chapter 5, as well as providing park/open space areas, and other amenities for residents.