

PRELIMINARY PLAN (RECOMMEND APPROVAL)

Ms. Emrick

moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. SP253
IRON RIDGE PRELIMINARY PLAN

WHEREAS, Atticus Land LLC did file an application with the El Paso County Planning and Community Development Department for approval of a Preliminary Plan for the Iron Ridge Preliminary Plan Subdivision for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by this Commission on June 18, 2026; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission members during the hearing, this Commission finds as follows:

1. The application was properly submitted for consideration by the Planning Commission;
2. Proper posting, publication, and public notice were provided as required by law for the hearing before the Planning Commission;
3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted, and that all interested persons and the general public were heard at that hearing;
4. All exhibits were received into evidence;

5. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations; and
6. For the above-stated and other reasons, the proposed Preliminary Plan is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

WHEREAS, this Commission further finds that the request meets the criteria for approval outlined in Section 7.2.1.D.2.e of the Land Development Code ("Code") (as amended), as follows:

1. The proposed Subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
2. The Subdivision is consistent with the purposes of the Code;
3. The Subdivision is in conformance with the subdivision design standards and any approved Sketch Plan;
4. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of Subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of the Code (this finding may not be deferred to Final Plat if the applicant intends to seek Administrative Final Plat approval);
5. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. § 30-28-133(6) (b)] and the requirements of Chapter 8 of the Code;
6. All areas of the proposed Subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed Subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)];
7. Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of the Code and the Engineering Criteria Manual ("ECM") are provided by the design;
8. The location and design of the public improvements proposed in connection with the Subdivision are adequate to serve the needs and mitigate the effects of the development;

9. Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with the Code and the ECM;
10. The proposed Subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the Subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike, and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the Subdivision to provide a transition between the Subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed Subdivision so the proposed Subdivision will not negatively impact the levels of service of County services and facilities;
11. Necessary services, including police and fire protection, recreation, utilities, open space, and transportation systems are or will be available to serve the proposed Subdivision;
12. The Subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code;
13. The proposed Subdivision meets other applicable sections of Chapter 6 and 8 of the Code; and

WHEREAS, a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of Subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of the Code;

WHEREAS, the Planning Commission also finds that the proposed Waiver(s) from the Code meet(s) the criteria for a Waiver outlined in Section 7.3.3 of the Land Development Code and any other applicable criteria for consideration of a Waiver.

NOW, THEREFORE, BE IT RESOLVED, the El Paso County Planning Commission recommends that the petition of Atticus Land LLC for approval of a Preliminary Plan for the Iron Ridge Preliminary Plan Subdivision for property located in the unincorporated area of El Paso County meets the criteria for approval outlined in Section 7.2.1.D.2.e of the Land Development Code and be approved by the Board of County Commissioners with the following conditions and notations:

CONDITIONS

1. Applicable drainage, bridge, school, and park fees shall be paid with each Final Plat.
2. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated 5/14/2026, as provided by the County Attorney's Office.
3. All lots within the Preliminary Plan shall be 2.5-acres or greater.

NOTATIONS

1. Subsequent Final Plat filings may be approved administratively by the Planning and Community Development Director.
2. Approval of the Preliminary Plan will expire after thirty-six (36) months unless a Final Plat has been approved and recorded or a time extension has been granted.
3. Preliminary Plans not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.

BE IT FURTHER RESOLVED that the El Paso County Planning Commission recommends approval of the following Waivers from the Land Development Code:

WAIVERS

Section 8.4.3.B.2.e, lots shall have a minimum of 30 feet of frontage on and have access from a public road, except where private roads are approved by the BoCC. Pursuant to Section 8.4.3.B.2.e, lots shall have a minimum of 30 feet of frontage on and have access from a public road, except where private roads are approved by the BoCC pursuant to a Waiver granted under Section 8.4.4.E.

BE IT FURTHER RESOLVED that this Resolution and the recommendations contained herein shall be forwarded to the El Paso County Board of County Commissioners for its consideration.

M.F. Byers seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: (circle one)

Thomas Bailey aye / no / non-voting / recused / absent

Blaine Brew	aye / no / non-voting / recused / absent
Michael Brewer	aye / no / non-voting / recused / absent
Sarah Brittain Jack	aye / no / non-voting / recused / absent
Jim Byers	aye / no / non-voting / recused / absent
Suzanne Casagrande	aye / no / non-voting / recused / absent
Mae Emrick	aye / no / non-voting / recused / absent
Eric Moraes	aye / no / non-voting / recused / absent
Bryce Schuettpelz	aye / no / non-voting / recused / absent
Tim Trowbridge	aye / no / non-voting / recused / absent
Christopher Whitney	aye / no / non-voting / recused / absent
Jason Wulf	aye / no / non-voting / recused / absent

The Resolution was adopted by a vote of 7 to 0 by the El Paso County Planning Commission, State of Colorado.

DONE THIS 18th day of June 2026 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION


By: 
Chair

EXHIBIT A

LEGAL DESCRIPTION PARCEL 1:

That portion of southeast quarter of Section 13, Township 11 South, Range 66 West of the 6TH P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Beginning at the southeast one-sixteenth (1/16) corner of said Section 13; thence South 88 degrees 47 minutes 25 seconds West along the south line of the northwest quarter of the southeast quarter, 1,329.10 feet to the south-center one-sixteen corner of said Section 13;

thence North 00 degrees 33 minutes 24 seconds West along the west line of the northwest quarter of the southeast quarter, 1,322.76 feet to the center quarter corner of said Section 13;

thence North 88 degrees 45 minutes 54 seconds East along the north line of the southeast quarter, 1,802.06 feet to the east quarter corner of said Section 13;

thence South 38 degrees 51 minutes 56 seconds West, 742.99 feet to a point on the east line of the northwest quarter of the southeast quarter;

thence South 00 degrees 28 minutes 24 seconds East along the east line of the northwest quarter of the southeast quarter, 755.00 feet to the Point of Beginning.

Containing a calculated area of 1,893,477 square feet or 43.4682 acres, more or less.

LEGAL DESCRIPTION PARCEL 2:

That portion of southeast quarter of Section 13, Township 11 South, Range 66 West of the 6TH P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Beginning at the southeast one-sixteenth (1/16) corner of said Section 13; thence North 82 degrees 37 minutes 02 seconds East, 1,338.80 feet to a point on the east line of the southeast quarter of said Section 13;

thence South 00 degrees 23 minutes 04 seconds East along the east line of the southeast quarter, 1,466.46 feet to the southeast corner of said Section 13;

thence South 88 degrees 44 minutes 30 seconds West along the south line of the southeast quarter of the southeast quarter of said Section 13, 1,326.86 feet to the east one-sixteen (1/16) corner of said Section 13;

thence North 00 degrees 28 minutes 34 seconds West along the west line of the southeast quarter of the southeast quarter of said Section 13, 1,323.58 feet to the Point of Beginning.

Containing a calculated area of 1,852,350 square feet or 42.5241 acres, more or less.

LEGAL DESCRIPTION PARCEL 3:

That portion of southeast quarter of Section 13, Township 11 South, Range 66 West of the 6TH P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Beginning at the southeast one-sixteenth (1/16) corner of said Section 13; thence North 00 degrees 28 minutes 24 seconds West along the west line of the northeast quarter of the northeast quarter, 755.00 feet;

thence North 38 degrees 51 minutes 56 seconds East, 742.99 feet to a point on the north line of the southeast quarter;

thence North 88 degrees 45 minutes 54 seconds East along the north line of the southeast quarter, 860.00 feet to the east quarter corner of said Section 13;

thence South 00 degrees 23 minutes 03 seconds East along the east line of the southeast quarter of said Section 13, 1,180.01 feet;

thence South 82 degrees 37 minutes 02 seconds West, 1,338.80 feet to the Point of Beginning.

Containing a calculated area of 1,530,811 square feet or 35.1426 acres, more or less.

