

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

TO: El Paso County Planning Commission

Timothy L. Trowbridge, Chair

FROM: Joseph Letke, Planner

Charlene Durham, Principal Engineer

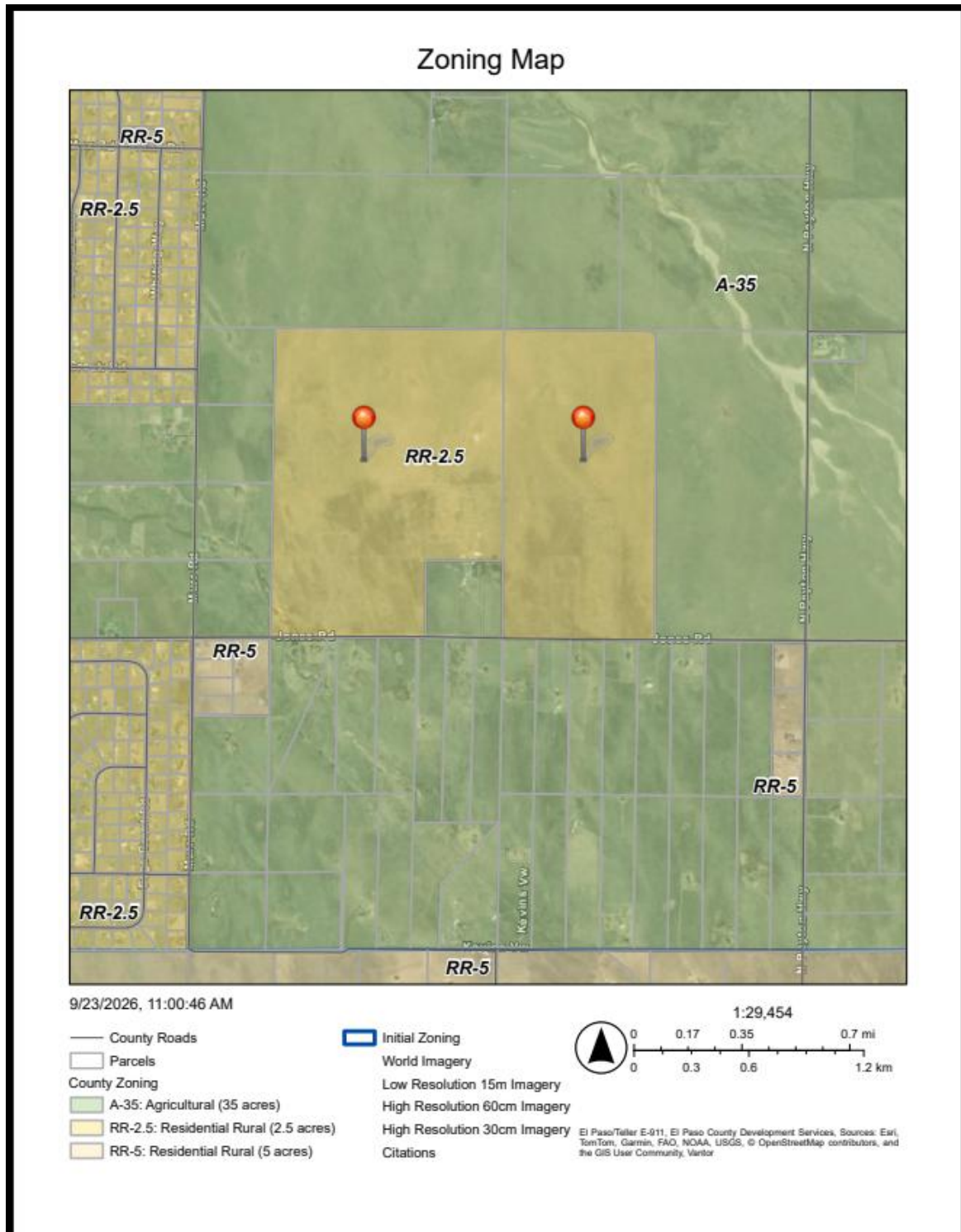
RE: Project File Number: SP254

Project Name: Triple H Ranch Preliminary Plan

Parcel Numbers: 3300000702, 33000

EXECUTIVE SUMMARY

A request by P760 Land, LLC for approval of a 752.68-acre Preliminary Plan creating 244 single-family lots, 40.57-acres of tract dedication, and 67.92-acres of right-of-way dedication. The properties are within the RR-2.5 zoning district and are located north of Jones Road, 0.23 miles east of the intersection of Murr Road and Jones Road, and 0.49 miles west of the intersection of North Peyton Highway and Jones Road.



A. AUTHORIZATION TO SIGN: There are no items requiring signature associated with this request.

B. APPROVAL CRITERIA

In approving a Preliminary Plan, the BoCC shall find that the request meets the criteria for approval outlined in Section 7.2.1.D.2 of the El Paso County Land Development Code (as amended):

- *The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;*
- *The subdivision is consistent with the purposes of this Code;*
- *The subdivision is in conformance with the subdivision design standards and any approved sketch plan;*
- *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 this Code;*
- *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. §*

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;

- Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;
- The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and
- The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

C. LOCATION

North:	A-35 (Agricultural)	Vacant Land
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A request for water sufficiency finding is not included in this request. Due to lack of water finding, all subsequent future Final Plat applications will go before the Planning Commission and Board of County Commissioners for consideration, including finding of water sufficiency.

Lastly, despite the deferred water finding, the proposed lots will be served by a central water system by the recently created Triple H Metropolitan District Nos. 1-3 (PCD File No. ID254) and wastewater will be achieved through on-site wastewater treatment systems. The Metropolitan District will be responsible for parks, road construction, the private trails, etc. throughout the subdivision.

E. LAND DEVELOPMENT CODE AND ZONING ANALYSIS

The Preliminary Plan

of environmental features. While the Large-Lot Residential placetype is defined by a clear set of characteristics, the different large-lot areas that exist throughout the County can exhibit their own unique characters based on geography and landscape.

Recommended Land Uses:

Primary

- *Agriculture*
- *Parks/Open Space*
- *Farm/Homestead Residential*

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are adjacent to a built out area will be developed to match the character of that adjacent development or to a different supporting or otherwise complementary one such as an employment hub or business park adjacent to an urban neighborhood.

Analysis:

The subject properties are located within the New Development Area of Change designation. This designation identifies areas where future development and associated changes in land use are anticipated. The Master Plan generally directs growth toward these areas and recognizes that properties that are currently undeveloped or used for agricultural purposes may transition as new development occurs.

The subject properties are currently vacant and located within an area specifically identified for new development. Therefore, the proposed development is consistent with the Master Plan's broader objectives for accommodating growth and facilitating the transition of unde

2. Water Master Plan Analysis

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. A water finding is not requested with this application.

3. 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 US Fish and Wildlife Service were each sent a referral and have no outstanding comments.

The

future Final Plat applications approved base flood plan elevation data will be provided on all plat drawings pursuant to Land Development Code requirements.

3. Drainage and Erosion:

The property is primarily located in the Haegler Ranch drainage basin. This is a studied basin with applicable drainage basin and bridge fees which will be determined during the Final Plat application and paid at time of Final Plat recording. A small northeastern portion of the property is in the Geick Ranch drainage basin which is an unstudied basin with no fees.

Drainage within the development area flows from the north to south and under Jones Road through existing culverts. A Preliminary Drainage Report was prepared by Classic Consulting. Public and private drainage improvements, to include

H. SERVICES

1. Water

A finding of sufficient water supply in terms of quantity, quality, and dependability is hereby postponed until the Final Plat. With each Final Plat filing the applicant shall submit documentation 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 Land Development Code and shall make a request to the Board of County Commissioners for a finding of water sufficiency.

2. Sanitation

Wastewater is provided by individual on-site wastewater treatment systems.

3. Emergency Services

The property is within both the Ellicott and Falcon Fire Protection Districts, which are both committed to providing fire protection services to the proposed development. The Districts were both

7. Schools

The site is within the boundaries of the Ellicott School District #22. Fees in lieu of school land dedication shall be paid to El Paso County for the benefit of Ellicott School District #22 at time of recording the Final Plat(s).

I. STATUS OF MAJOR ISSUES

No major issues.

J. 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 (Subdivisions) of the El Paso County Land Development Code (as amended) staff recommends the following conditions and notations:

CONDITIONS

K. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 23 adjoining property owners on September 17, 2026 for the Planning Commission and Board of County Commissioner meetings. Responses will be provided at the hearing.

L. ATTACHMENTS

Map Series

Letter of Intent

Plat Drawing

Draft Resolution

TRIPLE H RANCH PRELIMINARY PLAN

LETTER OF INTENT (PCD FILE – SP254)

JULY 2026 (3RD SUBMITTAL)

OWNER / APPLICANT:

P760 LAND, LLC
13395 VOYAGER PKWY., SUITE 130 PMB 2059
COLORADO SPRINGS, CO 80921
(209) 642-07

PROJECT DESCRIPTION & CONTEXT

The RR-2.5 zoning for this site allows for a potential 301 residential lots on the 752.68 ac property. However, the applicant plans to include amenity space and trails for residents with the intent of creating an equestrian friendly subdivision. The proposed preliminary plan illustrates a total of 244 residential lots to be constructed in five filings. The Service Plan for the Triple H Ranch Metropolitan District was approved by the Board of County Commissioners on September 2, 2025. This sets

Table 3 – Recommended Roadway & Intersection Improvements

INTERSECTION	IMPROVEMENT	TIMING	RESPONSIBILITY
Curtis Road	Improve Curtis Road to County's Rural Minor Arterial cross-section	Shown in County's MTCP by Year 2045	Master Planned (may be reimb

which will eventually connect to the proposed Great Plains Primary Regional Trail corridor to the east.

Once the 25-foot-wide public trail easement reaches the 40 ac out parcel, from a west to east orientation along Jones Road, it will be routed north, then east, and then south around the perimeter of the outparcel to maintain a fully continuous trail easement. A general note has been added to the Preliminary Plan which allows for this portion of the regional trail easement to be relinquished when an alternate alignment along Jones Road can be dedicated to the County.</

Because this development is to be constructed over five filings, the utilities and related infrastructure will be phased as needed to service each respective portion of development. The water tank site is to be established concurrently with Filing No. 1. The tank site, located within Tract A of Filing No. 2, will be operated and maintained by the Metro District.

This proposed development is within the Mountain View Electric Certificated area. Mountain View Electric Association (MVEA) has existing facilities within this parcel of land.

NOXIOUS WEEDS

A Noxious Weeds Report has been prepared by Bristlecone Ecology and is submitted with this Preliminary Plan package. This report notes that scattered populations of Bull Thistle (*Cirsium vulgare*) were found in low numbers in the upland areas, likely where prior disturbance has occurred. This is a List B species, which requires treatment in the state of Colorado. Following construction, the Metropolitan District will be responsible for weed control in open space tracts. With individual lots, weed control will be the responsibility

the demand is anticipated to be 8,307 - acre feet per year; therefore, there is projected to be an approximate balanced supply of water for central water providers in this region of the County.

The following are policy guidelines from the Water Master Plan:

Goal 1.1: Ensure an adequate water supply in terms of quantity,

eliminated to allow a consistent alignment across the roadway. This improvement is planned by 2030.

El Paso County Parks Master Plan

The property is shown on the Parks Master Plan as being within a vast area designated as a candidate for regional park/open space area. There are no future parks shown within the property boundary. The Trails Master Plan identifies a proposed

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 this Code;

The proposed single family residential lots are to utilize well water provided by two Metropolitan District operated central

8. *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 this Code and the ECM;*

Lots will be accessible by new public streets that will comply with the LDC and ECM. Street names have been approved by El Paso–Teller County 911 Authority.

e. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and

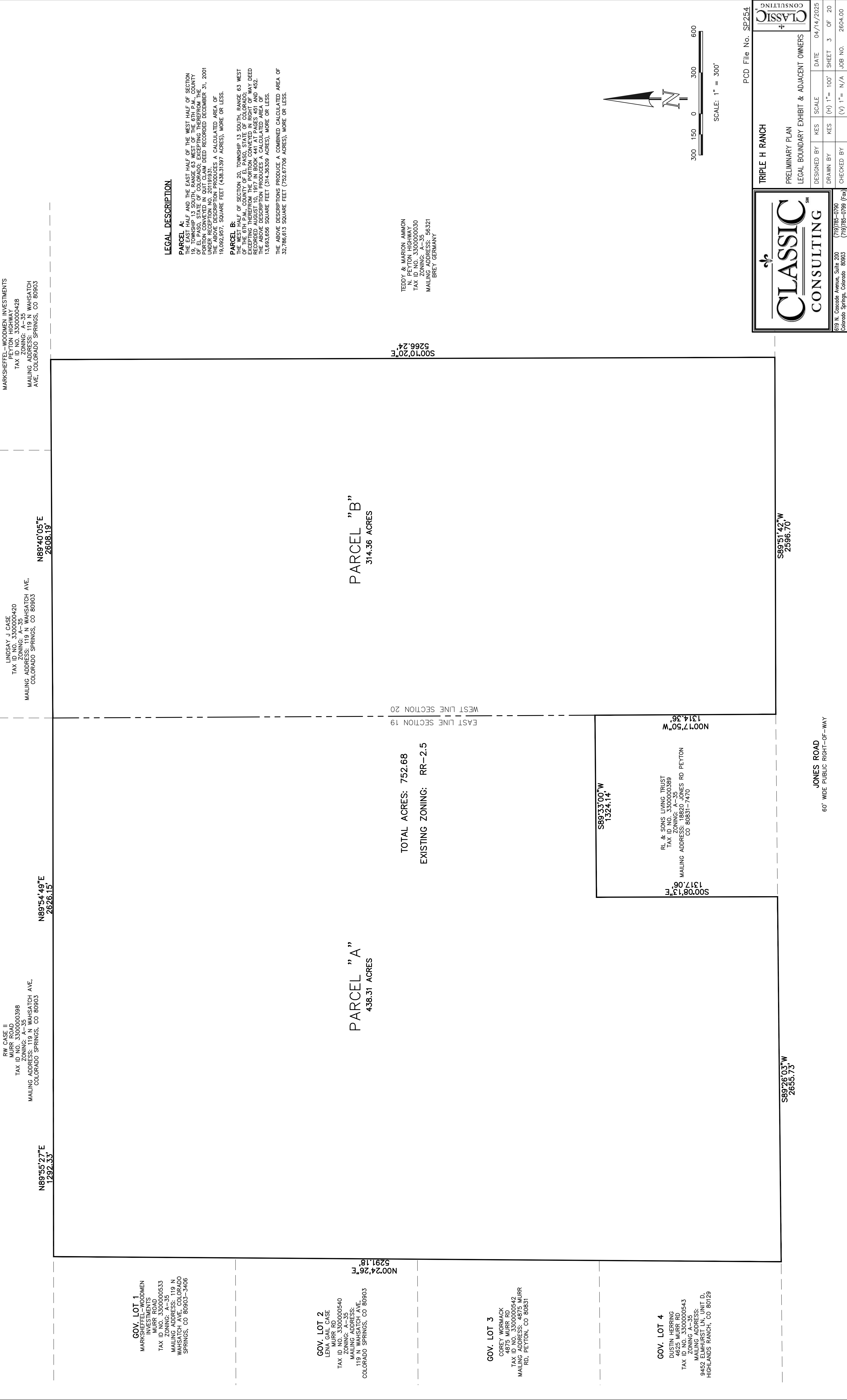
Both the Falcon and Ellicott Fire Protection Districts have adequate capacity to provide fire protection to the proposed subdivision. The closest staffed fire station is Station #3 located at 7030 Old Meridian Rd, Falcon, CO 80831. A Fire Protection Report and Will Serve letter from the respective Fire Marshall can be submitted upon request.

Plan_2nd Submittal.docx

SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH .P.M. COUNTY OF EL PASO, STATE OF COLORADO

TRIPLE H RANCH

PRELIMINARY PLAN



PRELIMINARY PLAN (RECOMMEND APPROVAL)

_____ moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. SP254

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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:

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;

4. 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.

NOTATIONS

1. Approval of the Preliminary Plan will expire after twenty-four (24) months unless a Final Plat has been approved and recorded or a time extension has

EXHIBIT A

LEGAL DESCRIPTION

PARCEL A:

THE EAST HALF AND THE EAST HALF OF THE WEST HALF OF SECTION 19, TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO; EXCEPTING THEREFROM THE PORTION CONVEYED IN Q