

APPLICANT-OWNER/CONSULTANT INFORMATION:

OWNER/APPLICANT

MOUNTAINS REIGN RANCH TRUST
16975 FALCON HIGHWAY,
PEYTON, CO 80831
stuing@protonmail.com
406-438-184

PLANNING SUPPORT

KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, CO 80903
jim.houk@kimley-horn.com
719-284-7280

ENGINEERING

KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, CO 80903
mitchell.hess@kimley-horn.com
719-284-7281

SURVEYING

CENTENNIAL LAND SURVEYING, LLC
3135 LEHMAN DRIVE
COLORADO SPRINGS, CO 80106
mike@centennialandsurveying.com
719-284-7281

LOCATION, ACREAGE, PARCEL ID INFO, & ZONING

The application for a map amendment (rezoning) includes Parcel No. 3315000001. The proposed rezoning is located near the southeast corner of the intersection of Falcon Highway and J D Johnson Road (see vicinity map insert and map exhibit for details). The total acreage of the proposed rezone is ±40.01ac. Currently Zoned: Agricultural 35acres (A-35) to Rural Residential 5 acres (RR-5).



Please discuss the final plat request etc.

REQUEST

The application is to Rezone 40.01 acres from the A-35 zone to the RR-5 zone. The application includes the following request:

- Approval to rezone Parcel No. 3315000001.
- The Rezone process is projected to be approved concurrently with the final plat of said parcel to four (4), ten acre lots.

JUSTIFICATION

The applicant requests approval of the rezoning based on findings of compliance with the following Goals:

- Goal 1.1 - Ensure compatibility with established character and infrastructure capacity.
- Goal 1.3 - Encourage a range of development types to support a variety of land uses.
- Goal 1.4 - Continue to encourage policies that ensure "development pays for itself".

Current plans?

The proposed Rezone from the A-35 district to the RR-5 district provides opportunity for the developer to include additional residential uses to the expanding need for residential use. The proposed RR-5 district and future plans to subdivide the parcels into four (4) 10 acre, more or less, lots. Residential lots allow the developer to maintain compliance with adjacent zoning to the northwest (Oasis Subdivision) and match the size of parcels to the south, zoned A-35, parceled off, less than 10 acres. In addition, the subject parcels directly abut Falcon Highway which is a Major Arterial, access will be provided off of J D Johnson Road. Furthermore, zoning ordinance, with any buffering and code compliant landscaping, will help buffer future and planned residential developments with adjacent surrounding areas.

(2) Applicability.

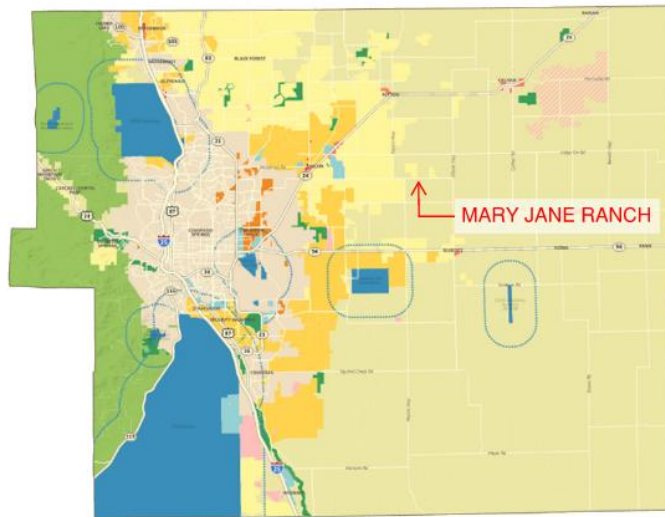
(a) Applies to All Land Uses.

The requirements of this Section shall apply to all uses. PUD's may have their requirements modified subject to the individual PUD

9 453 0180

EPC landscaping code requirements have changed. Please review and address landscaping. (Code sections are available on our website or I can email you a PDF).

Placetypes



Placetypes



PLACETYPES	LAND USES																	
	Agriculture	Single-Family Detached	Single-Family Attached	Multi-Family	Apartment	Restaurant	Commercial Retail	Commercial Service	Commercial	Entertainment and Arts	Office	Light Industrial/Business park	Heavy Industrial	Military Operation	Park and Open Space	Natural and Paleontological	Utility	
Rural	●	●	○															
Large Lot	○	●				○	○											
Suburban		●	○			○	○											
Urban Residential		●	●	○		○	○											
Rural Center		●	○			●	●											
Regional Center			○	●	○	●	●		●	○								
Employment Center						○	○			●	●	●						
Regional Open Space														●	●			
Mountain Interface			○			○	○	○						●	●	○		
Military		○	○	●		○	○		○	●	●		●	○				
Utility														○				●

● Primary Land Use: More prominent and play a pivotal role in characterizing that placetype.
 ○ Supporting Land Use: Less prevalent and serve to support the primary land use.

These statements are confusing please revise.

Rural Character

The Rural placetype comprises ranchland, farms, and other agricultural uses. The primary land use in this placetype is agriculture however residential uses such as farm homesteads and estate residential are allowed as support uses. Residential lot development within the Rural placetype typically cover 35 acres or more per two units with the minimum lot area consisting of 5-acres per unit. The Rural place-type covers most of the eastern half of the County.

Rural areas typically rely on well and septic and parcels for residential development tend to be substantial in size. Rural areas are remotely located and distant from high activity areas or dense suburban or urban places, making access to regional transportation routes, such as Highway 24 and Highway 94, vital to the quality of life for rural community residents.

- The rezone would be consistent with this placetype
 - Minimal lot area will be larger than 5-acres per unit
- The rezone and the code would protect the intent of the Placetype, by the procedures and standards intended to promote safe and orderly development.
- The proposal would provide for the land uses in relation to existing and predicted patterns of growth in the area.
- The proposal is consistent with available and necessary services.
- The rezone would have no impact on any currently approved sketch plans.

Key Areas:

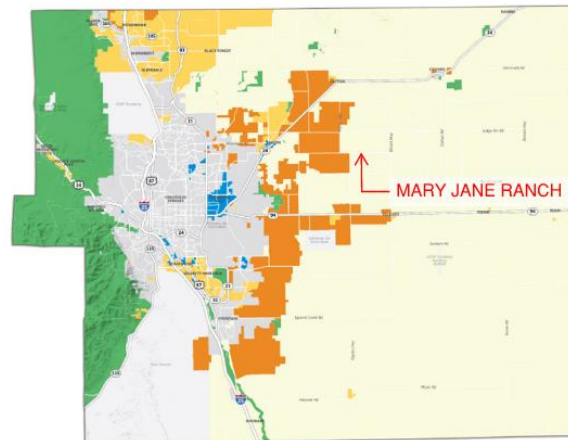


Key Areas

- | | | |
|---|--|--|
| Military Installations and 2-Mile Notification Zone | Small Town & Rural Communities | Tri-Lakes Area |
| Potential Area For Amusement | Forested Area | Colorado Springs Airport/Peterson Air Force Base |
| Enclaves or Near Enclaves | Fountain Creek Watershed Flood Control & Greenway District | Uncannon Natural Resources |
| Pikes Peak Influence Area | | |

The property is not located within the ten (10) classifications of key areas.

Areas of Change:



Areas of Change

- Protected/Conservation Area
- Minimal Change: Undeveloped
- Minimal Change: Developed
- New Development
- Transition

Mary Jane Ranch is located in the area expected for “Minimal Change Undeveloped”. It is understood that the character of these areas is defined by a lack of development and presence of significant natural areas. These areas will experience some redevelopment of select underutilized or vacant sites adjacent to other built-out sites, but such redevelopment will be limited in scale so as to not alter the essential character. New development may also occur in these areas on previously undeveloped land, but overall there will be no change to the prioritized rural and natural environments.

The site contains one residential building with a detached garage that will have its own private drive (existing). The remaining three (3) lots will have shared access, it will not adjust initial access provided from J D Johnson Road. Adjacent parcels/lots are built out North, East, south and Northwest. Directly west is owned by the State of Colorado and shall be reserved as open space.

Has the State of Colorado confirmed this?

Sec. 7.2.D.f Final Plat Approval

Criteria for Approval. In approving a final plat, the approving authority shall find that:

- The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;

It is noted that the subdivision is in conformance with the goals, objectives, and policies of Your El Paso Master Plan

- The subdivision is in substantial conformance with the approved preliminary plan;
Due to the subdivision being a minor subdivision a preliminary plan is not required stated in Section 7.2.1.C.2.b.

The subdivision is consistent with the subdivision design standards and regulations meets all **planning**, engineering, and surveying requirements of the County for maps, data, analyses, studies, reports, plans, designs, documents, and other supporting materials;

It is noted that the subdivision is consistent with the subdivision design standards and regulation review through El Paso County's Engineering Review Criteria.

- Either 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, or, with respect to applications for administrative final plat approval, such finding was previously made by the BoCC at the time of preliminary plan approval;

Due to the subdivision being a minor subdivision a preliminary plan is not required as stated in Section 7.2.1.C.2.b.

- 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 this Code;

Each lot will be responsible for establishing their own well and leach field. Existing house has an established well and leach field.

- All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(c)];

There are no soil or topographical conditions identified presenting hazard or special precautions on site

- Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;

A drainage report has been provided, due to the site of the lots there will be not be major improvements needed for the site.

- Legal and physical access is provided to all parcels by public rights-of-way or easement, acceptable to the County in compliance with this Code and the ECM;

Please discuss.

A water finding is required for final plat approval (despite one not being made in a preliminary plan).

Due to the subdivision being a minor subdivision a preliminary plan is not required as stated in Section 7.2.1.C.2.b.

There are no soil or topographical conditions identified presenting hazard or special precautions on site

The soils and geology report mentions seasonally wet areas. Is this a potential hazard or will require changes in construction standards? Please discuss.

Access will be provided by two (2) private drives, one (1) access easement and will have access from J D Johnson Road.

- Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision.

All services will be provided by respective commitments provided in

Can you explain "efficient spacing for fire protection measurements"

Will these be addresses as well?

The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;

Plat illustrates access and efficient spacing for fire protection measurements

- Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;

- Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;

- The subdivision meets other applicable sections of Chapter 6 and 8; and

- The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.]

(Res. No. [17-374](#), Exh. A, 12-12-2017; Res. No. [19-329](#), Exh. A, 8-27-2019; Res. No. [19-330](#), Exh. A, 8-27-2019)

Water Master Plan:

Under the Colorado Revised Statutes, Title 32. This property is within the Ellicott Utilities district boundary and will consistently follow the rules and regulations per the El Paso County Water Master Plan,

- A sufficient water supply has been clarified or provided through existing private wells. The wells have been permitted per quantity and quality standards set forth in the State water supply standards.

Wastewater systems:

- Wastewater will be provided through private wells and will be compliant with EPC code.

There is no SIA being completed and no offsite improvements

Electric

- Electric service will be provided through Mountain View Electric.

Gas

- Services will be provided by Apollo Propane, each individual lot owner will be responsible for contracting with Apollo Propane

Natural or Physical site features:

The Zone Change will support the preservation of the natural features and drainages of the site and surrounding lands:

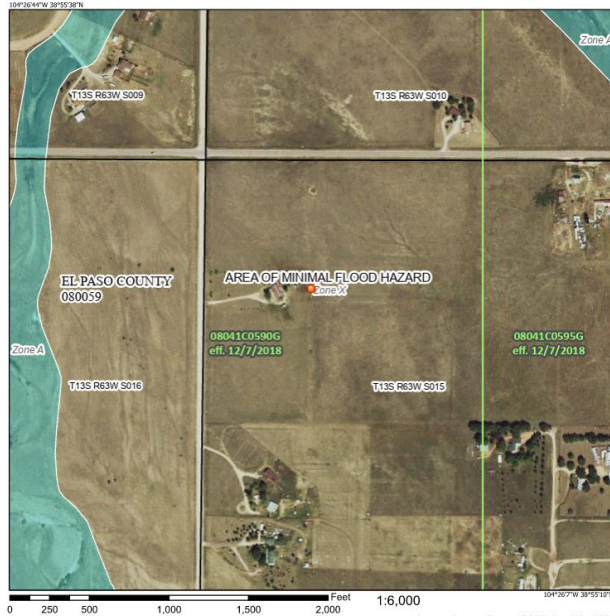
- **Site Natural Features:**
 - **Site is located within the Ellicott Consolidated drainage basin (CHBS1800). Data provided by Muller Engineering Company; (1988)**



- **The topography of the site includes rolling hills with one drainage way, extending from north to south through the property. The existing drainage ways are wide and without a defined flow path; no erosion is anticipated.**

- An area of minimal flood hazard “Zone X” per the National Flood Hazard Layer FIRMette (08041C0820G)

National Flood Hazard Layer FIRMette



Legend

SEE FIG REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone AE, AH
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone D
- Future Conditions, 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levees, See Notes, Zone D
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- no screen Area of Minimal Flood Hazard Zone X
- Effective LOMs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

CROSS SECTIONS WITH 1% ANNUAL CHANCE

- Water Surface Elevation
- Coastal Tract
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Tract Baseline
- Profile Baseline
- Hydrographic Feature

OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

MAP PANELS

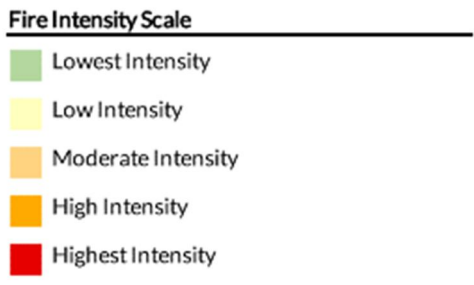
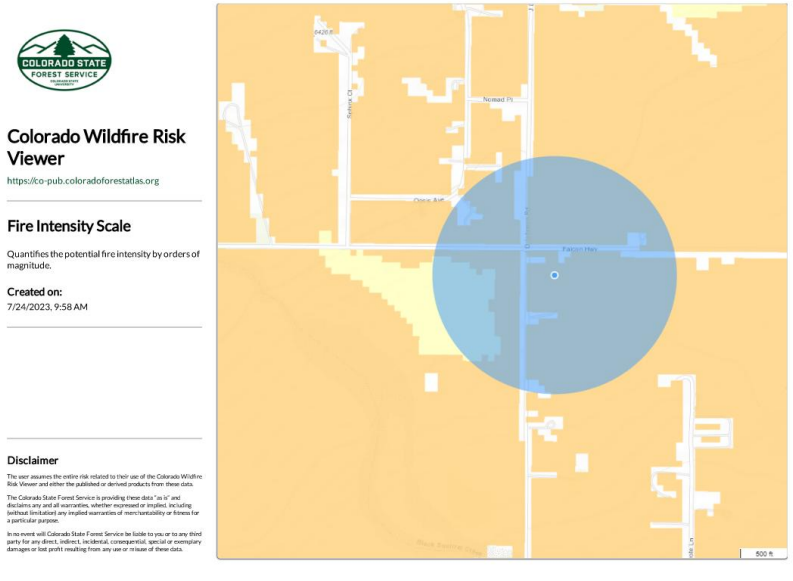
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL, with services provided by FEMA. This map was reported on 7/24/2023 at 11:08 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL, and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

- Said Site is mapped as low to moderate per the wildfire risk public viewer.



Wildlife:

Impacts are expected to be very low.

Community Outreach:

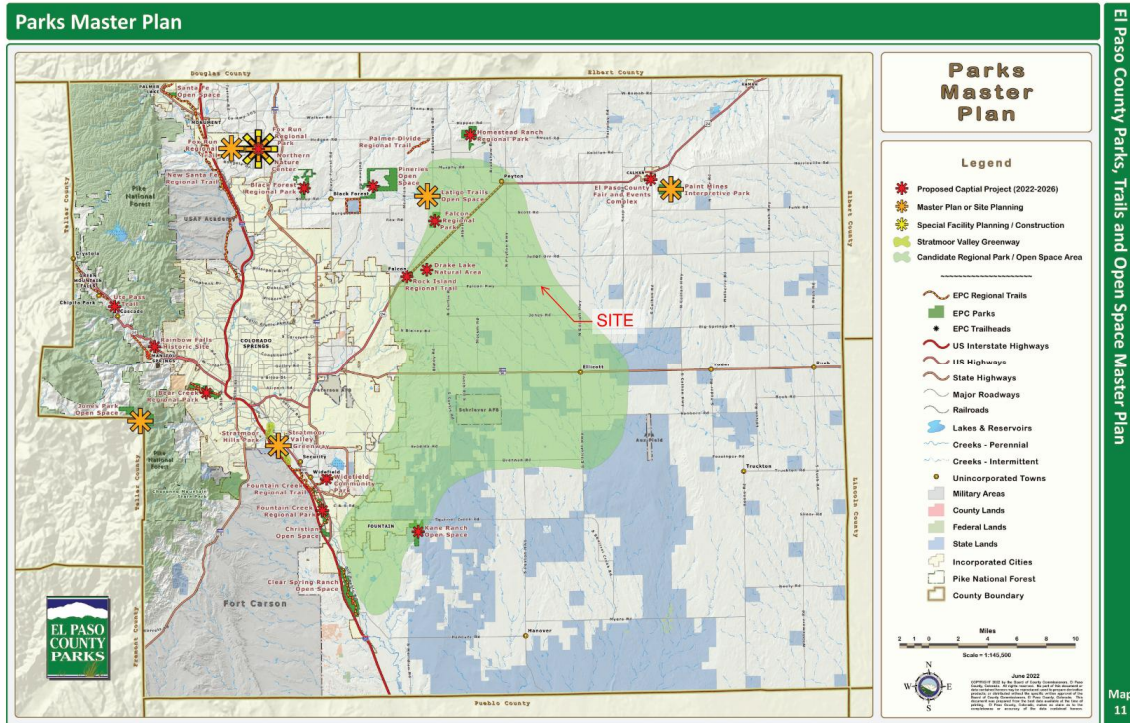
Summarizing any community outreach efforts by the applicant that have occurred or are planned as part of the request.

- **Adjacent owner notification letters will be sent out by the county upon the initial submittal, informing neighbors that a plat of said property will be completed. No comments have been received at this time. No additional community outreach has been conducted on the zone change to date.**

A Traffic Study

Due to the low impact a summary of anticipated traffic generation and access is not needed.

Parks Master Plan



The site can is located in the “Candidate for Regional Park/Open Space Areas”.

The site is adjacent to State Lands that are to be preserved as open space. The Overall properties are to remain larger than 5-acre parcels and will provide additional open space that can be utilized for connectivity.

Address cistern requirement

Specify if EPC Road Impact fees will be paid at time of plat recordation or at time of building permit.