



Calm Breeze Filing No. 1

Letter of Intent

EPC FIL. NO. 0000

APPLICANT/OWNER

Callie & Kramer Ammons
12650 Calm Breeze Point
Colorado Springs, CO 80908

Missing: Fire Protection Report

ENGINEERING & SURVEYOR

M&S Civil Consultants, Inc.
212 N. Wahsatch Ave, STE 305
Colorado Springs, CO 80903

SITE/BACKGROUND INFORMATION

The proposed ***Calm Breeze Filing No. 1*** Final Plat encompasses approximately 42.219 acres and is identified as El Paso County Tax Schedule No. 5211000013. The property is located within portions of the southeast quarter of Section 11 and the northeast quarter of Section 14, Township 12 South, Range 65 West of the Sixth Principal Meridian, El Paso County, Colorado.

The subject property is surrounded by residential properties zoned RR-5 (Rural Residential). Primary access to the site is provided via Shoup Road, a publicly maintained roadway. An existing private gravel access road, approximately 20 feet in width, traverses the property and provides access to both the subject parcel and adjacent parcels.

REQUEST/JUSTIFICATION

The Applicant, Callie and Kramer Ammons, hereby requests approval of a Final Plat to subdivide the existing 42.219-acre parcel into four (4) residential lots, each being a minimum of ten (10) acres.

A portion of the site located near the southwest corner will be dedicated as public right-of-way to accommodate a proposed roadway turnaround at the project entrance. The subdivision shall be known as ***Calm Breeze Filing No. 1***.

The proposed subdivision will result in the following:

- Dedication of 0.402 acres of public right-of-way
- Lot 1: 11.280 acres
- Lot 2: 10.320 acres
- Lot 3: 10.215 acres
- Lot 4: 10.002 acres

The subject property is currently vacant. An existing gravel roadway, known as Calm Breeze Point, extends through the site and provides legal access to three (3) adjacent parcels located to the north and east.

Access rights and maintenance obligations for this roadway are governed by a recorded Private Access and Maintenance Agreement (Reception No. 222079398). The roadway terminates in an existing private turnaround near the center of the subject and the adjoining properties and is not anticipated to be extended.

The parcels authorized to utilize this access are as follows:

- TSN 5211000013 – 12650 Calm Breeze Point (Subject Property)
- TSN 5211000012 – 12651 Calm Breeze Point
- TSN 5211000015 – 12802 Calm Breeze Point
- TSN 5211000014 – 12803 Calm Breeze Point

Given that the roadway exclusively serves a limited number of residential properties and is not intended for public through traffic, the Applicant requests approval of an ECM deviation from the SD_2_10 Rural Gravel Local Roadway Public Road requirement.

Approval of this deviation would allow continued use of the existing private gravel roadway, which is subject to a recorded 32-foot-wide access and maintenance easement. The anticipated average daily traffic (ADT) is expected to remain below 199 trips per day, consistent with applicable standards.

Pursuant to LDC Section 8.4.4(E), private roads are generally permitted where they serve limited residential development and are not required for public circulation. The existing roadway was constructed in approximately 2022 and is consistent with this provision. A formal Deviation request is being submitted with the final plat submittal package.

Supporting documentation submitted with this application includes a Water Resource Report, Water Summary, Wastewater Treatment Report, Wildfire Mitigation Plan, and Natural Resource report.

These materials identify proposed well locations and individual wastewater treatment system sites for each lot.

Utility services will be provided as follows:

- Natural gas: Black Hills Energy
- Electric: Mountain View Electric Association (MVEA)

Please include statement that the developer is responsible to extend the utilities to each lot per the standard note included on the final plat.

Existing underground utility infrastructure is located within the Calm Breeze Point corridor. At the time of future residential development, each lot owner shall be required to submit grading plans and drainage reports for County review and approval, demonstrating compliance with applicable drainage criteria and ensuring safe conveyance of stormwater runoff.

DRAINAGE AND BRIDGE FEES

The subject property is located within the Upper Black Squirrel Creek drainage basin. At this time, no basin fees or bridge fees are applicable to this drainage basin.

ZONE DISTRICT COMPLIANCE

The property is zoned RR-5 (Rural Residential, 5-acre minimum). The proposed subdivision creates four (4) lots, each exceeding ten (10) acres, and therefore complies with the minimum lot size requirements of the RR-5 zoning district.

Adjacent properties are similarly zoned RR-5; accordingly, no additional buffering or screening requirements are triggered.

REVIEW/APPROVAL CRITERIA & JUSTIFICATION

Water Master Plan Conformance:

The subject property is located within Region 4C of the El Paso County Water Master Plan. The site is not currently served by a centralized water provider.

A Well Water Resource Report has been prepared and submitted in support of this application. Each proposed lot is intended to be served by an individual on-site well and pump system.

Region 4C is not identified as a growth-constrained area, and available water resources are considered adequate to support the proposed level of development.

Your El Paso Master Plan Conformance:

The proposed subdivision is consistent with the goals, policies, and framework of the Your El Paso Master Plan.

The property is designated within the **“Forested Area” Key Area**, which supports low-density development patterns that preserve natural features and minimize environmental impacts. The proposed lot configuration, consisting of one single-family residence per 10+ acres, is consistent with this intent.

The site is further identified within the **“Minimal Change: Undeveloped” Area of Change**, which emphasizes preservation of existing rural character. The proposed development maintains this character through low-density residential use and limited site disturbance.

Additionally, the property falls within the **“Large-Lot Residential” Placetype**, where single-family detached residential use is the primary land use. The proposed subdivision is fully consistent with this designation.

Land Use & Development

The proposed subdivision is compatible with the surrounding land use pattern and existing infrastructure capacity.

- ***Goal 1.1 - Ensure compatibility with established character and infrastructure capacity.***

This replat submittal aligns with the character of the land use designation by proposing single-family residential homes on 10-acre parcels within a rural setting, while preserving the character of the surrounding natural open space and forest land by minimizing disturbance to the lot.

To align with the rural services which include, Development will rely on rural levels of service, including:

- On-site wells and wastewater treatment systems
- Electric service provided by MVEA
- Natural gas service provided by Black Hills Energy
- Fire protection provided by Black Forest Fire Rescue
- Law enforcement services provided by the El Paso County Sheriff's Office
- Educational services provided by Academy School District 20

Public parks, open space, and recreation services are provided by EL Paso County, via existing network of regional and urban parks, trails, and open spaces.

- ***Goal 1.2 - Coordinate context-sensitive annexation and growth strategies with municipalities.***

The Applicant is not aware of any current or anticipated annexation plans involving the subject property.

- ***Goal 1.3 - Encourage a range of development types to support a variety of land uses.***

The subject parcel is located within the "Forested Area" under the "Key Areas" designation. It is also classified as "Minimal Change: Undeveloped" in the "Area of Change" category and as "Large-Lot Residential" in the "Placetype" group. Collectively, these designations indicate a clear intent to limit the area to sparsely placed, single-family residential homes that prioritize a rural, natural setting with minimal disturbance to the beauty of the forested environment.

Permitted supporting uses in these designations include Parks and Open Space, as well as limited commercial and retail services intended to support the large-lot residential area. The parcel is within convenient proximity to existing commercial and retail services near major intersections in the Black Forest area, such as Black Forest Rd & Shoup Rd and Black Forest Rd & Burgess Rd.

- **Goal 1.4 - Continue to encourage policies that ensure “development pays for itself”.**

For each proposed 10+ acre residential lot, the future owner will be responsible for preparing all required design documents, engineering reports, and overseeing construction activities related to site development, including utility connections for their new home.

The applicant shall comply with the terms and conditions of the Subdivision Improvements Agreement and secure all necessary finances and permits for future development concerning the public turnaround at the southwest corner of the 42.219-acre parcel, which will serve as the formal termination of the existing asphalt on Shoup Rd. The right-of-way (ROW) for the turnaround will be dedicated as public ROW upon recording of the final plat.

- **Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;**

With each future lot application for a residential development permit, a grading plan and drainage memo/letter shall be prepared and provided to the county for review, and shall identify post development flows and safe conveyance of those flows through the property to the natural drainage way of the Black Squirrel creek along the south side of the parcel.

- **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;**

Legal and physical access is and will be provided by the public right of way of Shoup Rd near the SW corner of the site and by the private road known as Calm Breeze Point. The Calm Breeze Point private road was constructed ~2022. This access way is currently used by three other parcels beside the subject parcel. The private road is a closed loop roadway and will likely not be used by general public use.

Please include a discussion or statement that all property owners served by the Calm Breeze Point access easement will be notified of the proposed public improvement construction and anticipated schedule prior to beginning construction and that these owners will maintain access to their properties during construction.

Drainage reports and grading plans are not required with single family home applications unless the lot owner is looking to modify drainage patterns/easements. Existing drainage patterns and improvements are identified with the Final Plat final drainage report. Please revise.

Any and all easements conflicting with proposed County right of way must either be vacated or made subservient to the County right of way. A couple of examples are highlighted. Please address in the Letter of Intent.