



**Timbers at Black Forest
Letter of Intent**

March 18, 2026

File No.: SF26XX

Timbers of Black Forest, LLC
9220 Arroya Lane
Colorado Springs, CO 80908

OWNER: Timbers of Black Forest, LLC
9220 Arroya Lane
Colorado Springs, CO 80908
719-434-0199
michael@homesbyturner.com

APPLICANT: Vertex Consulting Services, LLC
5825 Delmonico Drive
Colorado Springs, CO 80919
719-433-2018
Nina.dossey@vertexc.com

Tax Schedule No: 5222000025
Acreage: 55.707 acres
Current Zoning: RR-5 (Residential Rural)
Requested Zoning: RR-2.5 (Residential Rural)

Request:

Vertex Consulting Services, LLC, on behalf of Michael Turner, is respectfully submitting an application for approval of:

1. A final plat to allow for the creation of twenty-one single-family residential lots.
2. A finding of water sufficiency in terms of water quality, quantity, and dependability.

Utilities:

Mountain View Electric Association (MVEA) provides electric service and Black Hills Energy provides natural gas service to the area and have provided commitment to serve any new homes within the subdivision. Dwellings are to be served by individual onsite wastewater treatment systems and individual wells.

COMPLIANCE WITH CRITERIA OF APPROVAL AND SUBDIVISION DESIGN STANDARDS

The proposed subdivision meets the criteria for approval included within Section 7.2.1.D.3 of the El Paso County Land Development Code as described below:

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

Your El Paso County Master Plan

Chapter 1 of Your El Paso Master Plan (2021) states that the Plan is “general in nature-it cannot tackle every issue in sufficient detail to determine every type of necessary action.” In addition, Chapter 1 goes on to state that the Plan “is intended to provide clearer and more coordinated policy, resulting in a document that effectively communicates County goals and identifies specific

actions to achieve both County-wide and local area objectives.” When taken together, these two statements suggest to the reader that the Plan may only address certain issues at a cursory level and that specific steps or actions for addressing such issues may not be offered within the Plan. That conclusion is certainly the case in numerous instances and with regard to a variety of topical areas. However, where that is not the case is with respect to the requested final plat, as identified below.

Area of Change Analysis

The subject property is identified in the Areas of Change map within the Plan as being within the “New Development” area of change.

Page 21 of the Plan characterizes areas of “New Development” by stating:

“These areas will be significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural areas. Undeveloped portions of the County that 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.” (Emphasis added)

This parcel is an underutilized parcel adjacent to 2.5 acre rural residential development. The development south, across Aroya, is more urban in character. The subdivision will be an extension of the existing buffer and transition between the urban development south, and the rural development further north.

Placetype Analysis

The subject property is shown on the Placetypes map of Your El Paso Master Plan as being within the Suburban Residential Placetype.

Page 28 of the Plan identifies the following land uses as being Primary Land Uses within the Suburban Residential Placetype:

- Single-Family Detached Residential with lot sizes smaller than 2.5 acres per lot, up to 5 units per acre.

In addition, the Placetype includes the following Supporting Land Uses:

- Single-Family Attached
- Multifamily Residential
- Parks/Open Space
- Commercial Retail
- Commercial Services
- Institutional

The Suburban Residential Placetype is described further on page 28 as follows:

“Suburban Residential is characterized by predominantly residential areas with mostly

single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area. The Suburban Residential placetype generally supports accessory dwelling units. This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern.

Although primarily a residential area, this placetype includes limited retail and service uses, typically located at major intersections or along perimeter streets. Utilities, such as water and wastewater services are consolidated and shared by clusters of developments, dependent on the subdivision or area of the County.

Some County suburban areas may be difficult to distinguish from suburban development within city limits. Examples of the Suburban Residential placetype in El Paso County are Security, Widefield, Woodmen Hills, and similar areas in Falcon.” (emphasis added)

The placetype recommends lot sizes smaller than 2.5 acres in size. Central services are not available at this time so a smaller lot size cannot be achieved. Even still, the lot sizes are only marginally larger than the recommendations of the Plan. The subdivision depicts a curvilinear roadway a lot lines consistent with the recommendations.

Priority Development Areas

Chapter 4, Housing & Communities, identifies priority development areas. Priority Development Areas are described in broad terms on page 182 of the Plan:

“El Paso County is expecting significant growth over the next 20 years. While large expanses of undeveloped land exist throughout the County, particularly in the Rural Plactype, development should be prioritized elsewhere to efficiently utilize and extend existing infrastructure, conserve water resources, and strengthen established neighborhoods. This framework identifies specific locations throughout the County that should be prioritized first for new residential development to help accommodate growth. While some priority development areas may be made up of a mix of plactypes, each area is driven by a predominant plactype that defines most of the area. The map shows some gaps between priority development areas and municipal boundaries. These areas are largely developed already and will continue to develop as necessary.”

Timbers at Black Forest is included within the Falcon Priority Development Area. This area is further described on page 182 of the Plan:

“The Falcon community has developed its own unique character and functions like a small municipality. New Suburban Residential development would not only match the existing development pattern in Colorado Springs and Falcon to the east and west but also act as a density buffer between more urban development to the south and large-lot to the north.

- Residential development near the municipal boundaries adjacent to this area may include single-family attached and multifamily units.
- The County should emphasize Stapleton Road, Woodmen Road and Vollmer Road as connectivity corridors that would provide important access to necessary goods and services in surrounding communities, generally supporting suburban residential development.
- The County should support the completion of Stapleton Road to improve connectivity between Falcon and Colorado Springs.
- Neighborhood-level commercial services and public services should also be considered in these areas at key intersections.” (emphasis added)

The property is located within a Priority Development Area, where the County anticipates development to occur sooner rather than later as a logical extension of existing development. The proposed request is consistent with both the designated Place Type and Area of Change. Although the Falcon Priority Development Area generally supports suburban development densities, the lack of available central services limits the ability to support lots smaller than 2.5 acres. Because central services are not available, the proposed 2.5-acre lot size represents an appropriate and compatible density that remains consistent with the intent of the Plan and can therefore be supported.

El Paso County Water Master Plan

The Executive Summary from the Water Master Plan (2018) states that “The Plan Water Master Plan (WMP) was developed for the Board of County Commissioners, El Paso County officials and staff, developers, citizens, and water providers within the County for the purpose of identifying and addressing water supply issues earlier in the land use entitlement process.” A water sufficiency finding is being requested with subdivision. It should be noted that the Water Master Plan only contemplates centralized providers and did not provide an analysis for individual well, as is proposed here.

The subject property is located within Planning Region 3 of the Water Master Plan, pursuant to Figure 3-1 on page 25. The Plan provides an analysis of water supply for central water providers, not for developments served by individual wells. Central water service is not proposed and water is to be provided by individual wells.

A Water Resources Report has been submitted with the final plat application. The report identifies there is sufficient water in terms of water quantity, quality, and dependability for the lots included in the subdivision.

El Paso County Parks Master Plan

The El Paso County Parks Master Plan (2022) does not depict any planned or existing trails or open space on the subject property. Fees in lieu of dedication will be provided with the final plat filing.

2024 Major Transportation Corridors Plan (MTCP)

Access to the site is from Arroya Road. The 2024 MTCP depicts Arroya Road as a rural minor collector. A traffic impact study was prepared by SM Rocha and details the potential traffic impacts of the proposed development. The study concluded that the proposed development will not trigger any improvements to the surrounding roadway network.

Other Topical Elements of the County Master Plan

The proposed rezone is in compliance with the other topical elements of the County Master Plan, including the Master Plan for Mineral Extraction, and the El Paso County Wildlife Habitat Maps and Descriptors.

The subdivision is in substantial conformance with the approved preliminary plan;

A preliminary plan was not required, therefore, this criteria does not apply.

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

The subdivision meets all of the design standards included within Chapter 8 of the Code as well as the dimensional standards of the RR-2.5 zoning district. The reports and maps submitted in support of the application are in full compliance with the County, State, and Federal rules and regulations as well as the County adopted checklists.

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);

A water resources report has been submitted in support of the final plat application. The report identifies there is adequate water for a 300-year water supply.

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;

All lots will be served by individual onsite wastewater treatment systems (OWTS). Entech prepared a wastewater report identifying that all lots have at least two potential locations for OWTS systems. Future systems will be reviewed and approved by El Paso County Public Health.

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)];

A Soils and Geology Study was prepared by Entech and was submitted as a supporting document to this application. The conclusion of the Study was that “It is our opinion that the existing geologic engineering and geologic conditions will impose some constraints on development and construction of the site. The majority of these conditions can be mitigated through proper engineering design and construction practices. The proposed development and use are consistent with anticipated geologic and engineering geologic conditions.” Areas of potentially unstable slope, seasonal water, and potentially seasonal water were found on the site. The chosen mitigation measure was to depict these potentially hazardous areas as no-build areas on the 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;

A drainage report has been submitted addressing the requirements of the Land Development Code and the Engineering Criteria Manual at the final plat stage of development and all applicable design criteria requirements have been implemented in the associated final drainage plan. The drainage report, construction drawings, and grading plan depicts the planned water quality/detention pond location. The plat also depicts the existing and planned natural drainage ways within no-build drainage easements.

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;

Access will be provided by a cul-de-sac meeting El Paso County and Fire Department criteria.

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 property is served by the Black Forest Fire Protection District, which has an obligation to provide fire protection service to the development, and is within the patrol area of the El Paso County Sheriff’s Office. Mountain View Electric Association will provide electric service and Black Hill Energy will provide natural gas service to the development. The proposed roadways will be adequate and allow for emergency response access to the site.

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

All roadways are designed to meet the fire apparatus turning radius requirements and minimum width requirements for two-way travel.

The proposed subdivision meets other applicable sections of Chapters 6 and 8 of the Code;

The proposed subdivision meets all applicable regulations included within Chapters 6 and 8. Please review the associated soils and geology report, onsite wastewater treatment system report, traffic study, drainage report, wildfire mitigation plan, forestry management plan, and grading and erosion control plan which document compliance with both chapters, as applicable.

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;

All public improvements have been included in the financial assurance estimate as well as in the SIA. Drainage, bridge, park, and school fees will be paid at the time of plat recordation.

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

The subdivision meets all applicable sections of Chapter 6 and 8.

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

There are no severed mineral rights.

COUNTY ROAD IMPACT FEE

The proposed subdivision will be subject to the County's Road Impact Fee. Payment of fees will be required at time of building permit.