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LOCATION, ACREAGE, PARCEL ID INFO, & ZONING

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



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 minor subdivision and 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:

The proposed Rezone from the A-35 district to the RR-5 district provides opportunity for the developer to include additional residential uses and rural residential options. The proposed RR-5 district and plat plans to subdivide the parcels into four (4) +/-10 acre lots. The Residential (RR-5) lots allow the developer to maintain compliance with adjacent zoning to the northwest (Oasis Subdivision) and match the 10 acre and less parcels to the south, (Zoned A-35). In addition, the subject parcels directly abut Falcon Highway which is a Major Arterial. Access for the proposed lots will be provided off of J D Johnson Road. Furthermore, the proposed planned residential development will respect the zone ordinance and the related buffers and setback with adjacent surrounding uses and residents.

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

The rezone to RR-5 is compatible with adjacent properties and maintain the established characteristics of the area.

Zone District Dimensional Standards

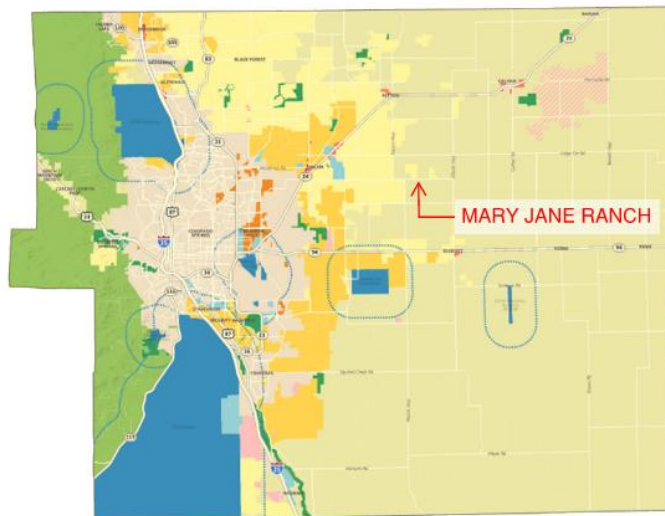
Code: (RR-5)		Proposal:	
Minimum Lot	5-Acre	Minimum Lot	10-Acre
Width at Front Setback	200'	Width at Front Setback	200'
Front Set Back	25'	Front Set Back	25'
Rear Setback	25'	Rear Setback	25'
Side Setback	25'	Side Setback	25'
Lot Coverage	25%	Lot Coverage	25%
Building Ht.	30'	Building Ht.	30'

*The proposal is consistent with the existing RR-5 zoning standards

**The are no special Districts or Overlay zoning that impact the zone change considerations.

Compliance with the Master Plan

Placetypes



Placetypes



PLACETYPES	LAND USES																		
	Agriculture	Farm/Homestead	Estate	Single-Family Detached	Single-Family Attached	Multi-Family	Mixed Use	Restaurant	Commercial Retail	Tourism/Service	Entertainment and Arts	Light Industrial/Business Park	Heavy Industrial	Military Operation	Parks and Open Space	Natural and Paleontological	Institutional	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.

Rural Character

The Rural Character “placetype” comprises ranchland, farms, and other agricultural and large lot uses. The primary land use in this placetype is agriculture, however residential uses such as farm homesteads and residential estates are allowed as supportive /related uses. Residential lot development within the Rural placetype typically cover 35, 10, 5 and 2 acre lots. The Rural place-type covers most of the eastern half of the County.

Majority of rural residential areas rely on well and septic services for residential development that tend to be larger in size, greater than 2 acres. Rural areas are remotely located and distant from high activity areas or dense suburban or urban places. The residences in these areas rely on access to regional transportation routes.

- **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 match the 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:

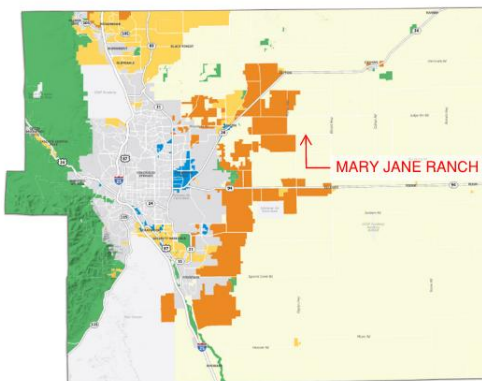


Key Areas



The property is not located within the ten (10) classifications of “key areas” defined in the EPC Master Plan.

Areas of Change:



Areas of Change



Mary Jane Ranch is located in the area expected for “Minimal Change Undeveloped” zone. 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 of the area. 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 existing site contains one residential building (house to remain) with a detached garage that will have its own private drive (existing). The remaining three (3) lots will have shared private drive (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 (State Land Board) as open space.

Sec. 5.3.5.B Map Amendment (Rezoning)

(B) Criteria for Approval. In approving a Map Amendment, the following findings shall be made:

- The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;

The site, and zone change are in conformance with the El Paso County Master Plan, the rezone will be similarly zoned to adjacent Oasis Subdivision zoned RR-5, intended 4 lots will be larger than adjacent lots to the south lesser than 10 acres, zoned A-35.

- The rezoning is in compliance with all applicable statutory provisions, including but not limited to C.R.S. § 30-28-111 § 30-28-113, and § 30-28-116;

The requested rezone is in compliance with applicable statutory provisions.

- The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions;

The proposed land use of RR-5 is adjacent to existing RR-5 and A-35 zones.

- The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.

Site is suitable for intended use and all chapter 5 standards will be provided.

Water Master Plan:

Under the Colorado Revised Statutes, Title 32. This property is not within a district boundary, each lot will be serviced by individual wells and will 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 and water rights. The wells have been permitted per quantity and quality standards set forth in the State water supply standards.**
 - See the related water right documentation.

Wastewater systems:

- **Wastewater will be provided by on site leach fields and will be compliant with EPC code.**
 - See the related soil investigation and findings provide RMG Engineering

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**

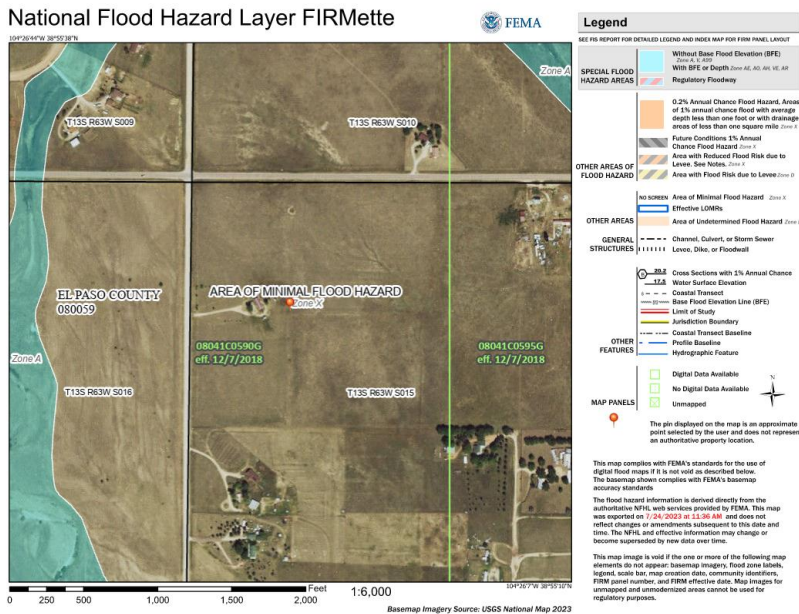
Natural or Physical site features:

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

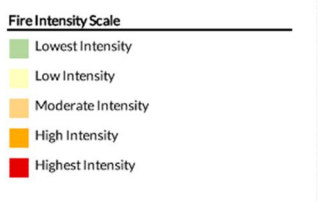
- **Site Natural Features:**
 - **Site is located within the Ellicott Consolidated drainage basin (CHBS1800). Data provided by Muller Engineering Company; (1988)**



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



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



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 rezone and final plat application 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

Site-generated traffic estimates are determined through a process known as trip generation. Rates and equations are applied to the proposed land use to estimate traffic generated by the development during a specific time interval. The acknowledged source for trip generation rates is the *Trip Generation Manual*¹ published by the Institute of Transportation Engineers (ITE). ITE has established trip rates in nationwide studies of similar land uses. For this study, Kimley-Horn used the ITE Trip Generation Report average rates that apply to Single-Family Detached Housing (ITE Code 210) for traffic associated with this development. The following **Table 1** summarizes the estimated trip generation for the project (calculations attached).

Table 1 – 6425 JD Johnson Road Project Traffic Generation

Use	Size (Units/SF)	Weekday Vehicles Trips						
		Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single Family Detached Housing - (ITE 210)	3 Units	30	1	1	2	2	1	3

As shown in the table and based on ITE Trip Generation calculations, 6425 JD Johnson Road is anticipated to generate approximately 30 weekday daily trips, in which two (2) of these trips would occur during the morning peak hour and three (3) trips would occur during the afternoon peak hour.

It is important to note that “El Paso County Engineering Criteria Manual: Transportation Impact Study Guidelines Appendix B.1.2.D” states that a traffic impact study is not required for a development if daily vehicle trip-end generation is less than 100 trips or the peak hour trip generation is less than 10 trips. Therefore, it is anticipated that a traffic impact study will not be required for this development due to peak hour project traffic trips being less than 10 trips and the daily trips being under 100 trips.

¹ Institute of Transportation Engineers, *Trip Generation Manual*, Tenth Edition, Washington DC, 2017.