



Jerome W.
HANNIGAN and ASSOCIATES, INC.
Land Planning • Land Surveying • Land Development Consulting
19360 Spring Valley Road, Monument, CO 80132 • 719-481-8292 • Fax 719-481-9071

**Settlers Ranch Subdivision Filing No. 3
Rezoning Letter of Intent**

February 9, 2024

Owner and Developer:

Mark Davis, Managing Member
Hodgen Settlers Ranch, LLC
P.O. Box 1488
Monument, Colorado 80132
719-338-3116
markdavis.oaksbury@gmail.com

Applicant and Land Planner

Jerome W. Hannigan, PP, PLS
Jerome W. Hannigan and Associates, Inc.
19360 Spring Valley Road
Monument, Colorado 80132
719-481-8292
Hannigan.and.assoc@gmail.com

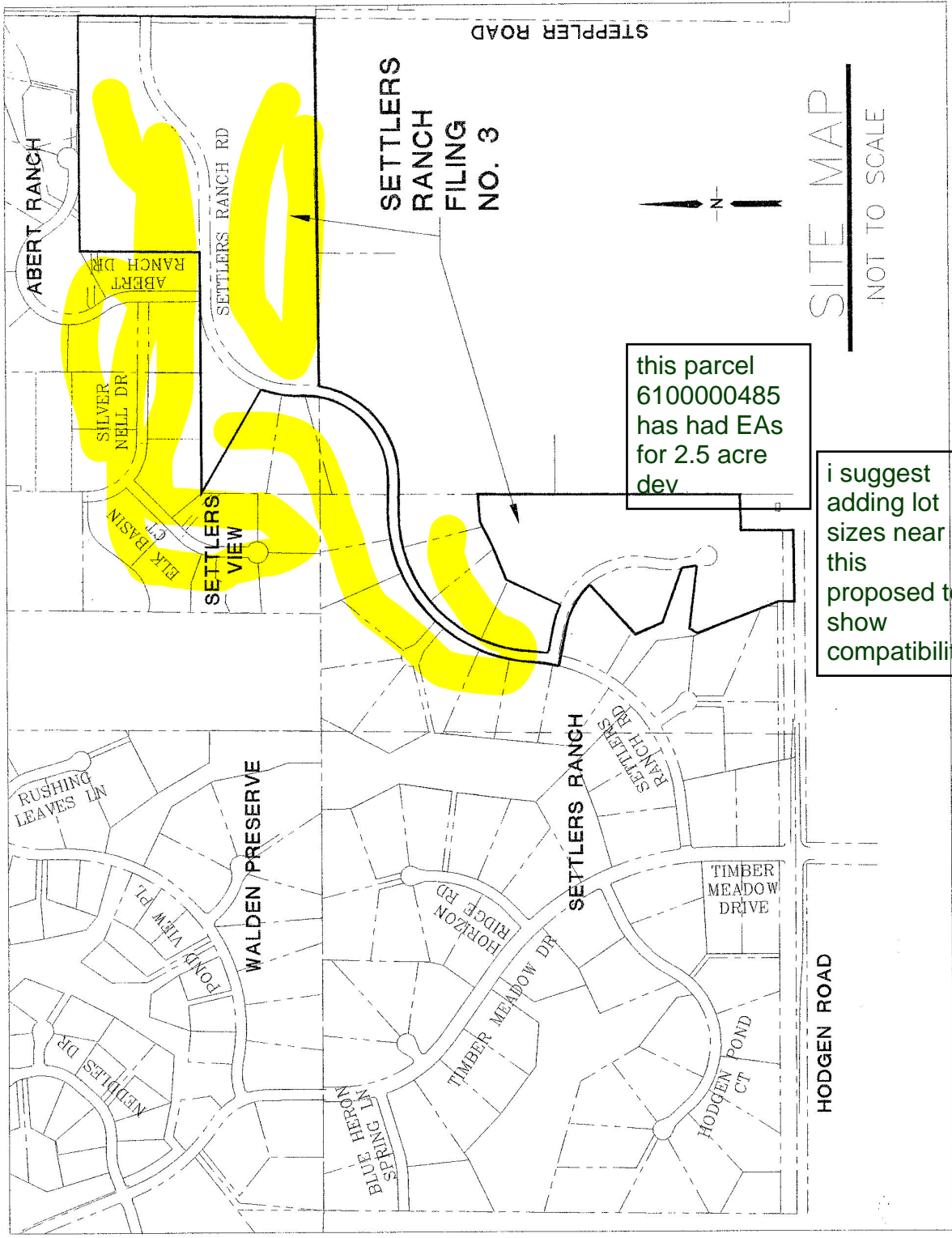
Primary Consultants:

John Schwab, PE
JPS Engineering, Inc.
19 E. Willamette Avenue
Colorado Springs, Colorado 80903
719-477-9429
john@jpsengr.com

Russ Wood, Managing Member
Rampart Surveys, LLC
P.O. Box 5101
Woodland Park, Colorado 80866
719-687-0920
Russ@RampartLS.com

Parcel Information for area proposed to be rezoned:

Parcel 61230-07-024; Tract A-1, Settlers Ranch Subdivision Filing No 2C; 3.26 Acres
Parcel 61240-04-003; Tract A-2, Settlers Ranch Subdivision Filing No 2C; 15.59 Acres
Parcel 61240-05-001; Tract A-3, Settlers Ranch Subdivision Filing No 2C; 31.54 Acres
Plus Tract C which is the 3.14 acre Settlers Ranch Road right of way.
These are not currently addressed.



this parcel
6100000485
has had EAs
for 2.5 acre
dev

i suggest
adding lot
sizes near
this
proposed to
show
compatibility

SITE MAP
NOT TO SCALE



Development Request:

Tracts A-1, A-2, A-3 and C, Settlers Ranch Subdivision Filing No 2C are currently zoned PUD and approved for a total of 10 single family residential lots ranging in size from 3.02 acres to 5.55 acres. Tract C is the right of way for the continuation of Settlers Ranch Road easterly which connects to Stepler Road at the east boundary.

The property is located east of Highway 83; approximately one quarter mile north of Hodgen Road, west of Stepler Road and east of the currently developed Settlers Ranch. The property also adjoins Abert Ranch Subdivision and Settlers View Subdivision to the north. The property lies in the Northeast one quarter and the South one half of Section 23 and within portions of the Northwest one quarter of Section 24, Township 11 South, Range 66 West of the 6th Principal Meridian, El Paso County, Colorado.

These Tracts are proposed to be rezoned from PUD to RR-2.5 which will allow for lots with a minimum of 2.50 acres each. They remain rural in nature being served with a local paved road, individual wells and sewage disposal systems. Lot sizes will continue to vary within a proposed range of 2.50 to 4.24 acres. A total of 16 lots is proposed in the concurrent replat request with an average lot size of 3.14 acres. Density is 1 Dwelling Unit per 3.35 acres. The total area proposed for rezoning is 53.53 acres.

Currently vacant, the property exhibits remnants of its past ranch grazing history including erosion control berms, fencing and two track trails. Vegetation consists primarily of grasses with few trees. Proposed improvements include the 16 residential lots served by the extended County dedicated Settlers Ranch Road, drainage channels and pond and utility services including natural gas, electricity, telephone and other communication services.

Access to and through the property is provided by Settlers Ranch Road which will connect easterly to Stepler Road. In addition, Abert Ranch Drive provides access to the property from the north.

Water will be provided by individual on site wells operated under the State approved Augmentation Plan. Wastewater treatment will be provided by individual on site septic systems installed and operated per State and County Health Department rules and regulations.

The property is located within and is served by the Lewis-Palmer School District, the Tri Lakes Monument Fire Protection District, Mountain View Electric Association, Black Hills Energy Corporation and Century Link Telephone.

Justification for the Rezoning Request:

This application satisfies the Criteria for Approval outlined in the Land Development Code Section 5.3.5 (A) and (B) and is consistent with the goals and objectives of the El Paso County Master Plan as detailed below.

Criteria for Approval

In approving a Map Amendment (rezoning), the Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 5.3.5 of the El Paso County Land Development Code including:

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 character of the neighborhood has been steadily shifting toward residential densities suitable for RR-2.5 zoning, that is, from 2.5 to 4.99 acres per lot. This request adjoins similar lot sizes existing to the west in Settlers Ranch. It also adjoins RR-2.5 zoning and lots in Settlers View and Abert Ranch to the north, out to Stepler Road and the recently rezoned 36 acre Stewart property adjoining to the south on the west half of Tract A-3.

The rezoning is in compliance with all applicable statutory provisions including, but not limited to C.R.S. Sec30-28-111; Sec 30-28-113 and Sec 30-28-116.

Adherence to existing County procedures and policies as well as development codes ensures compliance with State Statute.

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

The existing approved land use is rural residential as is that proposed. As discussed just above, adjoiners to the west and north are RR-2.5 densities and half of the south is now zoned RR-2.5. The east half along the south line as well as property across (east of) Stepler Road remains zoned RR-5. That property lying catty-corner to the southeast is developed as 5 acre homesites in Longview Estates.

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 use.

The property is suitable for this use at the proposed density with 16 lots. The concurrent application for final plat approval contains several reports and studies that substantiate that suitability. The proposed density is 1 dwelling unit per 3.14 acres.

Master Plan Consistency:

The El Paso County Master Plan utilizes a system of “Key Area Place Types” aligning with approved “Land Uses” to evaluate Master Plan land use consistency. The Settlers Ranch Subdivision Filing No. 3 is located in the Tri Lakes Key Area. The filing’s location within the Tri Lakes Key Area allows for or aligns with a Large Lot Residential Place Type and a single family detached residential land use. The primary Large Lot Residential Place Type allows for detached single family residential land uses having lot sizes of 2.5 acres or greater which is consistent with this rezoning request.

Filing 3 is located within a “Minimal Change: Developed” area of change. This filing is the completion of the long planned Settlers Ranch development and is consistent in land use and lot size with all previous Settlers Ranch filings.

Filing 3 is further located within a Large Lot Residential / Priority Development Area. This Priority Area encourages development which efficiently utilizes and extends existing infrastructure, conserves water resources and strengthens established neighborhoods. As mentioned, Filing 3 is a continuation of the Settlers Ranch development which efficiently utilizes previously developed infrastructure, conserves water and contributes to the several neighborhood subdivisions.

As discussed in Chapter 14 Implementation – Land Use Applications and Master Plan Consistency, previous Settlers Ranch subdivision approvals, including PUD Zoning, PUD Development Plan, Preliminary Plan and Final Plat Filings also establish Master Plan consistency relative to the land use goals and objectives as well as a significant portion of the Master Plan’s technical subdivision goals and objectives.

Master Plan Goals and Objectives:

Land Use – Core Principal: Manage growth to ensure a variety of land uses that preserve all character areas of the County.

Goal LU-1: Ensure compatibility with established character and infrastructure capacity.

The proposed single family residential land use and density is compatible with the adjoining communities. The existing infrastructure including electric, natural gas, telephone, drainage facilities, open space / trails and roadways have been designed and constructed to facilitate this filing.

Goal LU-3: Encourage a range of development types to support a variety of land uses.

The Settlers Ranch community consists of single family detached residential lots varying in size between 2.5 to 5.0 acres.

Objective LU3-1: Development should be consistent with the allowable land uses set forth in the placetypes and second to their built form guidelines.

Filing 3 is located within a Large-Lot Residential placetype which supports the proposed single family detached residential 2.5 acre and larger lots.

Objective LU3-3: The Large-Lot Residential placetype should be characterized by predominately residential areas with mostly single family detached housing.

Settlers Ranch Filing 3 proposes single family detached residential units.

Housing and Communities – Core Principal: Preserve and develop neighborhoods with a mix of housing types.

Goal HC-1: Promote development of a mix of housing types in identified areas.

Objective HC1-5: Focus detached housing development in Large-Lot Residential areas given the increasing infrastructure and environmental constraints associated with such development to help maintain the established character of rural communities.

The large lot single family detached residential housing proposed in Settlers Ranch Subdivision Filing No. 3 adds to and complements the mix of housing types offered within the Tri-Lakes Key Area Placetype.

Water Master Plan Consistency:

The entire Settlers Ranch subdivision which includes Filing 3, operates under a State approved Water Augmentation Plan utilizing a 300 year water commitment. The existing approved augmentation plan includes the proposed additional 6 lots. No change to the existing Water Augmentation Plan will be required to accommodate the proposed rezoning request.

Supplemental Information:

The developer will be responsible for constructing all required subdivision improvements at his sole expense. Installation of the required improvements will be guaranteed by a letter of credit acceptable to the El Paso County Board of County Commissioners.

The developer proposes to pay fees in lieu of land for school dedication requirements.

All lots within this subdivision are subject to transportation impact fees in accordance with the El Paso County Road Impact Fee Program; as amended, at the time of building permit application. The road impact fees will be paid on a per lot basis by each individual residential building contractor at the time of building permit application.

There are no slopes exceeding 30% within the proposed rezoning area.

No waivers to the El Paso County Land Development Code or Deviations to the El Paso County Engineering Criteria Manual are proposed with this application.

any parks
trails MP
2023
planned

Please discuss this statement detailed in the TIS

Steppler Road Paving (North Segment)

Please refer to the Escrow Agreement narrative submitted with the application. This document proposes/requests relief from obligation to participate in paving based on past contributions to Steppler Road (paving of the segment south of Silver Nell). The projected net site-generated ADT on Steppler Road north of Silver Nell Drive is projected to be 42 vehicles per day.

Discuss escrow agreement that was identified in BoCC Resolution 09-159 from PCD File SF06026 for an acceleration lane on Hodgen Rd. This looks like it may not have been completed as required.

11. An escrow agreement to provide for a westbound acceleration lane on Hodgen Road at Timber Meadow Drive shall be filed at the time of recording the Final Plat. Escrow funds shall be provided prior to plat recordation.