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**Settlers Ranch Subdivision Filing No. 3
Rezoning Letter of Intent
PCD File #P2223**

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Owner and Developer:

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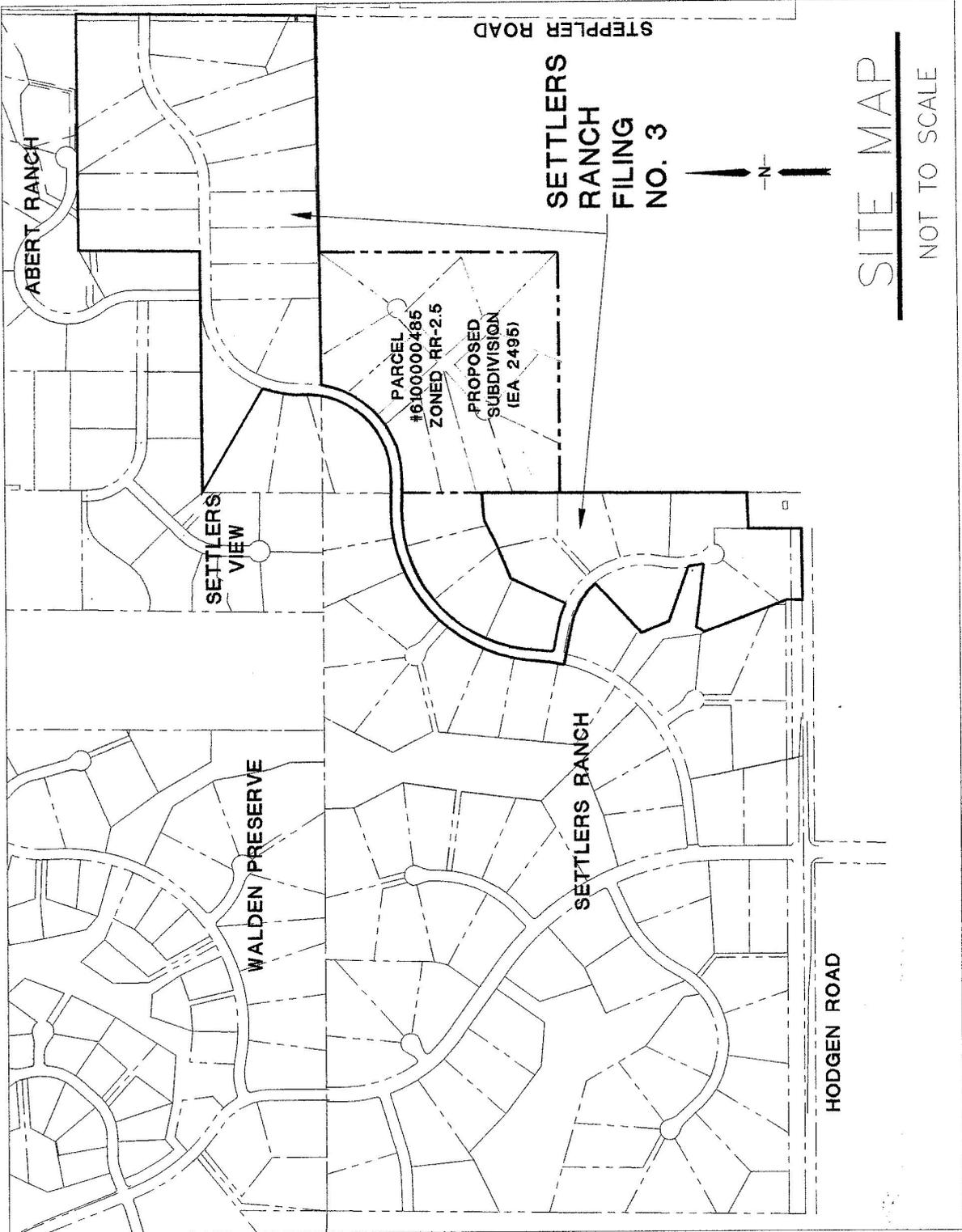
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This Letter of Intent is for a proposed rezoning. A separate Letter of Intent is provided for the proposed subdivision. Parcel Information for the area proposed to be rezoned:

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



SITE MAP

NOT TO SCALE

Plus Tract C which is the 3.14 acre Settlers Ranch Road right of way.
These are not currently addressed.

Development Request:

The Settlers Ranch 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.

Tracts A-1, A-2, A-3 and C, Settlers Ranch Subdivision Filing No 2C, Phase 4 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 north and easterly which connects to Stepler Road at the east boundary.

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 with 16 lots. The concurrent application for

final plat approval contains several reports and studies that further 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:

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.

Trails were designed for and agreed to in the earlier Filing 2. Filing 3 continues the anticipated trail alignment adjoining the south and western portion of the property running south to the existing trail parcel along Hodgen Road.

The developer voluntarily participated in the paving of Stepler Road south of Silver Nell Drive at the time that Grandview Estates was constructed. This prior paving of Stepler Road satisfies the obligation to participate in the future paving of Stepler Road north of Silver Nell Drive.

Escrow was previously provided toward the possible creation of an acceleration lane along Hodgen Road westbound from Timber Meadow Drive. The current Traffic Impact Study submitted with the concurrent subdivision request addresses this possibility.