



New Breed Ranch Filing No. 3  
SF247



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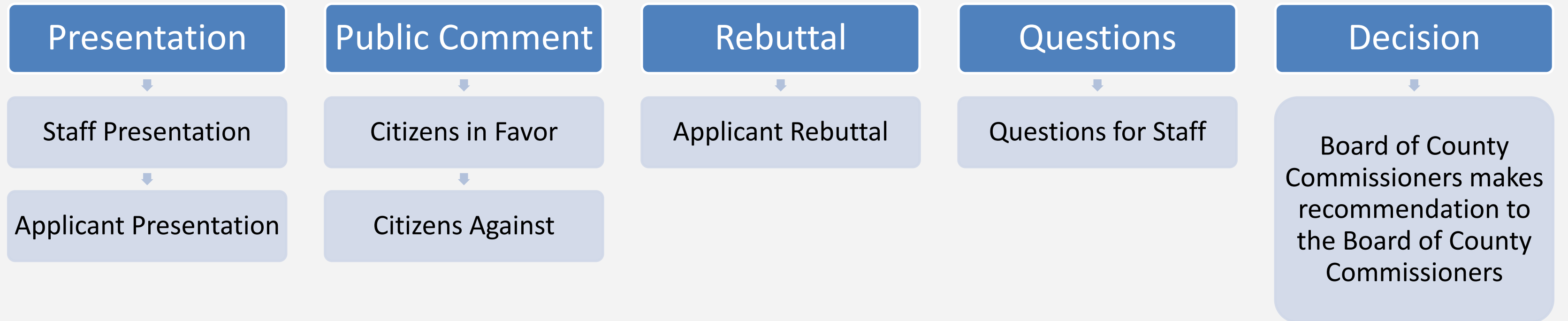
## **PUBLIC INPUT**

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# HEARING PROCEDURE





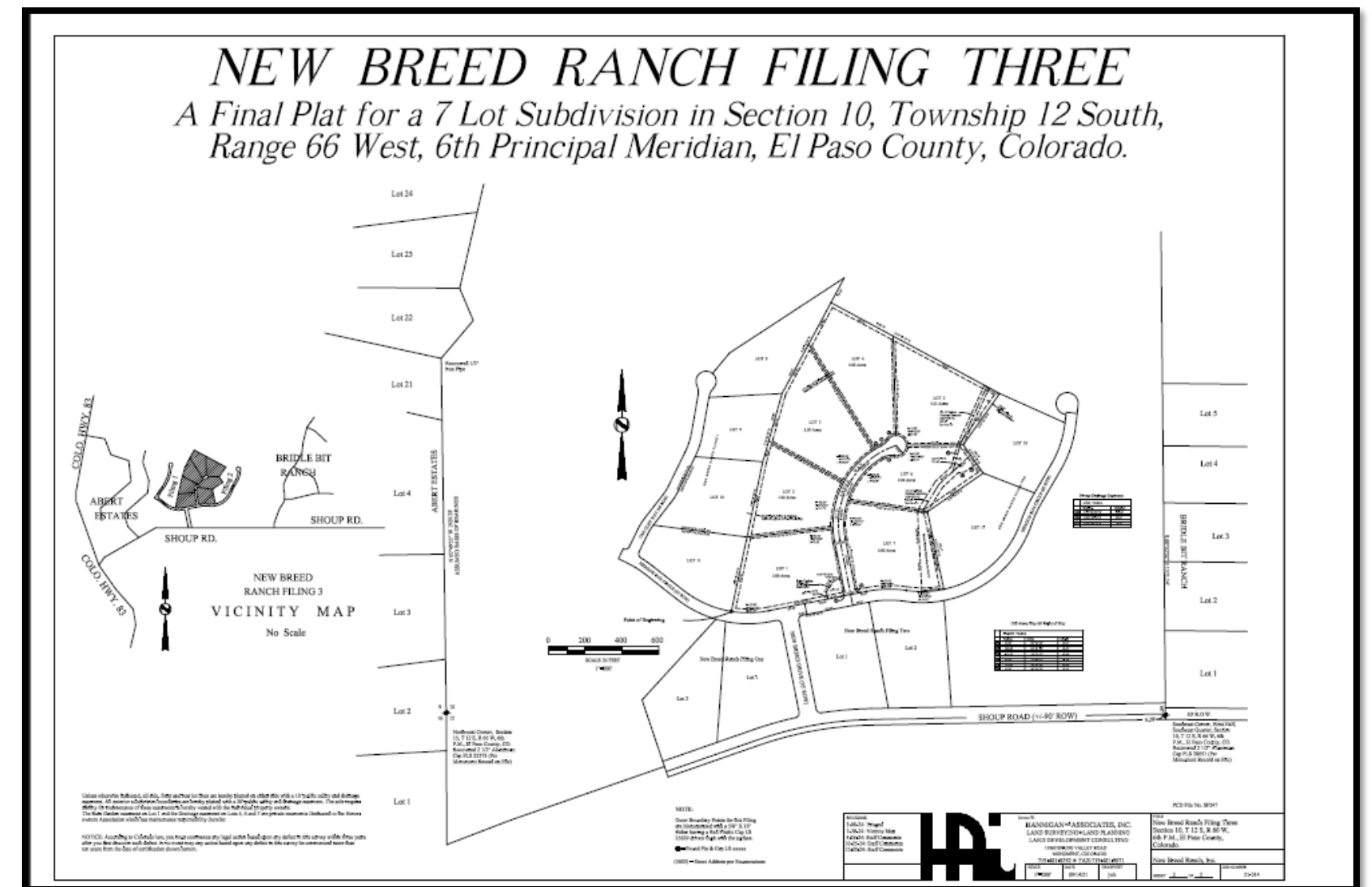
# Planning Commission

- This item was heard as a consent item on the March 21<sup>st</sup>, 2025, Planning Commission and was recommended for approval 9-0.



# Request

- A request by New Breed Ranch Inc. for approval of a Final Plat to create seven (7) single-family residential lots. The 34.7-acre portion of the 279.07-acre property is zoned PUD (Planned Unit Development) and located directly off Shoup Road, approximately .2 miles east of the intersection of Shoup Road and Highway 83, and north of the city limits of the City of Colorado Springs.
- Five lots shall be 5-acres in size and two lots shall be 4-acres in size.





# Background

- The 34.7-acre portion of the 279.07-acre property is located within the New Breed Ranch PUD and New Breed Ranch Preliminary Plan. The PUD and Preliminary Plan were approved by the Board of County Commissioners on February 13, 2001. The Preliminary Plan was approved without a finding of water sufficiency.
- The New Breed Ranch PUD zoning permits for 3-acre lots.



# Criteria of Approval – Final Plat (LDC Sec. 7.2.1) (1 of 2)

- The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
- The subdivision is consistent with the purposes of this Code;
- 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;
- 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 (this finding may not be deferred to final plat if the applicant intends to seek administrative final plat approval);
- 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 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)];
- 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;
- The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;
- 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;

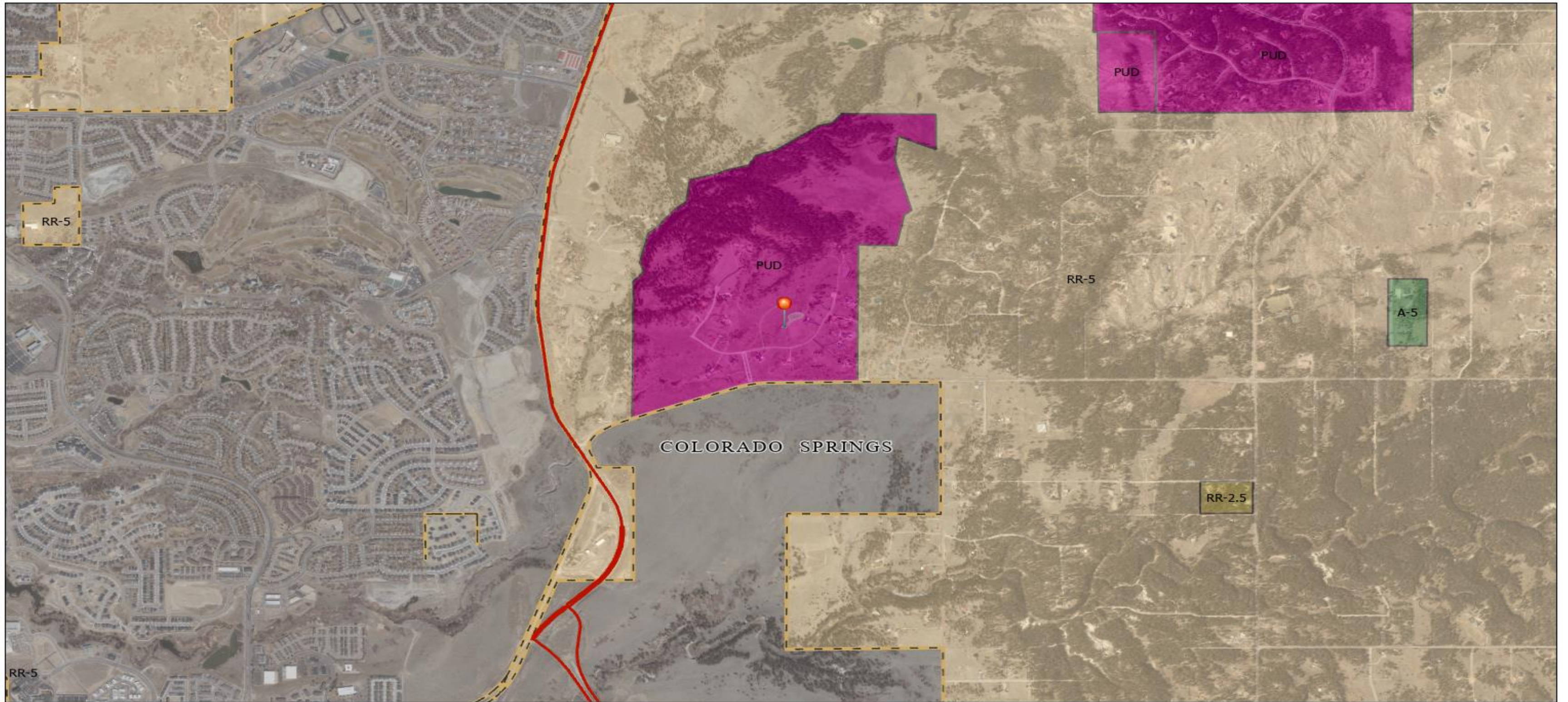




# Criteria of Approval – Final Plat (LDC Sec. 7.2.1) (2 of 2)

- The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;
- 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 subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and
- Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;
- 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;
- The subdivision meets other applicable sections of Chapter 6 and 8; and
- The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.]

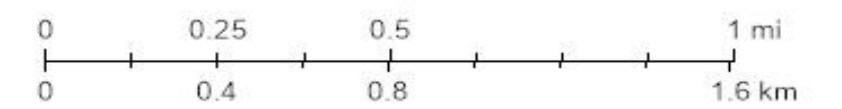
# New Breed Ranch Filing No. 3



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- |                               |                                 |                                       |
|-------------------------------|---------------------------------|---------------------------------------|
| Colorado State Highways       | Incorporated Cities - Gray Fill | RR-2.5: Residential Rural (2.5 acres) |
| Streets & Roads               | County Zoning                   | RR-5: Residential Rural (5 acres)     |
| Incorporated Cities - Outline | A-5: Agricultural (5 acres)     | Military Areas                        |
|                               | PUD: Planned Unit Development   |                                       |

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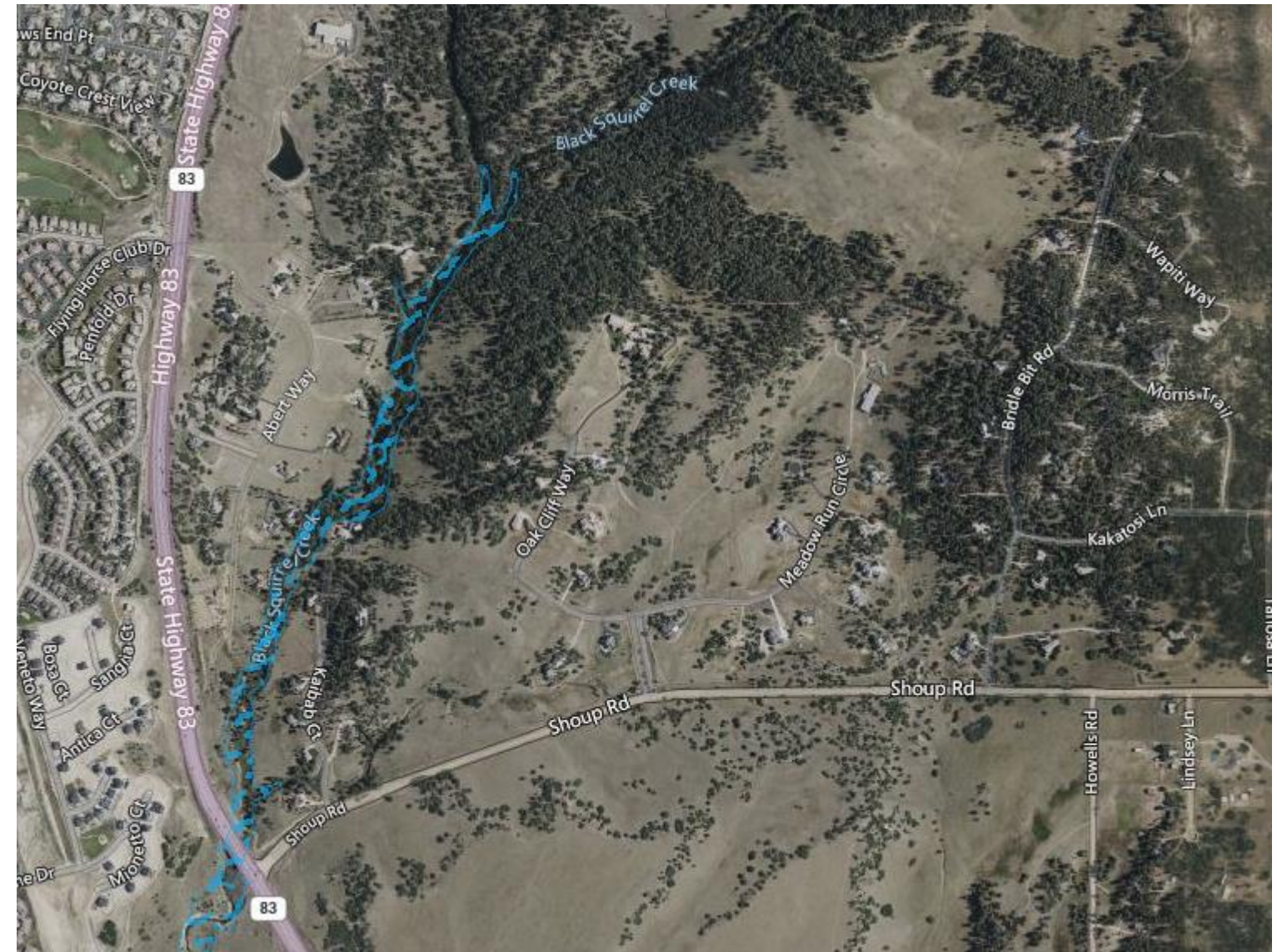
# Master Plan

- **Placetype Character:** Large-Lot Residential
  - *Development in this placetype typically consists of single-family homes occupying lots of 2.5 acres or more and are generally large and dispersed throughout the area so as to preserve a rural aesthetic.*
- **Area of Change Designation:** Minimal Change: Developed
  - *These areas have undergone development and have an established character. Developed areas of minimal change are largely built out but may include isolated pockets of vacant or underutilized land. These key sites are likely to see more intense infill development with a mix of uses and scale of redevelopment that will significantly impact the character of an area*
- **Key Area:** Forested Area
  - *This Key Area includes parts of the County where natural forests are the predominant feature such as Black Forest, areas north of Peyton, and areas along Highway 115 as well as lands within Pike National Forest. Pike National Forest is one of the County's largest natural amenities and tourist destinations. Continued coordination with the U.S. Forest Service is critical to ensuring future development in areas adjacent to the Forest do not negatively impact the natural environment. There are also many established communities within Pike National Forest particularly in Ute Pass and along Highway 115. New development and any redevelopment in these locations should be of a lower intensity to mitigate any impacts on the Forest, properly manage stormwater, provide safe access to major roads and state highways for the traveling public and emergency response vehicles and adhere to the strictest building codes to prevent any hazards such as fires and soil erosion related to poor planning, design, and construction.*



# Drainage

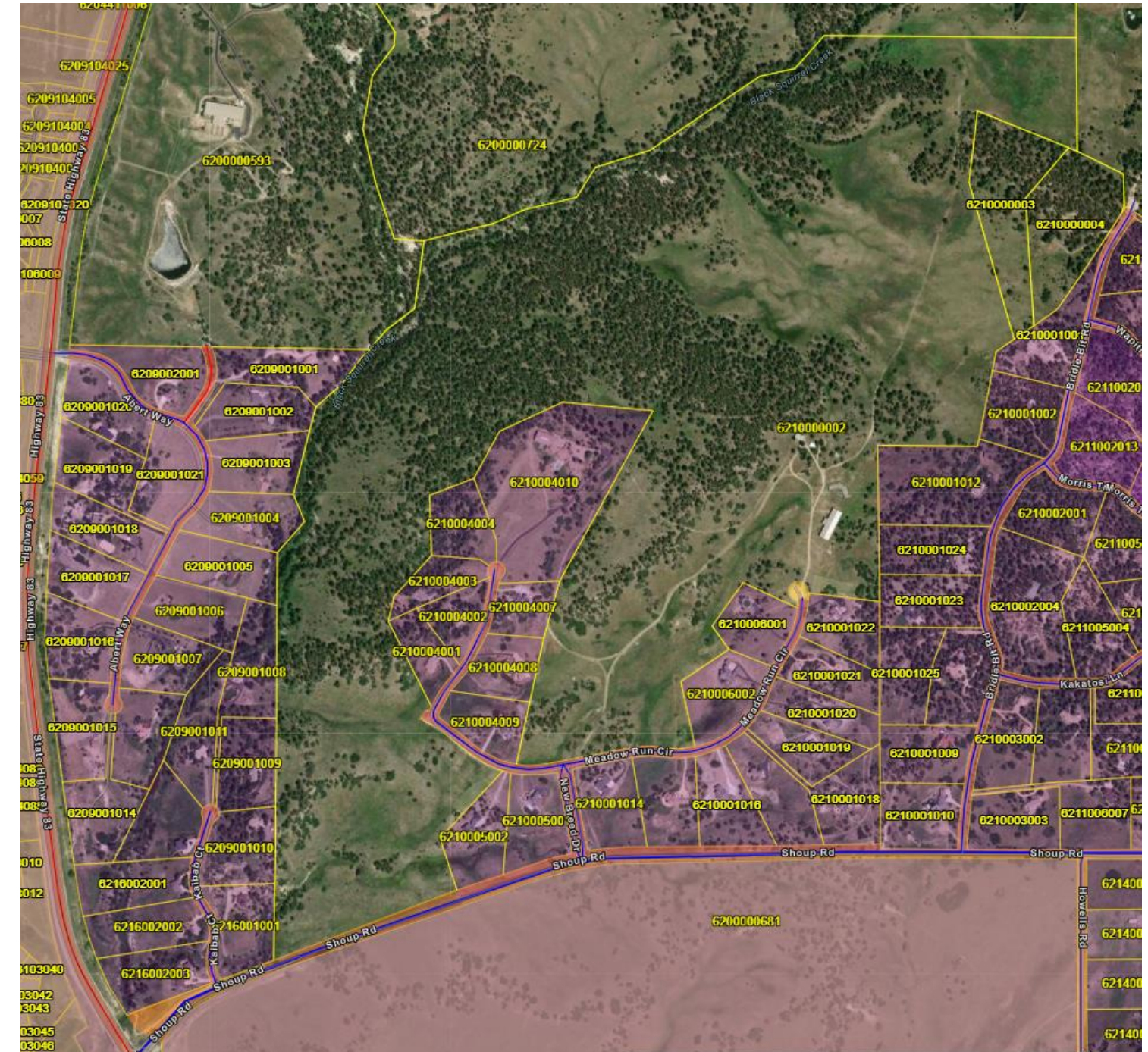
- The property is not located within a floodplain
- The property is located in the Black Squirrel Creek Drainage Basin (FOM03600)
- Drainage basin and bridge fees in the amount of \$20,543.05 and \$1,724.59 will be due at time of Final Plat recordation
- Drainage from this planned development area generally flows southwesterly to the Black Squirrel Creek channel downstream of the planned development area
- No public drainage improvements are proposed with the development. A private water quality control measure will be built and maintained by the HOA
- A drainage report was prepared by JPS Engineering





# Transportation

- Development area is located along Shoup Road which is a County maintained paved minor arterial road.
- Access off Shoup Road from New Breed Drive and Meadow Run Circle which are County maintained local paved roads.
- The development proposes to construct a new public paved local road (*Old Arena Way*) approximately ¼ mile long to serve the new subdivision area.
- Subdivision is expected to generate approximately 71 daily trips
- Subject to the El Paso County Road Impact Fee Program in accordance with BoCC Resolution 24-377





# Notification

- The Planning and Community Development Department notified fifty (50) adjoining property owners on March 3, 2025, for the Planning Commission and Board of County Commissioner meetings.





# Owner / Applicant

## **Owner:**

New Breed Ranch Inc.

C/o James Scott

12750 Oak Cliff Way

Colorado Springs, CO 80908

## **Applicant:**

Jerome W. Hannigan, PP, PLS

Jerome W. Hannigan and Associates, Inc.

19360 Spring Valley Road

Monument, CO 80132