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**New Breed Ranch Filing Three  
Subdivision Letter of Intent  
PCD FILE No. SF 247**

March 23, 2024

**Owner and Developer:**

Jim Scott, President  
New Breed Ranch, Inc.  
12750 Oak Cliff Way  
Colorado Springs, Colorado 80908

**Applicant and Land Planner**

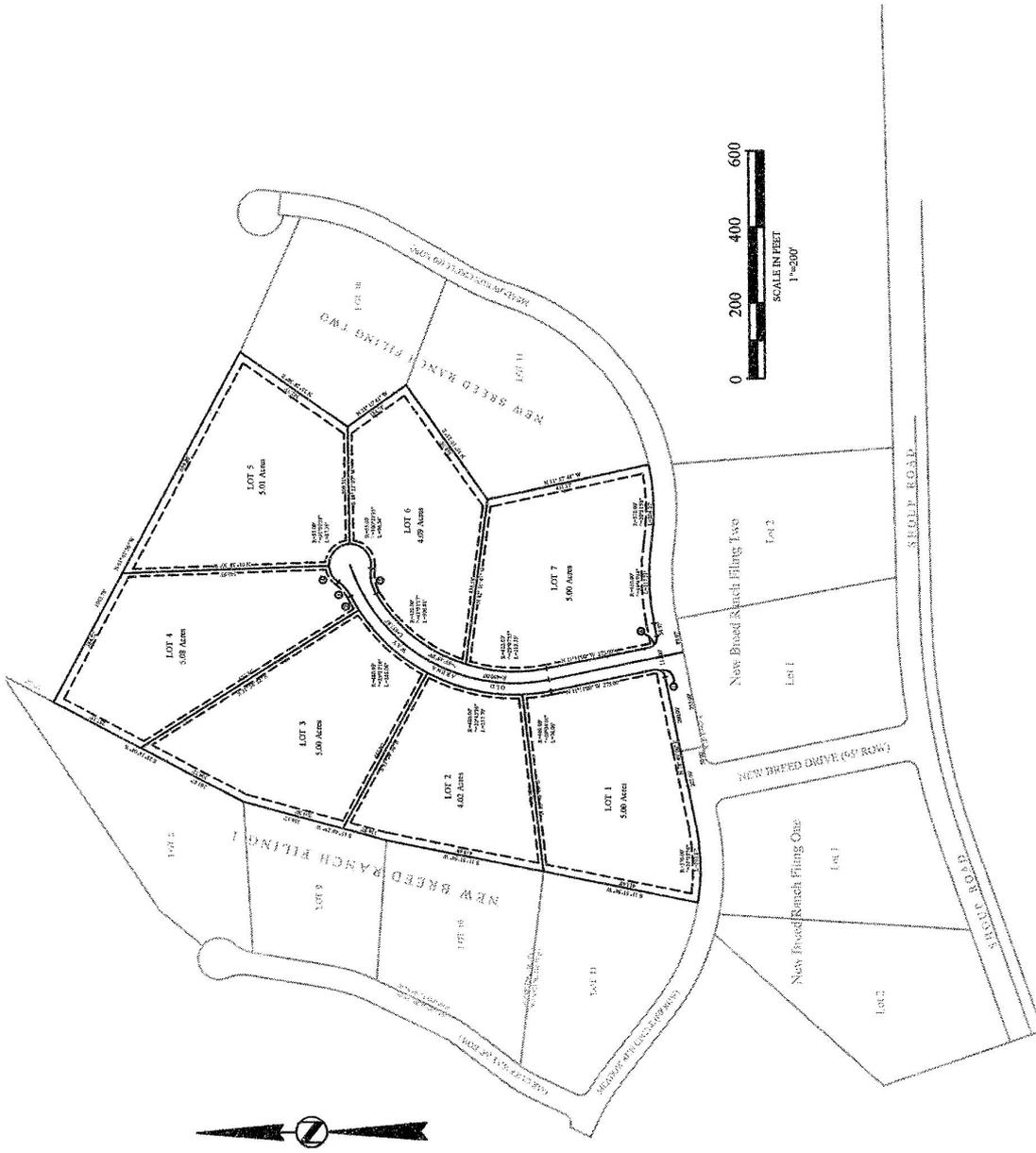
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**Parcel Information for the area proposed to be subdivided:**

A portion of Parcel 62100-00-002; 34.7 acres in area; addressed as 3250 Shoup Road,  
Colorado Springs, Colorado 80908.



# NEW BREED RANCH FILING THREE

A Final Plat for a 7 Lot Subdivision in Section 10, Township 12 South,  
 Range 66 West, 6th Principal Meridian, El Paso County, Colorado.

**Development Request:**

New Breed Ranch Filing Three is a seven lot addition to the existing New Breed Ranch Subdivision which is located on the north side of Shoup Road, just east of its beginning at State Highway 83. The approved Development Plan / Preliminary Plan illustrates a total of 92 lots on 450 acres. Current zoning is PUD RR-5. Filing One and Two are complete and consist of 10 and 11 lots, respectively; all but one of which is built upon and occupied. Filing Three is 34.7 acres in area with a single centered access road called Old Arena Way which is an approximately 950 foot long paved cul-de-sac. Filing Three lies in Section 10, Township 12 South, Range 66 West of the 6<sup>th</sup> Principal Meridian. Filing One adjoins Three on the west and south while Filing Two adjoins on the south and east. Lots average 4.75 acres net each. The State Parcel number is 62100-00-002.

Access into New Breed Ranch and to Old Arena Way is by New Breed Ranch Drive which is a 95 foot wide two lane separated roadway that has a large landscape island in the center. Buried in this island is a 30,000 gallon cistern for fire fighting purposes. The cistern was dedicated to the Black Forest Fire Protection District with Filing One and is used and maintained by them. New Breed Drive Tees into Meadow Run Circle from which Old Arena Way will access.

Lying west of New Breed Ranch is Abert Estates and to the east adjoins Bridle Bit Ranch, both rural residential subdivisions with similar features, zoning (RR-5) and density. Both are already built out. Lying to the south side of Shoup Road is a parcel of about 350 acres, zoned Agriculture and currently used for grazing that is within the city limits of Colorado Springs.

Filing Three lots will each have an individual well supplying water which has previously been adjudicated for the entire development. These wells will supply water under the currently approved augmentation plan administered by the HOA. Sewage will be handled by an individual sewage disposal system on each lot. Electricity, natural gas, telephone and other communication services exist on site and will be extended as necessary. The subdivision is served by Academy School District 20, the Black Forest Fire Protection District, Mountain View Electric Association, Black Hills Energy and Century Link. All utilities currently exist in the subdivision and will be extended as needed.

**Justification for the Subdivision Request:**

This application satisfies the Criteria for Approval outlined in Chapter 7 of the Land Development Code and the design standards in Chapter 8.

In approving a subdivision, the Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 7 of the El Paso County Land Development Code including:

*The application is in conformance with the goals, objectives and policies of the El Paso County Master Plan:*

Please see the Master Plan Consistency discussion.

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

Consistency is established through the submitted supporting materials.

*Either a sufficient water supply has been acquired in terms of quality, quantity and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards 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:*

All needs for a finding of Water Sufficiency have been established.

*A public sewage disposal system has been established or, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations:*

Individual Sewage Disposal Systems will be utilized and compliance is identified by the submitted supporting materials.

*All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions.*

The Soils and Geological Hazard Study establishes compatibility.

*Adequate drainage improvements are proposed that comply with State Statute and the requirements of this code and the Engineering Criteria Manual:*

Drainage has been analyzed with appropriate measures for mitigation established and incorporated in this request.

*Legal and physical access is provided to all parcels by public rights of way or recorded easement, acceptable to the County in compliance with this code and the ECM:*

Old Arena Way is dedicated to the County for public road right of way purposes. Meadow Run Circle and New Breed Drive are previously dedicated public roads.

*Necessary services, including police and fire protection, recreation, utilities and transportation systems are, or will be made available to serve the proposed subdivision:*

All required service providers exist and necessary utilities are available on site.

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

Fire protection is provided by the Black Forest FPD which has the staff, facilities and equipment to provide coverage to all proposed lots.

*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;*

Off site impacts consist primarily of traffic utilizing Shoup Road. Additional right of way for Shoup Road was previously required and dedicated.

*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:*

These are addressed in the SIA.

*The subdivision meets other applicable sections of Chapter 6 and 8:*

This proposed subdivision is in compliance with both Chapters of the LDC.

*The extraction of any known commercial mining deposit shall not be impeded by this subdivision:*

There are no known commercially viable minerals under the site.

**Master Plan Consistency:**

The El Paso County Master Plan utilizes a system of “Key Area Placetypes” aligning with approved “Land Uses” to evaluate Master Plan land use consistency. Being on the edge of the Black Forest, the New Breed Ranch Subdivision Filing Three is located in the “Forested” Key Area. The filing’s location within the Key Area allows for or aligns with a Large Lot Residential Placetype and a single family detached residential land use. The primary Large Lot Residential Placetype allows for detached single family residential land uses having lot sizes of 2.5 acres or greater which is consistent with this request.

Filing Three is located within a “Minimal Change: Developed” area of change. This filing is a portion of the long planned development and is consistent in land use and lot size with both previous filings.

Filing Three 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 Three is a continuation of the New Breed Ranch development which efficiently utilizes previously developed infrastructure, conserves water and contributes to the established neighborhood subdivisions.

As discussed in Chapter 14 Implementation – Land Use Applications and Master Plan Consistency, previous New Breed 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 and support this filing.

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

The New Breed Ranch community consists of single family detached residential lots varying in size between 3.01 to 19.09 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 Three 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.*

New Breed Ranch Filing Three proposes single family detached residential homes.

**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 New Breed Ranch Subdivision Filing Three adds to and complements the mix of housing types offered within the Forested Key Area Placetype.

**Water Master Plan Consistency:**

The entire New Breed Ranch subdivision which includes Filing Three, operates under a State approved Water Augmentation Plan utilizing a 300 year water commitment. The existing approved augmentation plan includes the 7 proposed additional lots. No change to the existing Water Augmentation Plan will be required to accommodate the proposed subdivision.

**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 / park 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 Filing Three 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.