

OVERLOOK AT HOMESTEAD A-35 MAP AMENDMENT (REZONING)

LETTER OF INTENT

OWNER/APPLICANT:

PT OVERLOOK LLC
1864 WOODMOOR DRIVE, SUITE 100
MONUMENT CO, 80132

CONSULTANT:

N.E.S. INC.
ANDREA BARLOW
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COLORADO SPRINGS, CO 80903
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SITE DETAILS:

TSNs: 4122000005, 4100000255, 4100000256

ACREAGE: 350.830 ACRES

CURRENT ZONING: A-35

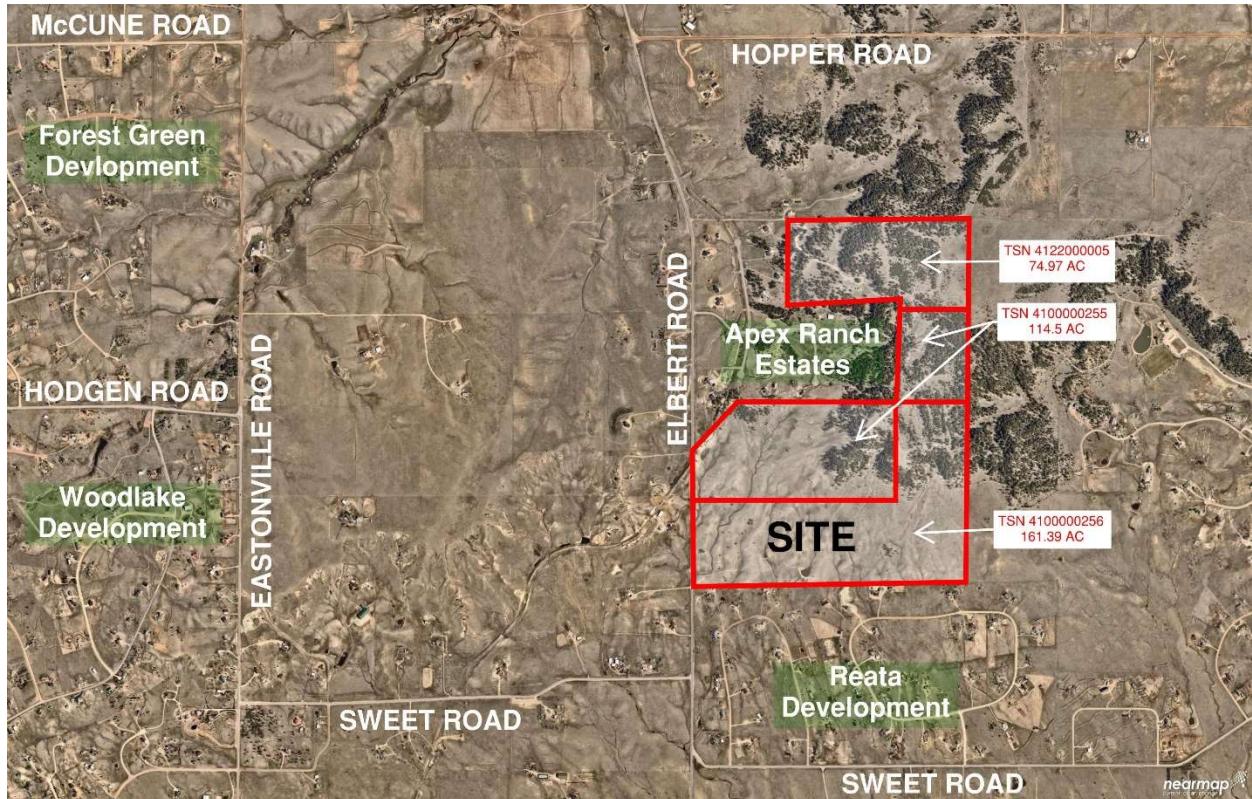
CURRENT USE: VACANT LAND

REQUEST

PT Overlook LLC requests approval of a Map Amendment (Rezoning) from A-35 to RR-5 (350.830 Acres).

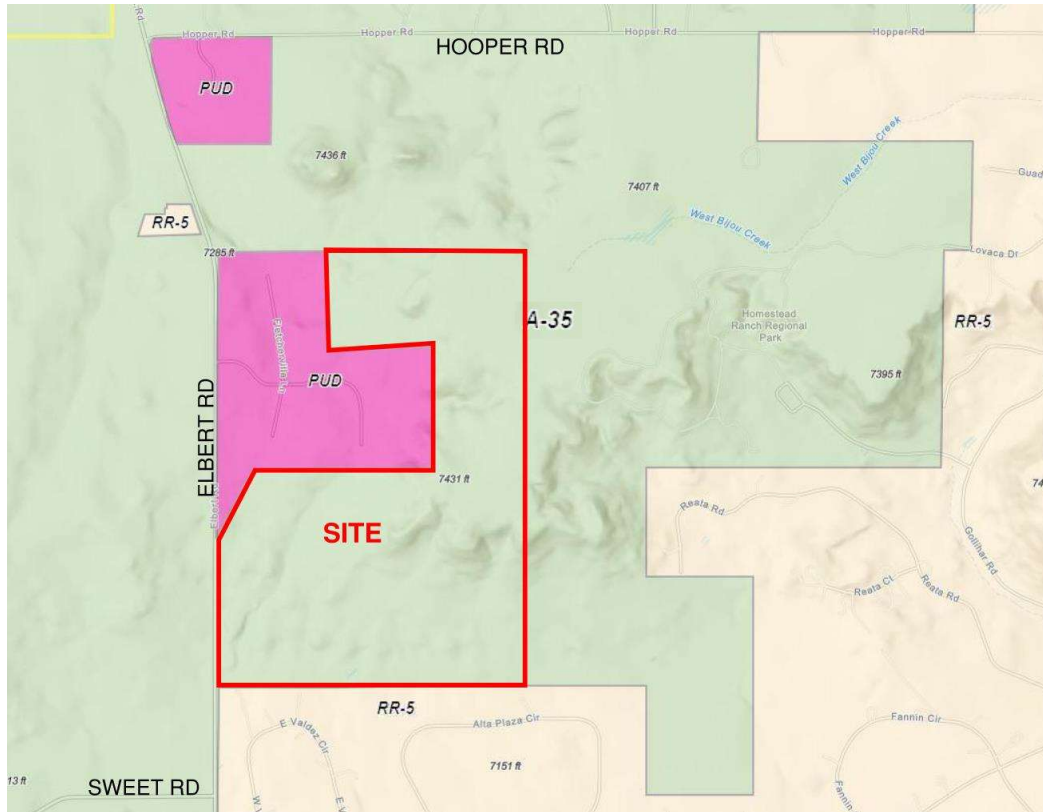
LOCATION

This property is located along the east of Elbert Road and south of Apex Ranch Road. The Apex Ranch rural residential subdivision is to the west and surrounded on three sides by the proposed Overlook at Homestead subdivision. Across Elbert Road to the west the land is in agricultural use. Rural residential lots within the Reata Subdivision line the southern boundary and wrap around to the east. Northeast of the property is the Homestead Ranch County Park and more agricultural grazing land is located to the southeast. Along the northern boundary are two parcels used for agricultural grazing.



PROJECT DESCRIPTION

The Overlook at Homestead Property RR-5 map amendment request is for a zone change of 350.830 acres from A-35 to RR-5. The proposed zoning is cohesive with surrounding zones. The Reata development to the south and east is RR-5 with the Apex Ranch development to the west zoned as PUD due to its smaller lot sizes. The lots range in size from 3.099 acres to 5.107 acres with 23 of 25 lots being less than 5 acres.



PROJECT JUSTIFICATION

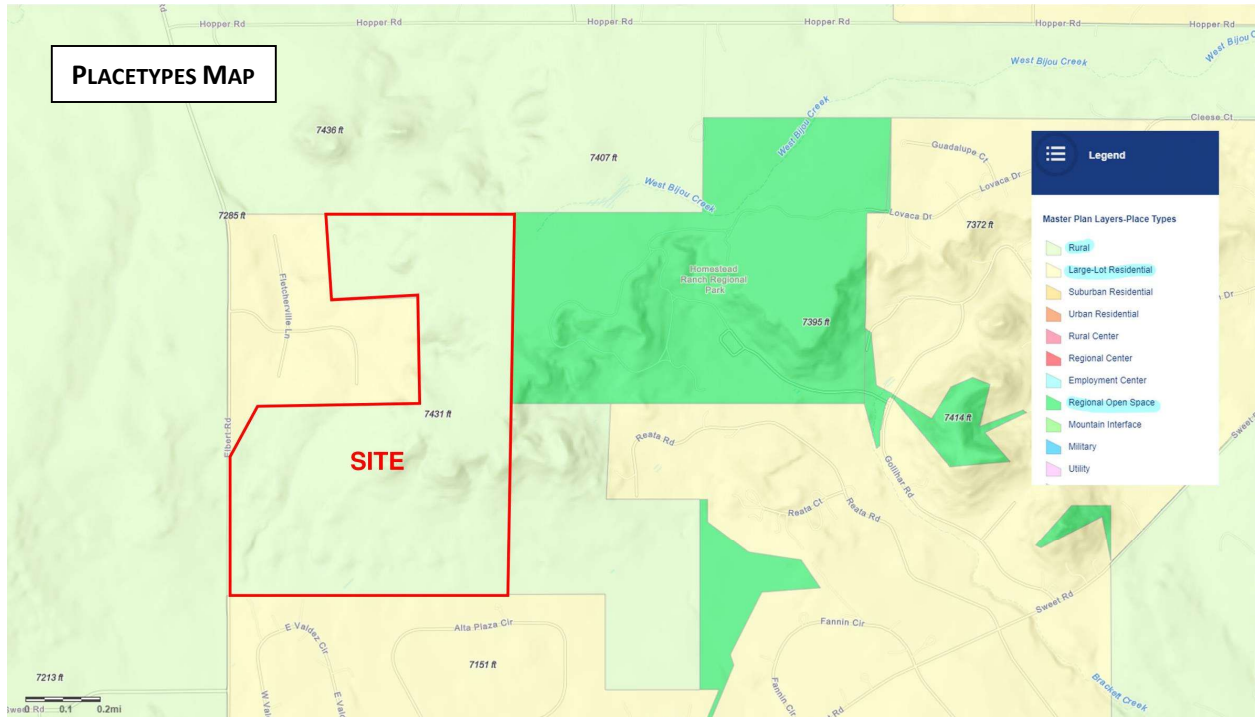
The request is consistent with the criteria in Section 5.3.5.B for a Map Amendment (Rezoning) as follows:

- 1. 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;**

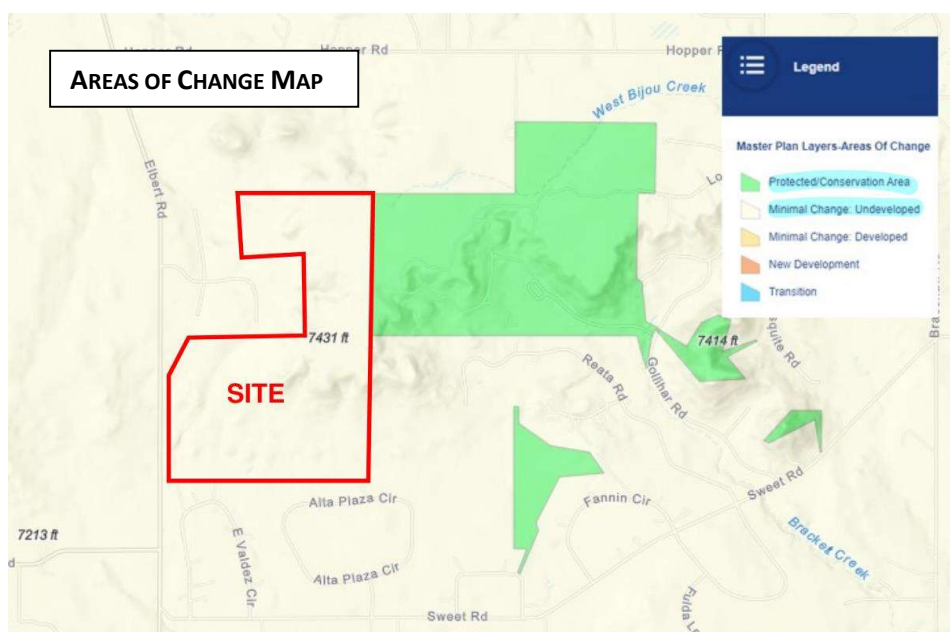
The relevant County master plan documents for the Map Amendment (Rezone) are Your El Paso County Master Plan, the El Paso County Water Master Plan, the El Paso County Major Transportation Corridor Plan, and the El Paso County Parks Master Plan.

YOUR EPC MASTER PLAN

The project site is denoted as a Rural placetype in Your EPC Master Plan. The primary land uses in this placetype are Farm/Homestead Residential, Parks/Open Space & Agriculture. The 5 acre lots proposed in this project would align with the Supporting Use of Estate Residential (Minimum 1-unit/5-acres) of the Your EPC Master Plan. This rezone would provide further contiguity in the County's land use by connecting two currently separated Large-Lot Residential developments – one to the west (Apex Ranch) and one to the south (Reata Subdivision) . The Rural placetype in this part of the county continues to transition towards large-lot residential around the Peyton Rural Center and this development would progress that trend.



In the Areas of Change chapter of the County Master Plan, the Overlook at Homestead property is identified as a “Minimal Change: Undeveloped Area”. The Plan states that Minimal Change: Undeveloped Areas will experience some development of select underutilized or vacant sites adjacent to other built out sites, but will be limited in scale so as not to alter the essential character. The proposed RR-5 development would maintain the large lot size currently present to the south and would act as a transitional space from the PUD lots to the west and the RR-5 zoned properties to the south. A



good portion of the lots exist on top of the rocky outcropping on the site and would do little to disrupt the sites character outside of the homes' footprint and internal roadways.

This site does not have a designation under the Key Areas portion of the County Master Plan.

Core Principle 1, Land Use and Development, seeks to "Manage growth to ensure a variety of compatible land uses that preserve all character areas of the county," and Goal 1.1 seeks to, "Ensure compatibility with established character and infrastructure capacity."

The proposed RR-5 zoning continues the rural density approved with the adjacent subdivisions in the County and will provide a transition from the denser PUD (Apex Ranch) to the existing RR-5 residences south of the site. The submitted traffic study indicates that the development can be accommodated with minimal impact to traffic operations for the existing and surrounding roadway system.

Core Principle 4, Transportation & Mobility, seeks to "Connect all areas of the County with a safe and efficient multimodal transportation system" Goals 4.1 and 4.2 respectively seek to, "Establish a transportation network that connects all areas to one another, emphasizing east-west routes, reducing traffic congestion, promoting safe and efficient travel" and, "Promote walkability and bikability where multimodal transportation systems are feasible."

The proposed RR-5 zoning and subsequent trail easement would accomplish these goals by connecting more homes to an east-west trail that directly links with a nearby regional open space. When built, the trail moving through the proposed RR-5 rezone and Apex Ranch would be only two parcels away from connecting to the EPC Woodlake Trailhead.

WATER MASTER PLAN

This project straddles the 4a and 4c regions of the EPC Water Master Plan. The property is not within any of the growth areas identified for Regions 4a and 4c. The homes proposed at Overlook at Homestead will be served by individual domestic wells that pull from the Dawson Aquifer and will rely on existing water rights. This provide the proposed subdivision with a sufficient and reliable water source to meet the County's 300-year supply requirement. With much of the vegetation and grade on the site to remain largely undisturbed the aquifer should continue to receive infiltration across the site at similar to historic levels.

EL PASO COUNTY MAJOR TRANSPORTATION CORRIDOR PLAN (MTCP)

The 2040 MTCP identifies Elbert Road, which runs along the western side of the site boundary as a Minor Arterial. A future extension of Hodgen Road, which currently dead ends into Eastonville Road, is shown to continue to Elbert Road on the 2040 Improvements Map. This portion of Hodgen Road is identified as a collector. The 2060 Preservation Map identifies the need to preserve additional right-of-way along Elbert Road to accommodate future road improvements. These requirements of the MTCP will be taken into account in the Preliminary Plan for the property, which will be submitted once the RR-5 rezone is approved.

EL PASO COUNTY PARKS MASTER PLAN

The Parks Master Plan identifies a future primary regional trail connection through the center of the Overlook at Homestead property to connect the surrounding area with the Homestead Ranch Park to the east. In order to blend with the Regional Open Space to the east (Homestead Ranch Park) the proposed development would have a trail easement spanning from east to west and connecting with similar tracts existing in the Apex Ranch development. This trail accommodation aligns with the Trails Master Plan put forth by the County. Homestead Ranch Park is currently only accessible from the east via Golihar Road. This trail connection would not only improve the overall access to the park, but when combined with other future trails it would provide residents with a safer and quicker route to the nearby town of Peyton. Conversely, the addition of this public trail also provides neighboring residents with exposure to the views and natural features present on the Overlook at Homestead property.

2. 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;

As the proposed rezoning fulfils the goals of the County Master Plan as described under criterion (1) above and is a compatible transition between the adjacent uses, as described in criterion (3) below, it therefore complies with the statutory provisions that allow County's to establish, limit, regulate, or amend zoning within the unincorporated parts of El Paso County in the interests of public health, safety and welfare. All statutory provisions regarding notifications have been met.

3. THE PROPOSED LAND USE OR ZONE DISTRICT IS COMPATIBLE WITH THE EXISTING AND PERMITTED LAND USES AND ZONE DISTRICTS IN ALL DIRECTIONS;

The Overlook at Homestead property currently exists as a homestead on land with a primary use of agricultural grazing, as such, the land has not been substantially disturbed. The site is bordered to the north by two lots zoned A-35. To the east the property shares a boundary with Homestead Ranch Park and a parcel zoned as RR-5. To the south, several RR-5 lots back up to the boundary. Two lots zoned as A-35 sit across Elbert Road to the west – one with a single-family residence land use, the other is agricultural grazing with a homestead. The Apex Ranch development, zoned PUD, comprises the remaining western boundary of the site - of its 25 parcels, 23 are less than 5 acres in size with the smallest being 3.099 acres.

The proposed RR-5 rezone would create a more cohesive land use by easing the transition between the PUD to the west and the existing RR-5 zoned properties to the south and east. There are also two spot zoned areas to the northwest consisting of a single RR-5 lot on the west side of Elbert Road and a 3 parcel PUD cluster at the intersection of Hopper Road and Elbert Road. The rezoning of the Overlook at Homestead parcel will move the area's land use toward a more complementary and natural blend.

4. 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.

Zoning Standards: Future development of this portion of the property will meet the use and dimensional standards for the RR-5 zone as set out in Chapter 5 of the Land Development Code (LDC). The 350.830-acre site is large enough to be able to accommodate the minimum lot size, maximum height, maximum lot coverage and building setback standards for the RR-5 as specified in the LDC. The required standards of the RR-5 zone will be addressed with a future Preliminary Plan. The proposed land use is “Rural Residential” and there are no use-specific standards within Chapter 5 of the LDC that apply to this use.

Traffic: The TIS completed by LSC in June of 2023 assumes a max density of 0.2 DU/AC or 62 units on the 350 ac site. The TIS addresses the primary points of entry to the overall development area at the following locations:

- One existing stop-sign controlled intersection between Apex Ranch Road and Elbert Road. This assumes use of the two existing public street stubs provided from the Apex Ranch subdivision to the Overlook at Homestead property.
- One new public road connection intersection to be located 1,920 feet north of Sweet Road. This intersection will be stop-sign controlled.

It is anticipated this development would generate about 650 new driveway vehicle-trips on the average weekday with 13 vehicles entering and 36 vehicles exiting the site in the morning. 40 vehicles are anticipated to enter the site in the afternoon with 23 vehicles exiting.

Analysis of future traffic condition indicates that the addition of site-generated traffic is expected to create minimal impact to traffic operations for the existing and surrounding roadway system upon roadway and intersection control improvements assumed within this analysis. The nearby roads and intersections do meet the vehicles per hour requirements for the addition of auxiliary turn-lanes and according to this study no intersection modifications will be needed. All internal roadways are proposed to be public paved rural local residential streets.

Utilities: Utility services has not been confirmed for the site at this time. The following utilities are the current service providers being considered and line extension negotiations may be necessary to obtain service for the Overlook at Homestead property. Electric service will be provided by MVEA and the site exists within their service area. Gas will be provided by Black Hills Energy and if service to this property is unfeasible propane tanks will be used to service the development. Water and sewage will be an individual well and septic system and the development’s Metro District will send annual reports to the State. Proposed communications will be provided by Force Broadband.

Floodplain: The proposed RR-5 rezoning area is designated as Zone X, area of minimal flood hazard (FEMA Floodplain Map No. 08041C0350G, dated 12/07/2018).

Wetlands: This proposed rezone area contains a short stretch of a “Rivers & Streams” wetland type in the southwest quadrant of the site. This waterway transitions into an “Emergent” wetland which follows the direction of the stream and exits the site at the southwest corner of the property. These wetland conditions exist within the Upper Black Squirrel drainage basin. The wetland area will be incorporated into future lots.

Natural Features/Vegetation: This proposed rezone area includes multiple rocky outcrops that sit roughly 200' above the flatter grassy portions of the site. Stands of evergreen trees hug the slopes and are scattered across the higher portions of the site. Multiple stock ponds are present on the southern portion of the site and the site contains 4 drainage basins (Bijou Creek, East Kiowa Creek, Upper Black Squirrel & La Vega Ranch). Rolling grassland hills make up most of the southern and western portions of the site. These natural features will be incorporated into future lots and will be largely undisturbed other than as needed to accommodate roads and home sites.

Wildlife: In general, the site provides moderate quality habitat for wildlife. The site is not suitable habitat for the Preble's mouse. The site provides moderate quality habitat for some grassland and woodland wildlife, including birds, mammals, reptiles, and possibly amphibians. The expected impact from site development to grassland species is classified as relatively low and to woodland species as moderately low. Most of the existing tree stands will remain with the exception of removal for home sites and for roadways where grade dictates.

Wildfire: The primary wildland fuel type is grassland with trees hugging the base of the rocky outcrop. Moderately dense stands of trees also occupy the top of the rocky outcrop. The Colorado State Forest Service has determined a moderate wildfire hazard potential and listed as a moderate Burn Probability. Appropriate wildfire mitigation measures will be employed in the future development of the property.

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