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Elk View Estates – Final Plat

LETTER OF INTENT

PROPERTY OWNER
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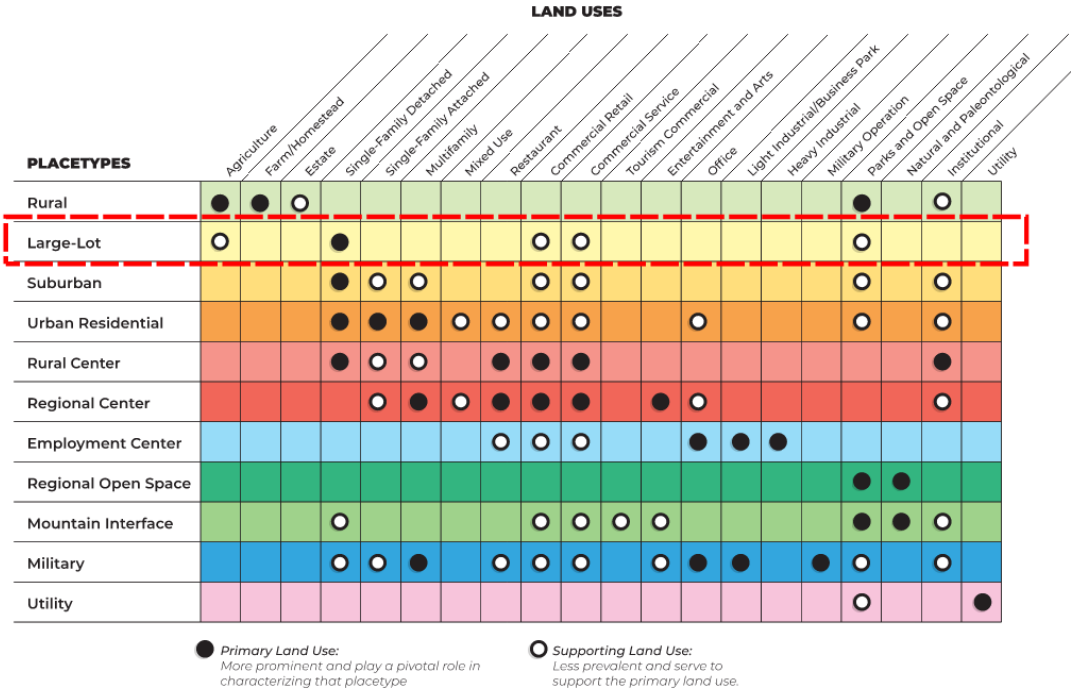
REQUEST
Galloway and Company Inc., on behalf of Elk Ridge Developments, LLC, requests the approval of the following applications:

1. Final Plat subdivision of parcel 6223000044 into five 2.5-acre lots and one 4.6-acre lot.

PROPERTY DESCRIPTION
This property is located directly north of Old Ranch Road and directly east of a private road known as Studebaker Street. Currently, the property is accessed via Studebaker Street from Old Ranch Road. Old Ranch Road is owned and maintained by the City of Colorado Springs. As it exists today, the 17.05-acre parcel is vacant and is zoned RR-2.5. Existing topography gradually slopes to the southwest and is located within a Zone X Floodplain designation as defined in FEMA FIRM number 08041C0526G with an effective date of 12/07/2018.

CONTEXT

This area falls within the El Paso County Master Plan's Large-Lot Residential Placetype and Minimal Change Area designation. The Large-Lot placetype calls for 2.5-acre or larger single-family detached lots and is intended to create transitional land use areas for single family developments. Large-Lot placetypes typically rely on individual well and septic.



PROJECT JUSTIFICATION

In accordance with the recent rezone to RR-2.5, approved October 9, 2025, the intent of this project is to subdivide the parcel into five 2.5-acre lots and one 4.6-acre lot for single family residential use and to provide safe access by way of a private road meeting County standards. In addition, this development will provide improved access to an offsite residence (4570 Old Ranch Road) located northeast of the development.

A new and improved private access road is proposed along the eastern property boundary and terminating in a cul-de-sac in the northern portion of the site. The proposed road will provide driveway access to each lot within the development. Proposed utility infrastructure will be provided with well and On-Site Wastewater Treatment Systems (septic systems). Old Ranch Road entrance improvements, utility and fire service commitments, and necessary easements are included in this Final Plat submittal package.

This Final Plat request takes into consideration the impacts to health, welfare, and safety to the adjacent neighbors who are impacted by growth. Required development reports will be provided to ensure that any adverse effects will be negligible and that the existing streets can support the proposed subdivision.

The proposed Final Plat increases residential density, is in accordance with the recent rezone, and strengthens the County's Master Plan Vision to accommodate projected growth and provide housing opportunities to support the County's
goal to attract new businesses and employees. The increase in density is minimal and appropriate given the context of surrounding land. With high density housing to the south, this development provides a transition buffer to the large, rural lots to the north.

- **County's Master Plan Key Area, Areas of Change, & Placetype Compliance**
  The proposed Final Plat supports the County Master Plan through development that aligns with its goals, policies, and planning efforts. This parcel is in an Area of Change designated as Minimal Change: Undeveloped, which encourages minimal development that respects the natural environment. This site expands upon adjacent 2.5-acre lots, and therefore, will not change the essential rural residential character of the area.

  This site is in an area that is designated by the County's Large-Lot Residential Placetype, which consists of "single-family homes occupying lots of 2.5 acres or more" to preserve the rural aesthetic. The proposed intent to subdivide the parcel into 2.5 plus-acre lots for single-family residential use, and as such, is in alignment with this placetype. Single-family detached dwellings are essential in supporting the lifestyle of this designated placetype. Additionally, this development will support conservation efforts for this placetype as outlined in Chapter Four of the Master Plan that encourages efforts to maintain scenic views and avoid negative impacts on environmental sensitive areas. With a maximum allowed building height of 30' in RR-2.5, any impact on desirable views will be minimal. Because the site is not forested as it sits on the outer margin of the Forested Key Area and efforts will be taken to maintain existing drainage patterns and any natural features, the environmental impact will be minimal.

  Objective LU1-1: Some areas of the County should be planned for new development, while other areas should be preserved, protected, or see little new development.
  - *Specific strategies*:
    - All new development and redevelopment in the Forested Area should strictly adhere to the transportation and infrastructure, stormwater requirements, built form, and transition guidelines outlined in their appropriate placetypes. Each development proposal should also be reviewed on a case-by-case basis to determine its specific impact on the Forested Area and the established character of the individual community.
    - New development and any redevelopment in Forested Areas 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.
    - The Minimal Change: Undeveloped areas should experience some redevelopment of select underutilized or vacant sites adjacent to other built-out sites, but such redevelopment will be limited in scale as to not alter the essential character.
    - Ensure appropriate density and use transitions for new development that occurs between differing placetypes.

  The proposed subdivision in the Forested Area identified by the County's Master Plan adheres to the transportation and infrastructure, stormwater requirements, built form and transition guidelines set forth for the Large-Lot Placetypes. It is a lower intensity subdivision with lots being 2.5 acres or larger. It meets the definition of areas of minimal change as it does not change the essential character of the area given it is surround by low-density single family residential uses.

  Objective LU3-1: Development should be consistent with the allowable land uses set forth in the place types first and second to their built form guidelines.
  The proposed subdivision is in a placetype that allows for single residential.

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

The proposed subdivision provides detached housing and is in the Large-Lot Residential placetype and takes into consideration infrastructure and environmental constraints by developing on land that does not have existing natural features and supplying water and wastewater by way of well and septic.

- **Water Master Plan**
  This site does not have access to a municipal water or wastewater system. As such, each proposed lot will be serviced with individual well water and On-Site Wastewater Treatment Systems.

  In addition, Elk View Estates meets the state Goals and Policies:

  - Goal 5.4 – Use best management practices to protect water quality, conserve water, minimize impacts of flooding, and beatify El Paso County.

  Water conservation is achieved through the use of individual wells for each proposed lot. The site will largely remain in native condition with the exception being the proposed road and the improvements directly related to the residential sites. There are no proposed landscape areas requiring ongoing water use. The sufficiency of findings for water quality and quantity are addressed in the Water Supply Summary and Water Report.

- **Traffic**
  In support of the approved rezone and future subdivision a waiver request has been provided to address the proposed access improvements. The proposed access to this site is discussed below. Included is a discussion supporting the proposed access location.

  The existing access known as Studebaker is a private driveway adjacent to portions of the west side of the property. This access is undesirable to the Elk View Estates development as it does not meet County standard criteria in width, cross section, and/or drainage. The intersection of Studebaker and Old Ranch Road provides somewhat reduced site distance to the west because of the existing grade of both of Studebaker Street and Old Ranch Road. Old Ranch Road has a longitudinal grade of approximately 6% and Studebaker Street approaches Old Ranch Road uphill at grades in excess of 6%. The current access (Studebaker) generally follows a 30' easement that crosses multiple properties. Additional easement width would be required from these multiple property owners, which based on preliminary conversations, these property owners are very resistant to any road improvements.

  Proposed access to the development is a proposed private road along the east boundary of the development. The road will service the proposed 6 lots of this development. The proposed private road will be in accordance with County Standards and be situated within a 60' private access and utility easement, which will be recorded by separate instrument prior to recording the Final Plat. The proposed access location to Old Ranch Road provides for improved sight distance along Old Ranch Road. The grade of Old Ranch Road at this location is less than 3% and lessening to the west with the top of the hill being approximately 300 ft away. The grade of the proposed road will also be favorable departing Old Ranch Road uphill at approximately a 3% grade. These grades provide for a safe and more reliable intersection than the existing Studebaker location. The details of the access easement and road section are shown with this Final Plat application.

  Revised text to clarify that the proposed easement is fully within the property and for the purpose of access to this development. The existing easements are not required for access to this development.

  The proposed roadway will be constructed within a 60-ft (minimum) private access easement specific to this development. The existing 15-ft easements on either side of the property line have been questioned by the neighbors as to their validity. The development will provide a full width easement within the boundary of this development to the extent required. The proposed easements are included on the Final Plat but will be recorded by separate instrument.

  Please clarify if you do or do not intend to utilize the 15 feet on the adjacent properties and if so, please show that on the plat drawing. The current drawing shows the 60 foot access fully within the boundaries of this development

This contradicts the covenants which discuss individual cisterns as well as the plat notes. Please be consistent.

The proposed roadway will provide frontage access to each lot within the development. The lot layout and road alignment are shown on the Final Plat. At time of building permit, it will be the responsibility of the homeowner/builder to provide a driveway specific to that lot's access. Access directly to Old Ranch Road is not planned. The existing access easements and unimproved road known as Studebaker will remain unchanged along the west and north sides of the development.

The applicant recognizes that this development is subject to the Road Impact Fee Program per Resolution 25-377. According to this resolution, the applicant has the option to participate in a PID at time of Final Plat. The applicant will pay the Road Impact Fee and opt out of the PID.

- **Utilities**
  This site does not have access to a municipal water or wastewater system. Water and wastewater services will be provided with individual well water and On-Site Wastewater Treatment Systems.

  Dry utilities will be provided by Mountain View Electric Association for electric service and Black Hills Energy for gas service. Will Serve letters have been provided with this application.

- **Natural Features and Wildlife**
  The are no significant natural features and the site is located out of any major floodplain. According to the Colorado Division of Wildlife maps there is no significant wildlife on site. This site is in a Key Area identified as Forested. Although identified as such, the parcel is on the fringe of the forested areas and as such will not negatively impact the adjacent forestland, does not have a high fire risk, and keeps in alignment with the community's unique character while providing safe access to major roads is proposed.

- **Landscaping**
  Subdivisions with lots 2.5 acres or larger are exempt from provided ROW landscaping, and as such, a Landscape Plan is not included with this submittal.

- **Fire Protection**
  The proposed development is within the Black Forest Fire Rescue jurisdiction. No central services are provided however individual well and septic provisions are provided for each lot. A single 30,000 gallon fire cistern will be installed near the entrance to the development. A Fire Protection Report is included with the submittal package to support this application.

Fire protection is provided by a single 30,000 gallon tank, and coordinated with the fire district. No revision to this section.

Criteria for Approval Compliance (Section 7.2.1.B.3.F)

Conformity with the Master Plan

- *The subdivision is in conformance with the goals, objectives, and policies of the Master Plan.*
  The proposed Final Plat is in conformance with the County's Master Plan as discussed above.

Conformity with Preliminary Plan

- *The subdivision is in substantial conformance with the approved preliminary plan.*
  Per code section 7.2.1.2.b, which states the preliminary plan applies to all subdivisions except those that can be classified as minor subdivisions, this application of a minor subdivision is exempt from this criterion as a Preliminary Plan is not a requirement.

Conformity with 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.*

The Water Resources Report does not take into account irrigation. If you do not intend to account for irrigation, the eventual lot owners will not have a finding of sufficiency to support irrigation of their lots. Please discuss here.

This application conforms to the Code and the division of land takes into account the basic design principles necessary for a safe, serviceable, attractive and healthy living environment while protecting the interests of the County.

Additional language has been included to acknowledge that irrigation is not a permitted use of the existing water supply.

SUFFICIENT WATER SUPPLY

- *Either 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, 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.*
  A Water Supply Report is being submitted with this application, which demonstrates with quantity, quality, and dependability standards.

CONFORMITY WITH SEWAGE STANDARDS

- *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*
  The proposed Final Plat demonstrates viability of septic systems that complies with State and local laws and regulations.

CONFORMITY WITH GEOTECHNICAL RECOMMENDATIONS

- *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 [C.R.S. § 30-28-133(6)(c)].*
  This application includes a Soils & Geology report provided by a Geotechnical Engineer, which demonstrates compatibility with existing conditions.

CONFORMITY WITH THE ECM

- *Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM.*
  The proposed subdivision conforms to the ECM and the design and construction of common development and public improvements takes into account the basic design principles necessary for a safe, serviceable, attractive and healthy living environment while protecting the interests of the County.

ACCESS REQUIREMENTS CONFORMITY

- *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.*
  The proposed subdivision provided legal and physical access to all proposed parcels, rights of way, and easements in alignment with County Code and to the ECM.

SERVICE COMMITMENTS

- *Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision.*
  All necessary services will be made available to serve the proposed subdivision and Commitment Letters have been provided with this application.

FIRE PROTECTION

- *The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code.*
  A Fire Protection Letter has been provided with this application demonstrating the fire district's capabilities for servicing this subdivision.

OFF-SITE IMPACTS

- *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.*
  The proposed subdivision has evaluated the off-site impacts and any impacts will be mitigated in accordance with Code requirements.

PUBLIC FACILITIES & INFRASTRUCTURE

- *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.*
  Included with this application is an SIA that verifies conformance for requirements of adequate public facilities or infrastructure via cash-in-lieu.

CODE CONFORMANCE

- *The subdivision meets other applicable sections of Chapter 6 and 8.*
  The proposed subdivision is in accordance with Chapter 6 & 8 Code requirements.

MINERAL ESTATES

- *The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.].*
- ***This application is being submitted with the required Mineral Estates Affidavit.***