

LONGHORN ACRES RR-5 MAP AMENDMENT (REZONING)

LETTER OF INTENT

OWNER/APPLICANT:

LONGHORN ACRES LAND & CATTLE, LLC
PO BOX 516
PEYTON CO, 80831

CONSULTANT:

N.E.S. INC.
ANDREA BARLOW
619 N. CASCADE AVE. SUITE 200
COLORADO SPRINGS, CO 80903
719.471.0073
abarlow@nescolorado.com

SITE DETAILS:

TSN: 3207000007

ACREAGE: 5.2795 ACRES

CURRENT ZONING: A-35

CURRENT USE: VACANT

REQUEST

Longhorn Acres Land & Cattle, LLC requests approval of a Map Amendment (Rezoning) from A-35 to RR-5 (5.2795 Acres).

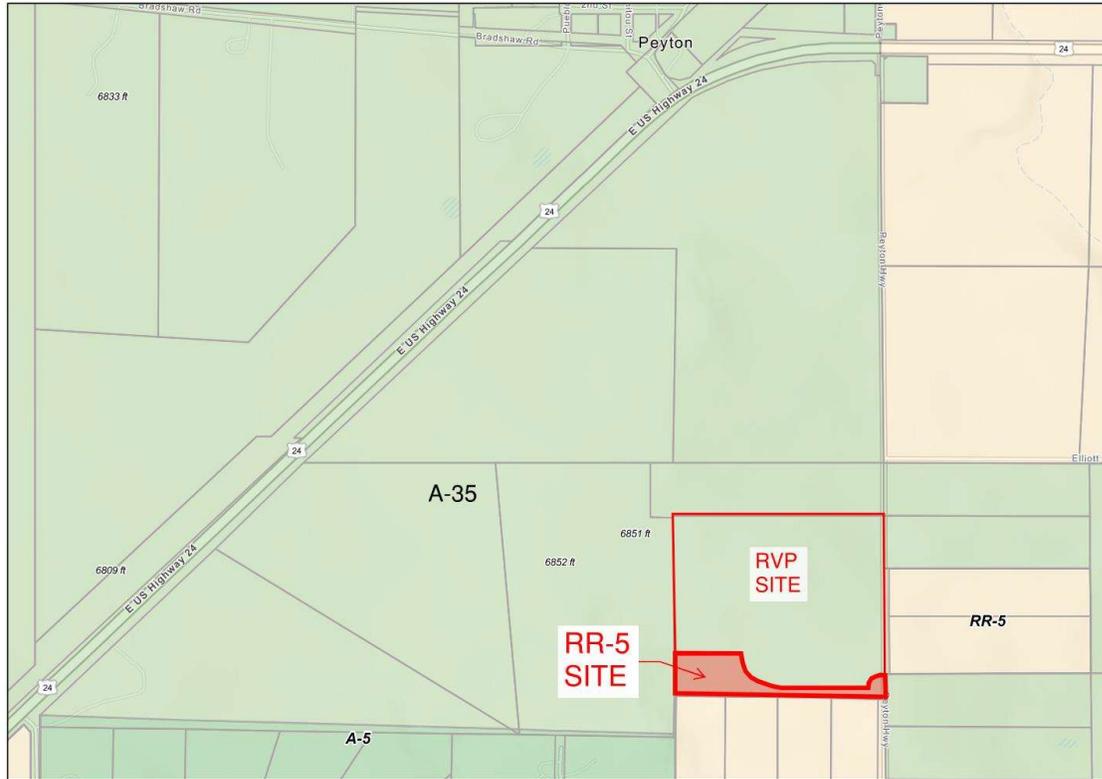
LOCATION

This 5.3-acre property is located along the west of Peyton Highway and south of East US Highway 24. Across Peyton Highway to the east there exists 4 residential lots: two are zoned as RR-5 and two are zoned as A-35. Vacant rural residential lots zoned RR-5 line the southern boundary. To the west a single grazing lot zoned A-35 abuts the property and a single residential lot also zoned A-35 sits to the north.



PROJECT DESCRIPTION

The Longhorn Acres RR-5 map amendment request is for a zone change of 5.2795 acres from A-35 to RR-5, to allow the property to be used as a single-family rural residential lot. In conjunction with this request a concurrent map amendment is requested to rezone the remainder of the 36.24-acre property owned by Longhorn Acres Land & Cattle, LLC. to Recreational Vehicle Park. It is also intended to plat the property into 1 lot for the residential use and 1 lot for the RV Park. The intent is that the home constructed on the 5.3-acre property will be occupied by the property owner who will also be the on-site managers of the adjacent RV Park.



December 21, 2023

-  Commissioner Districts
-  A-35: Agricultural (35 acres)
-  Parcels
-  RR-5: Residential Rural (5 acres)
- County Zoning**
-  A-5: Agricultural (5 acres)

PROJECT JUSTIFICATION

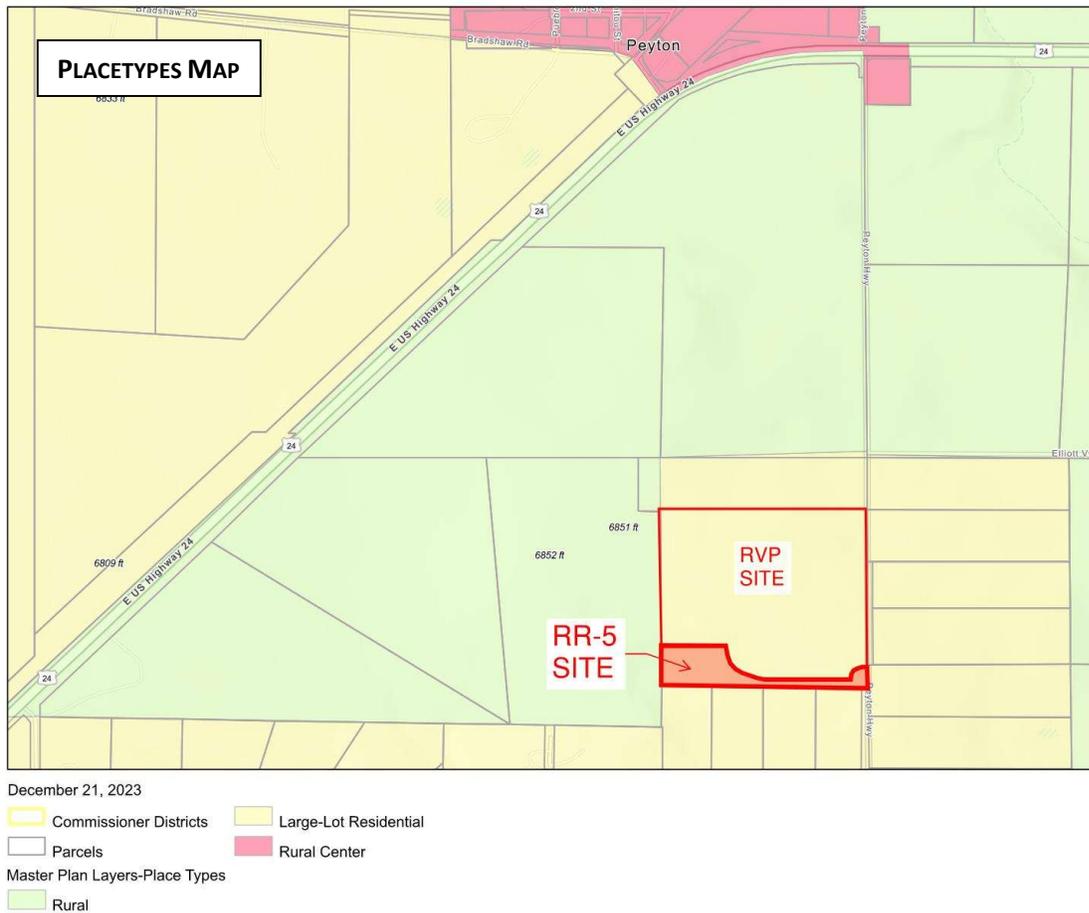
The request is consistent with the criteria in Section 5.3.5.B for a Map Amendment (Rezoning) as follows:

- 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.

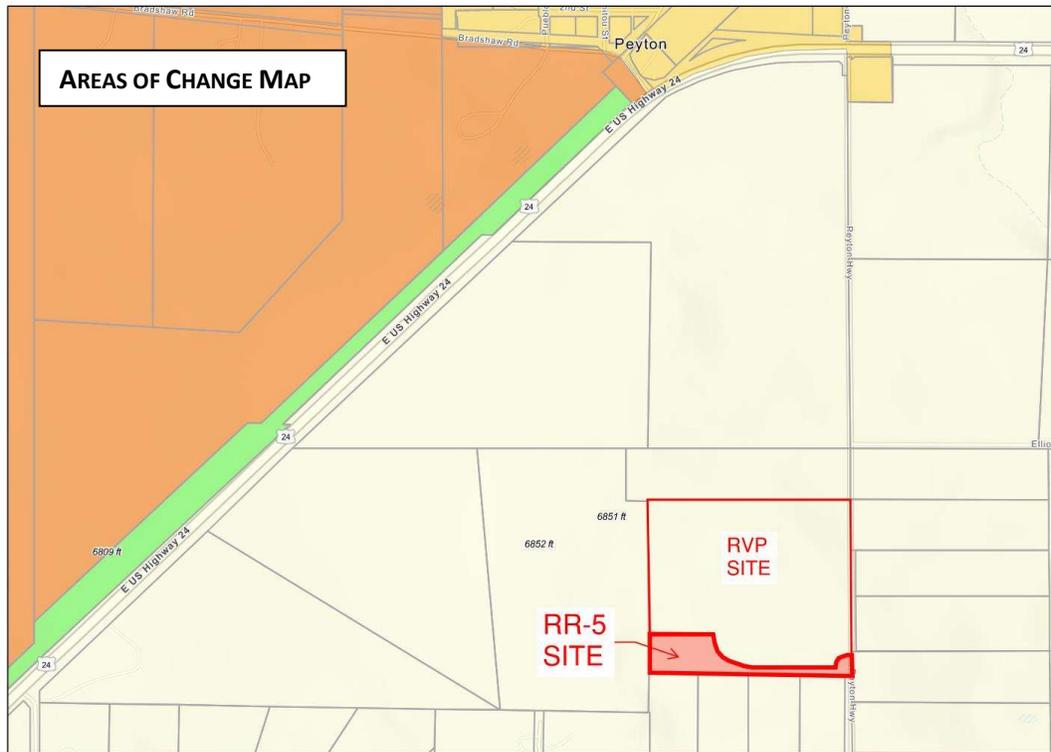
YOUR EPC MASTER PLAN

The project site is denoted as a Large Lot Residential placetype in Your EPC Master Plan. The primary land uses in this placetype are Single-family Detached Residential (typically 2.5-acre lots or larger). The RR-5 lot proposed in this project would align with the Primary Use of Your EPC Master Plan. This rezone is located in an area of A-35 zoning that is bordered on two sides by existing RR-5 zoning. The area proposed to be rezoned to RR-5 would form a contiguous block of RR-5 zoning in the area.



In the Areas of Change chapter of the County Master Plan, the project site 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 subdivision would be in alignment with adjacent zoning and would serve the proposed RVP to the north. Its presence adjacent to the RVP will allow the property owner to reside immediately next to the RVP so they can manage the operations.

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



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- Commissioner Districts
- Parcels
- Master Plan Layers-Areas Of Change
- Protected/Conservation Area
- Minimal Change: Undeveloped
- Minimal Change: Developed
- New Development

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.” Goal 1.1 aims to, “Ensure compatibility with established character and infrastructure capacity.”

The proposed RR-5 zoning would reflect the established land uses adjacent to the site and provide a transition to the proposed RVP zoning just to the north, since the RR-5 property will operate in conjunction with the RV Park.

Goal 2.2 seeks to, “Preserve the character of rural and environmentally sensitive areas.”

Upon approval the single proposed RR-5 parcel would preserve the character of the existing rural residential of the surrounding area.

WATER MASTER PLAN

This project exists within the 4c region of the EPC Water Master Plan. The property is not within the growth area identified for Region 4c. The home site will be served by a domestic well that will pull from the Dawson Aquifer and will rely on existing water rights. This provides the proposed RR-5 site 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 Peyton Highway, which runs along the eastern side of the site boundary as a Minor Arterial. The 2060 Preservation Map identifies the need to preserve additional right-of-way along Peyton Highway to accommodate future road improvements. These requirements of the MTCP will be taken into account in the Final Plat 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 bike route along Peyton Highway. In less than a 1-mile radius, and directly connected via the proposed bike route on Peyton Highway, the residents of this home site would have access to an existing Primary Regional Trail (rock Island Trail) and a proposed Secondary Regional Trail. These connections would allow residents to access the nearest regional park (Homestead Ranch) without the use of a motor vehicle. Connections like these help residents engage and appreciate the beautiful natural areas El Paso County has to offer.

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.

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

The proposed RR-5 lot currently sits vacant, as such, the land has not been substantially disturbed. The site is bordered to the north by one single-family residential lot zoned A-35. To the east the property shares a boundary with four residential parcels: two which are zoned as A-35 and two zoned as RR-5. To the south, four currently vacant RR-5 lots back up to the boundary. One lot zoned as A-35 sits to the west – it has a primary land use of grazing.

The proposed RR-5 rezone is compatible with surrounding RR-5 zones and land uses. It would create a more cohesive land use by easing the transition between the proposed RVP zoning to the north and the existing RR-5 zoned properties to the south and east. The rezoning of the project site will ensure the surrounding area maintains a rural residential character.

4. THE SITE IS SUITABLE FOR THE INTENDED USE, INCLUDING THE ABILITY TO MEET THE STANDARDS AS DESCRIBED IN CHAPTER 4 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 5.3-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 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: There are not any burdensome traffic impacts expected from the addition of a single RR-5 lot in the location.

Utilities: Gas will be provided by Ed Glaser Propane Inc. Electric will be provided by MVEA. Water will be provided by on-site wells and sewage is to utilize on-site septic systems.

Floodplain: The proposed RR-5 rezoning area is designated as Zone X, area of minimal flood hazard (FEMA Floodplain Map No. 08041C0375G, dated 12/07/2018).

Wetlands: This proposed rezone site contains no wetland areas.

Natural Features/Vegetation: This proposed rezone area includes no significant natural features or notable vegetation. The vast majority of the site is vegetated with native grasses on gentle slopes.

Wildlife: This site is not indicated to have any potential for the Preble’s Meadow Jumping Mouse habitat.

Wildfire: The wildland fuel type is grassland. The Colorado State Forest Service has determined a large portion of the site to be the lowest intensity on the Fire Intensity Scale. Smaller portions of the site are delineated as low and moderate intensity. The wildfire hazard is listed as having a moderate Burn Probability.

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