

TRIPLE H RANCH MAP AMENDMENT (REZONE)

LETTER OF INTENT

JANUARY 2025

OWNER:

P760 LAND, LLC
13395 VOYAGER PKWY., SUITE 130 PMB 2059
COLORADO SPRINGS, CO 80921
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APPLICANT :

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CONSULTANT:

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SITE DETAILS:

TSN: 3300000388 AND 3300000168

ADDRESS: 00001 JONES ROAD, PEYTON, CO 80831

ACREAGE: 752.68 AC

CURRENT ZONING: A-35

CURRENT USE: AG GRAZING

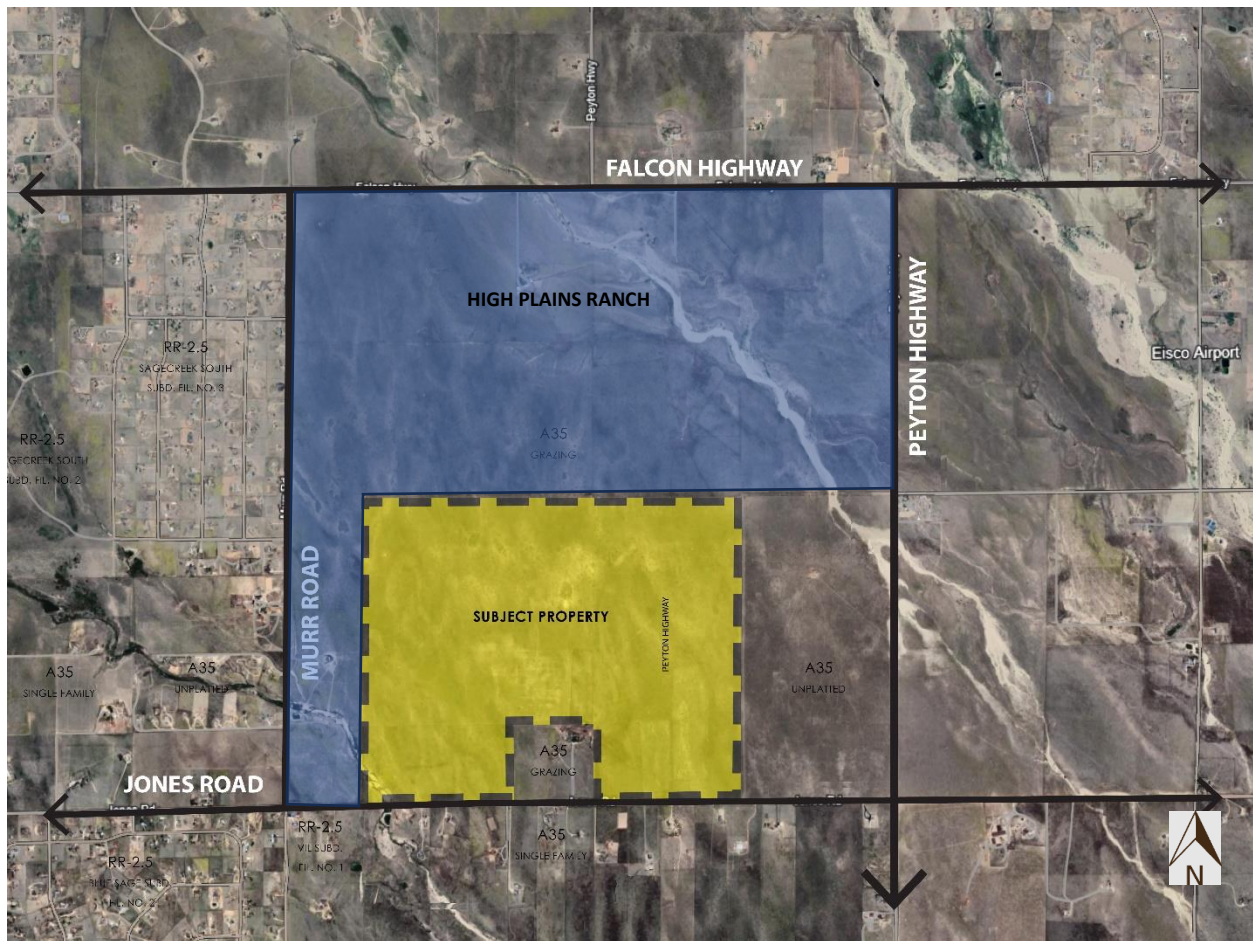
REQUEST

N.E.S. Inc., on behalf of P760 LAND, LLC, request approval of a Map Amendment (Rezone) from A-35 to RR-2.5 (Residential Rural) for two parcels (TSN: 3300000388 AND 3300000168) totaling 752.68 acres to allow for single-family 2.5ac lot development.

SITE LOCATION & DESCRIPTION

The 752.68-acre project site is located north of Jones Road, east of Murr Rd, south of Falcon Highway, and west of Peyton Highway, in northeast El Paso County. The site is gently undulating with little vegetation other than prairie grass. An unnamed tributary to Black Squirrel Creek cuts across the southwest corner of the property, which includes floodplain and wetlands.

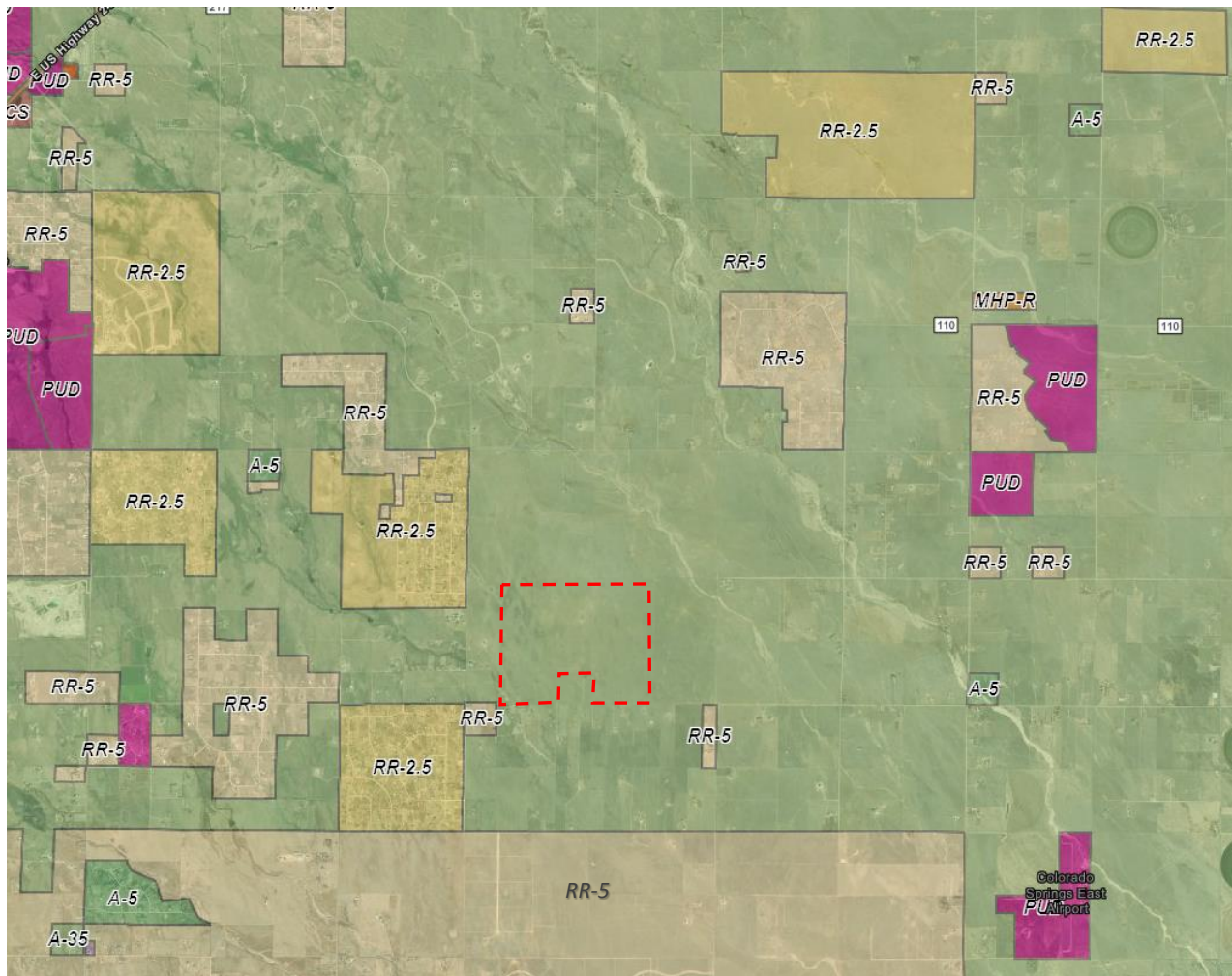
The property abuts Jones Road along the south boundary and excludes a 40-acre parcel, which is the residence of the original owners of the subject site. The north and west boundaries of the site abut currently undeveloped agricultural land. This area is proposed for 0.5 to 2.5-acre lot residential development with some civic and commercial uses under the High Plains Ranch Sketch Plan approved in 2006 (EPC File # SKP06002), which was extended in 2021 for a period of 5 years (SKP212).



SURROUNDING ZONING

The subject property is currently zoned A-35, as are the immediately adjacent properties. This part of El Paso County is characterized by A-35 zoned agricultural land to the east which transitions to large lot residential development with expanding pockets of RR-2.5, RR-5 and PUD zoned rural residential moving west toward Falcon. There is also a large expanse of RR-5 zoning extending south to Hwy 94. The RR-2.5 zoned Sagecreek South Subdivision is located to the northwest of the site and to the south is the RR-2.5 zoned Blue Sage Subdivision. Adjacent to the Southwest corner of the site is the small RR-5 zoned V I L subdivision.

As noted above, while currently zoned A-35, the property immediately to the north and west is part of the High Plains Sketch Plan, which includes single-family 2.5 ac lots and a church site immediately adjacent to the subject site. Further to the north, the Sketch Plan proposes single-family 1 ac and 0.5 ac lots, commercial development and a school site. The A-35 zoned properties to the south of Jones Road are 35-acre + parcels in single-family residential use. To the west of Murr Road are larger parcels used primarily for grazing or single-family residential, with one 80-acre parcel being developed as a manufactured home park with sites for 16 homes, equivalent to 5 du/ac.



PROJECT DESCRIPTION & CONTEXT

The proposed RR-2.5 zoning for this site allows for a potential 300 residential lots on the 752.68 acre property. However, the Applicant plans to include amenity space and trails for residents with the intent of creating an equestrian friendly subdivision. Initial site planning indicates a likely lot count of 244 residential lots to be constructed in five filings.

ACCESS & TRAFFIC

This site will be accessed from Jones Road, which is a minor rural arterial street. Two full-movement access points are proposed to serve the development located either side of the remaining 40-acre parcel. Within the developed site there will be a network of local rural residential roads to provide lot access and circulation through the site. The development will also provide vehicular connections to adjacent properties to the north and the west. These connections aim to provide more opportunities to integrate with the surrounding rural community and enhance overall access.

A Traffic Impact Study prepared by SM Rocha, LLC is submitted with the rezone application. This identifies the primary street network in the study area, all of which have. The TIS indicates that the majority of primary street intersections in the study area are operating at Level of Service (LOS) A with stop sign-controlled intersections. Some turn movements at Hwy 94/Peyton Hwy and Curtis Road/Jones Road operate at LOS B and C.

Full build out of the Triple H Ranch development will generate 2,301 additional daily trips, with 171 trips occurring during the morning peak hour (128 exiting/43 enter) and 229 trips during the afternoon peak hour (85 exit/134 enter). These trips will be distributed to the two site access points, with approximately 70% of the existing traffic expected to use the western access, with 70% of all exiting trips projected to travel west. In 2025, with the addition of the project traffic, there will be minimal impact on the operations of the study area intersections and on the local road network generally.

The TIS also projects traffic impacts to 2043 to take into account additional traffic from the anticipated development of vacant parcels in the study area. In 2043 most intersections will continue to operate at an acceptable A to D LOS in the current stop-controlled configuration. The westbound turn movement at Curtis Road and Jones Road will operate at LOS E, which is attributed to the through traffic volume on Curtis Road and the stop sign-controlled nature of the intersection.

Tables 9 and 10 of the TIS recommend a number of improvements to the study area intersections and roadways by 2043. The majority of these are triggered by the overall anticipated development in the area and are not the direct result of traffic generated by the proposed Triple H Ranch development. The only required improvement attributable to this development is the construction of an eastbound leftturn lane on Jones Road at the western site access, as this will generate the majority of trips to and from the proposed development.

Table 9 – Recommended Intersection Improvements

| INTERSECTION | IMPROVEMENT | TIMING | RESPONSIBILITY |
|-----------------------------|--|--|--|
| Falcoln Highway / Murr Road | Construct eastbound right turn lane along Falcon Highway at Murr Road | With Site Development - Construction of approximately 225 DU | Developments and other trip generators within the overall area |
| Jones Road / Murr Road | Construct southbound left turn lane along Murr Road at Jones Road | With Site Development - Full Build-Out | Developments and other trip generators within the overall area |
| Peyton Highway / Jones Road | Construct northbound left turn lane along Peyton Highway at Jones Road | With Site Development - Construction of approximately 185 DU | Developments and other trip generators within the overall area |
| Access A / Jones Road | Construct eastbound left turn lane along Jones Road at Access A | With Site Development - Construction of approximately 175 DU | Jones Road Property development |

Table 10 – Recommended Roadway Improvements

| ROADWAY | IMPROVEMENT | TIMING | RESPONSIBILITY |
|----------------|---|--|---|
| Curtis Road | Improve Curtis Road to County's 2-lane Principal Arterial cross-section | When ADT > 10,000 trips/day | Master Planned (may be reimbursable under MTCP) |
| Peyton Highway | Eliminate jog in alignment of Peyton Highway across Falcon Highway | Shown in County's 2016 MTCP by Year 2030 | Master Planned (may be reimbursable under MTCP) |

UTILITIES

The proposed single family residential lots are to utilize well water provided by two Metropolitan District operated central well systems and on-site wastewater treatment systems. RMG Engineering personnel performed a site reconnaissance visit to evaluate numerous site conditions including: surface characteristics, topography, vegetation, natural and cultural features, and current and historic land uses. Test pits were also dug by RMG personnel and concluded this site is suitable for individual on-site wastewater treatment systems.

This proposed development is within the Mountain View Electric Certificated area. Mountain View Electric Association (MVEA) has existing facilities within this parcel of land.

Gas utility services for this development is within the Black Hills Energy territory. This information can be found on the interactive map at: <https://energyoffice.colorado.gov/gas-utilities-service-territories>

FLOODPLAIN AND WETLANDS

A Natural Features and Wetlands Report has been prepared by Bristlecone Ecology and will be submitted with the Preliminary Plan. This report notes that the topography of the project area is

located within the rolling foothills grasslands ecoregion of Colorado. Dominant species within this ecoregion include Little and Big Bluestem, Switchgrass, and Yellow Indiangrass.

The report also reviewed the hydric soil ratings for all soil components present on the project site. Hydric soils provide optimal conditions for wetlands to become established. The report concluded that all primary soil series on the site are described as having low hydric to nonhydric ratings. The Pleasant soil series, a minor component within some of the primary soil series, was found on site and is rated as hydric in El Paso County. This means the presence of wetlands is moderate in depressions, and very low in other areas on site.

A formal wetland delineation was performed on August 7th, 2023, finding a total of 0.67 AC of wetlands present on the site. The wetland area is located within the floodplain in the southwest corner of the site along the unnamed tributary to Black Squirrel Creek. The wetlands identified on site were not Riverine, as described in the NWI dataset, but rather represented a Palustrine system that receives infrequent flooding. No lake or pond areas were found on site as are described in the NHD. In conclusion, Wetlands on site are presumed to be jurisdictional and may require a Section 404 permit from the USACE in accordance with the CWA.

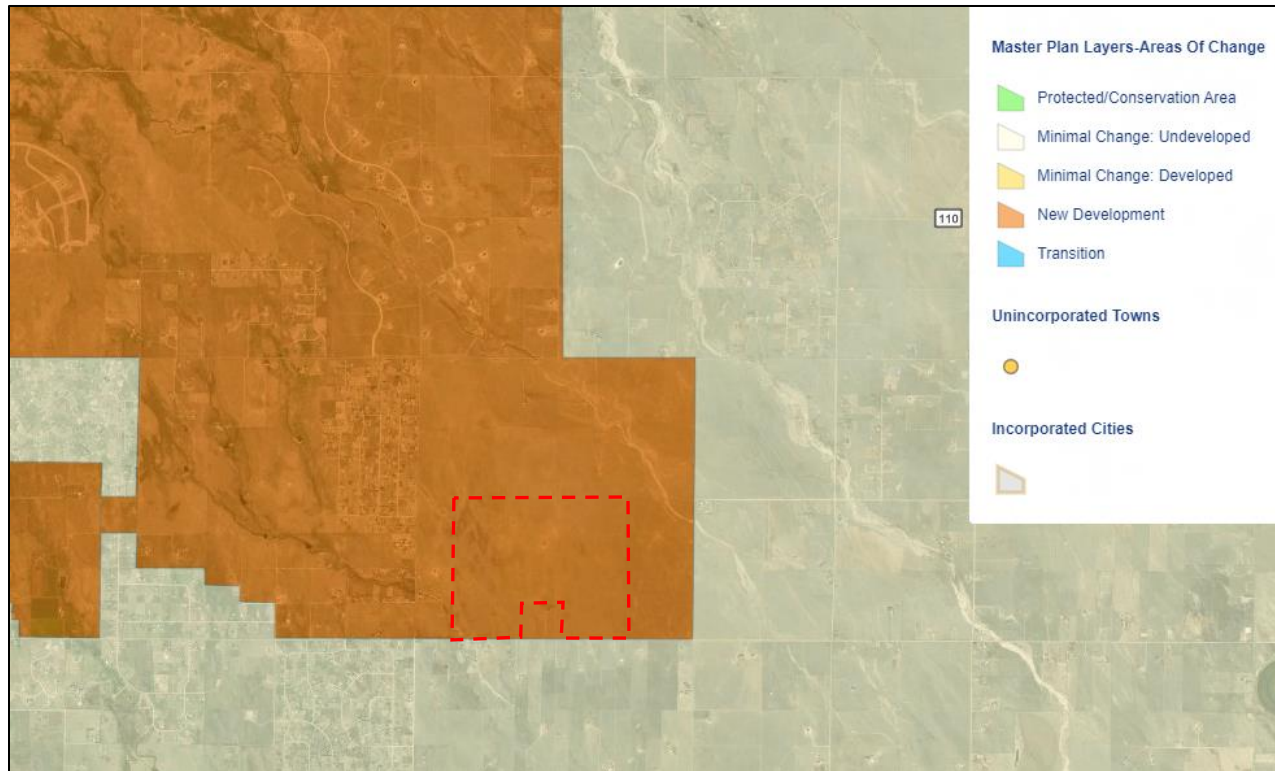
COMMUNITY OUTREACH

The development team has begun conversations with adjacent property owners to discuss the proposed development. The owner of the 40-acre parcel on Jones Road is the original owner of the property and is aware that the applicant's proposal to rezone and develop the property into 2.5-acre lots. The property owner to the west is aware of the development plans for the site as discrepancies in boundary locations has required coordination with the adjacent owner and the deeding of land between the two properties. The project has been discussed with the High Plains Ranch property owner/developer to the north in the context of mutually beneficial development options. The Applicant is willing to hold a broader neighborhood meeting if this proves necessary during the rezone review process.

COMPLIANCE WITH COUNTY MASTER PLAN

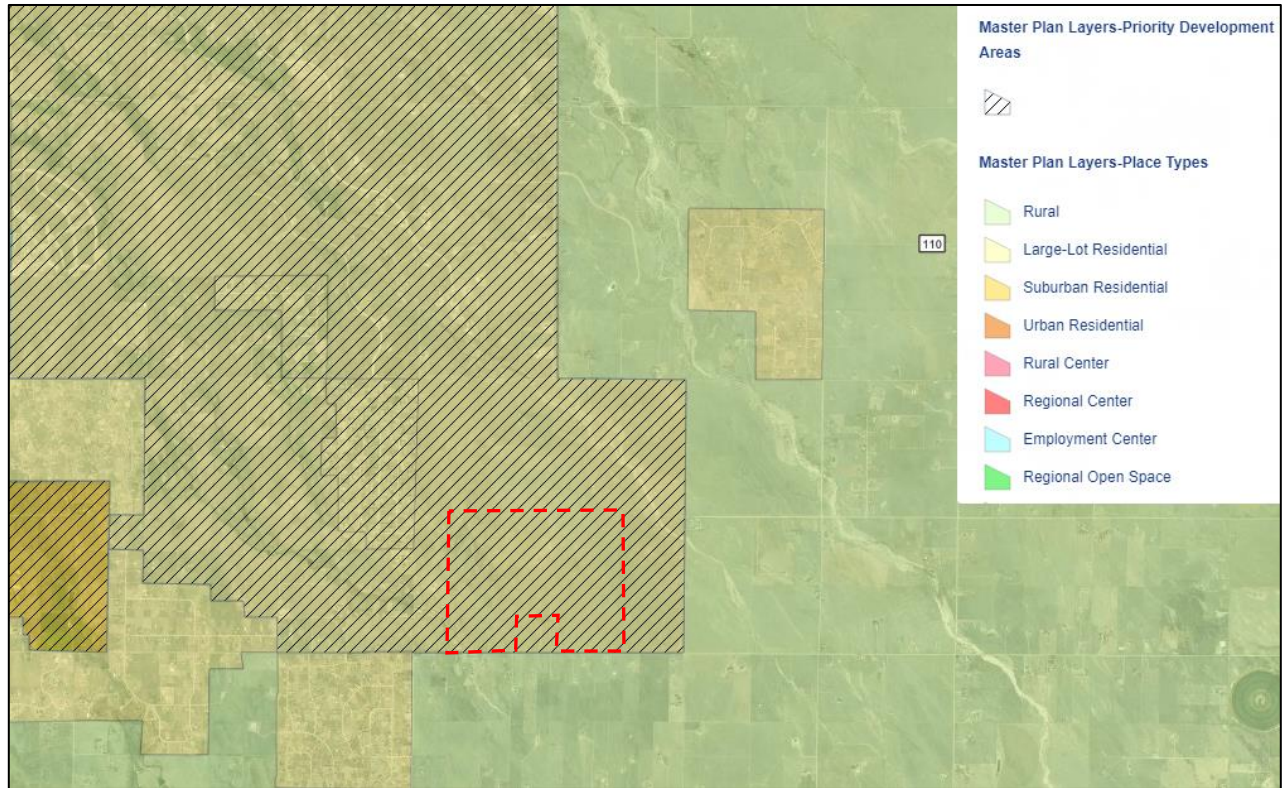
Your El Paso County Master Plan

The property is not identified in any of the Key Areas in the Master Plan. The property is classified on the Areas of Change Map as a New Development area which are expected to significantly transform as new development takes place on lands such as the subject property that are undeveloped. Areas that are adjacent to a built-out area should be developed to be consistent with the existing developed character. The subject property is in proximity to existing and proposed rural residential development of similar size and will be developed with lots and homes of similar size and character.



The Placetypes Map identifies the property as Large-Lot Residential. The Large-Lot Residential placetype consists almost entirely of residential development and acts as the transition between placetypes. Development in this placetype typically consists of single-family homes and are generally large and dispersed throughout the area so as to preserve a rural aesthetic. The Primary land use within this Placetype is single-family detached residential, typically on 2.5 acre lots or larger. The proposed RR-2.5 zoning of Triple H Ranch is consistent with the primary land uses deemed appropriate for the Large-Lot Residential placetype.

The subject property is also within a Priority Development Area. El Paso County is expecting significant growth over the next 20 years and this framework identifies specific locations throughout the County that should be prioritized first for new residential development to help accommodate growth. The site is within Highway 24 Priority Development Area where significant growth is expected along the corridor between Falcon and Peyton not only to connect the existing subdivisions, but also to capitalize on proximity to the Highway and the Falcon Regional Center. While an overall density of 2.5 acres per lot should be maintained within this area, consistent with the Large-Lot Residential placetype, denser development should be allowed if compatible with the existing development pattern and central water and sewer are being extended to provide a transition to expanding Suburban Residential development in Falcon and areas to the south. The proposed RR-2.5 zoning of Triple H Ranch is consistent with the master Plan Priority Development Area objectives.



Water Master Plan

The Applicant is proposing the future development be served by a newly created Metropolitan District, which will operate two central wells to serve the property. The creation of the Metropolitan District is in progress. The property lies within the El Paso County Water Master Planning area, Region 3, within the Black Squirrel Designated Basin.

Region 3 has a current water supply of 7,164 - acre feet per year and a current demand of 4,494 - acre feet per year. The 2040 water supply is projected to be 7,921 - acre feet per year and the projected demand is 6,403 - acre feet. The 2060 water supply is projected to be 8,284 - acre feet per year, whereas the demand is anticipated to be 8,307 - acre feet per year; therefore, there is projected to be an approximate balanced supply of water for central water providers in this region of the County.

The following are policy guidelines from the Water Master Plan:

Goal 1.1: Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.

A finding of water sufficiency is not required with a Map Amendment (Rezone)

Policy 1.2: Integrate water and land use planning.

The development has water rights to serve the property.

Goal 5.2: Identify regional opportunities and barriers to satisfying water supply needs at full development build-out.

Policy 5.2.4: *Encourage the locating of new development where it can take advantage of existing or proposed water supply projects that would allow shared infrastructure costs.*

Water service will be provided by a Metropolitan District, which is in the process of being established. The owner has rights to water in two aquifers to serve the development, via two centralized wells.

Policy 5.5.1: *Discourage individual wells for new subdivisions with 2.5 acre or smaller average lot sizes, especially in the near-surface aquifers, when there is a reasonable opportunity to connect to an existing central system, alternatively, or construct a new central water supply system when economies of scale to do so can be achieved.*

The rezoning request to RR-2.5 will result in lots greater than 2.5 acres that will utilize a central well system managed by a newly established metropolitan district.

Major Transportation Corridor Plan (MTCP)

The MTCP classifies Jones Road as a 2-lane minor arterial. No improvements are identified in the vicinity of the site on the 2040 Road Improvements Map. The 2060 Road Preservation Map shows future road improvements on the section of Jones Road from Curtis Road to Murr Road but does not extend to the section between Murr Road and Peyton Hwy.

Further afield, the MTCP indicates planned upgrades to Curtis Road by 2040 to function as a two-lane principal arterial roadway. The jogged alignment of Peyton Hwy across Falcon Hwy will also be eliminated to allow a consistent alignment across the roadway. This improvement is planned by 2030.

El Paso County Parks Master Plan

The property is shown on the Parks Master Plan as being within a vast area designated as a candidate for regional park/open space area. There are no future parks shown within the property boundary. The Trails Master Plan identifies a proposed Secondary Regional Trail that follows the creek in the southwest corner of the site.

PROJECT JUSTIFICATION

The criteria for assessing Map Amendments (Rezoning) are set out in Chapter 5.3.5.B of the El Paso County Land Development Code. The requested rezoning from A-35 (Agricultural District) to RR-2.5 (Residential Rural District) is justified against these criteria 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;**

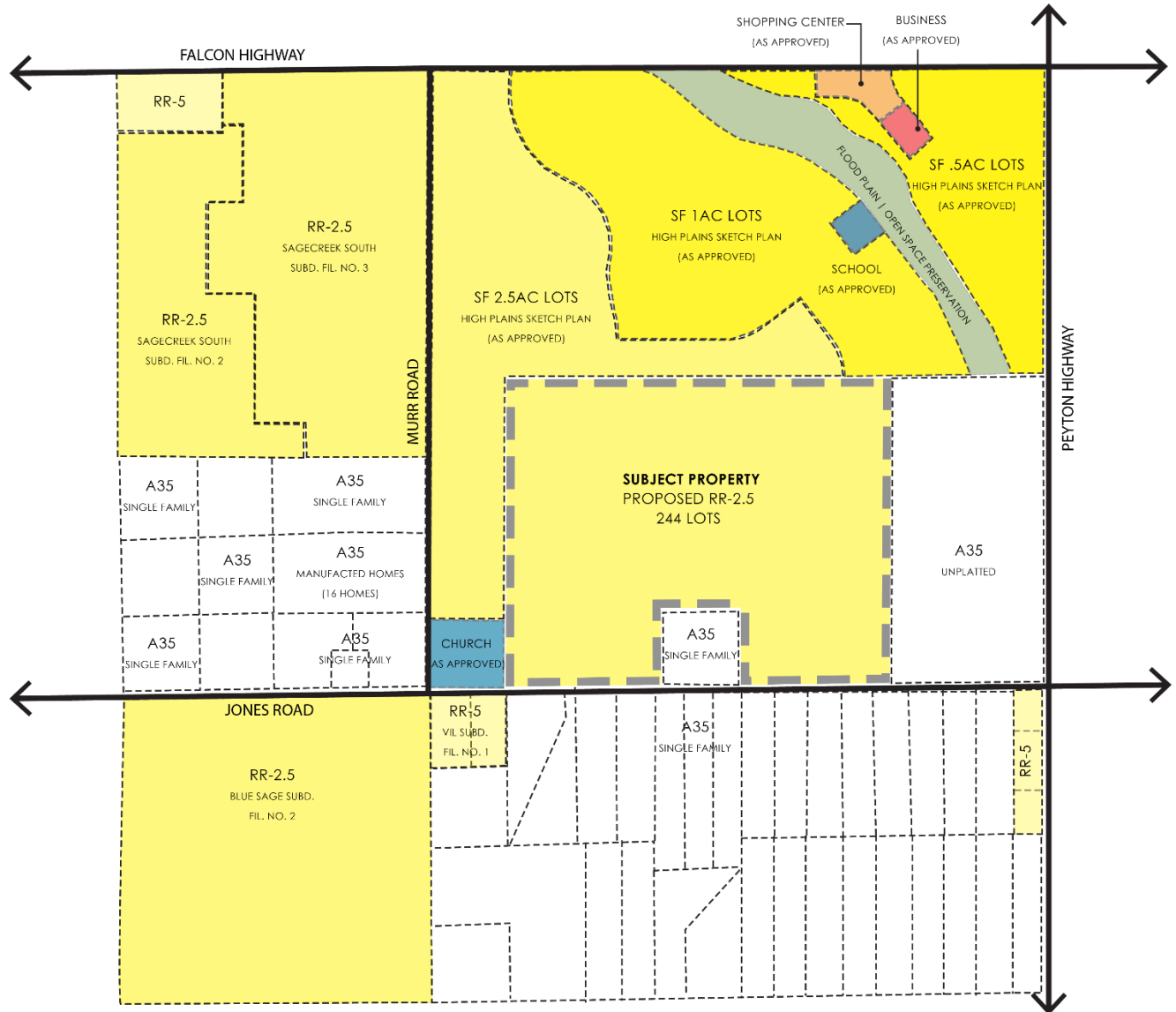
Based upon the above analysis of the County Master Plan documents, the proposed RR-2.5 rezone is consistent with the Large-Lot Placetype, the New Development Area of Change and the objectives of the Priority Housing Development Area along Highway 24. The rezone is also consistent with the Water Master Plan and does not conflict with the Parks Master Plan.

- 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 is consistent with the County Master Plan (see # 1 above) and is compatible with the existing and permitted land uses in the surrounding area (see #3 below), the proposed development 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; and**

As noted above, this part of El Paso County is characterized by A-35 zoned agricultural land to the east which transitions to large lot residential development with expanding pockets of RR-2.5, RR-5 and PUD zoned rural residential moving west toward Falcon. The relationship of the site to adjacent existing and permitted land uses in all directions is shown in the graphic below. The proposed rezone from A-35 to RR-2.5 is compatible with the RR-2.5 zoned Sagecreek South Subdivision to the northwest and the RR-2.5 zoned Blue Sage Subdivision to the southwest. The proposed rezone is also consistent with the High Plains Sketch Plan to the north and west, which includes single-family 2.5 ac lots and a church site immediately adjacent to the subject site, with 1 ac and 0.5 ac lots, commercial, school, and business uses further north. While the A-35 zoned properties to the south of Jones Road are 35-acre + single-family residential parcels, the land use then transitions back to a large expanse of RR-5 large-lot residential zoning that extends to Hwy 94.



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.

It is proposed to develop the site for 2.5-acre single-family lots or larger, which is a permitted use in the RR-2.5 zone district. The property is suitable for large lot rural residential development as it has gently undulating topography and no environmental constraints, other than the small area of flood plain in the southwest corner of the property. The future Preliminary Plan can readily accommodate all the zoning standards for the RR-2.5 zone in Chapter 5, as well as providing park/open space areas, and other amenities for residents.

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