

**HOMELAND ACRES FINAL PLAT**

8150 Kane Road

Fountain CO, 80917

include PCD file no.

**May 2024**

**APPLICANT-OWNER/CONSULTANT INFORMATION:**

**OWNER**

IBT PIMA LLC  
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P: 719-955-4804

**APPLICANT**

IBT PIMA LLC  
13540 Meadowgrass Drive, Suite 100  
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**ENGINEERING:**

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**SURVEYING**

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Woodland Park, CO 80866  
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## REQUEST

The owner/applicant request a final plat for the parcel located at the northwest corner of Link Road and Kane Road. The Parcel Schedule number is 5604000044, zoned CAD-O-A5. The request is to plat the approximately 57.09 ac tract into a new approximate 10.43 ac lot with an associated 46.66 ac tract. The Applicant intends to maintain the existing house and out-buildings within the new lot and retain the remaining track as an open agriculture tract. The remaining tract is being created to be used as grazing land and will be limited to the uses associated with the agricultural zoning (A5) as described in section 5 of the El Paso County Land Development Code. The 46.66 ac tract will be undisturbed therefore helping mitigate any potential negative impacts to the area's flora and fauna as that portion will remain natural and undisturbed. No additional buildings, sidewalks, or paving are planned.

## LOT DIMENSIONS:

The Lot zone will remain A5 and the dimensional standards will remain consistent with the zoning criteria.

- The lot will exceed the 5-ac minimum standard.
- Front Setback: 25' (Min. 200 ft width)
- Rear Setback: 25'
- Side Setback: 25'

## REVIEW CRITERIA & JUSTIFICATION

The Applicant requests approval of the Site Development Plan based on findings of consistency and general conformance with the approved map amendment.

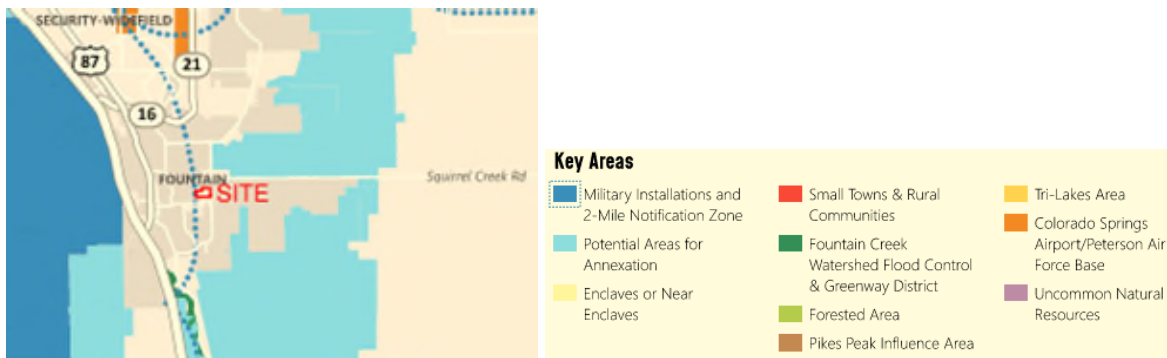
### **A. *The application is in general conformance with the goals, objectives, and policies of the Master Plan.***

The proposed Site Development Plan is in general conformance with the El Paso County Master Plan as discussed in detail below. The site remains as a single-family resident with a large vacant tract.

### **Your El Paso Master Plan: LAND USE**

***Key Areas – identifies those areas of the County that are defined by unique localized characteristics having influence on land use and development.***

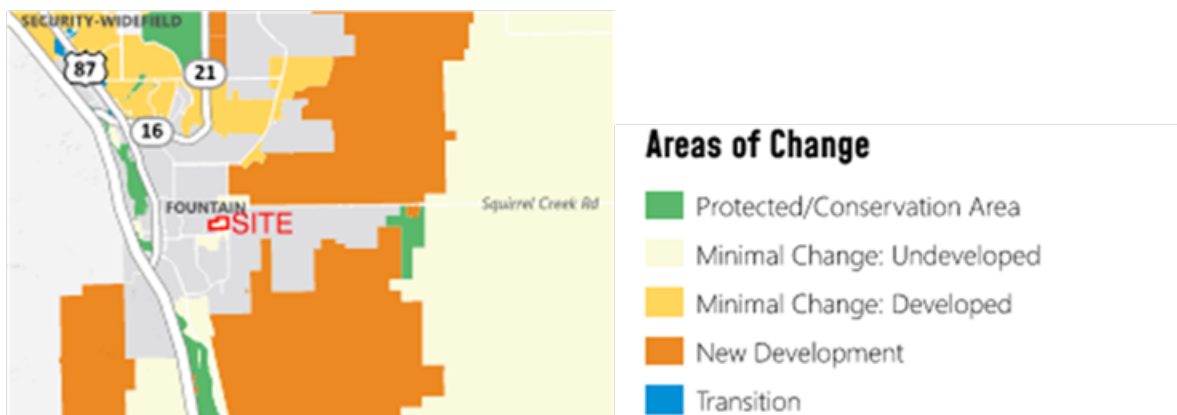
The site is located outside of the City of Fountain, adjacent to the Fountain Fort Carson School District 8 facility the Eagle Side neighborhood. While not identified in the Master Plan as an area likely to be annexed. It is in a position and would be eligible for future annexation.



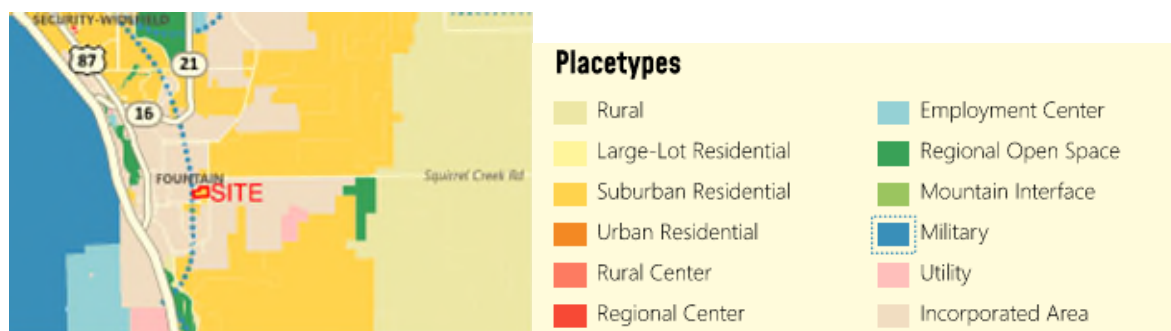
**Area of Change**

Per El Paso County plans for growth and development over the coming decades, it is anticipated that some areas of the County will change more significantly than other areas. Some areas will continue to be designated for conservation and protection, some developed areas may see some infill redevelopment, while others will be completely transformed as new development takes place in currently undeveloped areas. The site under this application is identified in an Area of Minimal Change. This is an undeveloped area.

Per the Master Plan this area is consistent with the Minimal Change classifications. The site is vacant and adjacent to other built-out sites, but this site will maintain rural and natural character of the area under this application.



**Placetypes – identifies the different development and land use characteristics for areas of the County that make up the various Placetypes, which serve as the base for long-range planning.** The project area is located within a **suburban residential placetype**. Primary land uses include single-family detached residential. “Supporting Land Uses in the Suburban Residential Placetype are Single-family and Multifamily Residential uses. The existing zone and the current use would reflect a large-lot residential development and would be supportive of the placetype.



**B. The subdivision is consistent with the purposes of the Land Development Code (“Code”).**  
 The application of Final Plat doesn’t change the conditions of the existing use or A5 zone. The proposed lot and tract will not change the use of the land and the application is consistent with the land use code.

**C. The subdivision is in conformance with the subdivision 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.**

The application of Final Plat doesn’t change the conditions of the existing use or A5 zone. The proposed lot and tract will not change the use of the land and the application is consistent with the code and standards. See the related plat documents and reports.

**D. A sufficient water supply has been identified 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 the Code.**

The lot and home are supplied by an existing on-site well. **Well Permit, DWR 326135** (See current services below)

**E. A public sewage disposal system has been identified 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 the Code.**

The lot and home are served by an existing on-site septic. OWST, Parcel was recorded prior to 1972, Existing System installed in 1902. (See current services below)

this conflicts with the plat note and soils & geology report, which identifies hazards and constraints.

**F. All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)©].**

No topographic or geological hazards have been identified on-site that change the use of the exiting home and proposed open tract.

**G. Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of the Code and the Engineering Criteria Manual (“ECM”) are provided by the design.**

With no change to the existing conditions or use, no change to the current drainage is identified with this application. See related stormwater information.

**H. The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development.**

There is no change in exiting zone of use of the site. No additional structures are planned with this application which have triggered any public improvements.

**I. Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County and in compliance with the Code and the ECM.**

The existing permitted access will be maintained. No changes are anticipated with the application.

**J. Traffic Impact**

Per section B.1.2.D of the El Paso County ECM a traffic impact study is not required as the following criteria are satisfied

- **Vehicular Traffic:**

- I. Daily vehicle trip-end generation is less than 100 or the peak hour trip generation is less than 10.**

Trip generation is unchanged with this application.

- II. There are no additional proposed minor or major roadway intersections on major collectors, arterials, or State Highways.**

No additional roadways of any kind are being proposed with this application.

- III. The increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends.**

The number of vehicular trips will remain unchanged with this application.

- IV. The change in the type of traffic to be generated (i.e., the addition of truck traffic) does not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property.**

The type of traffic will remain unchanged with this application.

- V. Acceptable LOS on the adjacent public roadways, accesses, and**

**intersections will be maintained.**

LOS on adjacent public roadways, roadways, accesses, and intersections will be maintained as is and unchanged with this application.

**VI. No roadway or intersection in the immediate vicinity has a history of safety or accident problems.**

The roadways and or intersections in the immediate vicinity are rural in nature and don't have a history of safety or accident problems.

**VII. There is no change of land use with access to a State Highway.**

There is no change of land use with this application.

- **Pedestrian Traffic: Paved pedestrian facilities exist or will be constructed on, or adjacent to, the site; or, the proposed use will not generate any new pedestrian traffic.**

The proposed use remains the same and will not generate any new pedestrian traffic

- **Bicycle Traffic: Paved bicycle lanes or paths exist or will be constructed on, or adjacent to, the site; or, the proposed use will not generate any new bicycle traffic.**

The proposed use will not generate any new bicycle traffic.

- **There are no changes to the existing services. Specific services include water/wastewater, fire protection, emergency ambulatory/medical service (EMS), police protection, public schools, public parks and recreation opportunities, and public drainage/transportation facilities and associated infrastructure.**

No changes to the existing services are anticipated with this application. (See current services below)

**Existing Public and Private Services:**

- Water Services: Private Well, DWR 326135
- Wastewater Services: Septic, Installed 1902
- Gas: Propane
- Electric Service: Mountain Electric
- Fire Protection: Security Protection District
- Public Schools: Fountain Fort Carson School District #8
- Library Services: Pikes Peak Library District:
- Roads: El Paso County Road and Bridge
- Police Protection: El Paso County Sheriff's Department
- Special District Services: Southeastern Colorado Water Conservancy
- Parks, Trails, Open Spaces: El Paso County, City of Colorado Springs, CMD

