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**Settlers Ranch Subdivision Filing No. 3**  
**Subdivision Letter of Intent**  
PCD File #SF249

March 23, 2024  
Rev: July 10, 2024; August 14, 2024.

**Owner and Developer:**

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**Applicant and Land Planner**

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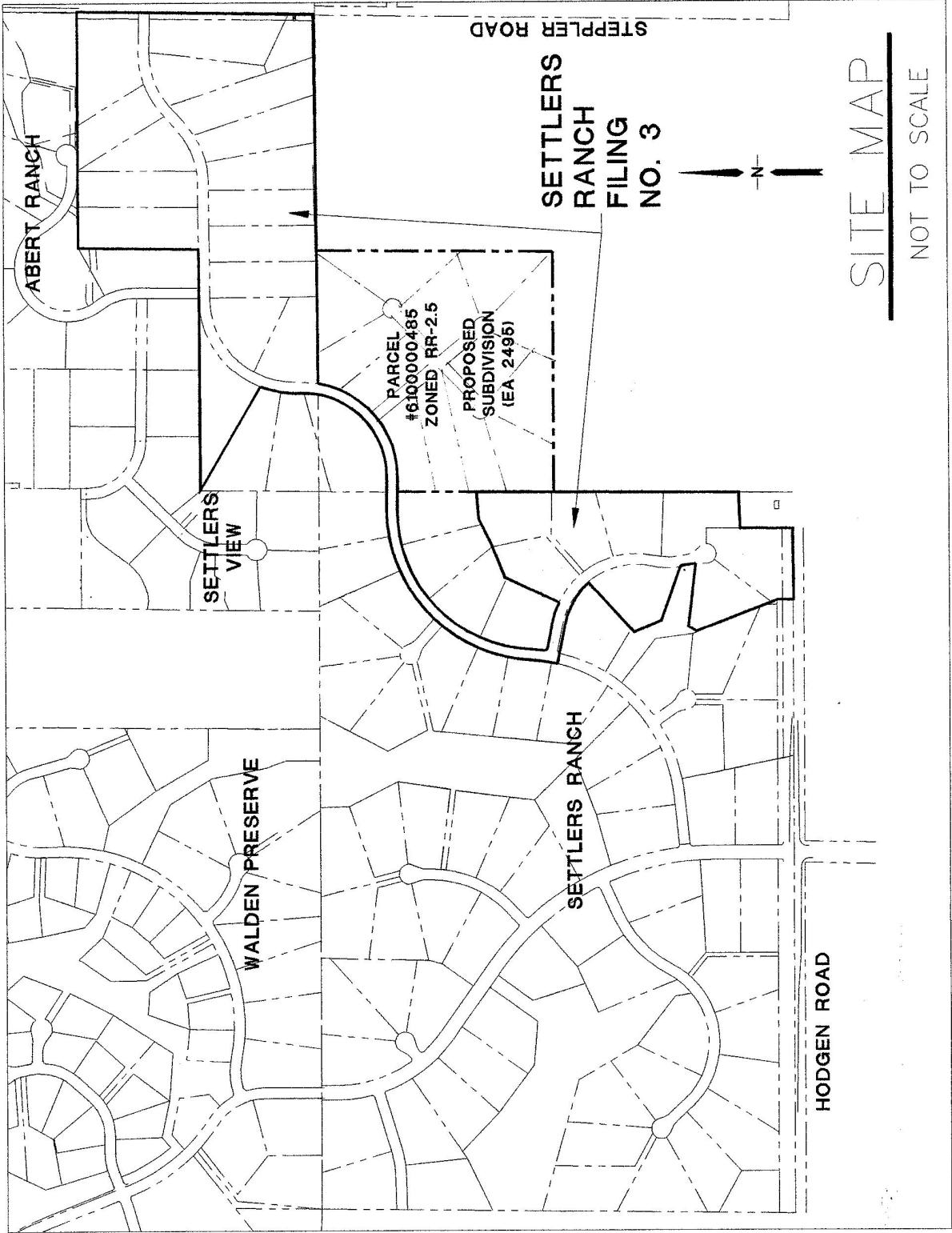
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This Letter of Intent is for the proposed subdivision. A concurrent rezoning is also requested under file number P2223 which has its own Letter of Intent.

Parcel Information for areas proposed to be subdivided and platted:  
Parcel 61230-07-024; Tract A-1, Settlers Ranch Subdivision Filing No 2C; 3.26 Acres



Parcel 61240-04-003; Tract A-2, Settlers Ranch Subdivision Filing No 2C; 15.59 Acres  
Parcel 61240-05-001; Tract A-3, Settlers Ranch Subdivision Filing No 2C; 31.54 Acres  
Plus Tract C which is the 3.14 acre Settlers Ranch Road right of way.

Also

Parcel 61230-04-048: Tract B, Settlers Ranch Subdivision Filing No. 2C, 22.51 acres  
including the proposed Boundary Basin Court right of way which is 1.77 acres.

#### **Development Request:**

This request is for Settlers Ranch Subdivision Filing No. 3 final plat which includes all of the remaining Settlers Ranch property. A total of 24 residential lots, one detention pond Tract and 8.44 acres of public road right of way is included. A finding of sufficiency is requested with this final plat. In addition, a concurrent rezoning of part of the property from PUD to RR 2.5 is also requested under PCD File #P2223.

The property is located east of Highway 83; approximately one quarter mile north of Hodgen Road, west of Stepler Road and east of the currently developed Settlers Ranch. The property also adjoins Abert Ranch Subdivision and Settlers View Subdivision to the north. The property lies in the Northeast one quarter and the South one half of Section 23 and within portions of the Northwest one quarter of Section 24, Township 11 South, Range 66 West of the 6<sup>th</sup> Principal Meridian, El Paso County, Colorado.

This Filing No. 3 is in two separated areas that are joined and served by Settlers Ranch Road. The portion to the south and west is 22.51 acres. It will retain its current PUD zoning and be subdivided into 8 lots of from 2.50 to 2.74 acres as originally planned. These PUD lots were planned for with other Filing 2 lots and will therefore remain consistent with the existing adjoining Settlers Ranch lots. The average proposed lot size here is 2.60 acres, exclusive of road.

Tracts A-1, A-2 and A-3 Settlers Ranch Subdivision Filing No 2C is in the north and east portion of the property. It is 53.53 acres, currently zoned PUD and approved for a total of 10 single family lots ranging in size from 3.02 acres to 5.55 acres. These Tracts are proposed to be rezoned from PUD to RR-2.5. A total of 16 lots are now proposed ranging in area of from 2.50 to 4.24 acres, with an average lot size of 3.14 acres. Density is 1 Dwelling Unit per 3.35 acres. The character of this area has changed since the PUD zoning. Rezoning to RR2.5 will provide consistency with the now adjoining Abert Ranch Subdivision done in 2020, Settlers View Subdivision done in 2019 and the more recently zoned Stepler / Stewart project (EA2459) done in 2023, all of which are RR2.5.

Currently vacant, the property exhibits remnants of its past ranch grazing history including erosion control berms, fencing and two track trails. Vegetation consists primarily of grasses with few trees. Proposed improvements include the 24 residential lots served by the extended County dedicated Settlers Ranch Road, drainage channels and pond, landscaping along Settlers Ranch Road and Boundary Basin Court as well as utility services including natural gas, electricity, telephone and other communication services.

Water will be provided by individual on site wells operated under the existing State approved Augmentation Plan. Wastewater treatment will be provided by individual on site septic systems installed and operated per State and County Health Department rules and regulations.

The property is located within and is served by the Lewis-Palmer School District, the Tri Lakes Monument Fire Protection District, Mountain View Electric Association, Black Hills Energy Corporation and Century Link Telephone. All utilities currently exist in the developed portion of Settlers Ranch and will be extended as needed.

**Justification for the Subdivision Request:**

This application satisfies the Criteria for Approval outlined in Chapter 7 of the Land Development Code and the design standards in Chapter 8. Additionally, it is consistent with the goals and objectives of the El Paso County Master Plan as detailed below

In approving a subdivision, the Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 7 of the El Paso County Land Development Code including:

*The application is in general conformance with the goals, objectives and policies of the El Paso County Master Plan:*

Please see the Master Plan Consistency discussion, later.

*The subdivision is consistent with the 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:*

Consistency is established through the submitted supporting materials.

*Either a sufficient water supply has been acquired in terms of quality, quantity and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the Water Supply Standards 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.*

All supporting materials for a finding of water sufficiency have been provided.

*A public sewage disposal system has been established or, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations:*

Individual Sewage Disposal Systems will be utilized and compliance is identified by the submitted supporting materials. On lot testing is required for all systems.

*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:*

The Soils and Geological Hazard Study establishes compatibility. Constraints identified and mitigation methods include: Artificial Fill on Lot 10, mitigate by avoidance. Expansive & collapsive soils, may affect any lot, mitigate by avoidance or soil replacement. Seasonally shallow groundwater, could occur in drainages which are no build areas. Potentially shallow groundwater, all lots except Lot 2. Avoid. Areas of erosion and gulying, Lots 1, 5 & 8. mitigate by avoidance. Areas of ponded water, Lots 4, 9 & 10. Mitigate by avoidance. Be aware that further detailed on site soils and engineering testing is required for each lot which will disclose specific constraints that would affect construction.

*Adequate drainage improvements are proposed that comply with State Statute and the requirements of this Code and the Engineering Criteria Manual:*

Significant drainage ways exist and are placed in drainage (no build) easements. A Tract is created containing a detention pond. All proposed lots are large enough to accommodate 2 suitable septic fields, one well site and the building site. Land within these easements is maintained by the individual property owner.

*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:*

Settlers Ranch Road is a dedicated 60' wide public right of way that accesses 16 of the 24 proposed lots directly. Boundary Basin Court is also a 60' wide dedicated public right of way which provides direct access to the remaining 8 proposed lots. Both rights of way meet the required criteria.

*Necessary services are available or will be extended to serve the proposed subdivision by the following entities:*

The El Paso County Sheriff's Office; Tri-Lakes Monument Fire Protection District; Mountain View Electric; Black Hills Energy and Century Link Communications will serve the proposed development.

*The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code:*

Fire protection is provided by the Tri-Lakes Monument FPD which has the staff, facilities and equipment to provide coverage to all proposed lots. No cistern is required and water is available from nearby ponds as well as hydrants in Walden.

*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:*

Because of the subdivisions' previous contribution to improving and paving of Stepler Road, no additional escrow is being required for future Stepler Road improvements. Road Impact fees will be paid at building permit. No additional off site improvements are anticipated.

*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:*

Both are applicable here and are addressed in the SIA and included FAE.

*The subdivision meets other applicable sections of Chapters 6 and 8:*

This subdivision request is in compliance with both Chapters of the LDC including the roadway Landscape requirements, as depicted on the Landscape Plan and addressed in the Covenants.

*The extraction of any known commercial mining deposit shall not be impeded by this subdivision:*

There are no known commercially viable minerals under the site.

#### **Master Plan Consistency:**

The El Paso County Master Plan utilizes a system of "Key Area Place Types" aligning with approved "Land Uses" to evaluate Master Plan land use consistency. The Settlers Ranch Subdivision Filing No. 3 is located in the Tri Lakes Key Area. The filing's location within the Tri Lakes Key Area allows for or aligns with a Large Lot Residential Place Type and a single family detached residential land use. The primary Large Lot Residential Place Type allows for detached single family residential land uses having lot sizes of 2.5 acres or greater which is consistent with this rezoning request.

Filing 3 is located within a "Minimal Change: Developed" area of change. This filing is the completion of the long planned Settlers Ranch development and is consistent in land use and lot size with all previous Settlers Ranch filings.

Filing 3 is further located within a Large Lot Residential / Priority Development Area. This Priority Area encourages development which efficiently utilizes and extends existing infrastructure, conserves water resources and strengthens established neighborhoods. As mentioned, Filing 3 is a continuation of the Settlers Ranch development which efficiently utilizes previously developed infrastructure, conserves water and contributes to the several neighborhood subdivisions.

As discussed in Chapter 14 Implementation – Land Use Applications and Master Plan Consistency, previous Settlers Ranch subdivision approvals, including PUD Zoning, PUD Development Plan, Preliminary Plan and Final Plat Filings also establish Master Plan consistency relative to the land use goals and objectives as well as a significant portion of the Master Plan’s technical subdivision goals and objectives.

**Master Plan Goals and Objectives:**

**Land Use – Core Principal:** Manage growth to ensure a variety of land uses that preserve all character areas of the County.

*Goal LU-1: Ensure compatibility with established character and infrastructure capacity.*

The proposed single family residential land use and density is compatible with the adjoining communities. The existing infrastructure including electric, natural gas, telephone, drainage facilities, open space / trails and roadways have been designed and constructed to facilitate this filing.

*Goal LU-3: Encourage a range of development types to support a variety of land uses.*

The Settlers Ranch community consists of single family detached residential lots varying in size between 2.5 to 4.9 acres.

*Objective LU3-1: Development should be consistent with the allowable land uses set forth in the placetypes and second to their built form guidelines.*

Filing 3 is located within a Large-Lot Residential placetype which supports the proposed single family detached residential 2.5 acre and larger lots.

*Objective LU3-3: The Large-Lot Residential placetype should be characterized by predominately residential areas with mostly single family detached housing.*

Settlers Ranch Filing 3 proposes single family detached residential units.

**Housing and Communities – Core Principal:** Preserve and develop neighborhoods with a mix of housing types.

*Goal HC-1: Promote development of a mix of housing types in identified areas.*

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

The large lot single family detached residential housing proposed in Settlers Ranch Subdivision Filing No. 3 adds to and complements the mix of housing types offered within the Tri-Lakes Key Area Placetype.

**Water Master Plan Consistency:**

The entire Settlers Ranch subdivision which includes Filing 3, operates under a State approved Water Augmentation Plan utilizing a 300 year water commitment. The existing approved augmentation plan includes the proposed additional 6 lots. No change to the existing Water Augmentation Plan will be required to accommodate the proposed rezoning request.

**Supplemental Information:**

The developer will be responsible for constructing all required subdivision improvements at his sole expense. Installation of the required improvements will be guaranteed by a letter of credit acceptable to the El Paso County Board of County Commissioners.

The developer voluntarily participated in the paving of Stepler Road south of Silver Nell Drive at the time that Grandview Estates was constructed. This prior paving of Stepler Road satisfies the obligation to participate in any future paving of Stepler Road north of Silver Nell Drive.

All lots within this subdivision are subject to transportation impact fees in accordance with the El Paso County Road Impact Fee Program; as amended, at the time of building permit application. The road impact fees will be paid on a per lot basis by each individual residential building contractor at the time of building permit application.

Covenants for this and earlier filings require planting of trees and or shrubs by each lot owner prior to the time of home occupancy. Plantings now include street trees. A Landscape Plan is provided.



The developer proposes to pay fees in lieu of land for School dedication requirements.

The developer proposes to pay fees in lieu of land for parks requirements.

There are no slopes exceeding 30% within the proposed lot area.

No waivers to the El Paso County Land Development Code or Deviations to the El Paso County Engineering Criteria Manual are proposed with this application.