



Jerome W.
HANNIGAN and ASSOCIATES, INC.

Land Planning • Land Surveying • Land Development Consulting
19360 Spring Valley Road, Monument, CO 80132 • 719-481-8292 • Fax 719-481-9071

**Settlers Ranch Subdivision Filing No. 3
Subdivision Letter of Intent**

March 23, 2024

Owner and Developer:

Mark Davis, Managing Member
Hodgen Settlers Ranch, LLC
P.O. Box 1488
Monument, Colorado 80132
719-338-3116
markdavis.oaksbury@gmail.com

Applicant and Land Planner

Jerome W. Hannigan, PP, PLS
Jerome W. Hannigan and Associates, Inc.
19360 Spring Valley Road
Monument, Colorado 80132
719-481-8292
Hannigan.and.assoc@gmail.com

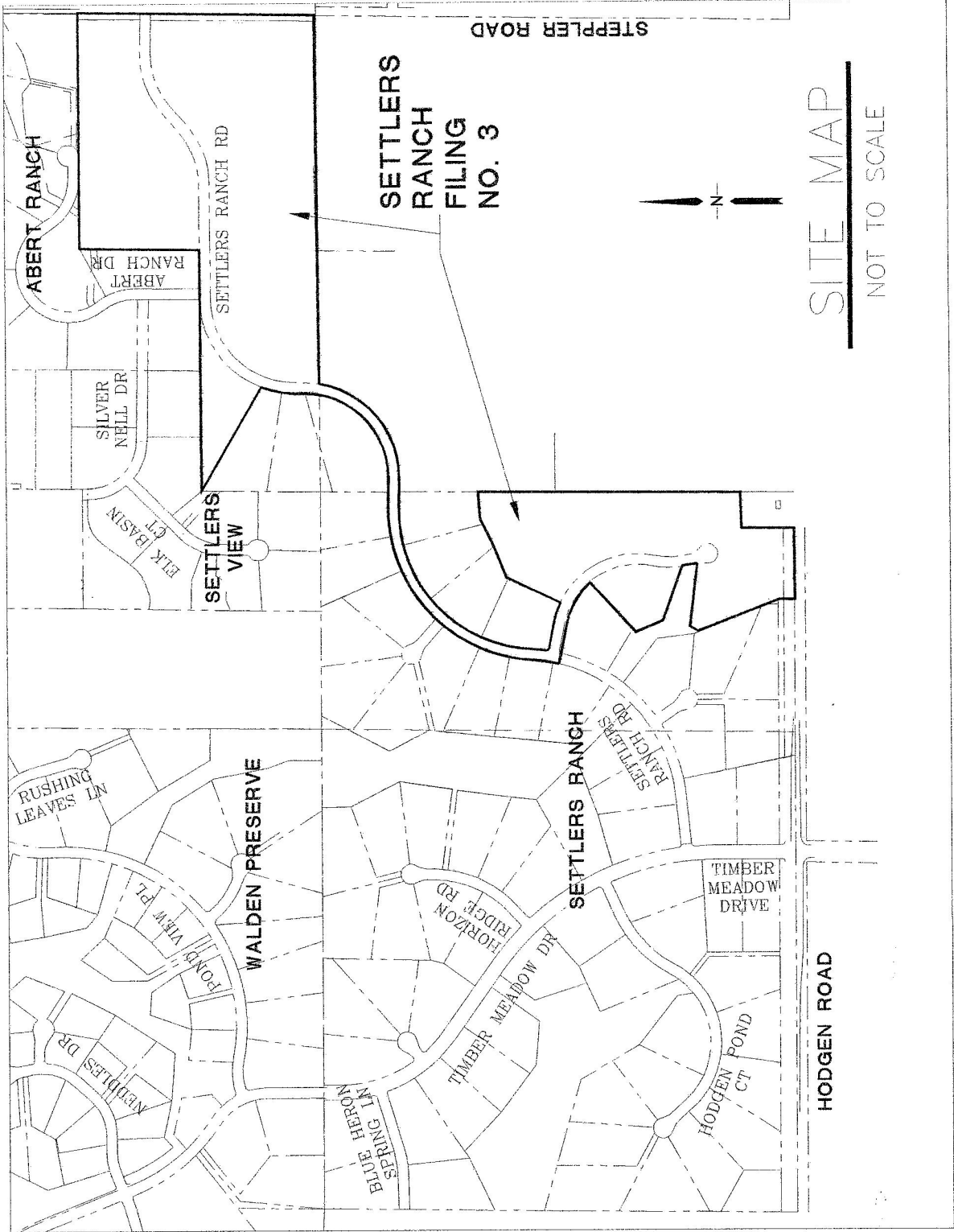
Primary Consultants:

John Schwab, PE
JPS Engineering, Inc.
19 E. Willamette Avenue
Colorado Springs, Colorado 80903
719-477-9429
john@jpsengr.com

Russ Wood, Managing Member
Rampart Surveys, LLC
P.O. Box 5101
Woodland Park, Colorado 80866
719-687-0920
Russ@RampartLS.com

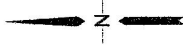
Parcel Information for area proposed to be rezoned:

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.
These are not currently addressed.



SETTLERS RANCH FILING NO. 3

SITE MAP
NOT TO SCALE



In addition, the following Tract is included in Filing No. 3:
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 1.76 acres.

Development Request:

This proposed subdivision filing includes all of the remaining Settlers Ranch property.

Settlers Ranch Filing No. 2 is an approved final plat consisting of a number of phases intended to be completed and recorded individually. Several phases have been completed and recorded and now the undeveloped remainder is proposed for completion in one filing.

Tracts A-1, A-2, A-3 and C, Settlers Ranch Subdivision Filing No 2C are currently zoned PUD and approved for a total of 10 single family residential lots ranging in size from 3.02 acres to 5.55 acres. Tract C is the right of way for the continuation of Settlers Ranch Road easterly which connects to Stepler Road at the east boundary.

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 6th Principal Meridian, El Paso County, Colorado.

These Tracts "A" are concurrently proposed to be rezoned from PUD to RR-2.5 which will allow for lots with a minimum of 2.50 acres each. They remain rural in nature being served with a local paved road, individual wells and sewage disposal systems. Lot sizes will continue to vary within a proposed range of 2.50 to 4.24 acres. A total of 16 lots is proposed in the concurrent replat request with an average lot size of 3.14 acres. Density is 1 Dwelling Unit per 3.35 acres. The total area proposed for rezoning is 53.53 acres. The 22.51 acre Tract B is currently zoned RR 2.5 and will be platted with 8 lots from 2.50 to 2.74 acres. The average proposed lot size here is 2.60 acres, exclusive of road.

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 16 residential lots served by the extended County dedicated Settlers Ranch Road, drainage channels and pond and utility services including natural gas, electricity, telephone and other communication services.

Access to and through the property is provided by Settlers Ranch Road which will connect easterly to Stepler Road. In addition, Abert Ranch Drive provides access to the property from the north.

Water will be provided by individual on site wells operated under the 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 needs for a finding of water sufficiency have been established.

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.

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.

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

Drainage has been analyzed with appropriate measures for mitigation established and incorporated in this request.

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 public right of way that accesses 16 of the 24 proposed lots directly. Boundary Basin Court is also a dedicated public right of way and provides direct access to the remaining 8 proposed lots.

Necessary services, including police and fire protection, recreation, utilities and transportation are, or will be made available to serve the proposed subdivision:

All required service providers exist and necessary utilities are available onsite.

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.

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:

Off site impacts to be addressed consist primarily of those associated with traffic onto Stepler Road, in particular to the unpaved section north of Silver Nell Drive. Because of the subdivisions' previous contribution to improving and paving of Stepler Road, a request for relief of additional fees is part of this request.

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.

The subdivision meets other applicable sections of Chapter 6 and 8:

This subdivision request is in compliance with both Chapters of the LDC.

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 5.0 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 Tring 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 proposes to pay fees in lieu of land for School/Park dedication requirements.

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.

There are no slopes exceeding 30% within the proposed rezoning 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.