

OVERLOOK AT HOMESTEAD PRELIMINARY PLAN

LETTER OF INTENT

OWNER/APPLICANT:

PT OVERLOOK LLC
1864 WOODMOOR DRIVE, SUITE 100
MONUMENT CO, 80132

CONSULTANT:

N.E.S. INC.
ANDREA BARLOW
619 N. CASCADE AVE. SUITE 200
COLORADO SPRINGS, CO 80903
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SITE DETAILS:

TSNs: 4122000005, 4100000255, 4100000256

ACREAGE: 350.83 ACRES

CURRENT ZONING: RR-5

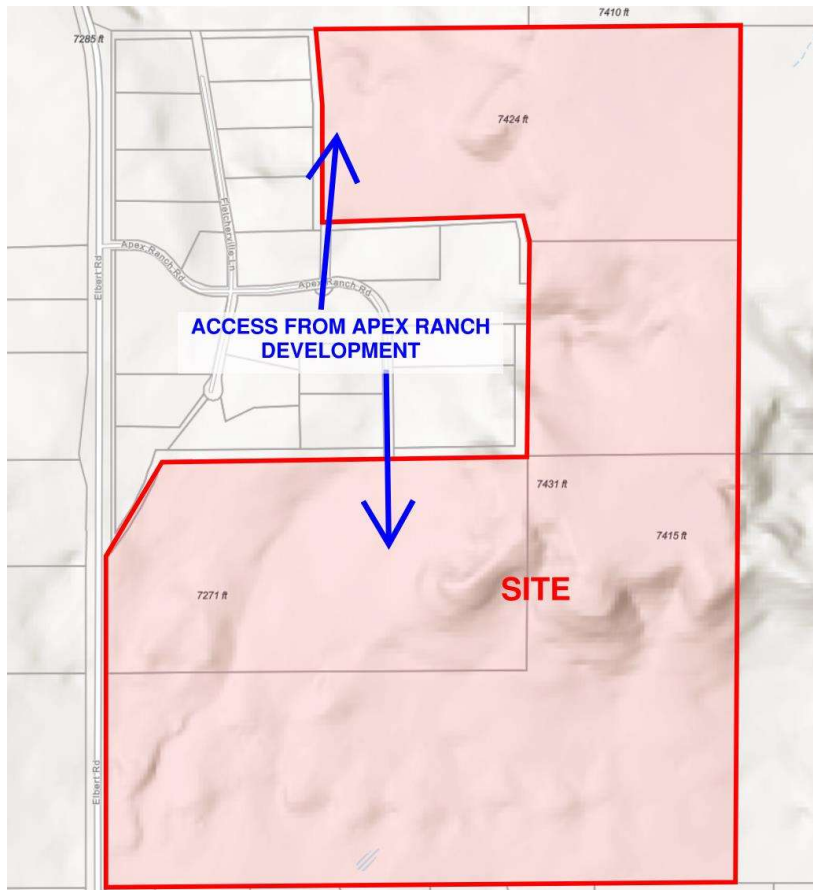
CURRENT USE: VACANT LAND

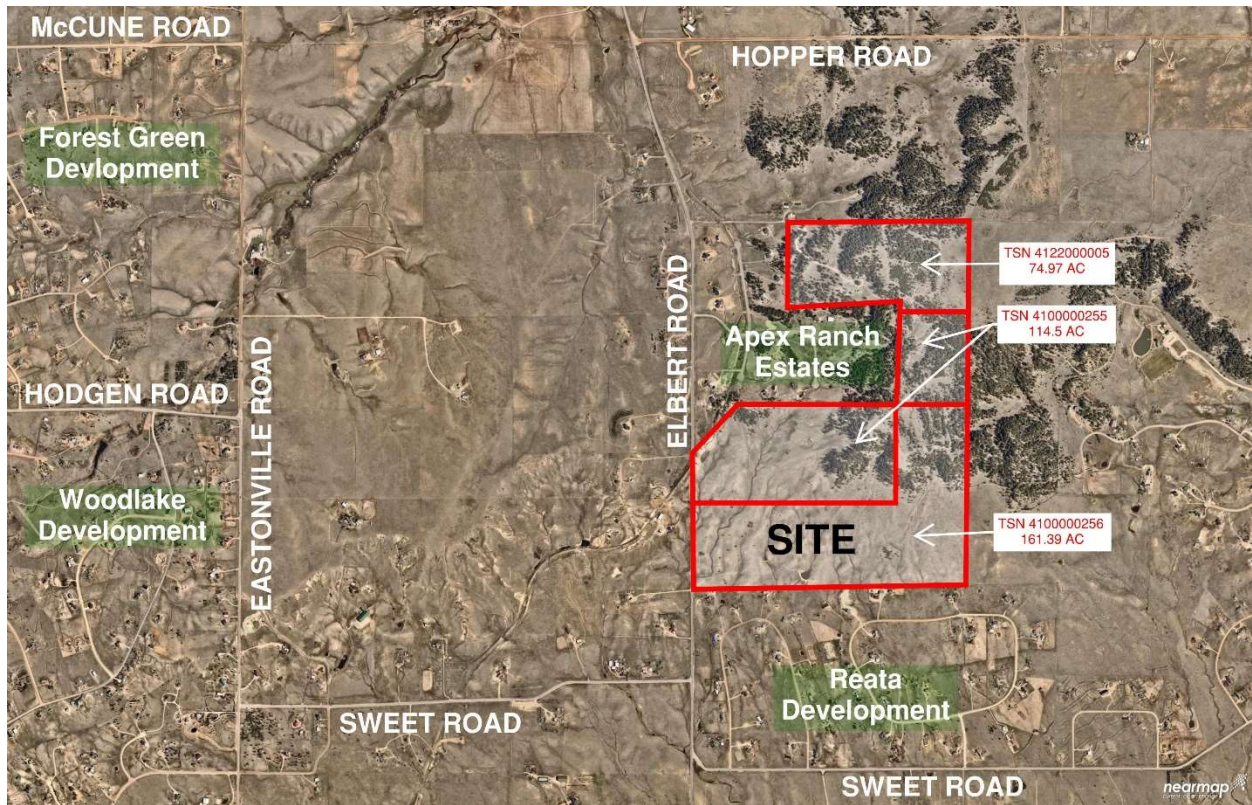
REQUEST

PT Overlook LLC requests approval of a Preliminary Plan consisting of 62 single family lots, and 3 tracts on 350.83 Acres.

LOCATION

The subject property is located along the east of Elbert Road and south of Apex Ranch Road. The Apex Ranch rural residential subdivision is to the north and west and surrounded on three sides by the proposed Overlook at Homestead subdivision. Apex Ranch contains lots ranging in size from 3.099 acres to 5.107 acres and has a gross density of 1 D.U. per 4.946 acres – 23 of 25 of the lots are smaller than 5 acres. One road stub (Apex Ranch Road) from Apex Ranch meets the property boundary giving the proposed Overlook at Homestead development access. The Apex Ranch DP also calls out a proposed connection from Apex Ranch Road with a north-south directionality; the proposed Quess Ranch Court takes advantage of this proposed access. Across Elbert Road to the west the land is in agricultural use. Rural residential 5-acre + lots within the Reata Subdivision line the southern boundary and wrap around to the east. Northeast of the property is the Homestead Ranch County Regional Park and more agricultural grazing land is located to the southeast. Along the northern boundary are two parcels used for agricultural grazing.

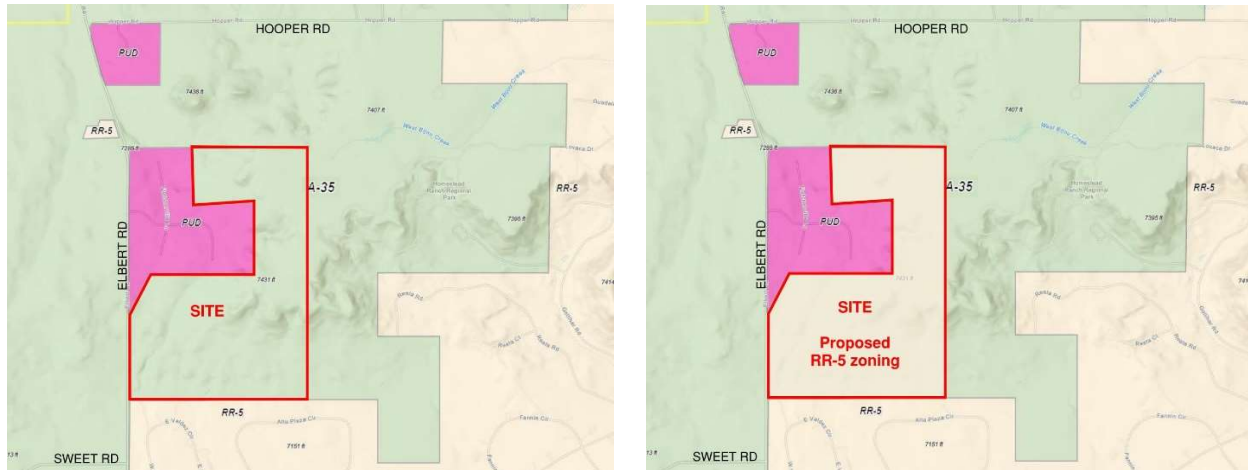




PROJECT DESCRIPTION

The Overlook at Homestead Property Preliminary Plan request is for a development of 62 single family lots on 350.83 acres. This development is supported by the concurrent rezone application that will change the zoning from A-35 to RR-5. The Preliminary Plan will subdivide the property into 5-acre residential lots ranging from 5.0 – 7.0 acres, with an average lot size of 5.55 acres and a gross density of 0.18 dwelling units per acre. The lot widths and acreages vary to accommodate easements, topography and existing natural features. The proposed lots meet the minimum zoning standards for the RR-5 zone set out in Table 5-4 of the Land Development Code as follows:

| Zone | Min. Lot Size | Min. Lot Frontage | Min. Front Setback | Min. Rear Setback | Min. Side Setback | Max. Lot Coverage | Max. Building Height |
|------|---------------|-------------------|--------------------|-------------------|-------------------|-------------------|----------------------|
| RR-5 | 5 acres | 200 ft | 25 ft | 25 ft | 25 ft | 25% | 30 ft |



Access and Traffic: The TIS completed by LSC in October of 2023, assumes a max density of 0.2 DU/AC or 62 units on the 350.83 acre site. The TIS addresses the primary points of entry to the overall development area at the following locations:

- One existing stop-sign controlled intersection between Apex Ranch Road and Elbert Road. This assumes use of the two existing public street stubs provided from the Apex Ranch subdivision to the Overlook at Homestead property.
- One new public road connection intersection to be located 1,920 feet north of Sweet Road. This intersection will be stop-sign controlled.

It is anticipated this development would generate about 650 new vehicle-trips on the average weekday with 13 vehicles entering and 36 vehicles exiting the site in the morning. 40 vehicles are anticipated to enter the site in the afternoon with 23 vehicles exiting.

Analysis of future traffic condition indicates that the addition of site-generated traffic is expected to create minimal impact to traffic operations for the existing and surrounding roadway system upon roadway and intersection control improvements assumed within this analysis. No modifications would be required to the southbound approach on Elbert Road at either Apex Ranch Road or the proposed south access. All internal roadways are proposed to be public paved rural local residential streets. The restriping on Elbert Road will be addressed at the construction document stage.

Parcels to the and east, 4100000251, 4126000004, north 4100000031 will be afforded access as follows:

- 4100000251 is part of the El Paso County Homestead Ranch Regional Park, and a trail access is proposed as requested by the Parks Department. No vehicular access will be provided to this parcel.
- 4126000004 Right-of-way will be provided at the end of the Campout Drive cul-de-sac per Code requirements.
- 4100000031 Right-of-way will be provided at the end of the Apex Ranch Road cul-de-sac per Code requirements.

Trails: A 25-foot-wide trail easement is proposed through the Overlook at Homestead development along the Palmer Divide Trail alignment and connecting to the Homestead Ranch Park. This trail will eventually connect to the Woodlake Trailhead per the El Paso County Parks Master Plan. The trail will provide residents and neighbors access to regional open spaces and will promote multi modal travel in the area. The easement shall be dedicated to El Paso County on the future final plat(s), and the trail will be constructed and maintained by the County.

Drainage: The Preliminary Drainage Report prepared by Kimley Horn in August 2023 analyzes the existing drainage characteristics of the site and any required improvements. The proposed Overlook at Homestead development is part of four major drainage basins: Upper Black Squirrel, La Vega Ranch, East Kiowa Creek & Bijou Creek. Six full spectrum detention ponds are proposed along with roadside ditches, culverts to convey stormwater under roads, swales. The implementation of these ponds and other associated infrastructure are designed to reduce stormwater flows below historic rates. The development's Metro District will maintain the six full spectrum detention ponds.

Utilities: The following utilities are the current service providers being considered and line extension negotiations may be necessary to obtain service for the Overlook at Homestead property. Electric service will be provided by MVEA and the site exists within their service area. Gas will be provided by Black Hills Energy and, if service to this property is not feasible, propane tanks will be used to service the development. Water and sewage will be an individual well and septic system. Proposed communications will be provided by Force Broadband.

Floodplain: The proposed Preliminary Plan is designated as Zone X, area of minimal flood hazard (FEMA Floodplain Map No. 08041C0350G, dated 12/07/2018).

Wetlands: According to the Natural Resources Report done by Kimley Horn dated September 22, 2023 this proposed Preliminary Plan will keep most of the existing wetland habitats and natural springs as key drainageways through the site. The majority of drainage features on the site are spring-fed tributaries to Black Squirrel Creek and are non-jurisdictional based on correspondence with USACE. The western wetlands are mapped as freshwater emergent wetland and riverine, while the south-central wetland is mapped as a freshwater pond and riverine. The wetland area will be incorporated into future lots and impacts to these resources may occur depending on project design.

Natural Features/Vegetation: This proposed Preliminary Plan includes multiple rocky outcrops that sit roughly 200 feet above the flatter grassland portions of the site. Stands of evergreen trees hug the slopes and are scattered across the higher portions of the site. Two stock ponds are present on the southern portion of the site and the site contains four drainage basins (Bijou Creek, East Kiowa Creek, Upper Black Squirrel & La Vega Ranch). Rolling grassland hills make up most of the southern and western portions of the site. These natural features will be incorporated into future lots and will be largely undisturbed other than as needed to accommodate roads and home sites.

Noxious Weeds: According to the Weed Management Plan prepared by Kimley Horn dated December 4, 2023 the site contains scattered areas containing two species of noxious weeds. Noxious weeds observed on the project area include Musk thistle (*Carduus nutans*) and Cheatgrass (*Bromus tectorum*). Milk thistle is categorized as a List B species on the Colorado Noxious Weed list, and should be managed

to prevent further spread. Cheatgrass is categorized as a List C species, which is considered more of a localized concern, but the State provides assistance to jurisdictions that choose to manage the species. The report also recommends eliminating or minimizing noxious weeds and invasive plants designated as “undesirable species” as included in the CDA “watch list.” The report prescribes chemical and mechanical means of managing the noxious weeds. Following construction, the Metropolitan District will be responsible for weed control in the open space tracts. With the individual lots, weed control will be the responsibility of the individual home owner and will be enforced through covenants.

Wildlife: Based on the Natural Resources Report prepared by Kimley Horn dated September 22, 2023 wildlife habitat impacts are unavoidable, but the implementation of a stormwater management plan will assist in protecting water quality in downstream reaches, which will provide benefits to aquatic species including amphibians and invertebrates. In addition, detention facilities may add seasonal water features that could support further wildlife like waterfowl. The plan to remove few trees on the site for construction and wildfire hazard reduction will make impacts to forest species negligible. Since grasslands are the dominant habitat type, the associated species are expected to experience the greatest disturbance. Deer, foxes and bears may experience adverse effects from an increased state of urbanization in close proximity to wildland areas in the greater vicinity.

No impacts are expected for federally or state listed threatened species.

Wildfire: As stated in the Natural Resources Report prepared by Kimley Horn dated September 22, 2023, the wildfire risk and burn probability are not expected to change with development of the project site. The site is predominantly “Low Risk” with smaller areas of “Moderate Risk” and “Lowest Risk” according to WRAP. The Peyton Fire Protection District is located approximately 4.5 miles from the site on Railroad Street and will service the property. Wildfire fuels are likely to be removed through development and the CC&Rs will require Firewise construction and landscaping.

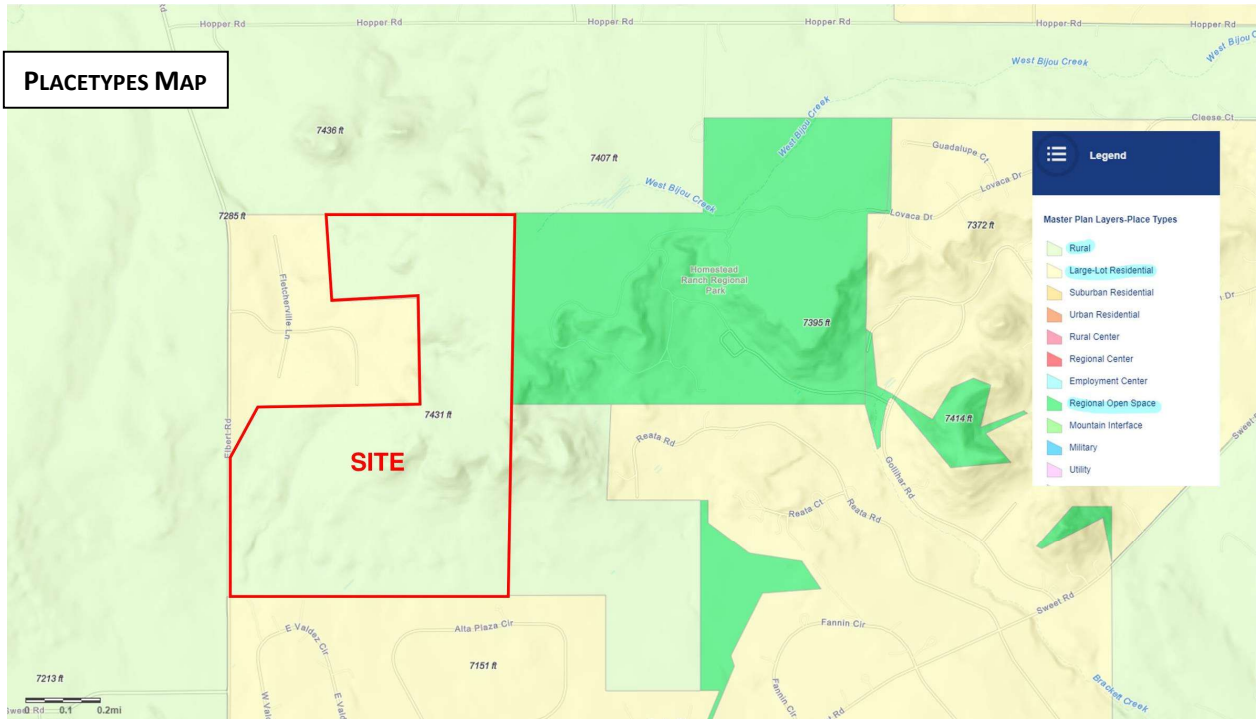
PROJECT JUSTIFICATION

The request is consistent with the criteria in Section 7.2.1.D.2.e for a Preliminary Plan as follows:

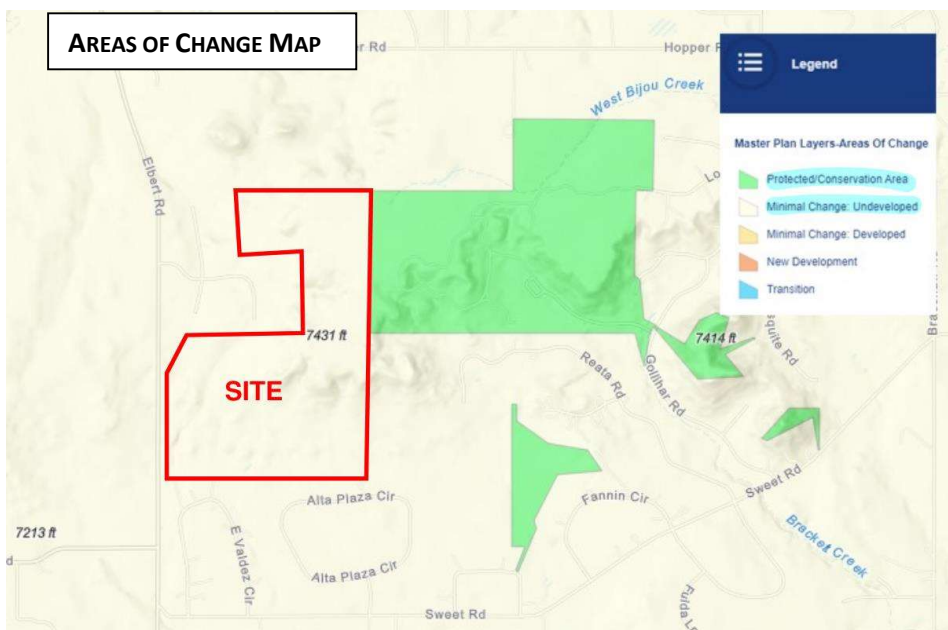
1. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;

YOUR EPC MASTER PLAN

The project site is denoted as a Rural placetype in Your EPC Master Plan. The primary land uses in this placetype are Farm/Homestead Residential, Parks/Open Space & Agriculture. The proposed 5-acre lots align with the Supporting Use of Estate Residential (Minimum 1-unit/5-acres) of the Your EPC Master Plan. This Preliminary Plan provides further contiguity in the County’s land use by connecting two currently separated Large-Lot Residential developments – one to the west (Apex Ranch) and one to the south (Reata Subdivision). The Rural placetype in this part of the county continues to transition towards large-lot residential around the Peyton Rural Center and this development would progress that trend.



In the Areas of Change chapter of the County Master Plan, the Overlook at Homestead property 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 5-acre lot development would maintain the large lot size currently present to the south and would transition the Apex Ranch PUD to the north and west, which is higher density and includes lots smaller than 5-acres. A good portion of the lots exist on top of the rocky outcropping



on the east portion of the site and would do little to change the sites character outside of the homes' footprint and internal roadways.

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

The project meets the following Core Principles and Goals set forth in the County Policy Plan:

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," and Goal 1.1 seeks to, "Ensure compatibility with established character and infrastructure capacity."

The proposed 5-acre lot development continues the rural density approved with the adjacent subdivisions in the County and will provide a transition from the PUD (Apex Ranch, with a gross density of 1 D.U. per 4.946 acres) to the existing RR-5 residences south of the site. The submitted traffic study indicates that the development can be accommodated with minimal impact to traffic operations for the existing and surrounding roadway system.

Core Principle 4, Transportation & Mobility, seeks to "Connect all areas of the County with a safe and efficient multimodal transportation system" Goals 4.1 and 4.2 respectively seek to, "Establish a transportation network that connects all areas to one another, emphasizing east-west routes, reducing traffic congestion, promoting safe and efficient travel" and, "Promote walkability and bikability where multimodal transportation systems are feasible."

The proposed trail easement would accomplish these goals by connecting more homes to an east-west trail that directly links with a nearby regional open space. When built, the trail moving through the proposed Preliminary Plan and Apex Ranch would be only two parcels away from connecting to the EPC Woodlake Trailhead.

WATER MASTER PLAN

This project straddles the 4a and 4c regions of the EPC Water Master Plan. The property is not within any of the growth areas identified for Regions 4a and 4c. The homes proposed at Overlook at Homestead will be served by individual domestic wells that pull from the Dawson Aquifer and will rely on existing water rights. This provides the proposed subdivision 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 Elbert Road, which runs along the western side of the site boundary as a Minor Arterial. A future extension of Hodgen Road, which currently dead ends into Eastonville Road, is shown to continue to Elbert Road on the 2040 Improvements Map. This portion of Hodgen Road is identified as a collector. The 2060 Preservation Map identifies the need to preserve additional right-

of-way along Elbert Road to accommodate future road improvements. These requirements of the MTCP are taken into account in the proposed Preliminary Plan for the property.

EL PASO COUNTY PARKS MASTER PLAN

The Parks Master Plan identifies a future primary regional trail connection through the center of the Overlook at Homestead property to connect the surrounding area with the Homestead Ranch Park to the east. In order to blend with the Regional Open Space to the east (Homestead Ranch Park) the proposed development would have a trail easement spanning from east to west and connecting with similar tracts existing in the Apex Ranch development. This trail accommodation aligns with the Trails Master Plan put forth by the County. Homestead Ranch Park is currently only accessible from the east via Golihar Road. This trail connection would not only improve the overall access to the park, but when combined with other future trails it would provide residents with a safer and quicker route to the nearby town of Peyton. Conversely, the addition of this public trail also provides neighboring residents with exposure to the views and natural features present on the Overlook at Homestead property.

2. The subdivision is consistent with the purposes of this Code;

The stated purpose of the Code is to preserve and improve the public health, safety and general welfare of the citizens and businesses of El Paso County. The proposed subdivision of rural residential is consistent with the County Master Plan and is compatible with the surrounding 5-acre and PUD single family lots and rural character of the area.

3. The subdivision is in conformance with the subdivision design standards and any approved sketch plan;

There is no approved Sketch Plan for this property. The proposed subdivision is in conformance with the subdivision design standards, which are discussed in more detail below. The subdivision design standards set out in Chapter 8 of the Land Development Code are met, including but not limited to:

- adequate provision for traffic, drainage, open space, recreation and parks;
- provision of properly designed roads to provide for safe and convenient vehicular circulation and identification of required road improvements;
- adequate provision for water, sewer and other utilities;
- Ensuring that structures will harmonize with the physical characteristics of the site;
- Ensuring that land is divided into lots that are of adequate size and configuration for the purpose for which they are intended to be used; and
- Protecting the natural resources, considering the natural vegetation.

4. A sufficient water supply has been acquired 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 this Code;

Water service will be provided by individual domestic wells on the residential lots. The wells will be drilled into the Dawson Aquifer and rely on existing water rights. Water quality testing of the Dawson

Aquifer wells has been completed and is of sufficient quality to serve the proposed residential development. ***The Applicant requests that the finding of sufficiency for water quantity, dependability and quality be deferred to the Final Plat.***

5. A public sewage disposal system has been established 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 this Code;

Wastewater service will be provided by onsite wastewater treatment systems (OWTS). The Wastewater Disposal Report prepared by RESPEC concludes that the property is generally suitable for OWTS and that contamination of surface and subsurface water sources should not occur provided the systems are installed according to El Paso County and State guidelines. The Report identifies floodplains on the site and notes that floodplain areas are not suitable for OWTS. Some lots are impacted but still have sufficient space for OWTS due to the size of the lot. The report concludes that the majority of lots will require designed systems and each property will need to be evaluated for this requirement.

6. 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)(c)];

The Soils and Geology Report prepared by Entech in August of 2023 identifies the geologic conditions that occur intermittently on the property and will impose some constraints on the proposed development, including artificial fill, expansive soils, shallow bedrock, seasonally shallow, potential seasonally shallow groundwater areas, and springs. Potentially unstable slopes, rockfall and debris flow susceptible areas will be encountered on lots located at the base of the bluff (Lots 23-35). The report indicates that these conditions can be mitigated through proper engineering design and construction techniques or avoidance. Areas affected by seasonal shallow and potential seasonally shallow groundwater may require drains adjacent to the structure to help prevent intrusion of water into areas below grade. Basements should be feasible across the majority of the site, but lot specific subsurface soil investigations will be required. The potentially unstable slope areas along the mesa are considered stable in their current condition, but care must be exercised in these areas as to not activate instability. The steeper slopes should be avoided by development and a minimum of a 30-foot setback from the crest of the cliffs/steep slopes is recommended. Once building locations are determined additional investigation may be warranted. Site grading should direct surface flows around structures around the top of the mesa where recent minor debris fans/erosion have been observed. Drainage culverts and other drainage infrastructure should be adequately sized for the potential sediment laden flows during significant precipitation events. Lots 23-35 are within the area indicated as Debris Flow Susceptible. In areas of concentrated flows channel armoring, including permanent channel armoring should be utilized to prevent accelerated erosion which in turn could create unstable conditions.

7. Adequate drainage improvements complying with State law [C.R.S. §30-28- 133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;

These matters are addressed in the Preliminary Drainage Report prepared by Kimley Horn prepared in August 2023. Proposed drainage infrastructure includes road side ditches, culverts to convey stormwater under roads, swales, and six full spectrum detention ponds. All proposed drainage basins have been designed in effort to keep runoff within the same existing basins, as to not transfer runoff between basins. The proposed ponds are designed to reduce peak stormwater flow rates, down below historic rates before leaving the site. These measures comply with the requirements of the LDC and ECM.

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

Lots will be accessible by new public streets that will comply with the LDC and ECM. Street names have been approved by El Paso–Teller County 911 Authority.

9. The proposed subdivision has established an adequate level of compatibility by

1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision;

The site layout incorporates a trail easement which travels the upper portion of the site and traverses the slopes down to the Apex Ranch boundary where it joins with an existing trail easement. This trail gives residents of this and surrounding properties, access to natural features within the site and the adjacent Homestead Ranch Park.

2) incorporating site planning techniques to foster the implementation of the County’s plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost-effective delivery of other services consistent with adopted plans, policies and regulations of the County;

A trail easement is being provided through the development to accommodate a planned trail per the EPC Parks Master Plan. This trail will facilitate bike and pedestrian traffic and will act as a connection between Apex Ranch and Homestead Ranch Park.

3) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;

The Traffic Impact Study demonstrates that the development will not materially impact existing levels of service on surrounding roads and proposed access improvements on Elbert Road will accommodate the site development traffic. The development will be served by well and septic systems and will have no negative impact on existing County services and facilities.

4) Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;

The site will be served by well and septic as described above. Mountain View Electric and Black Hills Energy will provide electric and natural gas services as stated in the Will Serve letters included in this submittal. Adequate streets are provided to serve the future residents of the subdivision.

5) The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and

The Peyton Fire Protection District has adequate capacity to provide fire protection to the proposed subdivision. A Fire Protection Report and a Will Serve letter from the Fire Chief is included with this submittal.

6) The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

The proposed subdivision meets the applicable sections of the Code.

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