

RED ROCK ACRES LOTS 1-5

LETTER OF INTENT

FINAL PLAT

SF2513

April 18, 2025



PREPARED FOR:

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Tax Schedule No: 7109000024 (Part), 7109014003 (Part)

Site Location, Size, Zoning:

Matrix Design Group, on behalf of Challenger Communities, is submitting a Final Plat application for 5 residential lots. The subdivision is currently zoned RR 2.5 and RR 0.5. The site is located east of Red Rock Ranch Drive, north of Cloven Hoof Estates, south of Monument Creek and west of Rockbrook Road. The proposed subdivision will create 5 residential lots, ranging in size from 2.6AC-3.5AC, on 14.957AC with a gross density of 0.34.

There is no overlay zoning on the property.

Surrounding land uses are detached single family to the east, south and west. The area north of Monument Creek is to remain undeveloped and not part of this application. Development to the east of the site is unplatted, zoned RR 0.5 and developed as detached single-family lots. West of the site is currently unplatted, zoned RR-5 and developed as the Forest View Estate Subdivision. South of the site lies Cloven Hoof Estates, a detached single family residential development zoned RR 0.5.

Access to lots 1-3 is provided by a shared drive connecting from Red Rock Ranch Drive. Access to lots 4-5 will be provided by a shared drive connecting from Vista View Drive within the Cloven Hoof Estates subdivision. Both shared drives will be privately maintained by the property owners.

The site is currently zoned RR-5 and RR0.5 which shall remain permitting the proposed large lot residential lots. The proposed large lots are compatible with surrounding land uses.

If two shared driveways are proposed, then access and maintenance agreements are required for each.

Request & Justification: Need waiver of public road frontage if not proposing a public road.

The purpose of this application is to request plat approval for 5 large lot detached single-family units, south of Monument Creek. Lots will range in size from 2.6AC-3.5AC. Each residence will be constructed by an individual home builder. All lots will be served by well and septic. A 300 year water sufficiency finding and court decree has been finalized and included as part this submittal.

Based on coordination with El Paso County Engineering, the development will create minimal stormwater quality impacts and/or runoff, therefore, no detention or water quality will be required. A final drainage report detailing this has been included with the submittal.

A portion of the Monument Creek Floodplain, Zone AE lies within the subdivision. This area is shown on FEMA floodplain panel 08041C0257G, effective 12/07/2018. Disturbance within zone AE will not be permitted, all residential construction will be within Zone X, area of minimal flood hazard.

Discuss the full area of the existing parcels and how they will be described on the plat as tracts.

A wildfire and hazard mitigation report has been included with this submittal. The report classifies the wildfire risk for the area as moderate to high. It should be noted here that the occurrence of a wildland fire on this property and any subsequent spread of a wildfire to adjacent land could never be eliminated. However, the potential for loss can be reduced and the odds can be improved when initial response forces can be successful in keeping a wildfire to the smallest size possible and structure loss to a minimum. The Wildfire Mitigation Report illustrates several steps that can be taken to help mitigate wildfire spread. Refer to this report for more information.

A natural resources report has been provided as a part of this submittal. The report addresses the topography, hydraulic features, soil conditions, wetlands, and wildlife.

Your El Paso County Master Plan:

Baseline Considerations:

1. *Is there a desirability or demand within the community for this use?*
The proposed 5 lot subdivision will help to fulfill desirability and demand this type of large lot type residential development within El Paso County. As illustrated in the recently approved Master Plan, the County should consider development that promotes development of places at a neighborhood scale, creating context-appropriate flexibility and an opportunity for compatible change.
2. *Does the market support the need for the use? Would the use be viable if built right now?*
There remains a high demand for this type of proposed subdivision in the Monument/ Palmer Lake area of El Paso County. The Tri-Lakes area serves as a place of residence for many who commute to work either in the Denver Metropolitan Area or Colorado Springs. The addition of these five large lot will be provided in a well-established community in the northern part of the County with a mixture of housing options, easy access to necessary commercial goods and services, easy access to main roadways, and a variety of entertainment opportunities.
3. *Would the use be providing necessary housing or essential goods and/ or services?*
The proposed subdivision will create 5 residential lots with sizes ranging from, 2.6AC- 3.5AC adjacent to Monument Creek. This type of subdivision will be characteristic of the surrounding development and support housing needs in the Palmer Lake area.

Utility Systems Considerations:

1. *Is there existing infrastructure to which the development can connect? If so, what infrastructure exists? If not, are there existing or proposed plans to extend infrastructure to this area?*
A shared private drive will connect 3 lots to Red Rock Ranch Drive. A second shared drive will extend from Vista View Drive to the remaining 2 lots on the east side. All lots will be served by well and septic. A water resources report demonstrating 300 years water sufficiency has been included with this submittal. Electricity to the site will be provided by CORE electric. Natural Gas will be provided by Black Hills Energy.

Goal LU1: Ensure compatibility with established character and infrastructure capacity.

Larger lots have been proposed in this location to encourage compatibility with the adjacent detached large lot single family residential to the West, South and East. All lots will be served by well and septic.

Traffic for this site is anticipated as minimal, no traffic study is required for this subdivision. Daily vehicular traffic generation will be less than 100 with the peak traffic generation less than 10. This will not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property. The existing level of service along Red Rock Ranch Drive is anticipated to remain unchanged. The proposed 5 lots do not anticipate pedestrian or bike traffic generation.

2. *Does the development trigger the need for such infrastructure?*
5 lots ranging with a minimum lot size of 2.5AC does not trigger the need for water or wastewater infrastructure. All lots will be served by well and septic. Traffic for this site is anticipated as minimal. Daily vehicular traffic generation will be less than 100 with the peak traffic generation less than 10. This will not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property. The level of service along Red Rock Ranch Drive is anticipated to remain unchanged. The proposed 5 lots do not anticipate additional pedestrian or bike traffic generation. All traffic generated will utilize

the existing Red Rock Ranch Drive and extension of Vista View Drive. No additional minor or major roadway intersections are anticipated with this development.

Goal LU4: Continue to encourage policies that ensure “development pays for itself”.

The proposed subdivision does not require any major improvements to the roadways or utilities. At time of final plat, the developer will pay all required County impact fees.

3. *Does the proposal trigger the need for pedestrian or multimodal connections and are those connections being provided?*

The proposed subdivision does not require any public improvements to be made to Red Ranch Drive. An extension of Vista View Drive will be created to provide access to Lots 4-5. The two proposed shared driveways will be private and built to accommodate Monument Fire District standards. While there is no direct access to regional trail corridors on site, access to the Sante Fe Regional Trail is within 3 miles of the proposed subdivision.

Goal TM2: Promote walkability and bike-ability

Due to the project’s small area, terrain and existing vegetation inclusion of multi-modal connections is difficult. Red Rock Ranch Drive and Rockbrook Road currently do not have public sidewalks and none are proposed with this project. The subdivision anticipates minimal traffic with no required improvements to Red Rock Ranch Drive. An extension of Vista View Drive will be created to provide access to Lots 4-5.

Best Practices Considerations:

1. *Does the development appropriately include conservation design best practices to protect/preserve existing natural resources?*
The proposed subdivision employs best practices to conserve existing natural resources of the Monument Creek flood plain, wildlife habitat, vegetation, natural topography and riparian areas.
2. *Does the development include best practices to protect existing natural resources and prevent unnecessary property damage? If not, does it include methods for impact mitigation?*
The subdivision preserves the existing habitat, components of the floodplain and riverine habitats by prohibiting development within these areas.

The U.S. Fish and Wildlife Service’s IPaC mapper and website database (<https://ecos.fws.gov/ipac/>) showed two critical mammal species, the Gray Wolf (currently experimental, non-essential population) and Preble’s Jumping Mouse (threatened). The gray wolf is not likely present within the project area.

The project area is located outside of the Preble’s Jumping Mouse and Ute Ladie’s Tresses critical habitat; however, both of their preferred habitat(s) may be present within the floodplain of the project area. As this area is to remain undisturbed there are no anticipated impacts on these species from the proposed project.

The Piping Plover and Eastern Black Rail were also identified as present on the site. The proposed subdivision would not result or contribute to water depletions on the South Platte River, therefore, no direct or indirect impact to these species would occur as a result of the project.

The Monarch Butterfly may be present on the site during migration season (May-October); presence of this species on site is not likely.

Migratory birds and raptors could be potentially impacted from the Project, both directly through habitat loss and indirectly due to avoiding areas around newly constructed housing.

To avoid impacts to migratory birds and raptors, the following mitigation measures should be implemented:

- Vegetation should be removed prior to the migratory bird and raptor nesting season (January 15 through September 30).
- If it is not possible to remove habitat (clearing/grubbing) prior to the nesting season, the contractor must have a qualified biologist survey the site for nesting migratory birds within seven days prior to clearing/grubbing or other construction activities. Active nests should be identified, protected, and avoided.
- USFWS will need to be contacted should an active nest become abandoned as a result of construction activities.

If other active raptor nests are observed within the construction area during clearing/grubbing or construction, USFWS must be contacted for guidance on avoidance/setback or biological monitoring requirements.

El Paso County Final Plat Section 7.2.1(D)(3) Approval Criteria

1. *The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;*
The proposed subdivision is located within a priority development area and Tri-Lakes key area. This project supports the Tri-Lakes area designation by providing housing of a similar character that aligns with the existing residential character of Highway 105 leading into Palmer Lake.

Subdivision of this parcel into 5 large lots will create large detached residential lots of a similar character and density between established neighborhoods. Existing residential lots to east, south and west all range from 0.5AC-2.5AC. Infill residential subdivisions such as the proposed 5 lots are described as anticipated patterns of growth within the area of minimal change-developed designation of Your El Paso County Master Plan.

This area is within the suburban residential placetype. Subdivision of the parcel to create 5 residential lots, with a minimum size of 2.5AC, is supportive of the suburban residential placetype primary use of detached single family on 2.5AC lots or larger. In this location the proposed larger lot sizes and lower density complement the surrounding 0.5AC- 2.5AC lot sizes and development characteristics of the surrounding area.

As a priority development area, this site should be prioritized first for new residential development to help accommodate growth in the County. The proposed development is supportive of primary uses described by suburban placetypes and established character of the surrounding area.

The subdivision meets the following goals and objectives of Your El Paso County Master Plan:

Land Use & Development:

Core Principle: Manage growth to ensure a variety of compatible land uses that preserve all character areas of the County

Goal 1.1 - Ensure compatibility with established character and infrastructure capacity

Goal 1.3 - Encourage a range of development types to support a variety of land uses.

Housing & Communities:

Core Principle: Preserve and develop neighborhoods with a mix of housing types.

Goal 2.2 - Preserve the character of rural and environmentally sensitive areas.

Environment & Natural Resources

Core Principle: Prioritize and protect the County's natural environment.

Goal 9.2 - Promote sustainable best practices with regard to development and infrastructure.

2. *The subdivision is in substantial conformance with the approved preliminary plan;*

There are no preliminary plans associated with this subdivision.

3. *The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;*

The subdivision is in conformance with El Paso County subdivision design standards and regulations. Both proposed driveways are privately owned and maintained and do not access more than 3 lots. All access points and infrastructure have been designed to meet El Paso County criteria.

The current plat shows one long easement that serves all 5 lots.

4. *Either 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, 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;*

Water for each lot will be provided by well. A water resources report demonstrating 300 years water sufficiency and adjudicated water rights has been included with this submittal.

This must be updated to a public or private road, or the driveways need to be separated into two with no vehicular connection between them.

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, 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 lots within the site will be on septic. A OWTS report, from RMG has been included with this submittal. The OWTS outlines proposed locations for each septic tank and leach field. Minimum lot size within the development is 2.5AC.

6. *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 [C.R.S. § 30-28-133(6)(c)];*

A "Soil and Geology Study", by RMG October 31, 2024 is included with the submittal package. There are no significant geological hazards; however, the potential for geologic hazards or constraints includes expansive near surface soils and bedrock, soils susceptible to erosion, steep slopes, and flood prone areas. Regional geologic conditions that impact the site include seismicity and faults. These geological conditions can be mitigated with engineering design and construction methods commonly employed in this area.

7. *Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;*

A final drainage report has been included with this application indicating drainage requirement compliance State law, this Code and the ECM.

8. *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;*

Legal and physical access will be provided to all parcels by a recorded easement. The recorded easement encompasses private drives along the front edges of the lots.

See
comments
above and
on final plat
drawings.

9. *Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;*

All necessary public services will be available to serve the proposed subdivision as this area has been master planned with anticipation of development such as this. Fire protection will be provided by the Monument Fire with the nearest station 1.3 miles away. A Wildfire and Hazard Mitigation report outlining fire mitigation and preventative measures has been included with this submittal. Police services are provided by El Paso County Sheriff's Department. A commitment letter from Core Electric and Gas commitment letter from Black Hills Energy has been included with this submittal. There are various recreational opportunities within the immediate area of the development, including easy access to the Rocky Mountains and the El Paso County Santa Fe Trail and Trailhead.

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

The proposed subdivision complies with the fire protection standards of Chapter 6. A fire protection report illustrating the available fire protection measures has been provided with this submittal.

11. *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;*

The location and design of the proposed public improvements are adequate to serve the needs and mitigate the effects of the development. Traffic for this site is anticipated as minimal. Daily vehicular traffic generation will be less than 100 with the peak traffic generation less than 10. This will not adversely affect the traffic conditions currently planned for and accommodated within, and adjacent to, the property. The level of service along Red Rock Ranch Drive is anticipated to remain unchanged. The proposed 5 lots do

not anticipate pedestrian or bike traffic generation. All traffic generated will utilize the existing Red Rock Ranch Drive and extension of Vista View Drive. No additional minor or major roadway intersections are anticipated with this development. Based on these conditions and coordination with the County, no traffic study is required with this development.

All driveway access points have been evaluated for clearance and safety. The shared driveway will be privately maintained by lot owners.

No disturbance is permitted in zone AE. Each lot will be developed by an individual home builder. An OWTS, included with this submittal, outlines locations for septic and leach field locations.

12. *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;*

A Subdivision Improvement Agreement will be provided if required.

13. *The subdivision meets other applicable sections of Chapter 6 and 8; and;*

The proposed subdivision meets all applicable sections of Chapter 6 and 8 of the El Paso County Land Development Code.

14. *The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.]*

No known commercial mining deposit is impeded by this subdivision.

El Paso County Water Master Plan:

Red Rock Acre Lots 1-5 will be serviced by well and septic. A water resources report demonstrating 300 years water sufficiency and adjudicated water rights has been completed.

In addition, Red Rock Acres Lots 1-5 meets the stated Goals and Policies:

- Goal 1.2 – Integrate water and land use planning
- Goal 4.2 – Support the efficient use of water supplies

through integrated master planning of site planning, landscape and water resource best management practices.

Impacts associated with the Final Plat:

A portion of the Monument Creek Floodplain, Zone AE lies within the subdivision. This area is shown on FEMA floodplain panel 08041C0257G, effective 12/07/2018. Disturbance within zone AE will not be permitted, all residential construction will be within Zone X, area of minimal flood hazard.

Wetlands: The site contains one seasonally flooded intermittent riverine habitat that bisects the site (R4SB7C) and a small segment of a seasonally flooded intermittent riverine habitat classified as riverine, unknown perennial, unconsolidated bottom, and permanently flooded (R5UBH). This drainageway follows the ridge from Cloven Hoof Estates, south of the development, to Monument Creek. Average slope of the ridge and drainageway exceeds 25%. Both areas and associated habitats will remain undisturbed with the development.

The drainageway is intermittent with water flowing part of the year. When water is not flowing, it may remain in isolated pools or surface water may be absent. Seasonal surface water is present for extended periods especially early in the growing season, but is absent by the end of the growing season in most years. After flooding ceases, the water table will vary from saturated to a water table well below the ground surface. The emergent palustrine water system is constrained on the site by a slope exceeding 25% and will remain undeveloped.

Monument Creek is a known jurisdictional WOTUS under Section 404 of the CWA and therefore the wetlands immediately adjacent are assumed to be jurisdictional (USACE 1987). The creek is classified as an R4SB3C (intermittent cobble-gravel bottom streambed with seasonal flooding) and riverine habitat. The Monument Creek channel and floodplain area is highly vegetated with grasses, willow, and Gamble Oak. The creek and flood channel are north of the project area and will be unaffected by the subdivision.

A portion of the subdivision is located within a designated FEMA 100 year floodplain as determined by flood insurance rate map, community map number: 08041C02576 effective 12/7/2018. This area is to remain undisturbed and therefore would not require a formal wetland delineation and Section 404 permit authorization from the USACE.

Air Pollution: By adhering to current air quality regulations, any air pollution emanating from the development will be negligible. The site contains a variety of trees, gamble oaks and native turfgrass which may result in higher than normal amounts of dust during windy days. Development of the site will implement fire mitigation strategies which will reduce dry forest debris, barren soil and clusters of dry grass beds. Construction practices will adhere to El Paso County health department, as well as state department codes and regulations

Water Pollution: By adhering to current wastewater and stormwater regulations, any water pollution emanating from the development will be negligible. An erosion and sedimentation plan will be in place prior to construction.

Noise Pollution: Vehicular movement is expected to a negligible source of noise pollution emanating from the site after construction is complete. The proposed development is surrounded by similar land uses and the effects of noise generated from the site will have little or no impact on other surrounding areas.

Vegetation, Wildlife Habitats and Migration Routes:

The project area is located within the Southern Rockies Level III ecoregion. This area is distinguished from neighboring plains ecoregions by their high elevation, steep, and rugged mountains. The undeveloped portions of each lot will remain as native vegetation and un-disturbed wildlife habitat.

The Colorado Parks and Wildlife note the following wildlife as present in the area:

- Albert's Squirrel
- Black Bear – Fall Concentration Area
- Black Bear Human Conflict Area
- Black Tailed Prairie Dog Colony potential
- Elk – Summer Range
- Great Blue Heron Foraging Area
- Gunnison's Prairie Dog – Overall Range
- Moose – Overall Range

- Mountain Lion – Human Conflict Area & Overall Range
- Mule Deer – Concentration Area & Overall Range
- Preble's Jumping Mouse
- Bullsnake – Overall Range
- Hernandez short horned lizard
- Milk Snake – Overall Range
- Plains garter snake – Overall Range
- Prairie and Western Rattlesnake – Overall Range
- Six lined race runner – Overall Range
- Smooth Greensnake – Overall Range
- White tailed deer – Concentration Area
- Wild Turkey – Winter Concentration Area
- Brown Bat – Overall Range
- Hoary Bat – Overall Range
- Little Brown, Long Eared, Western Small Footed and Long legged Myotis – Overall Range
- Red & Silver Bat – Overall Range
- Townsends Big Eared Bat - Overall Range
- Band Tailed Pigeon – Breeding Range
- Brewer Sparrow - Breeding Range
- Brown Capped Rosy Finch – Overall Range
- Burrowing Owl – Breeding Range
- Golden Eagle – Breeding Range
- Grasshopper Sparrow – Breeding Range
- Lark Bunting – Breeding Range
- Lazuli Bunting – Breeding Range
- Lewis Woodpecker – Breeding Range
- Northern Harrier - Breeding Range
- Prairie Falcon – Breeding Range
- Rufous Hummingbird – Migration Range
- Virginia Warbler – Breeding Range
- Dwarf Shrew – Overall Range
- White Tailed Jack Rabbit – Overall Range

A baseline environmental report, created by Matrix Design Group in 2024, concluded that no species would be affected based on our understanding of the proposed project and federal, state and local regulations pertaining to natural resources. All construction is recommended to avoid the FEMA 100-year floodplain and wetland areas. Additionally, the proposed project may require tree and scrub-shrub clearing. Because the Project Area contains habitat for nesting bird species, it is recommended all ground and tree clearing activities be completed outside of the nesting bird season (January 15 through September 30). If ground and tree clearing activities must be completed during the nesting bird season, a nesting bird survey to comply with the MBTA and BGEPA is recommended.

Provide a discussion summarizing any community outreach efforts by the applicant that have occurred or are planned as part of the request.