

SECLUSION ZONE CHANGE

LETTER OF INTENT

MAY 2021

OWNER:

Norwood Foundation
111 S. Tejon Street, Suite 100
Colorado Springs, CO 80901

REQUEST

N.E.S. Inc. and G3 Investment
Change from PUD to RR-5 for the Seclusion property.

Please add the following to this letter of intent:
-Property tax schedule number
-A discussion summarizing the provision of utilities.
-A discussion summarizing how the proposed map amendment (rezoning) is consistent with the El Paso County Water Master Plan and Parks Master Plan
-A discussion summarizing any potentially sensitive natural or physical features (e.g., wetlands, protected species habitat, floodplain, etc.) within the area included within the request.
-A discussion summarizing any community outreach efforts by the applicant that have occurred or are planned as part of the request (if applicable)
-A discussion regarding anticipated traffic generation and access, unless a separate traffic study is required and is being provided.

LOCATION

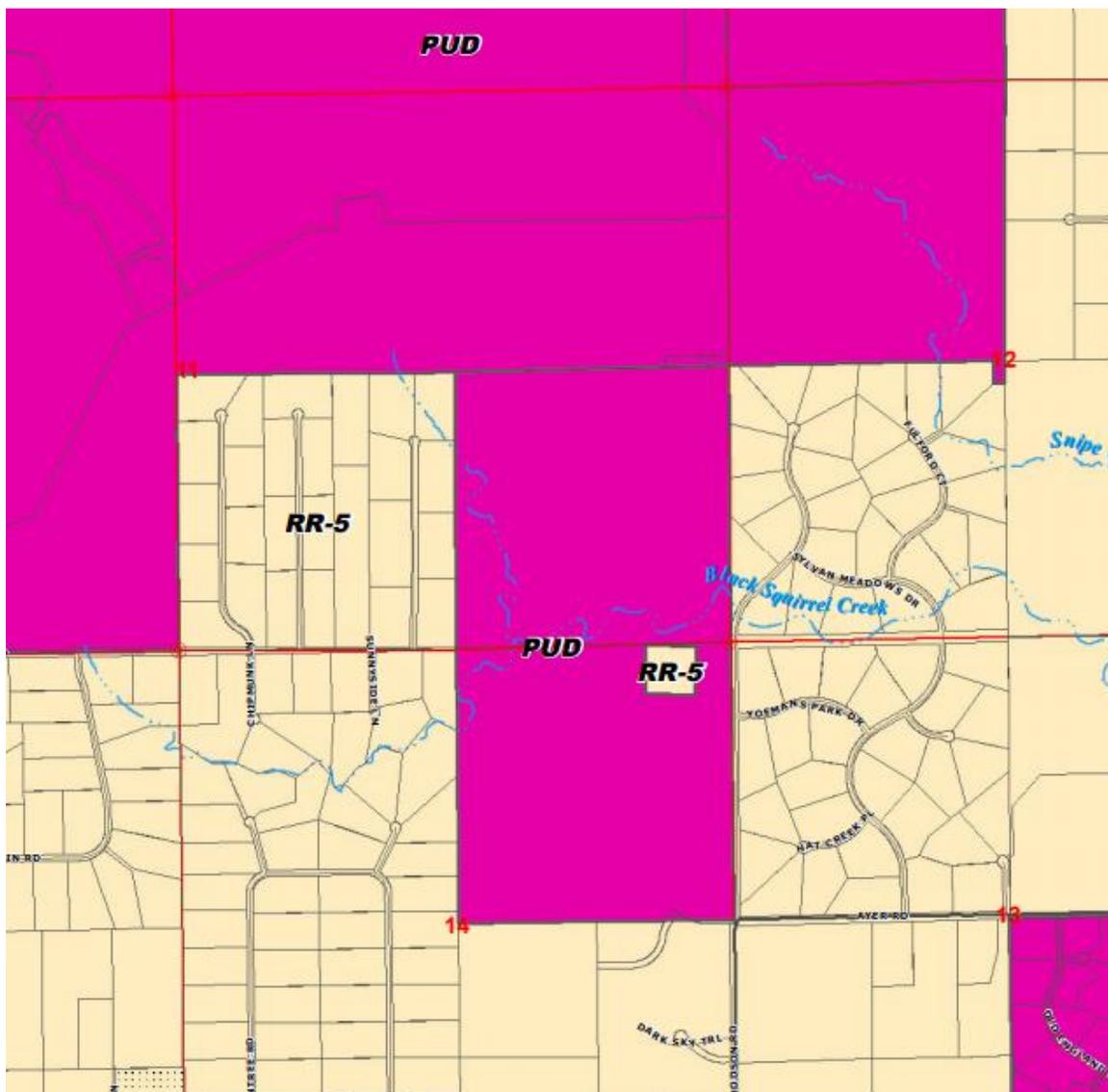
Seclusion comprises two parcels, totaling 313.773 acres. The site is in northern El Paso County, northwest of the intersection of Goodson Road and Ayer Road. Shoup Road terminates at the western boundary of the site. The property is currently vacant/agricultural grazing land. An MVEA electric substation is located on the east side of the property and is excluded from the property and rezone request. Black Squirrel Creek runs through the northern half of the property.



PROJECT DESCRIPTION

The Seclusion property was zoned to Planned Unit Development (PUD) in 2006, with an accompanying Preliminary plan to subdivide the property into 60 residential lots ranging in size from approximately 3.5 to 6 acres. Current analysis indicates that this plan is not economically feasible due in part to significant tree loss from the Black Forest fire, the cost of crossing the floodplain and new stormwater requirements. For this reason, a rezone of the property to RR-5 is requested to facilitate dividing the property into 35-acre parcels for residential use. Dividing a parcel into 35-acres or greater does not constitute a subdivision of land and, therefore, does not trigger the El Paso County subdivision regulations and no Preliminary Plan or Final Plat is required.

The proposed rezone to RR-5 is compatible with the surrounding zoning. To the west and east of the property is RR-5 zoning and existing 5-acre residential lot subdivisions. To the south are 40-acre parcels that have been platted into 5-acre lots but not yet developed. To the north is The Sanctuary in the Pines Planned Unit Development, which is planned for 2 ½ acre or larger residential lots.



PROJECT JUSTIFICATION

The criteria for assessing Map Amendments (Rezoning) is set out in Chapter 5.2.5.B of the El Paso County Land Development Code. The requested rezoning from PUD to RR-5 is justified against these criteria as follows:

- 1. THE APPLICATION IS IN GENERAL CONFORMANCE WITH THE EL PASO COUNTY MASTER PLAN INCLUDING APPLICABLE SMALL AREA PLANS OR THERE HAS BEEN A SUBSTANTIAL CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD SINCE THE LAND WAS LAST ZONED;**

A new Master Plan for El Paso County was accepted by the County Planning Commission on May 26, 2021. This new Master Plan replaces all previously approved Small Area Plans. The Place Types map in the Master Plan classifies this property and the surrounding area as "Large-Lot Residential", where the primary land use is single-family detached residential, typically 2.5 acre lots or larger. The proposed rezone from PUD to RR-5 is consistent with the Master Plan in this regard.

- 2. THE REZONING IS IN COMPLIANCE WITH ALL APPLICABLE STATUTORY PROVISIONS, INCLUDING BUT NOT LIMITED TO C.R.S. §30-28-111 §30-28-113, AND §30-28-116;**

As the proposed rezoning is consistent with the County Master Plan and is compatible with adjacent land uses, it therefore complies with the statutory provisions that allow County's to establish limit, regulate, or amend zoning within the unincorporated parts of El Paso County in the interests of public health, safety and welfare.

- 3. THE PROPOSED LAND USE OR ZONE DISTRICT IS COMPATIBLE WITH THE EXISTING AND PERMITTED LAND USES AND ZONE DISTRICTS IN ALL DIRECTIONS; AND**

As noted above, the proposed RR-5 zoning is compatible with adjacent zoning and land uses. The proposed "down-zoning" will increase minimum allowable lot size from that proposed under the current PUD zone.

- 4. THE SITE IS SUITABLE FOR THE INTENDED USE, INCLUDING THE ABILITY TO MEET THE STANDARDS AS DESCRIBED IN CHAPTER 5 OF THE LAND DEVELOPMENT CODE, FOR THE INTENDED ZONE DISTRICT.**

It is proposed to divide the property into eight 35-acre parcels for residential use, which is a permitted use in the RR-5 zone and, given the size of the parcels, there will be adequate space to meet the dimensional standards of the zone. A parcel of 35-acres or greater does not constitute a subdivision of land and, therefore, does not trigger the El Paso County subdivision regulations.

Please address whether road impact fees will be applicable for this application if traffic amounts will change for this rezone.