



**Hunsinger Subdivision**  
**Letter of Intent (Rezoning)**

**August 2018**

**1. Owners/Developers:** Hunsinger Development Corporation (Attn: Steve Hunsinger)

10140 Otero Avenue  
Colorado Springs, CO 80920

**Planner:** Terra Nova Engineering, Inc.  
721 S. 23<sup>rd</sup> Street  
Colorado Springs, CO 80904  
(719) 635-6422

**Engineer:** Terra Nova Engineering, Inc.  
721 S. 23<sup>rd</sup> Street  
Colorado Springs, CO 80903  
(719) 635-6422

**2. SITE LOCATION:** The Hunsinger Subdivision is located on the southwest corner of the intersection of Otero Avenue and Old Ranch Road.

**3. INTRODUCTION:** The Hunsinger Development Corporation is working to subdivide three existing lots into five residential lots. One existing lot is currently in use as a residence, which will remain a residence as one of the proposed lots.

**PROPOSAL:** The application covered by this Letter of Intent include a zone change for 8.3 acres from the RR-5 Zone to the RR-2.5 Zone.

**THE PLAN:** The existing Lot 10 will be rezoned from RR-5 to RR-2.5 to allow for the subdivision of three existing lots (separate application).

**4. EXISTING AND PROPOSED FACILITIES:** There is an existing residence and associated out building on the lot. No changes to the existing structures and no proposed facilities are included in this application. No significant traffic impacts are anticipated from this rezoning.

**5. WAIVER REQUESTS:** N/A

The request must show that the current structure meets the setback requirements for future zoning and that a non-conformity will not be created. Table 5-4 of the LDC has the set backs

**6. PURPOSE AND NEED:** The purpose of this rezoning is to allow for the future subdivision of three lots that includes Lot 10. The need is that the lots can't be subdivided as planned with the current zoning of Lot 10.

**7. ACRES:** 8.3 ac

**8. NUMBER OF RESIDENCES AND DENSITY:** There is one existing residence and associated out building on the lot. No additional residences are included in this application. The proposed density is one residence per 2.5+ acres.

**9. NUMBER OF INDUSTRIAL OR COMMERCIAL SITES PROPOSED:** Zero.

**10. APPROXIMATE FLOOR AREA RATIO OF INDUSTRIAL AND/OR COMMERCIAL USES:** N/A

**11. NUMBER OF MOBILE HOME UNITS AND DENSITY:** Zero.

**12. TYPICAL LOT SIZES:** The existing Lot 10 is roughly 764'x487'. No changes to the lot size are included in this application.

**13. TYPE OF PROPOSED RECREATIONAL FACILITY:** N/A

**14. PHASED CONSTRUCTION:** N/A

**15. ANTICIPATED SCHEDULE OF DEVELOPMENT:** N/A

**16. HOW WATER AND SEWER WILL BE PROVIDED:** Existing residence has an existing private water well and onsite septic system.

You are within 400 feet o a Municipal Sewer line, per previous discussion and the LDC a waiver of this requirement is required. The municipal authority must agree in writing that they do not require a connection due to some limiting feature. See additional comments on VR-18-014

**17. PROPOSED USES:** Rural Residential.

**18. AREAS OF REQUIRED LANDSCAPING:** None.

**19. PROPOSED ACCESS LOCATIONS:** The existing residence has an existing driveway. No additional access is proposed as part of this application.

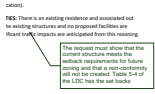
**20. OPEN SPACE ACRES AND PERCENT:** Zero.

Nearly all of the parcels surrounding Lot 10 are currently zoned RR-2.5 (one parcel is zoned A [City]); therefore, this zone change will result in zoning the same as others in the vicinity and will conform to the intended use of land in this area and the El Paso County Master Plan.

Section 5.3.5 Criteria of Approval still not discussed in Letter of Intent

# Markup Summary

dsdseigny (3)



**Subject:** Callout  
**Page Label:** 1  
**Lock:** Locked  
**Author:** dsdseigny  
**Date:** 10/5/2018 12:05:08 PM  
**Color:** ■

The request must show that the current structure meets the setback requirements for future zoning and that a non-conformity will not be created. Table 5-4 of the LDC has the set backs



**Subject:** Callout  
**Page Label:** 2  
**Lock:** Locked  
**Author:** dsdseigny  
**Date:** 10/5/2018 12:05:09 PM  
**Color:** ■

You are within 400 feet o a Municipal Sewer line, per previous discussion and the LDC a waiver of this requirement is required. The municipal authority must agree in writing that they do not require a connection due to some limiting feature. See additional comments on VR-18-014

he intended use of land in this area :

Section 5.3.5 Criteria of Approval still not discussed in Letter of Intent

**Subject:** Text Box  
**Page Label:** 2  
**Lock:** Locked  
**Author:** dsdseigny  
**Date:** 10/5/2018 12:05:12 PM  
**Color:** ■

Section 5.3.5 Criteria of Approval still not discussed in Letter of Intent