



Hunsinger Subdivision
Letter of Intent (Rezoning)

June 2018

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

10140 Otero Avenue
Colorado Springs, CO 80920

Planner:

Terra Nova Engineering, Inc.
721 S. 23rd Street
Colorado Springs, CO 80904
(719) 635-6422

Engineer:

Terra Nova Engineering, Inc.
721 S. 23rd Street
Colorado Springs, CO 80903
(719) 635-6422

Letter of intent does not provide discussion for the Land Development Code Section 5.3.5 Criteria of Approval how the proposed zone change is in conformance or provides justification for the zone change, see other examples on EDARPS for further assistance.

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.

5. WAIVER REQUESTS: N/A

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.

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.

Please state that with the proposed rezone you do not anticipate any significant traffic impacts.

Markup Summary

Letter of intent does not provide discussion for the Land Development Code Section 5.3.5 Criteria of Approval how the proposed zone

regulation (After Steve Hummer) Letter of intent does not provide discussion for the Land Development Code Section 5.3.5 Criteria of Approval how the proposed zone change is in conformance or provides justification for the zone change, see other examples on EDARPS for further assistance.

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Please state that with the proposed rezone you do not anticipate any significant traffic impacts. (1)

REGS OF REQUIRED LANDSCAPING: None.
PROPOSED ACCESS LOCATIONS: The existing residence has an existing egress access to the proposed site.

VEHICLE ACCESS AND PARKING: None.
Please state that with the proposed rezone you do not anticipate any significant traffic impacts.

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Please state that with the proposed rezone you do not anticipate any significant traffic impacts.