



March 27, 2023 REVISED May 11, 2023

El Paso County Planning Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Add County File No.
MS238

RE: Letter of Intent
Renehan Minor Subdivision
5740 Burgess Road

Gentlemen:

This letter serves as our Letter of Intent for the above referenced minor subdivision request. Detailed information on this request is as follows:

Applicant:

Larry Gilland, LGA Studios, 201 E. Las Animas St., Suite 113, Colorado Springs, Colorado 80903.
719-635-0880 larryg@lgastudios.com

Owner(s):

Jeff Renehan & Julie Renehan and Brad & Sandy Renehan
c/o Jeff Renehan, 640 Southpoint Ct., Suite 150, Colorado Springs, CO 80906
719-660-6525, jimatrenehan@aol.com

Site location: 5740 Burgess Road, Colorado Springs, Colorado 80908.

Property Tax Schedule: 6213000050

Size: 34.28 acres, Zoned RR-5

Proposed Request:

The proposed request is to subdivide a 34.28 acre parcel into three lots. The current zoning allows for 5 acre parcels within the zone district. The two current owners are brothers and would like to build homes as far back on the L shaped property as possible. To provide for reasonable equal ownership the parcel will be divided into 3 lots. One lot to the northwest section of the land, a second lot on the northeast section of the land, with the remaining land to be frontage on Burgess Road. The proposed development will include Lot 1 within the southern region of the project site of 8.62 acres, Lot 2 within the central/northeast region of the project site of 17.06 acres, and Lot 3 within the northwestern region of the project site of 8.69 acres. The site will also include a shared private driveway with access to Burgess Road and a no build wildlife easement within Lot 3 of 0.57 acres.

For the Master Plan, at a minimum, please include analysis of the placetype, area of change, and key area, as well as the Water Master Plan and Parks Master Plan



Configuration of the lots are shown on the Site Plan document that has been uploaded. Once approval is obtained for the final plat for this minor subdivision, the owners intend to build a home for each couple and a barn is planned for the future.

The current state water allocation will allow up to 4 wells on this parcel. The intent for the third lot will be for a barn with living quarters. The two lots on the northern portion of the property will be over the five-acre lot size of the RR-5 zone district.

The application for a minor subdivision complies with El Paso County review criteria for a minor subdivision, as stated in El Paso County Land Development Code Chapter 7 and C.R.S. 30-28-133. Relationship to surrounding land uses is compatible to adjacent properties to the west, east and south. The property to the north is a large parcel for LaForet, a conference and retreat center. The proposed subdivision is in general conformance with the goals, objectives and policies of the Master Plan for this area, the subdivision is consistent with the purposes of this code, the subdivision is in conformance with the subdivision design standards and any approved sketch plan. It is worth noting that an approved sketch plan is not required by LDC Chapter 7 for a minor subdivision.

The requirement for a minor subdivision are contained within the package that has been submitted:

Please see water report comments.

biological hazards on this property and this has been addressed in the documentation by Kimley-

naturally sensitive area for species has been noted on the preliminary plat and address in detail in titled "Natural Resources, Forest Management and Fire Protection Plan by Kimley-Horn.

- Required services to the site such as fire and access to a public road have address by letter from Black Forest Fire District.
- Burgess Road is a County maintained road that can be accessed directly from the roadway being created with the plat.
- The team that has put together this information on behalf of the Renehan family has taken care to confirm that a sufficient water supply is available for this minor subdivision with Doug Hollister, District 10 Water Commissioner, as supported by a Water Decree from District Court, Water Division 2, State of Colorado, Case No. 00CW99. A full Water Resources Report is in process and will be submitted as soon as it's completed and will address the requirements of quantity (already established by the Water Decree), quality and dependability for the type of subdivision proposed. Water will be provided by new wells to each property.
- A private septic system will be designed by a licensed engineer to address all septic needs for the minor subdivision and the two planned homes. Wastewater is by on-site septic system.
- All utility providers have been approached and we have submitted letters for electric and natural gas providers. Electrical is provided by Mountain View Electric Association ("MVEA"). Natural Gas is provided by Black Hills Energy.
- All soil, topographical conditions and drainage requirements have been addressed by reports submitted from Entech Engineering and Kimley-Horn respectively.
- The Colorado Geological Survey Land Use review fee has been paid as required by El Paso County and is awaiting the County's request for the Colorado Geological Survey review. A letter has been prepared and submitted by Kimley-Horn to the U.S. Fish and Wildlife Service (USFWS) requesting technical assistance to assess the project site for the presence of potential habitat for the federally threatened Preble's meadow jumping mouse.
- All use standards for development standards, traffic circulation, driveway access easement agreement, and fire department access and turnaround space are addressed in the following paragraphs.



Use Standards:

The parcel being subdivided into three parcels is to stay within development standards for smaller subdivisions. The access to each parcel will be by a private road that will be constructed to allow fire department access and turnaround space for fire department vehicles. The site on the northwest will require some use of a flag lot stem to access the proposed residence location. The remaining two sites will be accessed directly off the private drive. The size of the private drive on this 34.28 acre site will be less than one acre to address minimal disturbance to the site and minimal required approvals.

Each home site will then be constructed on an area under one acre disturbance. The private roadway access will be constructed to standards set forth by the fire department regulations and county standards for a private road. Additionally, Burgess Road is anticipated to be widened at some point in the future through this development. The owners are aware of such and will provide for additional R.O.W. on the plat.

The current site entrance will be the location of the private drive access from Burgess Road that currently exists. That access will be updated and developed to county standards.

Utilities:

The property has been allocated use of four wells within the State's allocation with a three-lot subdivision the water need for the proposed uses is being met.

Sewer will be by the use of OSW individual septic and leach fields to be in compliance with current El Paso County Health Department regulation and shall comply with required distances to new wells.

Electrical is currently overhead and underground. The developer/owner will meet with Mountain View Electric to address transformers and power locations such that underground power to each home may be achieved. Natural gas will be provided by Black Hills Energy.

Traffic:

Traffic report has been uploaded with the other requirements to the County's EDARP website. The current access to the property is more of historic use and aligns beside a current driveway that accesses the property to the west. The use of three lots generates minimal additional traffic to the proposed subdivision. The proposed private drive will contain proper visibility triangles for residences' on this parcel. This location to the site is the best location; other locations would be far more disruptive to the overall site.

Open Space Requirements:

The applicant has retained the services of Kimley Horn and Associates, Inc to assess the project site for the presence of potential habitat for the federally threatened Preble's meadow jumping mouse and prepare a full report regarding compliance with the Endangered Species Act and to meet the requirements of this application for minor subdivision. A full copy of the report has been uploaded to the project site within El Paso County Planning and Development review's website.



Alternatives:

No alternatives are requested or proposed. Early discussions with fire departments have deemed this access and parcel acceptable. Discussion with local utility providers have noted utilities can be provided to site. Discussions with state water has deemed this parcel has required water resources. Current septic profile pits have been excavated to determine specifics of septic systems. Soils reports are being generated to determine specifics of soil conditions for the future residence. Some points have been addressed. Please list all criteria points and explain how they are met/justified.

We have made additional questions

Respectfully

Larry Gillanc
President

- 1) The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.
 - 2) The subdivision is consistent with the purposes of the Land Development Code ("Code").
 - 3) The subdivision is in conformance with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analysis, studies, reports, plans, designs, documents, and other supporting materials.
 - 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 the Code.
 - 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 the Code.
 - 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)].
 - 7) Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of the Code and the Engineering Criteria Manual ("ECM") are provided by the design.
 - 8) The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development.
 - 9) Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County and in compliance with the Code and the ECM.
 - 10) 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; (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; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefor, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities.
 - 11) Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision.
 - 12) The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code.
 - 13) The proposed subdivision meets other applicable sections of Chapters 6 and 8 of the Code.
 - 14) 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 of the Code.
- 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.
The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.].