



January 12, 2021

PCD File No. SF2010

**WAIVER REQUEST
PRAIRIE RIDGE
RECONSIDERATION FOR A FINAL PLAT**

Owner:

Sonship Properties LLC
P.O. Box 511
Rocky Ford, CO 81067
(719) 241-0022
Justin Ensor

Applicant:

M.V.E., Inc.
1903 Lelaray Street, Suite 200
Colorado Springs, CO
(719) 635-5736
David Gorman

Site Location Size and Zoning:

The Prairie Ridge subdivision was previously approved by the El Paso County Board of County Commissioners on April 24, 2008. However, the final plat was not recorded at that time and it has expired. The owner is seeking reconsideration of the previously approved Final Plat. The applicant is requesting approval for reconsideration of a previously approved final plat. This waiver request is to allow the use of the previously approved flag lots in the subdivision.

The proposed subdivision to be known as "Prairie Ridge" is located within the southeast one-quarter of Section 12, Township 11 South, Range 66 west of the 6th principal meridian in El Paso County, Colorado. The property has El Paso County Tax Schedule No. 61000-00-483. The site has no currently assigned address, but is located on Brown Road in northwestern El Paso County. There are no existing improvements on the property. The site is 39.769± acres in area and is zoned RR-5 (Residential Rural – 5 Acre).

The site is situated on the south and east sides of Brown Road which makes right angle turn at its northerly extent. Brown Road is a gravel, County maintained road but is not platted right-of-way. Walker Road is located approximately 0.5 miles to the south and Black Forest Road is located approximately 1.3 miles to the west. Unplatted 35-acre to 80-acre parcels, all zoned RR-5, surround the site.

Access for the lots will be from Brown Road, which is the existing gravel public road located along the north and west edges of the site. Driveway Access for all proposed lots are proposed to be by private driveways connecting to Brown Road. Three of the seven lots are flag lots with flag stem extensions connecting to Brown Road.

Engineers • Surveyors
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736
Fax 719-635-5450 • e-mail mve@mvecivil.com

Request and Justification:

A waiver of the El Paso County Land Development Code Section 8.4.3(B)(4) is requested to allow the use of flag lots to gain access to Brown Road. The flag stems are to extend and connect to Brown Road, a gravel rural local roadway. Flag lot access is appropriate for this subdivision due to the five-acre rural residential lot size and the constraints of the natural features of the site. In this case, it would be impractical to extend public road right-of-way and county maintained infrastructure to the interior 5.0 acre rural residential lots from gravel Brown Road. A public or private roadway would require the crossing and disturbance of the natural drainageway in order to serve all the lots. The proposed flag lot configuration provides adequate and efficient private access to the three lots in a way that minimizes potential disturbance of the natural features of the site. The approval of this waiver will allow the continuance of the previously approved development concept and will not diminish the public health, safety and welfare.

Z:\61141\Documents\Correspondance\61141-Wiver Request.odt