

Clifford Joyner

Joyner Construction Company, INC.
1270 Fawnwood Road
Monument, CO 80132
(719) 481-6196
CELL (719) 491-6411
joynercon@msn.com

December 14, 2023

El Paso County Development Services
2880 International Circle
Suite 110
Colorado Springs, CO 80910

SUBJECT: PONDEROSA PINE ESTATES. A SUBDIVISION OF LOTS 1 AND 2,
MORGAN SUBDIVISION NO. 1 SECTION 9, T.11S., R.67W. OF THE 6TH P.M.
EL PASO COUNTY, COLORADO

Owner information:

Clifford A. Joyner
1270 Fawnwood Rd.
Monument, CO 80132
(719) 481-6196
joynercon@msn.com

Assessor's Parcel No.:
7109002019 and 7109002018

Existing zone: RR-0.5

Placetype:

Rural.

Land Uses:

The site will be used for residential purposes

History:

Assessor's parcel number 7109002019 (18810 and 18820 Cloven Hoof Dr., Palmer Lake, CO) currently has two existing residential buildings.

Assessor's parcel number 7109002018 is currently an empty residential lot with no structures present.

Request and Justification:

Parcel 7109002019 (18810 and 18820 Cloven Hoof Dr., Palmer Lake, CO): Our intent is to subdivide this existing property into two single-family lots. The proposed subdivision is compatible with the surrounding properties. This is one lot with two single-family homes built on it. The subdivision will allow two homes to be sold individually as a substantially lower cost. Each lot will contain over 31000 sf. The required square footage in zoning RR-0.5 is 21780 sf. The current road access for both houses is an active driveway that has serviced lot 1 and 2 since the 1940's. This subdivision abandons the active driveway accessing Hwy 105 and installs a driveway to Cloven Hoof Rd.

Assessor's Parcel No.7109002018 Justification: This lot contains 60984 sf. The required square footage in zoning RR-0.5 is 21780 sf. This subdivision will allow the best use of the land with sizes of each lot well in excess of minimum size requirements.

There is an additional 463' of frontage on Hwy 105. There is also an active driveway that has serviced lot 1 and 2 since the 1940's. This subdivision/administrative relief removes frontage requirements from Hwy 105 and abandons the active driveway accessing Hwy 105.

Water and Sewer:

Water is currently supplied to parcel 7109002019 (18810 and 18820 Cloven Hoof Dr., Palmer Lake, CO) by Forest View Acres Water District. There will be no change to water each house.

Water to the proposed two lots on parcel 7109002018 will be supplied by Forest View Acres Water District.

Wastewater services are currently supplied to parcel 7109002019 (18810 and 18820 Cloven Hoof Dr., Palmer Lake, CO) by Palmer Lake Sanitation District. There will be no change to the sewer service for each home.

Wastewater services to the proposed two lots on parcel 7109002018 will be supplied by Palmer Lake Sanitation District.

Electric:

Electric is currently supplied to parcel 7109002019 (18810 and 18820 Cloven Hoof Dr., Palmer Lake, CO) by Core Electric Cooperative. There will be no change to electric for each house.

Electric to the proposed two lots on parcel 7109002018 will be supplied by Core Electric Cooperative.

Traffic Generation:

Traffic generated from parcel 7109002019 (18810 and 18820 Cloven Hoof Dr., Palmer Lake, CO) will remain unchanged.

Traffic generated from the proposed two lots on parcel 7109002018 will be 18.88 trips per day based on 9.44 trips per unit for Single Family Detached Housing (according to Trip Generation, 10th Edition, 2017 by the Institute of Transportation Engineers). This number of trips is below the County threshold of 100 trips per day or 10 trips during the peak hour. Therefore, a Transportation Impact Study (TIS) is not required for the project. This development is subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 19- 471. Traffic Impact Fees will be paid at time of building permit.

FEMA Floodplain:

Per FEMA Panel 08041CO257G, this site is not within the limits of a 100yr floodplain.

Request of Subdivision Applicability per LDC Chapters 7&8:

This proposed subdivision will be dividing the current 1 lot with two homes on it into 2 single family lots compatible with zoning RR-0.5. The homes will be sold on the open market.

Regarding the proposed subdivision on parcel 7109002018, it will be dividing the current 1 lot into 2 single family lots compatible with zoning RR-0.5. New homes will be built on this lot and the homes will be sold on the open market.

CH 7:

- A Preliminary plan is not required as this is a “minor subdivision”.
- The subdivision is consistent with all design standards and regulations.
- The existing two homes will use the existing sewer, water, gas and electric after subdivision.
- The existing empty lot, Parcel 7109002018, will require new electric service from Core Electric, Water service from Forest View Acres Water District, and sewer from Palmer Lake Sanitation District.

Summary of geological hazards report:

SUMMARY OF CONCLUSIONS

1. We did not identify geotechnical or geologic constraints at this site we believe preclude construction of single-family residences. The primary geotechnical concern is the presence of sporadic lenses of expansive

JOYNER CONSTRUCTION CO, INC. 1

CLOVEN HOOF, LOTS 1 AND 2, MORGAN SUBDIVISION, FILING 1 CTL|T PROJECT NO. CS19720-120

claystone bedrock. We believe these concerns can be mitigated with proper planning, engineering, design, and construction.

2. Strata encountered in our exploratory borings consisted of 4 to 5 feet of silty, clayey sand soils underlain by predominantly sandstone bed- rock with localized layers of claystone bedrock to the maximum depths explored of 30 feet. Testing and our experience indicate the near-sur- face soils and sandstone are generally non-expansive to low swelling. Claystone layers are intermittently present within the bedrock and may exhibit variable swell potential.
3. Groundwater was not encountered during drilling and the borings were found to be dry 17 days after exploration was completed. Groundwater elevations can be altered by development and will vary with seasonal precipitation and landscaping irrigation.
4. The presence of expansive soils and bedrock on the site constitutes a geologic hazard. There is risk that these materials may heave and damage slabs-on-grade and foundations. We believe the risk of dam- age can be mitigated through typical engineering practices

employed in the region. Slabs-on-grade and, in some instances, foundations, may be damaged. Where claystone is encountered within foundation excavations, sub-excavation may be appropriate.

5. We believe spread footings designed and constructed to apply a minimum deadload will be appropriate if underlain by natural sand, sandstone bedrock, or new, moisture conditioned and densely compacted fill. Claystone bedrock was encountered in one boring at a depth of 12 feet. The presence of claystone should be evaluated by excavation of test pits at the time of the excavation observation for each of the structures.
6. Control of surface drainage will be critical to the performance of foundations and slabs-on-grade. Overall surface drainage should be designed to provide rapid removal of surface runoff away from the proposed residences. Conservative irrigation practices should be followed to avoid excessive wetting.

-

The site already falls under the jurisdiction of EPSO and is within the **MONUMENT FIRE DISTRICT**

- The site complies with methods of fire protection as outlined in Chapter 6. A Letter will be included to show evidence of this.
- There will be no offsite impacts as a result of this subdivision.
- There are no required public facilities for this subdivision.

▪ CH 8:

- The land is suitable for development as there are several residences on Cloven Hoof Rd. There are no physical constraints that would deem this unsuitable for development. CTL/Thompson geohazard report (that accompanies this submittal) does list a couple of items; see above. The report lists mitigations for both of these.
- The land is safe for the intended purposes of single family housing. There are no major geological hazards that affect this site.
- There are slopes over 30% on the proposed lots and these have been listed as no build areas on the proposed subdivision plan. There are no other extreme geological hazards affecting this site.
- Regarding roads and access; a shared driveway will be installed to service parcel 7109002019 (18810 and 18820 Cloven Hoof Dr., Palmer Lake, CO). A shared driveway will be installed to service the two proposed lots on parcel 7109002018. There are no major plans to alter the landscape of the new lots with the exceptions of installing the private driveway and the residences themselves.
- As far as we are aware, there are no structures or other areas located on the site that would qualify as archeological or historical.
- As far as we are aware, there are no plans for differing land use on these lots.
- As far as we are aware, these lots are not in the way of any major airways or airports and thus should not affect them.
- As far as we are aware, there are no endangered species affected by these proposed changes.
- As stated previously, this site is not within the limits of a 100yr floodplain per FEMA Panel 08041CO257G.

- The sites are bounded by Hwy 105 to the north. The existing topography and trees already serve as sufficient noise mitigation.
- The current and proposed lots are not situated anywhere near a railroad.
- This site is not located near enough to any major military outpost or installation and thus does not fall under any constraints detailed in LDC chapter 8.
- The area does not fall within or near any area designated for park use, trails, or any other park related activity.

Pg 143 of the El Paso County Master Plan:

- *Is the proposed use located within a Key Area? If so, how will the proposed use affect the unique identity or character of the Key Area?*
 - The Site is not located within a Key Area.
- *Does the proposed use promote the level of change identified in the Areas of Change map?*
 - According to the Areas of Change Map, the site falls within the Minimal Change: Undeveloped area. Per page 21 of the El Paso County Master Plan, this site would be classified as “Minimal Change: Undeveloped”. The area is still overwhelmingly natural and the proposed subdivision would only build adjacent or near to the existing structure, and maintain the rural nature of the site.
- *Does the use fall within the primary or supporting land uses within the identified Placetype? Is the proposed use consistent with the character and objectives of the Placetype?*
 - According to the chart on page 23, the site, both proposed and existing fall within the primary land use for a rural place type. The proposed use is consistent with the character and objectives of the rural placetype because the proposed use is residential housing.
- *Is the use located within a Priority Annexation Area? If so, how does the nearby municipality plan for or otherwise address the subject property and does the proposed use align with the municipality’s plan(s)?*
 - The site is in the Monument area, therefore it is not within a Priority Annexation area.
- *Is the use located within a Housing Priority Development Area? If so, is the proposed use one of the identified housing types for the area?*
 - The use is not located within a Housing Priority Development Area.
- *Is the use located within a Commercial Priority Development Area? If so, is the proposed use one of the identified commercial uses for the area?*
 - The use is not located within a Commercial Priority Development Area.
- *Is the use located within an Employment Priority Development Area? If so, is the proposed use one of the identified employment-focused uses for the area?*
 - The use is not located within an Employment Priority Development Area.
- *Is there existing infrastructure to which the proposed development can connect? If so, is connection proposed and how will it be accomplished? If not, is there a plan for future extension of infrastructure to the property?*

- A proposed private drive is to be put in place for the proposed lots to connect to the existing public road. Commitment letters for Gas and Electricity have been submitted to the County for the proposed lots. The proposed sites will be serviced by public sewer system and city water installed once they have been built.
- *Does the development trigger the need for pedestrian or multimodal connections and are such connections being proposed?*
 - No. The development does not trigger the need for pedestrian or multimodal connections.
- *Does the proposed use/development incorporate appropriate conservation design principles as identified in the Master Plan?*
 - The proposed use will allow for two additional houses to be built on the two new lots. There will be no major development requiring any form of conservation.
- *Will the proposed use/development further the County's objective of meeting the Vision, Principles, Goals, and Objectives of the Master Plan?*
 - Yes.
- *Does the proposed use/development support the Implementation Objectives and Specific Strategies of the Master Plan?*
 - Yes it does. It provides affordable housing to family members of the existing land owners.

Constraint's/Hazards:

As far as we are aware, there are no special features to this site that would result in constraints or hazards preventing development of the proposed new 4 lots.

Proposed Improvements:

The overall goal of this subdivision is to split the existing two lots into 4 lots. There are two existing homes on parcel 7109002019 which will remain unchanged. It is proposed that two new homes will be built on the newly formed lots on parcel 7109002018. All homes will be sold on the open market. There are two proposed private driveways that will be built Cloven Hoof Rd. Maintenance and repair of this driveway and any new residences will be the responsibility of the owners.

We ask that El Paso County grant the subdivision request.

Please contact the owner with any questions, thank you.

By: _____
 Clifford A. Joyner
 (Owner)