

# Leffler Rezone Letter of Intent

January 9, 2025

Eric Leffler

4515 Ford Drive

Colorado Springs, CO 80908

Direct: 719.493.8617

Ericleffler81@gmail.com

Tax Schedule Numbers: 6214000097 and 6214000032

Acreage: 5 Acres and 1.01 Acres

Current Zoning: RR-5

PCD File # P253

Requested Zoning: RR-2.5

## Site location, Size, Zoning:

Eric Leffler is respectfully submitting an application for a map amendment (rezone) from the RR-5 zoning district to the RR-2.5 zoning district. There are two lots (one 5 acre lot and one 1.01 acre lot) and two dwellings on the property. A concurrent request has been submitted to [Dimensional Boundary Line Adjustment](#) to adjust the boundaries of these two lots to change the into two 3 acre lots. The proposed rezone is compatible with the surrounding planned and existing developments and is consistent with the Your El Paso Master Plan.

## Utilities

Mountain View Electric Association (MVEA) provides electric service and Black Hills Energy provides natural gas service to the area. The existing dwellings are served by individual onsite wastewater treatment systems and two individual wells.

## Request:

Request for approval of a rezone of 6.01 acres in two parcels from the RR-5 zoning district to the RR-2.5 zoning district.

## Justification:

Where is the Master Plan analysis?

The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned. ~~The proposed map amendment (rezone) is in general conformance with the Master Plan. Please see the Master Plan analysis below.~~ The rezoning is in compliance with all applicable statutory provisions, including but not limited to C.R.S. § 30-28-111 § 30-28-113, and § 30-28-116. 2 The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions. The property owners are requesting to rezone the property from the RR-5 zoning district to the RR -2.5 zoning district. The parcels located Ford Drive and one property away from the subject property are currently zoned RR-2.5. The current homes and structures on the property are in conformity with RR-2.5 zoning and set-back requirements. The current lot configuration does not meet the county standards of a RR-5 zoning as one of the lots is only 1.01 acres and was created prior to county subdivision rules and regulations. This rezone and concurrent application to [Dimensional Boundary Line Adjustment](#) would correct this zoning issue and turn a 1 acre and 5 acre properties into two 3 acre parcels which would fit the current neighborhood and uses in a more desirable way. There are 4 lots on the same road and one lot away from the subject property that are only 2.5 acre parcels.

The proposed rezone is in compliance with the other topical elements of the County Master Plan, including the Master Plan for Mineral Extraction, and the El Paso County Wildlife Habitat Maps and Descriptors.

Add a statement that the subject parcels are not in any overlay zone district.

Provide a point by point analysis of **how** each approval criterion from §5.3.5.B is met.

Provide a statement regarding how the proposed request complies with the definition of the proposed use. RR-2.5 - is intended to accommodate low-density, rural, single-family residential development.

Provide a discussion summarizing any potentially sensitive natural or physical features within the area. If none are identified, provide a statement that no sensitive features exist.

Provide a discussion summarizing how the proposed map amendment is consistent with the El Paso County Master Plan, including the Water Master Plan.

To complete this discussion, please refer to the master plan analysis that was created for you. You will find it in EDARP in the folder for your early assistance meeting, EA2231 .

Please provide discussion on the access plan from Ford Drive and Leprechaun Lane and if Leprechaun Lane driveway will be closed with the rezone and replat. Explain if there are any access easements that have been granted to adjoining properties that may be using this access from Ford Drive. Please ensure the updated Rezone map shows any existing or planned access easement or easements