

Applicant: Mason LLC
7702 Barnes Rd #140-58
Colorado Springs, CO 80922
Submitted by Michael Cartmell
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May 24, 2022

Ryan Howser
Project Manager, Planner II
El Paso County, Planning and Community Development
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Need to include a discussion of this.
Identify if it's in a sub-zone APZ and
identify if the proposal is consistent
with the use standards in CAD-O
section of the Code

RE: Mustang Heights Minor Subdivision – 8330 Mustang Place Owner: Mason LLC

The Mustang Heights Subdivision is located in the North quarter of Section 4, Township 13 South, Range 65 West of the 6th P.M. in El Paso County, Colorado. The site is bound to the south, east and west by similar type single family residential lots land uses. The north is bound by Sterling Ranch, a master planned community.

The parcel in its entirety consists of 5.37 AC and is currently zoned “RR-2.5” for Residential Rural under TSN: 5304002017. The zoning also has an overlay of CAD-O. The proposal consists of subdividing the existing 5.37 AC into (2) separate approx. ~2.5 AC parcels and planned for (1) single family unit on each lot. Lot 1 shall consist of 2.544 AC, Lot 2 (existing residence) shall consist of 2.8249 AC. The existing residential home will be within Lot 2 of the newly subdivided lots, whereas Lots 1 is planned for one new residential unit.

The proposed (2) approx ~ 2.5 AC parcels proposes the use of wells, septic system development and service from MVEA for electric via overhead power poles with communication service lines. Propane is available to service these lots. Mustang Place is the legal access to the existing 5.37 AC and with the approval of this proposal Lot 1 and 2 shall have direct access to Mustang Place. (See proposed plat map)

The purpose and request of this application is to subdivide the existing 5.37 AC into two (2) separate approx. ~ 2.5 AC parcels and planned in the future for (1) single family dwelling unit on each of the two (2) lots. Approval of this proposal complies with the current zoning of RR-2.5. Therefore, this proposal generally simulates the surrounding properties with (1) dwelling unit per 2.5 AC +/- and thereby shall not pose a negative impact to any of the surrounding properties.

Site Suitability per LDC 7.2.1 (d) (2) & (3)

Conformance to County Planning Areas:

The proposed rezone application site per the **El Paso County Master Plan** (draft plan April 23, 2021) (**EPC MP**) is located and identified within the **Placetype: Suburban Residential** Master Plan area. The Suburban Residential placetype Suburban Residential is characterized by predominantly residential areas with primarily single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type. It is supportive of and compatible with the overall single-family character of the area. The Suburban Residential placetype generally supports accessory dwelling units. This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern. This project site lies within the **90% of "Area Expected to See Minimal Change" and within the 70% of Minimal Change Undeveloped** as defined in the **EPC MP**. The Minimal Change: Undeveloped area types are areas The character of these areas is defined by a lack of development and the presence of significant natural areas. These areas will experience some redevelopment of select underutilized or vacant sites adjacent to other built-out sites. Still, such redevelopment will be limited in scale so as to not alter the essential character.

This site is listed in the **Suburban Development Existing Key Planning Land Use**. According to the EPC MP, the site is within proximity and has access to a Regional Commercial Center and Employment Hub in the northern Colorado Springs area. Employment areas are comprised of land for industrial or other business uses. Many of the County's larger commercial and employment areas are located within municipal limits and require unincorporated residents to travel considerable distances for work, goods, and services. Planning efforts within

Not sure what is meant by this. Is this a reference to a key area?

municipalities, particularly on the edges, affects development patterns in the adjacent and nearby unincorporated areas, and a regional commercial center in Colorado Springs can capture a large portion of the potential customers in adjacent unincorporated areas, thus significantly limiting the likelihood of similar commercial development in nearby areas of the County.

Directly east of the subject site delineated as Incorporated City of Colorado Springs Land Use. Subject Site lies within the #2 Falcon community of the "Suburban Residential Priority Development Area." The Falcon community has developed its own unique character and functions as a small municipality. New Suburban Residential development would match the existing development pattern in Colorado Springs and Falcon to the east and west and act as a density buffer between more urban development to the south and large-lot to the north. According to the **EPC MP**, the specified El Paso County Planning shall emphasize the importance of the connection of Stapleton Road, Woodmen Road, and Vollmer Road. These connectivity corridors would provide important access to necessary goods and services in surrounding communities, generally supporting suburban residential development that directly serves this area.

This site is served by the regional transportation via Hwy 24 and is connected to a network of roadway access via and State Highways 83, 94, and 115, and locally by Woodmen Road and Vollmer Road, and Black Forest Road. The site is not within a Military 2-Mile Notification Zone or the Potential Area for Annexation defined in the EPC MP Key Areas.

Suburban Residential: Character

Suburban Residential is characterized by predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type. It is supportive of and compatible with the overall single-family character of the area. The Suburban Residential placetype generally supports accessory dwelling units. This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern.

Although primarily a residential area, this placetype includes limited retail and service uses, typically located at major intersections or along perimeter streets. Utilities, such as water and wastewater services, are consolidated and shared by clusters of developments, dependent on the subdivision or area of the County.

El Paso Master Plan Core Principals & Goals - House and Communities

Core Principle: Preserve and develop neighborhoods with a mix of housing types.

Goal 2.1 - Promote development of a mix of housing types in identified areas.

Goal 2.2 - Preserve the character of rural and environmentally sensitive areas.

Goal 2.3 - Locate attainable housing that provides convenient access to goods, services, and employment.

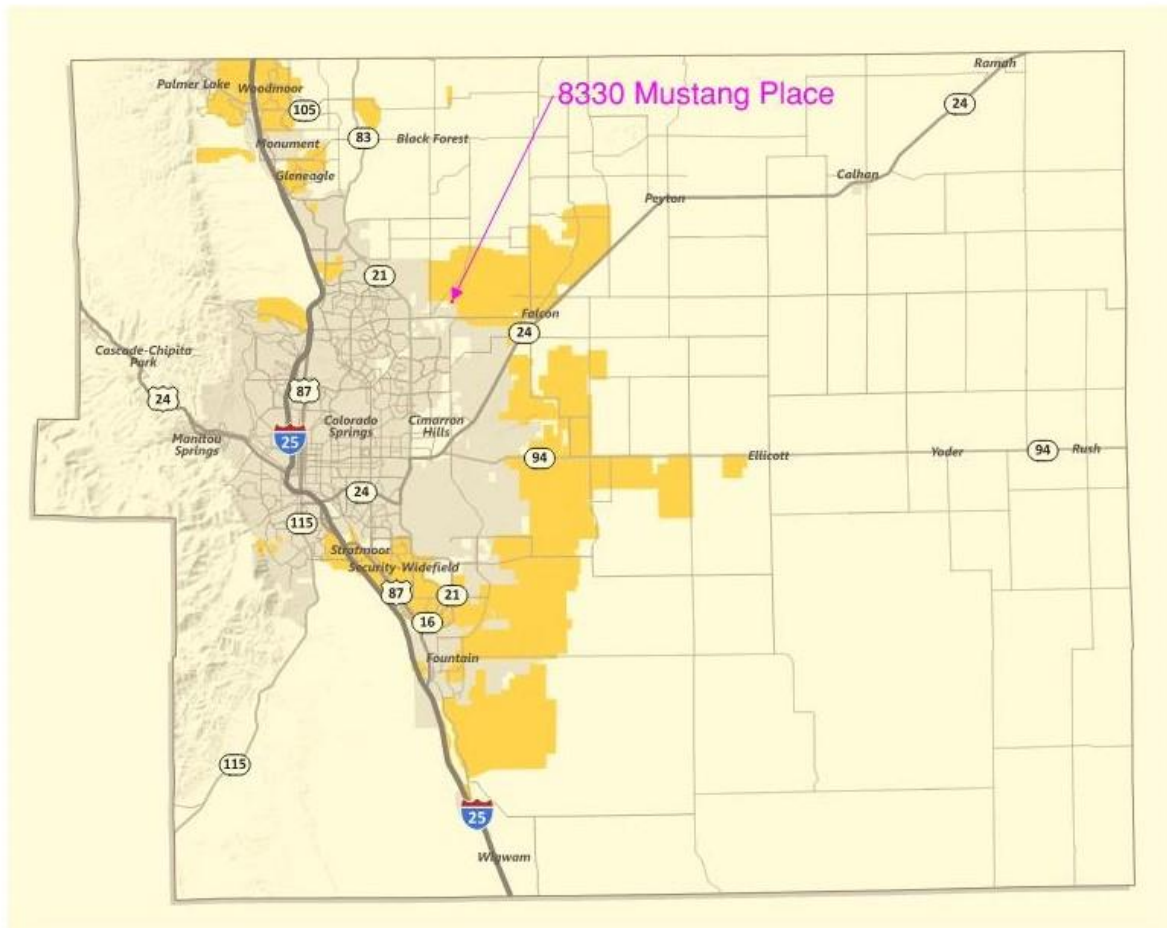
Goal 2.4 - Support aging-in-place housing options to meet residents' needs through all stages of life.

The minor subdivision is consistent with the Principals & Goals of El Paso County Master Plans and the surrounding properties. It will not adversely affect or subject an overburden to the existing or future planned roadways systems, emergency or police services, public features, and drainage or utility services while maintaining its integrity and intent.

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Letter of Intent

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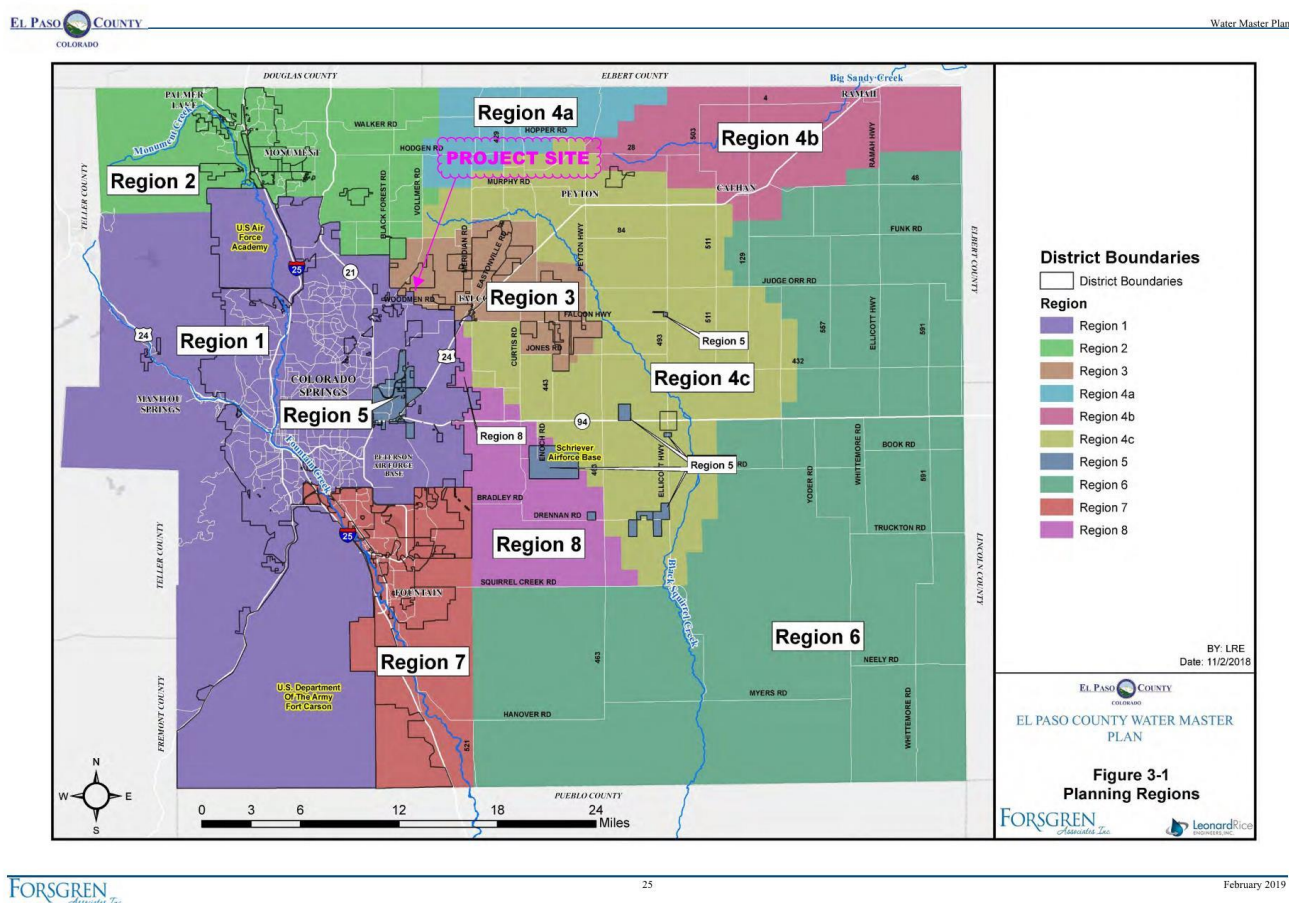


El Paso County Water Master Plan:

This property lies in the Denver Basin Aquifer and supplied from the Black Squirrel Creek Basin, and is located in Region 3 of the El Paso Water Master Plan. (Figure 4-4 Designated Basins).

Current Water Demand for Region 3 is **4,494** AF per year. The anticipated demand for Region 3 in 2040 is 6,403 AF and in 2060 are 8,307.

Current Water Supply for Region 3 is **7,164** AF per year. The anticipated supply for Region 3 in 2040 is 7,921, and in 2060 are 8,284.



Goals and Policies: The El Paso County Water Supply Master Plan identifies specific goals that promote water supply conservation, quality, and sustainability, which should be upheld and supported by the Mustang Heights Subdivision development.

Goal 4.2 - Support the efficient use of water supplies & Goal 6.1.2 - Promote water conservation: Per the El Paso County Water Master Plan, the full 2060 build-out water supply is anticipated that the nonrenewable aquifer water supplies are not expected to be economically sustainable over the long term, and that water supplies in this region may need to be diversified in the future. It is recommended that with water conservation actions by all, users within the Region 3 area could help ensure extending the longevity life use of the water supply. Water conservation actions could be promoted via low water usage landscaping, such as xeriscape style landscaping with minimal grass lawn areas that require substantially more water to maintain.

Topographical conditions presenting hazards or requiring special precautions: No portion of this site is within a designated FEMA floodplain as determined by the Federal Emergency Management Agency (FEMA) Flood Insurance Map Rate Map (FIRM) Panel No. 08041C0533G, effective date of December 7, 2018. It is anticipated that the lot's general drainage patterns will not change, except for drainage protection of the future home structures.

Drainage Improvements: No drainage Improvements are proposed with the minor subdivision application of the Mustang Heights Subdivision. The proposed development of one (1) new residential units shall be less than 1 AC of disturbance areas combined, and thereby complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM. A Drainage Report has been provided with this Minor Subdivision Application/Request.

Utilities: The electric provider shall be Mountain View Electric. All other utilities shall be provided by the owner. This includes well water, septic system and leased propane if necessary. These services shall be established during the construction of a future residential dwelling.

Public improvements: Mustang Place shall be the ingress/egress access point for the Mustang Heights Subdivision. Mustang Place is a low grade paved roadway with approximately 60' Right of Way and maintained by El Paso County

Natural Features and Public Facilities: The subject property generally slopes to the southwest. There is one natural drainage swale on the subject property located on the eastern portion of the project site (Lot 1). The natural drainage swales shall be left unaltered as to not change the natural drainage patterns. The surface topography across the site is predominantly flat, with gentle slopes ranging from 0.01 to 0.015 ft/ft. Native grasses cover the property. The property is relatively isolated from any significant corridors or thoroughfares; therefore, no design factors were incorporated regarding bike paths or public transportation. Therefore, it is not anticipated that the Mustang Heights Subdivision minor subdivision development shall negatively impact the surrounding properties and or existing public facilities. The applicant agrees to pay traffic impacts fees with the minor subdivision under the El Paso County road impact fee program (resolution No. 16-454) of \$3,830 per new single-family dwelling unit, \$3,830 total (Lots 1) at the time of plat recording.

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Public Services: The Mustang Heights Subdivision site currently lies within the jurisdictions of all public services such as fire and police protection by the Falcon Fire Department and the El Paso County Sheriff Departments.

El Paso County Land Development Code Compliancy: The Mustang Heights Subdivision Minor subdivision complies with all standards and details outlined in Chapter 6 and Chapter 8 of the El Paso County Land Development Code.

El Paso County Road Impact Fee: The El Paso County Road Impact fee shall be paid at the time of building permit.

Should you require any additional information, please contact me at 719-235-6797.

Thank you,

Michael Cartmell
Mason, LLC