

8330 Mustang Place – Rezone Request
Letter of Intent
December 14, 2020

Please consider specifically addressing the criteria for approval for rezoning, as outlined in LDC, Sec. 5.3.5(B).

Owners/Applicants: Mason, LLC
7702 Barnes Road #140-58
Colorado Springs, CO 80922
(719) 235-6797

Consultant: M&S Civil Consultants, Inc.
102 E. Pikes Peak Ave, Suite 500
Colorado Springs, CO 80903
(719) 955-5485

Site Location: Site address: 8330 Mustang Place Colorado Springs, CO 80908

Lot 10 is a 5.37-acre parcel currently zoned RR-5 located within Pawnee Rancheros Filing No 2, and is located northeast of Woodmen Rd. and Marksheffel Rd. intersection, in El Paso County, and more specifically north of the Kenosha Dr. and Mustang Rd. intersection.

Tax Schedule Number: 5304002017

Rezone Classification Request:

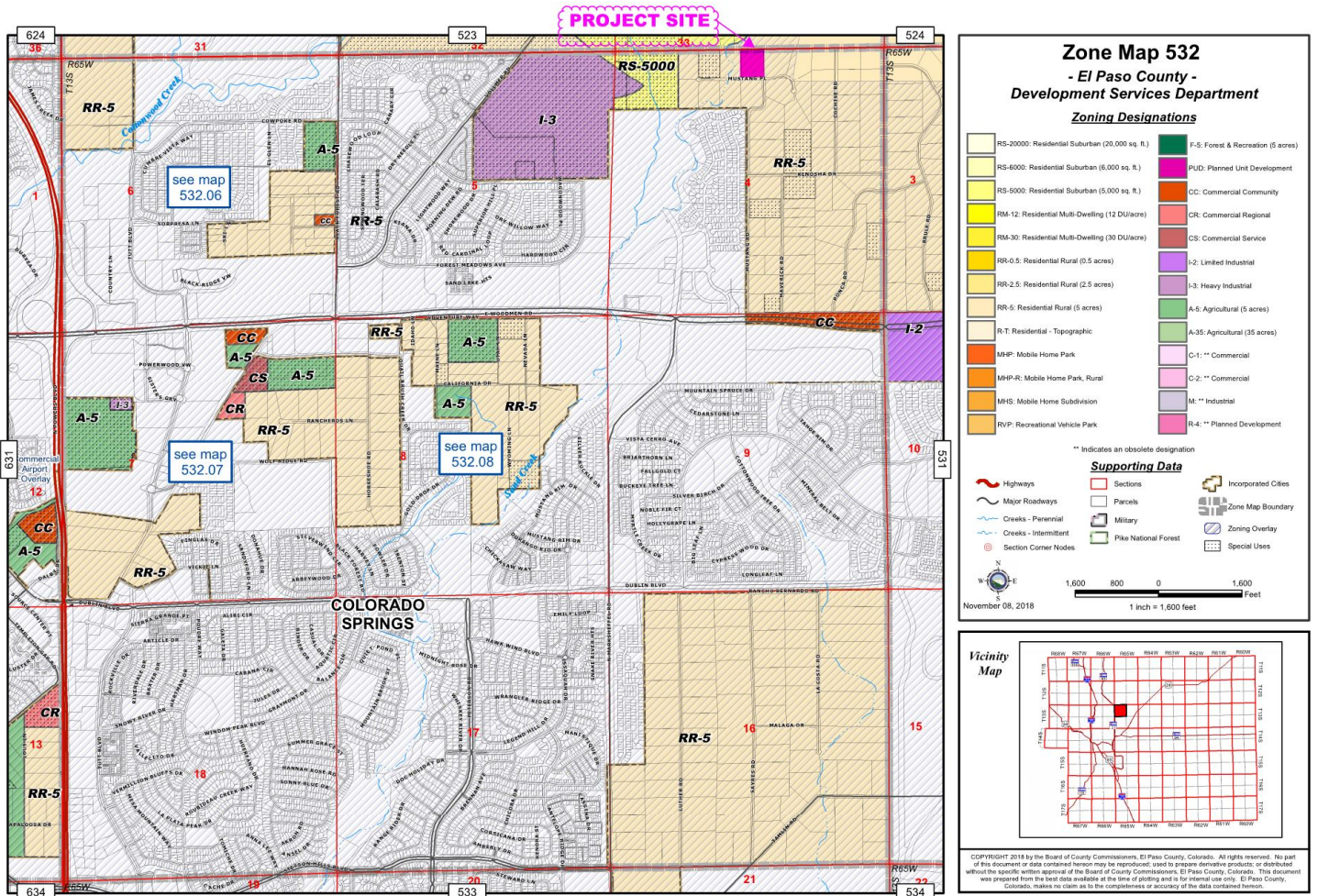
Mason, LLC, is the current owner of the subject site, and hereby submits an application to request a Rezone classification of Lot 10, of the Pawnee Rancheros Filing No. 2 as recorded under, Rec. No. 029863327, from RR-5 to RR-2.5.

Existing Zoning & Structures:

consider adding in that the sketch plan has been approved and what densities are shown directly adjacent to your lot (I realize you do in the paragraphs following)

The Pawnee Rancheros Filing No. 2 is a subdivision within El Paso County (EPC) and is currently zone RR-5. The subdivision that's directly east and south of the Pawnee Rancheros site are the Bar J-B Acres Subdivisions; also EPC zoned classifications of RR-5 that currently includes 2.5 acre lots. Directly west and northwest of this site are vacant parcels of land currently zoned RS-5000 that permits minimum lot sizes of 5000 SF. Directly adjacent to the north is a vacant parcel of land currently EPC zoned RR-5, however, these northern properties are included in the approved Sterling Ranch Master Plan and these properties are planned to be rezoned to 2 DU/AC and 3-5 DU/AC parcels. Southwest of the Pawnee Rancheros site is a single family residential subdivision known as Shiloh Mesa, within City of Colorado Springs zoned PUD, 3.74 DU/AC).

Lot 10 of the Pawnee Rancheros Filing No. 2 currently contains (1) one residential modular home, three (3) detached outbuilding(s) consisting of a one barn, one garage and one shop constructed on the subject site. The modular home, the detached garage and the barn are located primarily on the eastern portion of the subject parcel, whereas the existing shop is located on the western portion of the parcel. (See Rezone Map)



Future Intent:

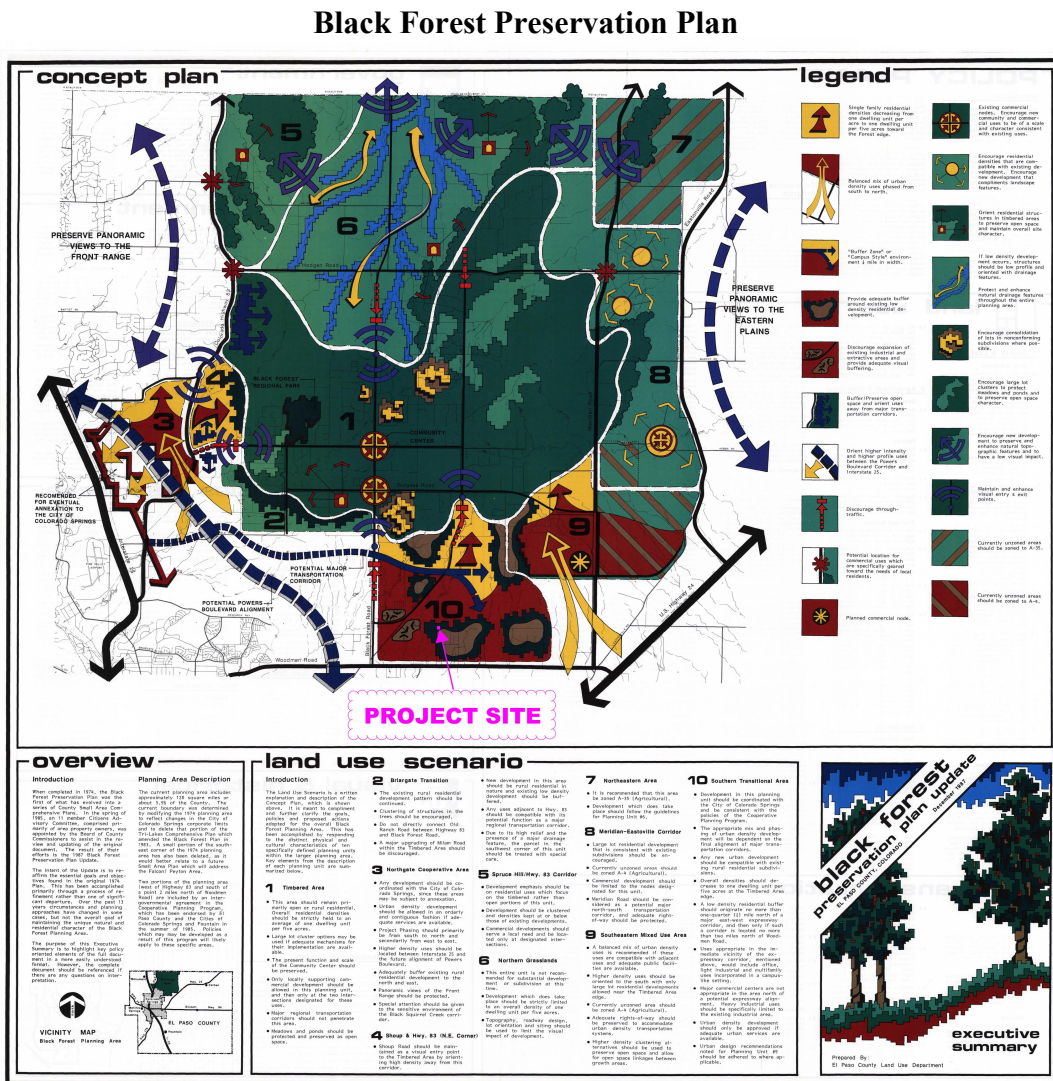
If upon the approval of this rezone classification request, the owner seeks to re-subdivide Lot 10, into two residential lots that will align with the proposed rezone request of RR-2.5. The owner’s intent includes the construction of a framed residential home on the future re-platted lot, to provide a total of (1) one each, single family residential dwelling unit per lot if the rezone application and (future) re-plat and minor subdivision applications are approved.

Surrounding Area Conformance:

The subject parcel is a 5.37 acre parcel currently zoned RR-5 and platted as Lot 10 of the Pawnee Rancheros Filing No. 2 Subdivision. The subject parcel is located along the south boundary line of the previously approved Sterling Ranch Master Plan; a moderate to higher density development. The rezone of Lot 10 to RR-2.5, would serve as a natural and suitable transition to the higher-density Sterling Ranch development.

9.99 acres and almost 36% of dwelling parcels are 0 to 4.99 acres. The Proposed rezone request of Lot 10, Pawnee Rancheros site lies in the southern portion of the Black Forest Preservation Plan, known as Planning Unit 1, and aligns within the overall vision of the Black Forest Preservation Plan planning area.

The Black Forest Preservation Plan was adopted in 1987 and has several key planning units' area based upon the unique features of Black Forest. The Black Forest Preservation Plan Unit 10 is known as the Southern Transitional Area and the Cooperative Planning Program Area. The keys elements of this planning area are associated with the major transportation corridors and density transitions. The southern portion of this planning unit recommends overall densities should decrease to one dwelling unit per five acres of the approach to and at Timberline Area Edge. The proposed site lies outside of the Timberline edge, therefore complying with the preservation plan recommendations.



Falcon/Peyton Small Area Master Plan

Section 3.1.1, 3.1.3-4 *Land Use* section, the proposal should provide a land use balance, preservation of core rural character, along with provisional variety of differing densities. The proposal meets the Land Section as it provides a smaller density to that of the properties within the same Pawnee Ranchero subdivision, and those of the adjacent proposed higher densities to the north within the Sterling Ranch master plan while retaining the rural character of the surrounding area.

Section 3.3.1-2 and 3.3.3-4 *Residential Area and Densities* the plan suggests diversity and variety in housing types, and promotion of growth, and providing varying housing needs of residents of varying ages, incomes and desired living accommodations. The proposal meets the Residential Area and Densities as this perpetuates the promotion of growth by providing an additional residence and variety to living accommodations with the proposal of a frame-built residential structure.

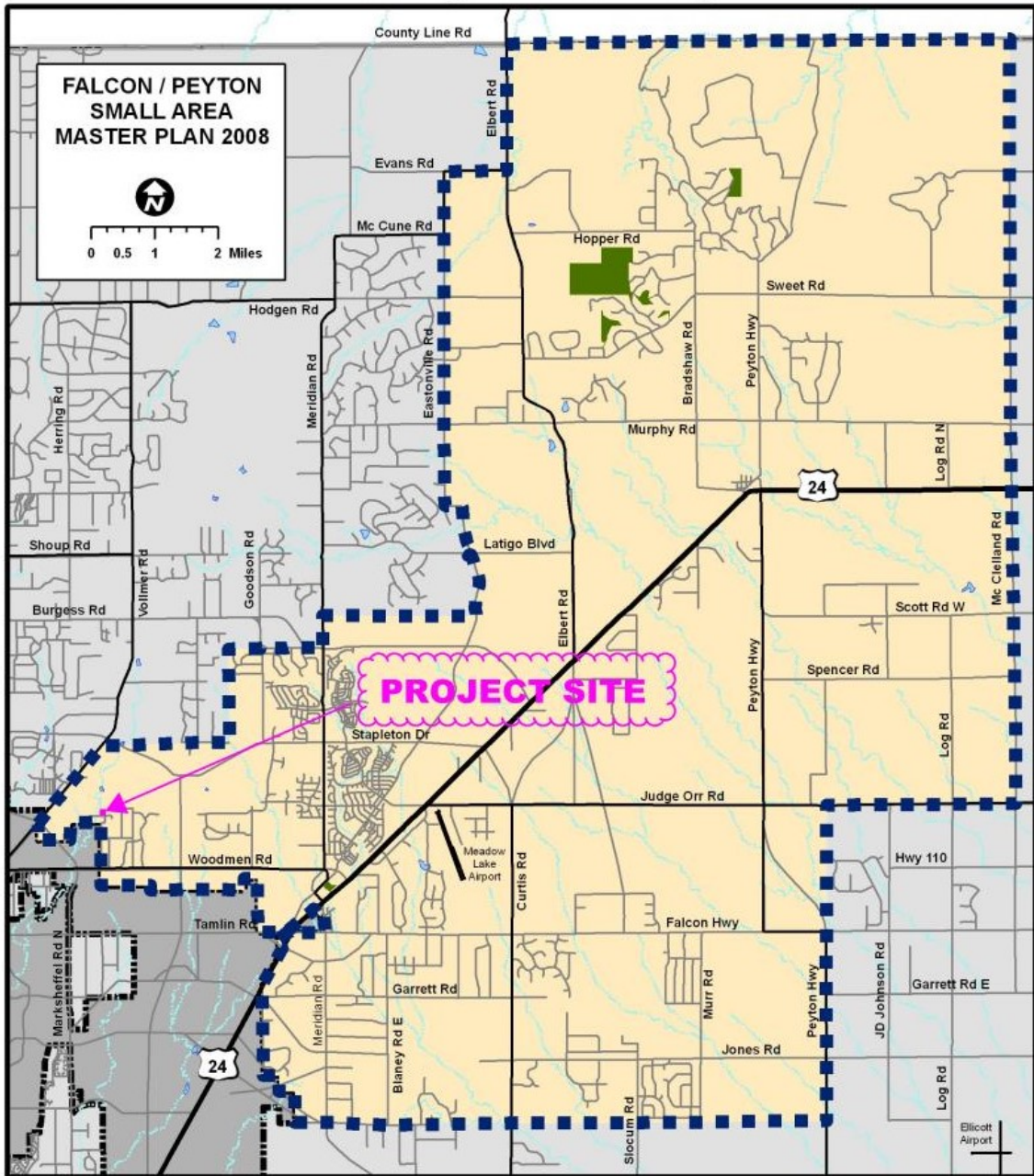
Sections 3.8.1 *Natural Systems* and 3.9.1-2 *Miscellaneous*, these sections encourage the preservation of important natural features, watersheds and wildlife corridors and preserve visual resources and protect rural character. The rezone application request is directly east of the Sand Creek corridor and shall not negatively affect this watershed natural feature and therefore meets these provisions and preserves the rural character with a rezone of RR-2.5.

The rezone classification of Lot 10, Pawnee Ranchero subdivision to RR-2.5 from RR-5 is consistent with the Black Forest Preservation Plan and Falcon/Peyton Small Area Master Plan and the surrounding properties. The proposal of the rezone will ultimately add (1) one additional residential dwelling structure in the future 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 utilities services while maintain the integrity and intent of both the Black Forest Preservation Plan and the Falcon/Peyton Small Area Master Plan.

This argument could be stronger. You can also say that by proposing RR-2.5, rather than a higher density more consistent with Sterling development, you are working to preserve rural nature.

Falcon/Peyton Small Area Master Plan

Planning Area Basemap



Legend

- Study Area
- US Highway
- Creek, Stream
- El Paso County
- Primary Arterial
- Park Area
- Incorporated City
- Collector Rd

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.

The Master Plan report indicates the water demand per domestic well is estimated at 0.64 AF/year. This is an estimated daily water usage of 190 gallons per capita per day (gpcd), with estimated three individuals per single-family dwelling. This rate is consistent with estimated water usage for single-family, low density housing on lots ranging in size from ¼ to ½ acre.

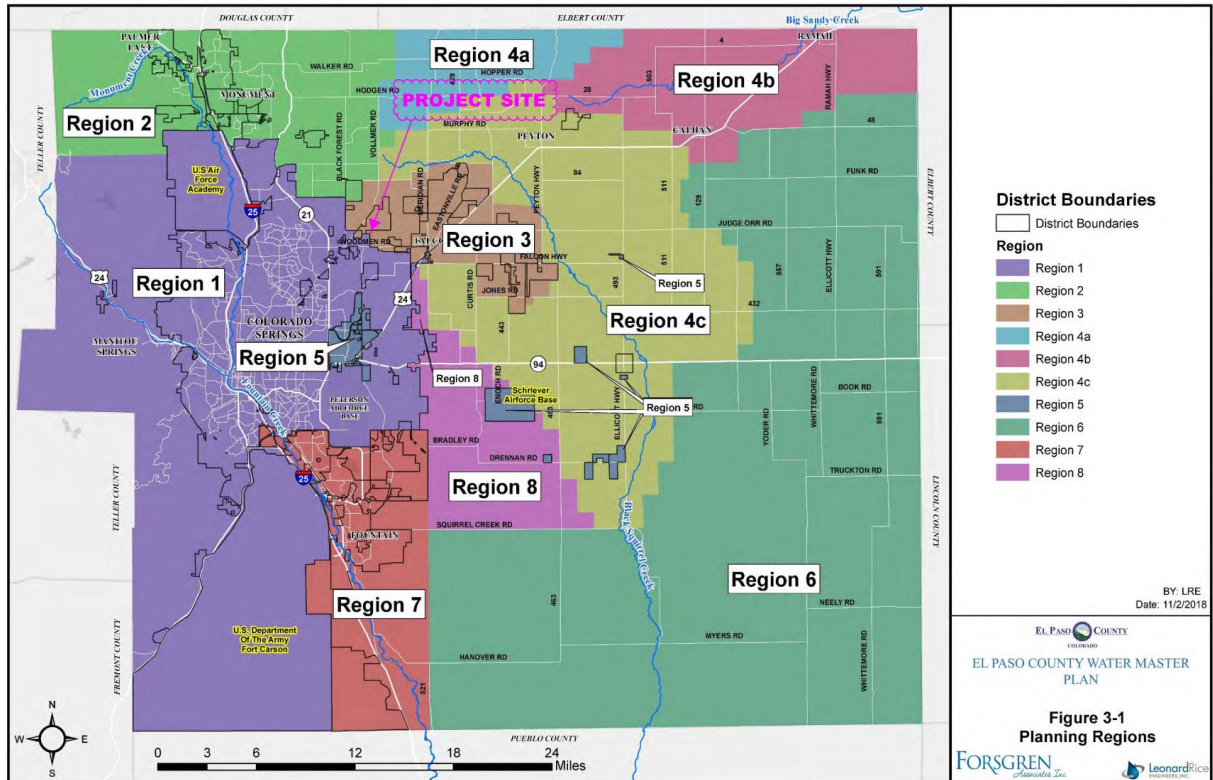
The existing well for Lot 10 was permitted by The Colorado Division of Water Resources and constructed in 1983 under permit No. 131880 and serves as the primary domestic service for the existing residence of Lot 10. Shall this rezone application be granted, and then a subsequent Minor subdivision application shall be processed through the El Paso County Planning and Community Development for approval. The applicant understands that a Decree Water Right, Augmentation Plan, and a well permit will be required with the Minor Subdivision application in order to subdivide the current 5.37 Ac parcel into two lots of a minimum of 2.5 AC each.

The additional water demand for the future residence following this rezone request and minor subdivision application shall be of relatively minimal impact. The applicant has preliminarily contacted a representative of The Colorado Division of Water Resources to discuss the requirements for the anticipated build of a new additional residence. Based on this correspondence with CDWR, with the appropriate documents and application requirements, it is anticipated that the issuance of a new well permit is likely to be obtained.

Goals and Policies:

The El Paso County Water Supply Master Plan identifies specific goals that promote water supply conservation, quality and sustainability, in which should be upheld and supported by the development of the rezone, and the future minor subdivision of Lot 10, Pawnee Ranchero into two 2.5AC min lots.

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 could potentially have a supply deficiency and alternative groundwater recharging measures could be required in the future) Currently Region 3 has a surplus of water supply, however, future anticipated growth could reverse this surplus.



Existing Utilities:

The existing home is currently served by Mountain View Electric, an onsite well and septic system along with propane gas. Shall this application be approved; new utility services to the new residence structure(s) will be required.

Site Suitability:

The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code and is in compliance with all applicable statutory provisions.

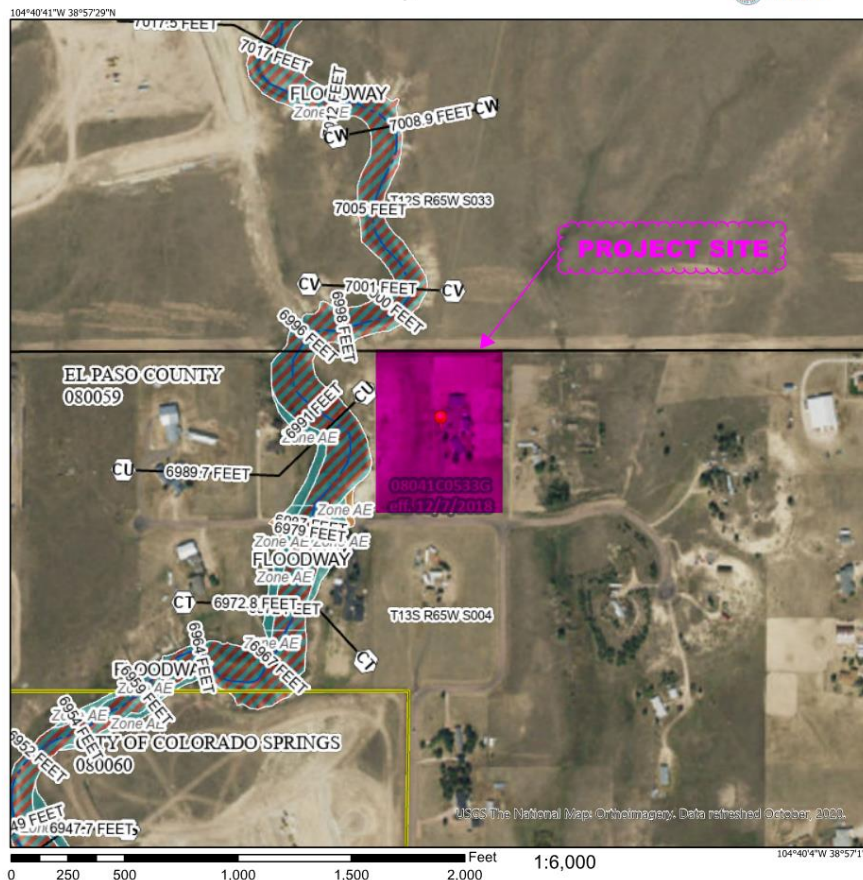
Traffic and Proposed Access:

The existing parcel currently has a single point of access from Mustang Place. Mustang Place currently consists of approximately 24 feet of asphalt mat, with roadside swales. If this rezone request is granted, a new access may be required with the minor subdivision where an analysis of the parcel topography will help serve to determine the best residence structure and drive access locations. It is not anticipated that any roadway improvement shall be required to Mustang Place with the approval of the rezone request.

Drainage/Floodplain:

No portion of this site is within a designated F.E.M.A. 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 general drainage patterns for the lot will not change; with the exception of drainage protection of the future home structure that shall be determined at a later date should this rezone request be granted.

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone X, V, VE, VE-AR
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes, Zone X
	Area with Flood Risk due to Levee Zone D
OTHER AREAS	No SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs
	Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
OTHER FEATURES	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
MAP PANELS	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/12/2020 at 8:46 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.