

Letter of Intent: Rezoning

Date: 20230324

Project Name: 2020 N. Ellicott - MS

File Prefix: MS - Minor Subdivision

EA Number: EA2299

Description: Subdivision into 3 parcels of no less than 5 acres each

File Number P232

Angel Cordero
719-425-5071
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Property address: 2020 N Ellicott Hwy, Calhan CO 80808
Property tax schedule number: 3400000482
Current zoning of the property: A-35

I would like to request approval of a rezoning for 2020 N Ellicott Hwy, Calhan CO 80808. The parcel number is 3400000482. A separate minor subdivision application has been submitted requesting the property to be subdivided into 3 single-family residential lots of the following sizes: Lot 1: 6.57 acres, Lot 2: 5.01 acres, and Lot 3: 5.00 acres. The site is 16.58 acres and is currently zoned A-35 with no current overlay zones and would like to be rezoned to A-5 with no overlay zones with the approval of the rezoning. The proposed rezoning meets the following criteria for approval of a rezone, as outlined in the El Paso County Land Development Code.

- The zoning request complies with each of the Criteria of Approval in Chapter 5.
 - This area is shown as Rural Placetype in the El Paso County Master Plan adopted in 2021. The Rural placetype comprises ranchland, farms, and other agricultural uses. The primary land use in this placetype is agriculture however residential uses such as farm homesteads and estate residential are allowed as support uses. Residential lot development within the rural placetype typically cover 35 acres or more per two units with the minimum lot area consisting of 5-acres per unit. The Rural placetype covers most of the eastern half of the County. The subdivision is proposing lots 5-acres or greater. The Master Plan highlights the desire for primary use of Farm/Homestead and Secondary use of Estate with 5-acre lots. The proposed rezone request from A-35 to A-5 for three 5 acre parcels conforms both of these desires with the creation of three proposed lots. The proposed development fits within the 2040 Major Transportation Corridor Plan. N. Ellicott Hwy is shown as being a minor arterial 2040. Currently sufficient right-of-way exist to accommodate the proposed minor subdivision. The proposed subdivision also fits within the Water Master Plan. The proposed subdivision will be served by individual wells. This is an acceptable method of providing water to a subdivision per the Water Master Plan.
 - The rezoning is in compliance with all applicable statutory provisions.
 - The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions.
 - The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5, for the intended zone district.
- The water rights and augmentation plan in place for the existing parcel are adequate to meet the needs of three (3) lots proposed for the subdivision on a 300-year basis. According to Determination of Water Rights No. 3344-BD and 3343-BD, the property has water rights adjudicated in the Arapahoe Aquifer and the Laramie-Fox Hills Aquifer. The proposed water source for the minor subdivision would be the Arapahoe Aquifer, for which the replacement

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plan contained in Replacement Plan No. 3344-BD allows for withdrawal of the not non-tributary Arapahoe aquifer water for the subdivision using non-evaporative septic system return flows to return depletions of the stream system during 300 years of pumping the Arapahoe aquifer as noted in the Replacement Plan. Results from the water quality test have been submitted with the final plat application. These items satisfy the requirements outlined in the El Paso County Water Master Plan.

- The proposed request is in compliance with the applicable requirements of the Land Development Code.
- The proposed request complies with the definition of the proposed use. The proposed use is A-5, Residential: Estate Residential (Minimum 1 unit/5-acres). This zoning district is A-5, Agricultural District. The A-5 zoning district is a 5 acre district primarily intended to conserve agricultural resources and ranching operations and accommodate limited residential use. There are no use specific standards being requested at this time.
- Service commitment letters have been provided by Ellicott Fire and Mountain View Electric Association fulfilling the necessary services to be provided. The project is located along N. Ellicott Hwy, so no new transportation systems are required by the project.
- There are no potentially sensitive natural or physical features within the area included within the request.
- On October 11, 2022 I mailed notification letters to all adjacent property owners describing the proposed development.
- The proposed rezoning will generate approximately 4 trips in the A.M. peak hour, 4 trips in the P.M. peak hour and 10 daily trips. Per the El Paso Engineering Criteria Manual, a Traffic Impact Study is not required if daily vehicle trip is less than 100 or the peak hour trip generation is less than 10.

Questions regarding the proposed minor subdivision can be directed to the following myself

I would greatly appreciate your consideration of this request.

Sincerely,

Angel Cordero
(Owner)

Add "Appendix B.1.2D" after the word manual.

Please revise statement. The average daily trips per a single-family dwelling is 10 trips. The proposed rezone and minor subdivision will increase the total number of lots to 3. Therefore, the average daily trips being generated would be 30.

Please add a statement confirming access to the parcel will be through the existing access easement. Per EA2299 direct access to Ellicott Highway is not permitted.