

LETTER OF INTENT

Johnson Estates Filing No. 1

Minor Subdivision – Final Plat

Owner: *Delroy Johnson*
14502 Highway 83
Colorado Springs, CO 80921
(719) 352-9833

**Applicant/
Consultant:** **Classic Consulting, LLC**
619 N. Cascade Ave., Suite 200
Colorado Springs, CO 80903
Marc A. Whorton, P.E.
(719) 785-2802

Tax Schedule No. 61000-00-157

REQUEST:

Minor Subdivision/Final Plat containing four rural residential lots on 28.65 ac. All lots will be 5.0 ac. minimum in size per the current RR-5 zoning. All lots will access a single paved driveway within a 30' private access and public utility easement. The current CDOT permit allows for the proposed four lots to access at the current location at Highway 83. Previously approved waivers related to private access and lot configuration support this request. This request meets all other intent of the LDC for a Minor Subdivision and the current RR-5 zoning as follows:

LDC 7.2.1.C.1 Applicability – This final plat will result in the creation of four lots that do not discernably impact the surrounding properties, environmental resources or public facilities. No land use change is proposed and the large lot rural residential use is consistent with the surrounding properties.

Master Plan – This minor subdivision and final plat remains consistent with the Master Plan land use of large lot rural residential RR-5 zoning.

Small Area Plan - This minor subdivision and final plat remains consistent with the Black Forest Small Area Plan showing land use of large lot rural residential within the current RR-5 zoning district.

Water Master Plan – This minor subdivision meets all requirements of the County Water Master Plan as documented in the water resources report prepared by JDS Hydro Consultants.

SITE DESCRIPTION:

This letter is prepared to provide sufficient information in support of a Minor Subdivision – Final Plat for a 28.65 acre parcel. Four total rural residential lots are planned for the property which currently has the owners home and a single driveway connection to Highway 83. The three additional residential homes proposed will take access from the same driveway and all lots be a minimum of 5.0 ac. in size. No land use change proposed.

The site is located in a portion of section 34, township 11 south, range 66 west of the sixth principal meridian, El Paso County, Colorado. More specifically, located 0.64 miles north of the intersection of Highway 83 and Old North Gate Rd., west side of Highway 83, south of unplatted residential property (zoned RR-5) and due east of the Rosholt Retreat Subdivision (zoned RR-5). The entire property is zoned RR-5.

The property is dimensionally constrained, with only 575 feet of frontage to Highway 83 and the remaining 4,600+ feet perimeter of the property being adjacent to private residential land with no other access to a public road. It is also limited to the current single access point to Highway 83. Given these constraints and to meet the intent of the zoning code dimensional standards, one lot will have direct frontage to Highway 83 while the other three will not have direct frontage to a public roadway. Ownership and maintenance of a private driveway with access to all four lots will be handled with special agreement prepared with the Final Plat.

In November 2020, three subdivision waivers for this property were approved by BOCC. (See Resolution 20-393 under reception number 220182496) The approved waivers include the following:

- Waiver 1: Waiver for private road (per definition, a driveway cannot serve more than 3 lots – LDC 8.4.4.E.2) Proposing 4 lots

- Waiver 2: Waiver for private roads to meet County standards (LDC 8.4.4.E.3) Proposing private road design criteria similar to driveway criteria

- Waiver 3: Minimum lot frontage (8.4.3.C.2.E) Not all lots will have direct frontage to Highway 83 based on shape of property and limited access allowed to Highway 83.

The intent of the waivers is to provide a safe, reasonable private access to four rural, heavily forested residential lots without significant disturbance to the natural setting. Thus, these waivers only deal with private access and lot configuration and meet all other intent of the LDC.

PROJECT DESCRIPTION:

Lot 1 will contain the current property owner's home, well/septic and paved driveway. This lot will be about 13.0 ac. in size. Lots 2, 3 and 4 will be 5.0 ac. minimum in size with a single home planned on each. The existing paved driveway will be extended further west within a 30' private access and public utility easement to provide access to the three additional lots. Construction, ownership and maintenance of the driveway will be described in a special agreement recorded with the Final Plat.

TRAFFIC

The property frontage adjacent to Highway 83 is approximately 575 feet. Currently, there exists a single paved driveway to the property along the west side of Highway 83 accessing one single family residence. CDOT has recently approved an updated access permit allowing up to 5 residential lots from this single driveway. (See CDOT Permit No. 220062) This permit is based on meeting all criteria as found in the State Highway Access Code. Also, the following El Paso County criteria seems to be met for not requiring a TIS as found in ECM Appendix B (B.1.2.D):

Vehicular traffic

- 1) Daily trip generation is less than 100 (consistent with CDOT criteria for no study)
- 2) No additional intersections with State Highway – none proposed
- 3) Increase in trips does not increase by more than 100 daily trips – less than 100 trips total
- 4) No change in traffic type – proposed residential use
- 5) Acceptable LOS on adjacent roadways is maintained – proposed traffic increase vs. existing trips on Highway 83 is negligible
- 6) No accident or safety problems on adjacent roadway in immediate vicinity – none documented
- 7) No change in land use with access to State Highway – none proposed

Pedestrian/Bicycle traffic

No existing or new pedestrian/bicycle facilities or traffic is required along Highway 83

UTILITIES

Lot 1 (current owner's residence) already has its own well and septic system permitted

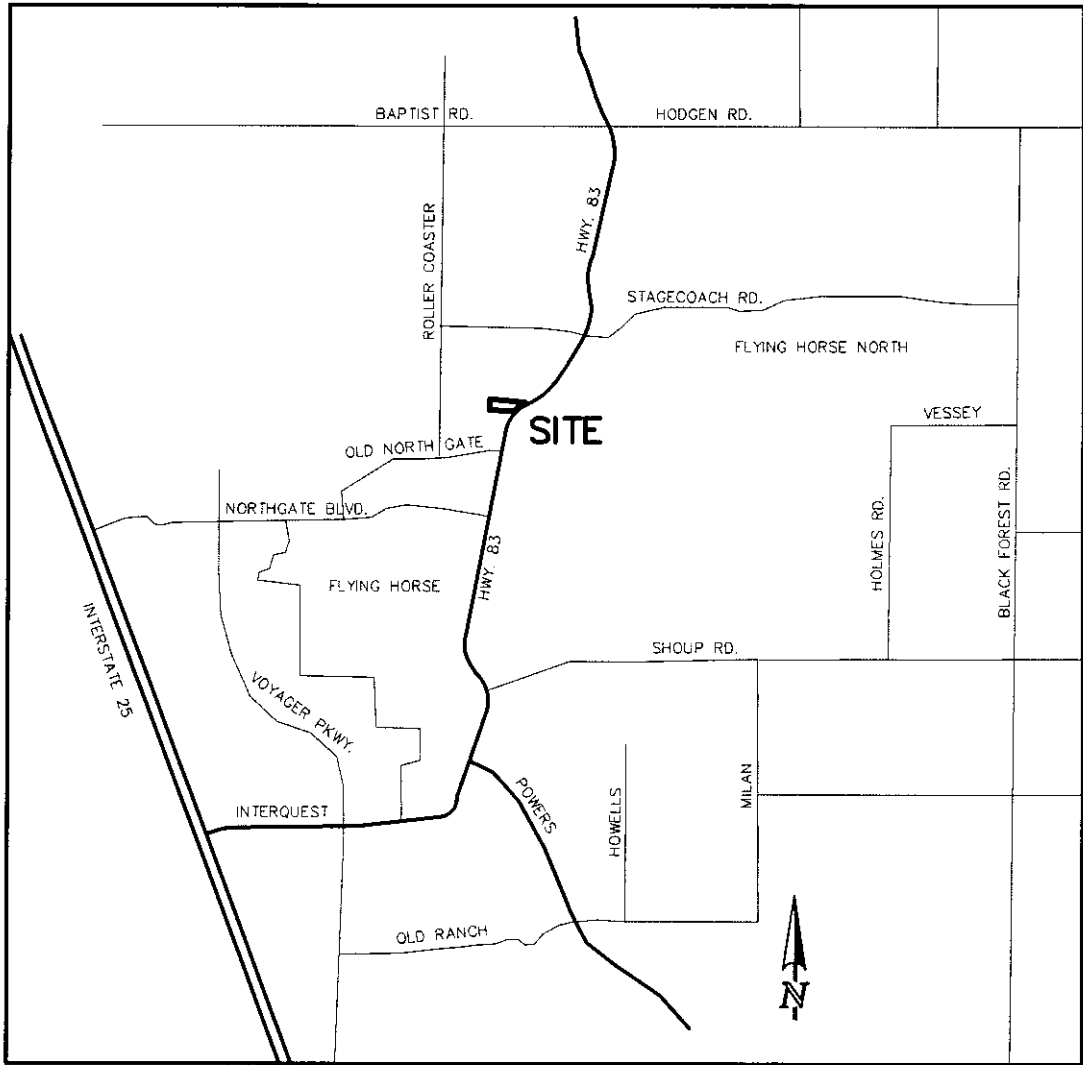
Lots 2-4 responsible for providing their own well and septic system

All lots served by Mountain View Electric taken from overhead along Highway 83

All lots served by Black Hill Energy (gas) taken from separate service lines from the gas main crossing the site

Wescott Fire Protection District will provide fire protection

El Paso County Road Impact Fee method: Each lot will pay full fee of \$3,830 at building permit



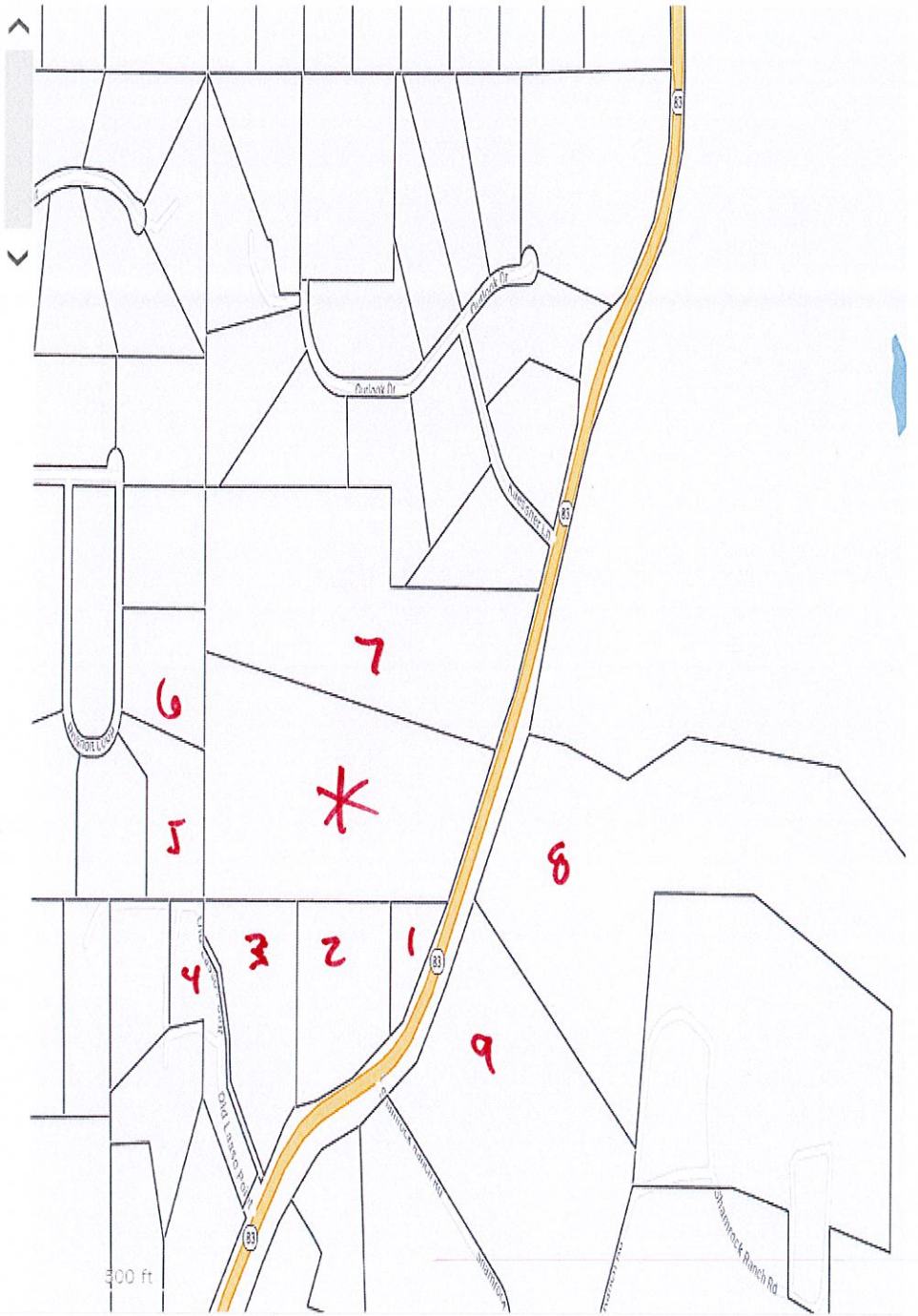
VICINITY MAP

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Disclaimer

We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.

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