

**LETTER OF INTENT
GRANDWOOD RANCH SUBDIVISION
ZONE CHANGE RR-5 TO RR-2.5
EA18168**

June 17, 2016

PARCEL NUMBER 6119000003

OWNER / DEVELOPER / APPLICANT

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DEVELOPMENT REQUEST

The applicant, Grandwood Enterprises, LLC, is requesting approval of a zone change from RR-5 to RR-2.5 to allow for the development of 48 single family residential lots at a minimum lot size of 2.5 acres on their 151 acre Grandwood Ranch subdivision.

SITE INFORMATION

The 151 acre site is located within a portion of the S1/2 of the N1/2, Section 19, R11W, T66S of the 6th PM. More specifically, the site is located at the northeast corner of the intersection of Higby Road and Fairplay Drive. The site contains 151 acres and is currently zoned RR-5 (5 acre minimum lot size).

Vehicular access to the eastern portion of the site is proposed via Higby Road, a publically owned and maintained collector roadway. Vehicular access to the western portion of the site is

proposed via a southerly extension of Furrow Road, a publically owned and maintained collector roadway, to Higby Road.

EXISTING AND PROPOSED IMPROVEMENTS

Existing improvements within this parcel are related to past ranching activities including fences, stock ponds, meadows and trails. Proposed improvements within this parcel include; County owned and maintained asphalt roadways, drainage facilities, electric service, natural gas service and telephone service. Grading and earthmoving activities will be limited to roadway, drainage and utility construction areas.

As identified within the ERO Resources' Natural Resource Assessment, the site contains two areas of Federally protected wetlands and wetland wildlife habitat.

The property is located within the service areas of Mountain View Electric Association, Blackhills Energy Corporation, Qwest Telephone, Tri-lakes Monument Fire Protection District and the Lewis-Palmer School District 38.

Water service is intended to be provided by individual on site wells operated under a State approved Water Augmentation Plan. Waste water is intended to be treated via individual onsite septic systems designed, constructed and operated under State and County Health Department rules and regulations.

JUSTIFICATION FOR REQUEST

This re-zoning application is consistent with the goals, objectives and recommendations of the governing comprehensive plan (2000 Tri-Lakes Comprehensive Plan), the El Paso County Master Plan and the El Paso County Land Development Code.

EL PASO COUNTY LAND DEVELOPMENT CODE

The El Paso County Land Development Code Section 5.3.5(A) lists 4 circumstances in which any one circumstance would generally justify rezoning. The Grandwood Ranch zone change application is consistent with the first of the listed circumstances which states; *when the requested rezoning is in general conformance or consistency with the County's Master Plan.* See Master Plan and Comprehensive Plan discussions below.

The El Paso County Land Development Code Section 5.3.5(B) lists 4 criteria for approval or findings which must be met in order to justify rezoning;

(1) The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans. See Master Plan and Comprehensive Plan compliance discussions below.

(2) 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. See the County Attorney's Office's analysis and conclusions related to the rezoning application's compliance with State statutes and County Code requirements.

(3) The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions.

Grandwood Ranch's westerly boundary adjoins the Woodmoor Summit subdivision. This subdivision is zoned RS-20000 and developed into minimum 20,000 square foot lots.

Grandwood Ranch's northerly boundary adjoins the; (1) Timberview Subdivision Fil 2, zoned RR-0.5 and developed into ½ acre lots, (2) Timberview Subdivision Fil 3, zoned RR-0.5 and developed into 2.5 acre lots, (3) Mills Timber Subdivision, zoned RR-5 and developed into two 5 acre lots, (4) Arrowood Subdivision No. 1, zoned RR-2.5 and developed into 2.5 acre lots, and (5) Bent Tree III Subdivision, zoned RR-2.5 and developed into 2.5 acre lots.

Grandwood Ranch's easterly boundary adjoins the Bent Tree III Subdivision, zoned RR-2.5 and developed into 2.5 acre lots.

Grandwood Ranch's southerly boundary adjoins the; (1) Higby Estates Subdivision, zoned RR-2.5 and developed into 2.5 acre lots, and (2) the 427 acre Home Place LLC Ranch, located in the Town of Monument and zoned PD. The Home Place LLC Ranch is planned as an urban scale subdivision but is currently undeveloped.

Approval of the requested RR-2.5 zoning for this property would be compatible with adjoining zoning because development of the property; (1) will not negatively affect view corridors from any adjacent subdivision, (2) will not generate additional traffic or noise into adjoining neighborhoods, (3) will not increase drainage impacts onto adjoining neighborhoods and (4) will not lower surrounding property values by introducing an incompatible or inappropriate land uses.

(4) 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, for the intended zone district. A Preliminary Plan application, based upon the proposed RR-2.5 zoning, has been prepared and submitted concurrently with this zone change application. The Preliminary Plan application includes compliance with LDC Chapter 5 and 6 standards related to; water resources, waste water treatment, drainage and erosion control impacts, transportation impacts, biological and environmental resources, geologic hazards, and wildfire mitigation.

2000 TRI-LAKES COMPREHENSIVE PLAN

The majority of the Grandwood Ranch Subdivision is located within Sub-Area 9 – Ponderosa Breaks of the 2000 Tri-Lakes Comprehensive Plan. The Comprehensive Plan recommends the following regarding land uses within Sub-Area 9:

TRI-LAKES AREA CONCEPT PLAN (Map 7.1) - identifies the sub-area land use as Low Density Residential. The Comprehensive Plan (pg 64) defines *Rural-Residential Development as land development and uses which are characterized by predominantly residential lots or parcels ranging from 2.5 to 10.0 acres in area...* The Grandwood Ranch Subdivision has proposed minimum lot sizes of 2.5 acres.

SUB-AREA 9 - FUTURE VISION (pg 129) – *It is recommended that future zoning size be at least 2.5 acres on unplatted properties.* The Grandwood Ranch Subdivision has proposed minimum lot sizes of 2.5 acres.

SUB-AREA 9 – SUMMARY (pg 129) – *Present development patterns which include 2.5 and 5.0 acre densities should be continued and every effort should be made to lessen the damaging effects of construction.* The Grandwood Ranch Subdivision has proposed a minimum lot size of 2.5 acres facilitating a development density that requires ground disturbances and grading in areas of roadway, utility and drainage construction only.

SUB-AREA 9 – PONDEROSA BREAKES – LAND USE SCENARIO (PG 129) –

- *Development emphasis should be on low density residential uses which focus on the timbered areas rather than the open portions of this unit. Overall densities should be consistent with adjacent existing subdivisions.* The Grandwood Ranch Subdivision has proposed minimum lot sizes of 2.5 acres consistent with the recommended low density residential uses. Approximately 80% of the site is heavily timbered. The remaining 20% of the site is in meadows and wetlands. The wetlands, including a substantial buffer area, have been preserved within open space. Where appropriate, roadways have been located within the meadow areas, lessening construction impacts on timber areas and encouraging home construction of the meadow edges. Overall densities (2.5 ac minimum lot sizes) are consistent with adjacent existing subdivisions.
- *Preserve adequate roadway right-of-way for future development. Improve north-south access roads, including Furrow and Roller Coaster Roads, to provide for both motorized and non-motorized traffic.* The Grandwood Ranch Subdivision provides right-of-way for the extension of Furrow Road (collector status) from the Timberview Subdivision south to Higby Road. Additional right-of-way will be dedicated along Higby Road to provide for future widening of the collector status roadway.
- *Manage, preserve, protect, and enhance the vegetation to ensure the long term health of the ponderosa forest.* See Forestry Management Plan submitted with the Grandwood Ranch Subdivision Preliminary Plan application for a detail discussion of forestry management, enhancement and preservation. Also see ERO Resources' Natural Features Report, submitted with the Grandwood Ranch Subdivision Preliminary Plan application for a detailed discussion of wetland ecosystem identification, protection, enhancement and management.
- *Require erosion control measures and slope stabilization for all new development.* See Grandwood Ranch Subdivision Preliminary Grading and Erosion Control Plans for a detailed discussion of grading, drainage and erosion control.

EL PASO COUNTY MASTER PLAN

The El Paso County Master Plan addresses issues directly related to the zoning and future development of the Grandwood Ranch Subdivision . These policies include:

Policy 6.1.10 – Ensure that new development will not create a disproportionately high demand on public services and facilities by virtue of its location, design or timing. The proposed subdivision is located within the 2000 Tri-lakes Comprehensive Plan. The Comprehensive Plan recognizes and encourages development of the type and density proposed. Commitments to serve the subdivision have been provided by utility supplies and the local Fire District. Transportation impacts and drainage impacts have been addressed in detail within the

Grandwood Ranch Subdivision Preliminary Plan application package submitted concurrently with this application.

Policy 6.1.11 – Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses. See the response to the 2000 Tri-lakes Comprehensive Plan consistency analysis above.

Goal 6.4 – Develop and maintain rural residential areas in a manner which protects their integrity, addresses the carrying capacity of the natural environment and provides for an adequate level of non-urban facilities and services. The proposed 2.5 acre home sites are consistent with and maintain the transitional rural residential character of the Ponderosa Breaks Sub-area community. The proposed density allows for the future subdivision of the parcel to develop such that the land's topography, natural systems, water resources, geology and surface drainage can accommodate and adequately facilitate 2.5 acre home sites. Areas of geologic hazards, sensitive environmental assets or drainage concerns have been identified and integrated into areas outside of the proposed building envelopes ensuring residential structural safety and integrity. Water service will be provided via on site wells operated under a State approved Water Augmentation Plan. Wastewater treatment will be accomplished via individual on site septic systems. Reports regarding the suitability of the property to safely accommodate the wells and septic systems have been provided within the concurrently submitted Preliminary Plan application. Fire protection will be provided in accordance with the fire codes adopted by the Tri-lakes Monument Fire Protection District. Electric, natural gas, telephone and communication data transfer will be accomplished via underground service systems.

Policy 6.4.3 – Allow rural residential development in those areas with sufficient “carrying capacity” including roadway capacity, water supply, septic suitability, educational facilities and organized structural fire protection. Reports addressing fire protection, water resources, wastewater treatment suitability and transportation impacts have been provided in the concurrently submitted Preliminary Plan application package.

Policy 6.4.9 – Continue to develop reasonable and consistent levels of service standards for rural residential subdivisions. See Policy 6.4.3 above. The identified reports and letters required with a Preliminary Plan application package have addressed both current and future levels of service standards for rural residential subdivisions. Where substandard conditions are found to exist, the identified mitigation measures will be implemented such that no declines in future levels of service standards are expected.

Goal 6.5 – Encourage the preservation of agricultural uses as an important contributor to the economy and land use character of the County. Due to the project's limited size, 151 acres, and due to economic, climatic, topographic and vegetation conditions in the area, agricultural uses have been and will continue to be limited.

REQUIRED WAIVERS AND ENGINEERING DEVIATIONS

There are no waivers to the Land Development Code associated with this zone change request. The applicant has requested approval of a deviation to the Engineering Criteria Manual requirements related to the maximum length of a cul-de-sac. This deviation is related to the Preliminary Plan application.