

EL PASO COUNTY

LETTER OF INTENT FOR: 36 ACRE 1165 CORRAL VALLEY RD
REZONE FROM RR5 TO A-35
MARCH 17, 2022

Owner/ Applicant: Steve Kelnhofer
1165 Corral Valley Rd
Colorado Springs, CO 80929
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El Paso county Planner: Kylie Bagley
Planning and Community Development Department
2880 International Circle
Colorado Springs, CO 80910
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PROJECT LOCATION/DESCRIPTION:

Legal Description: TR IN W2 SEC 7-14-64 DES AS FOLS: COM AT W4 COR OF SD SEC 7, TH S 00<00'07" W ALG W LN OF SD SEC 7 267.82 FT, S 89<42'00" E 871.21 FT FOR POB, TH N 00<00'06" W 819.09 FT, TH N 89<42'00" W 671.18 FT TO INTERSEC THE E LN OF CORRAL VALLEY RD & W LN OF NW4 OF SD SEC 7, TH ALG E LN OF CORRAL VALLEY RD ON A CUR TO L HAVING A RAD OF 861.68 FT A C/A OF 14<59'22" WHICH CHORD BEARS N 07<29'34" E 230.86 FT, TH N 00<00'06" W 287.83 FT, S 89<39'59" E ALG S LN BEING PARA WITH & 252.71 FT S OF THE N LN OF THE S2NW4 OF SEC 7 1571.11 FT, S 00<27'14" W PARA WITH THE N/S C/L OF SEC 7 1332.35 FT, TH N 89<42'00" W PARA WITH SD E/W C/L 919.31 FT TO POB

The property is located at the northern terminus of Corral Valley Road and is directly adjacent to City boundary to the north. The applicant requests rezone from RR-5 (Rural Residential 5-acre) to A-35 (Agricultural 36-acre). Property address is 1165 Corral Valley Rd, Colorado Springs, CO 80929.

The Applicant proposes to develop the site with an additional single-family detached residential dwelling unit that recognizes and respects the character of the rural surrounding community. The total square foot, of the proposed development is approximately 1500 Sq Ft.

DEVELOPMENT REQUEST

The Owner/ Applicant requests a zone change from RR-5 to A-35 to allow for the development of rural residential single family home, of 1500 Sq Ft. The Owner/Applicant makes this request for an "Accessory Use" project.

Water and Sewer will be provided by the main well on the property, with a new Septic leach. The main/same driveway, on the property, will be all proposed access locations.

JUSTIFICATION FOR REQUEST

The re-zoning request is due to a parent retiring, goat ranching already existing. In order to complete these projects, on applicant's property, change in zone classification is needed. The main reason for rezoning is to build another home and keep agriculture alive.

EXISTING AND PROPOSED IMPROVEMENTS

Residential home and goat ranching exists on the property.

Rezoning Meeting Master Plan

After research, I feel my project works very well for what my long-term goals are, as well as the master plan for El Paso county. I will try to explain why I feel what I am doing is in the interest of both parties.

As the city expands it is requiring more housing. With my proposal I am able to build a home for my mother, and when the time comes legally rent it. I also feel as the city expands there is a need to retain some agricultural land close to the city. With my future plans of ranching I feel this will allow the community I grew up in to be more diverse.

As the city develops our community of Coral Valley will also need to grow. The issue is that the community is built of people that do not want plots less than 5 acres, and would prefer the least population as possible. This fights with the city plan, but with my idea it does allow some more housing for the city, while not imposing too much on the small community of Coral Valley.

Because my lot is so large I feel it was designed to fit into the AR-35 perfectly being 36. This is also good for the city plan as I see the Large Lot residential. This is good for the Large Lot idea on Highway 94

As the city has purchased much of the Coral Valley for open spaces, I also think turning the zoning to AR-35 is good for this plan to have a less impact on the open space.

I would like to address the water issues. With me having one well, and direct relationship with the person in my home, the use of water will be minimal. I will not allow any type of grass, I currently have none and will never have or allow it. The water we have is little and very valuable. The issue is the master plan would want me to actually cut my property into more sections and have more homes. While I would like another home, I would not like that many more. There is a reason to be out where we are. If I were to fully go with the master plan, it would be harder on our water system.

Next I would like to think that with fewer homes, the wild habitat would be less affected. As I am right next to Corral Valley Bluffs which is now an open space, I think this is the best for the overall scope with the least impact on nature.

As I would like to keep ranching goats I feel this is also the best for rezoning. I have had plans and just not followed through since I purchased this land.

Allowing this also allows me to move my mother out by me, freeing her house up for rental. I know one day that my mother will leave us, so this also allows me to potentially put a random person, or an employee in the home legally.

Anticipated schedule of development is As soon As possible. Once rezoning is approved and complete, I will start with development.