



July 30, 2019

**LETTER OF INTENT  
PONY TRACKS SUBDIVISION FILING NO. 2 (PONY TRACT II)  
ADMINSTRATIVE RELIEF**

**Owner:**

Gregory S. and Tanya R. Wolff  
2170 Diamond Creek Drive  
Colorado Springs, CO 80921  
(719) 459-9653

**Applicant:**

M.V.E., Inc.  
1903 Lelaray Street, Suite 200  
Colorado Springs, CO  
(719) 635-5736  
Attn: Charles C. Crum, P.E.

**Site Location Size and Zoning:**

The proposed subdivision to be known as “Pony Tracks Subdivision Filing No. 2” is located within the southwest one-quarter of the northwest one-quarter of Section 4, Township 12 South, Range 66 west of the 6th principal meridian in El Paso County, Colorado. The property has El Paso County Tax Schedule No. 62040-00-016. The current address of the site is 2030 Old North Gate Road. The southern portion of the site currently contains a residence, gravel drive, fenced corral, several outbuildings, and a well and septic system. Old North Gate Road traverses the southern edge of the site with the County claiming ownership of the road right-of-way. The site was 10.17 ± acres in area prior to the subtraction of Old North Gate Road. The 9.70 ± acre site is situated on the north side of Old North Gate Road, west of Roller Coaster Road and east of Silverton Road. The proposed site has never been platted and the right-of-way for Old North Gate Road has not been properly dedicated to the County at this time. The zone of the site is RR-5 (Rural Residential). The site is proposed to be platted into two single family lots and with a strip of road right-of-way to be dedicated for for addition to existing Old North Gate Road which has been assumed to be 60' wide right-of-way.

**Request and Justification:**

Administrative Relief is being requested to reduce the minimum lot size requirement of 5.00 acres in the RR-5 zone pursuant to Section 5.5 of the El Paso County Land Development Code. Lot 2 of the proposed subdivision is 5.00 acres in area. The proposed lot size for Lot 1 of 4.62+/- acres is within the 20% allowance for Administrative Relief consideration.

*Engineers • Surveyors*  
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The owners purchased and have title to 9.70+/- acres of land which originally consisted 10.17 +/- acres prior to the deduction of area for the existing Old North Gate Road. The 9.70+/- acres leaves area for one 5.00 acre lot and one 4.62 acre lot. If the property was adjacent to a section line road, the minimum lot size would automatically be reduced by code. Old north Gate Road is not a section line road, however the original parcel size was over 10 acres prior to deduction for the existing roadway. The owners are dedicating additional road right-of-way on the north side of Old North Gate Road on the Minor Plat.

The resulting lot sizes, with the allowance of the Administrative Relief, would still be in compliance with the provisions of the RR-5 zone district. The lot sizes would not be out of character for lots along the north side of Old North Gate Road, which are also affected by the diminished parcel sizes due to right-of-way subtractions. The soils and geology study for subdivision demonstrates that the proposed lots are viable and the new lot is buildable. The lots would comply with required setbacks. We request the approval of the proposed reduced lot area to allow the subdivision of the property into two lot in accordance with the concurrently requested Minor Plat while dedicating road right of way for the existing adjacent roadway.

#### **Traffic Impact and Traffic Impact Fees:**

The one (1) existing and one (1) proposed single family residential units will access public Old North Gate Road, which connects to Roller Coaster Road, Silverton Road and North Gate Boulevard. The development is expected to generate a total of 19 trips per day (Average weekday trips ends) and 2 trips in the peak hour based on 9.52 trips per unit for Single Family Detached Housing (according to Trip Generation, 9th Edition, 2012 by the Institute of Transportation Engineers). This number of trips is below the County threshold of 100 trips per day or 10 trip during the peak hour. Therefore, a Transportation Impact Study (TIS) is not required for the project. This development is subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 18-471. The owners have elected to not be included in any Public Improvements District. Traffic Impact Fees will be paid at time of building permit.