



William Guman & Associates, Ltd.

Bill Guman, RLA, ASLA | Principal
Colorado Springs City Councilman 1993-2001
Colorado Springs Planning Commissioner 1992-1993
Regional Building Commissioner 1997-2001

URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE | ENTITLEMENT

731 North Weber Street, Suite 10 | Colorado Springs, CO 80903 | (719) 633-97

<http://www.gumanitd.com/>



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EL PASO COUNTY

LETTER OF INTENT FOR: 4360 DIAMONDBACK DRIVE

COLORADO SPRINGS, CO 80921

Vacate/Replat

TSN 7132001007 and 7132001008



Please add PCD File # VR22-010

OWNER/APPLICANT, AND PLANNING CONSULTANT:

Owner/Applicant: Z Investments, LLC
Greg Zindorf
209 S 21 Street
Colorado Springs, CO 80904
(719) 332-0599

Planner: William Guman & Associates, Ltd.
Bill Guman, RLA/ASLA
731 North Weber Street, Suite 10
Colorado Springs, CO 80903
(719) 633-9700

El Paso County Planner: Ryan Howser, Project Manager/Planner II
El Paso County Development Services
2880 International Circle
Colorado Springs, CO 80910
(719) 520-6049

PROJECT LOCATION/DESCRIPTION AND HISTORY OF PROPERTY:

The 4360 Diamondback Drive property for this Vacate/Replat application is located in El Paso County in Colorado Springs, CO, approximately ten (10) miles north of downtown Colorado

The implication is that this will result in two new residences. Please provide clarity here and identify that there is currently an existing residence, identify which of the proposed lots it will be located on, and provide a site plan exhibit illustrating how it will meet all of the setbacks and dimensional standards after the replat is complete.

Springs, and five (5) miles southwest of Monument. Forest Lake Park is a little more than a mile away to the east.

As context, the proposal is for approval of a Final Plat of a 10.21 +/- acre subdivision. This will result from combining two (2) parcels (El Paso County TSNs 7132001007 and 7132001008) and reconfiguring an interior lot line resulting in lots of approximately 5.13 and 5.09 acres in size. The subdivision is planned with adequate provisions for open space, site access, drainage, and utilities, and is consistent with development existing and proposed in the area.

For this development, 2 single family residences shall be provided on approximately 10.21 acres. The El Paso County tax schedule numbers for the project are 7132001007 and 7132001008, and the zoning designation is Residential Rural RR-5. No lot shall be less than 5 acres in area. The overall net density for Filing No. 2 is .195 DU/AC. Neither of the proposed 2 residential lots proposed encroaches into any floodplain.

Public infrastructure to serve the new lots, including roads, drainage facilities, and utilities will all be constructed in compliance with applicable county standards, regulations and criteria in effect at the time of this application. In keeping with the rural character of the surrounding Peyton and Meadow Lake Estates communities, internal circulation will be comprised of paved Rural Local roads with roadside ditches.

DEVELOPMENT REQUEST

The Owner and Applicant request approval of a Final Plat for the development of 2 rural residential single family residential lots on approximately 10.21 acres.

TOTAL NUMBER OF ACRES IN THE FINAL PLAT AREA: Approximately 10.21 acres single family residential.

JUSTIFICATION FOR REQUEST

This request is consistent with the purposes of the ***Your El Paso County Master Plan (2021)*** (adopted May 26, 2021). The proposed Final Plat is in conformance with subdivision design standards and establishes an adequate level of compatibility with surrounding areas of the site already constructed and other known surrounding areas currently proposed for development.

EXISTING AND PROPOSED IMPROVEMENTS

There is a driveway from Diamondback Drive providing access to the existing residence at 4360 Diamondback Drive. An additional driveway will be added from this street to serve the proposed, additional residence. Drainage facilities will be constructed and maintained in conformance with County standards and specifications. Electric, natural gas, and

Explain that the existing structures on the lots will meet required setbacks. A site plan needs to be provided.

telecommunication service points-of-connection will be extended from the roadway up to the new lot. The current residence is served by well and septic, and the proposed, on-site well and septic system shall be in accordance with El Paso County Department of Health policy guidelines.

Grading and earthmoving activities will be limited to driveway, drainage and utility construction areas. Individual lot owners will assume responsibility for grading their respective lot; no 'overlot' grading is proposed to occur over most of the site.

Prior to construction of the proposed residence, lot-specific subsurface soil investigations will be performed to determine whether or not shallow groundwater, hydro-compacted soils, and/or potentially expansive soils are present on the lot, and to determine an appropriate foundation design, basement or crawl-space suitability, and/or lot-specific recommendations are necessary to mitigate these conditions. Language requiring lot-specific subsurface soil investigation will appear as a note on the Final Plat.

EL PASO COUNTY ROAD IMPACT FEE PROGRAM

Road Impact fee program is applicable and fees will apply. Please correct statement.

This project will not be subject to participation in the El Paso County Road Impact Fee Program.

ANALYSIS OF COMPLIANCE WITH THE SUBDIVISION CRITERIA IN CHAPTER 7 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (RULES GOVERNING DIVISIONS OF LAND, 7.2.1 (D)(3) FINAL PLAT)

The final plat for 4360 Diamondback Drive has met the criteria for approval by achieving those standards of conformance outlined in the El Paso County Land Development Code. Addressing the standards called out on Chapter 7, specifically, 7.2.1(D)(3). As described in the following section, the Final Plat adheres to the Your El Paso County Master Plan (2021), with regard to its compatibility with land use and character. The rural paradigm is preserved through the development of lots no smaller than 5 acres, and preservation of open space.

We shall provide all documentation required by the County throughout the review process for this project. Such material includes, but is not limited to, final plat drawings, legal description, mineral rights certification, title commitment and a vicinity/location map. Documents and plans are subject to review by County engineers and planners, and all comments and requests for revision to come into compliance shall be addressed.

Sufficient water supply has been found on the property and the owner possesses water rights to them.

Legal and physical access is provided to both proposed parcels. Access to the lots is from Diamondback Drive. A driveway currently connects an existing residence on the property to Diamondback Drive. The roadway is designed to County standard.

Off-site impacts regarding potentially increased traffic volume is anticipated to be negligible, with the proposed addition of a single residence. Stormwater will be retained on-site and directed into detention ponds as needed, thereby avoiding any additional runoff from the property post-development. As a residential community, off-site impacts of light or sound will be minimal.

Upon records search, it was found that no mineral estate owners have claim on the property.

**ADHERENCE WITH THE YOUR EL PASO COUNTY MASTER PLAN (2021), AND
WATER MASTER PLAN**

Land Use & Development, Core Principle: Manage growth to ensure a variety of compatible land uses that preserve all character areas of the County.

The 2021 Your El Paso County Master Plan (the “Master Plan”) addresses issues directly related to the Preliminary Plan and development of the *Saddlehorn Ranch* development. The policies specifically related to the Preliminary Plan request include:

Goal 1.1 - *Ensure compatibility with established character and infrastructure capacity*

The Final Plat proposed for the new single family rural residential lots is compatible with the existing adjacent rural residential lots along Diamondback Drive. New lots will be similar in size to existing lots, and roads serving the new lots will be compatible with the types of rural roadways in nearby adjacent neighborhoods. Zoning of neighboring lots is RR-5, identical to this subdivision.

Goal 1.4 – *Continue to encourage policies that ensure “development pays for itself”.*

4360 Diamondback Drive is proposed as a development of two single family rural residences within a non-urban density area of the Forest Lake community. Utilities and road infrastructure needed to serve the new lots, such as new drives, drainage and detention facilities, erosion control, etc. will eventually be constructed as part of this development.

Housing & Communities, Core Principle: Preserve and develop neighborhoods with a mix of housing types.

Goal 2.2 – *Preserve the character of rural and environmentally sensitive areas.*

The Final Plat with RR-5 zoning for the site is harmonious and compatible with the rural character of adjacent and nearby neighborhoods that are also zoned RR-5. The Applicant proposes to avoid overlot grading across the 10.21 acre site, and instead will limit grading to roadways and drainage infrastructure in keeping with the established land use character of surrounding sub-areas of the county. Lower density will help to sustain the appearance and unique environmental conditions of adjacent properties.

Transportation & Mobility, Core Principle: *Connect all areas of the County with a safe and efficient multimodal transportation system.*

Goal 4.2- *Promote walkability and bikability where multimodal transportation systems are feasible.*

The quiet nature of this location provides access to nearby hiking trails, equestrian trails and other light impact adjacent to the proposed development. Non-motorized multi-modal transportation linkages are available within the neighborhood. Residents might travel by horseback from their home to their neighbor's home and along or adjacent to the roadway.

Community Facilities & Infrastructure, Core Principle: *Continue to coordinate with local and regional agencies to provide well-managed, high-quality community facilities and services.*

Goal 5.3 – *Ensure adequate provision of utilities to manage growth and development.*

It is assumed that new utilities for the single, proposed residence on the property shall be identical to those afforded to the existing residence on-site.

Explain vacation of existing recorded 20ft utility easement that crosses property as depicted on plat

Goal 5.4- *Use best management practices to protect water quality, reduce impacts of flooding, and beautify El Paso County.*

The development shall adhere to the four step process to minimize adverse impacts of development. This includes reducing runoff volumes, stabilizing drainageways, treating the water quality capture volume (WQCV), and consider the need for Industrial Commercial best management practices (BMPs).

Environment & Natural Resources, Core Principle: *Prioritize and protect the County's natural environment.*

Goal 9.2- *Promote sustainable best practices with regard to development and infrastructure.*

The surrounding area of the Final Plat has sufficient carrying capacity to support the new development with regard to roadway capacity, water supply, septic suitability, educational facilities, and organized structural fire protection.

The Final Plat design, which includes 5 acre home sites preserves expanses of open space, ensures that development of this site will remain compatible and contiguous with existing rural residential areas. At .195 DU/AC, 4360 Diamondback Drive is compatible with adjacent properties in the community.

END

Include statement on drainage basin fees detailing why they are not applicable as the parcels were originally platted in 1964 prior to the establishment of the drainage basin fee program. Reference PCD File # SF64031. Additionally the vacation/replat does not result in any new lots.

Include a discussion detailing anticipated traffic generation and access, unless a separate traffic study is required and is being provided.
Address criteria in ECM Appdx B.1.2 to explain why a traffic report is not needed.

No TIS Required. No TIS is required if all of the criteria below are satisfied:

- Vehicular Traffic: (1) Daily vehicle trip-end generation is less than 100 or the peak hour trip generation is less than 10; (2) there are no additional proposed minor or major roadway intersections on major collectors, arterials, or State Highways; (3) the increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends; (4) the change in the type of traffic to be generated (i.e., the addition of truck traffic) does not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property; (5) acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained; (6) no roadway or intersection in the immediate vicinity has a history of safety or accident problems; and (7) there is no change of land use with access to a State Highway.