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URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE | ENTITLEMENT

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EL PASO COUNTY

LETTER OF INTENT FOR: 4360 DIAMONDBACK DRIVE

COLORADO SPRINGS, CO 80921

Vacate/Replat

TSN 7132001007 and 7132001008

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:

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El Paso County Planner:

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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

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 10.22 +/- acre subdivision. This will result from reconfiguring two (2) existing parcels (El Paso County TSNs 7132001007 and 7132001008) and realigning an interior lot line resulting in lots of approximately 5.09 and 5.13 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.

Currently this parcel of land, as platted, consists of two lots. One lot (Lot 1) is 5.14 acres in area, and the second (Lot 2) is 5.07 acres in area. There is an existing residence on the current Lot 1, which shall remain. This existing residence will be within the newly reconfigured Lot 2A (5.09 acres). A new residence will be located in Lot 1A (5.13 acres) in the future. There also exists a non-habitable shed on proposed Lot 1A (the current lot 1). No plans have been made for its future at this time.

For this development, 2 single family residences (one existing, one proposed) shall be provided on approximately 10.22 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 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 reconfiguration of 2 rural residential single family residential lots on approximately 10.22 acres.

TOTAL NUMBER OF ACRES IN THE FINAL PLAT AREA: Approximately 10.22 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 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.

The required setbacks of 25' from front, rear, and side setbacks have been met with the new lot configuration. No existing building intrudes within the allotted setback. To this end, a site plan has been drawn to demonstrate compliance.

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

The El Paso County Road Impact Fee Program is applicable and fees will apply.

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 10.22 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.

Goal 5.4-Use best management practices to protect water quality, conserve water, minimize 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.

ADDITIONAL ITEMS

Drainage basin fees are not applicable for this project. The parcels were originally platted in 1964 as Green Mountain Ranch Estates 2, which is prior to the establishment of the drainage basin fee program. Additionally, the vacation/replat does not result in any new lots. Reference: PCD File # SF64031.

No traffic information study (TIS) is required for this project. Ultimately, the project will provide a single additional residence along Diamondback Drive, with minimal increase in traffic volume. Per the criteria detailed in the El Paso County Engineering Criteria Manual, Appendix B-Traffic Impact Study Guidelines, B.1.2.D Levels of Analysis, where no TIS is required:

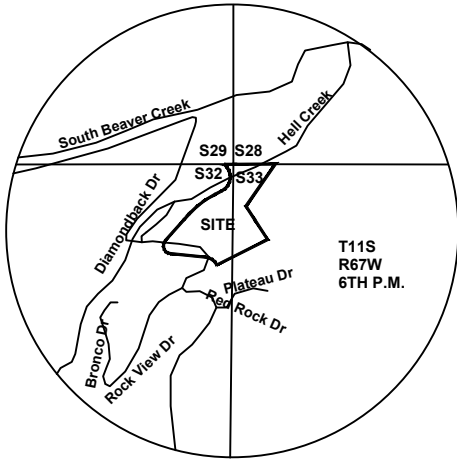
- (1) Daily vehicle trip-end generation is less than 100 or the peak hour trip generation is less than 10. *Response: This criterion is met. The addition of a single-family residence will not create a daily vehicle trip-end generation of 100, nor a peak hour generation of 10.*
- (2) There are no additional proposed minor or major roadway intersections on major collectors, arterials, or State Highways. *Response: This criterion is met. No additional proposed minor or major intersections on major collectors, arterials, or State Highways are considered as part of this development.*
- (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. *Response: The*

criterion is met. The addition of a single-family residence will not create a daily vehicle trip-end generation of 100, nor a peak hour generation of 10.

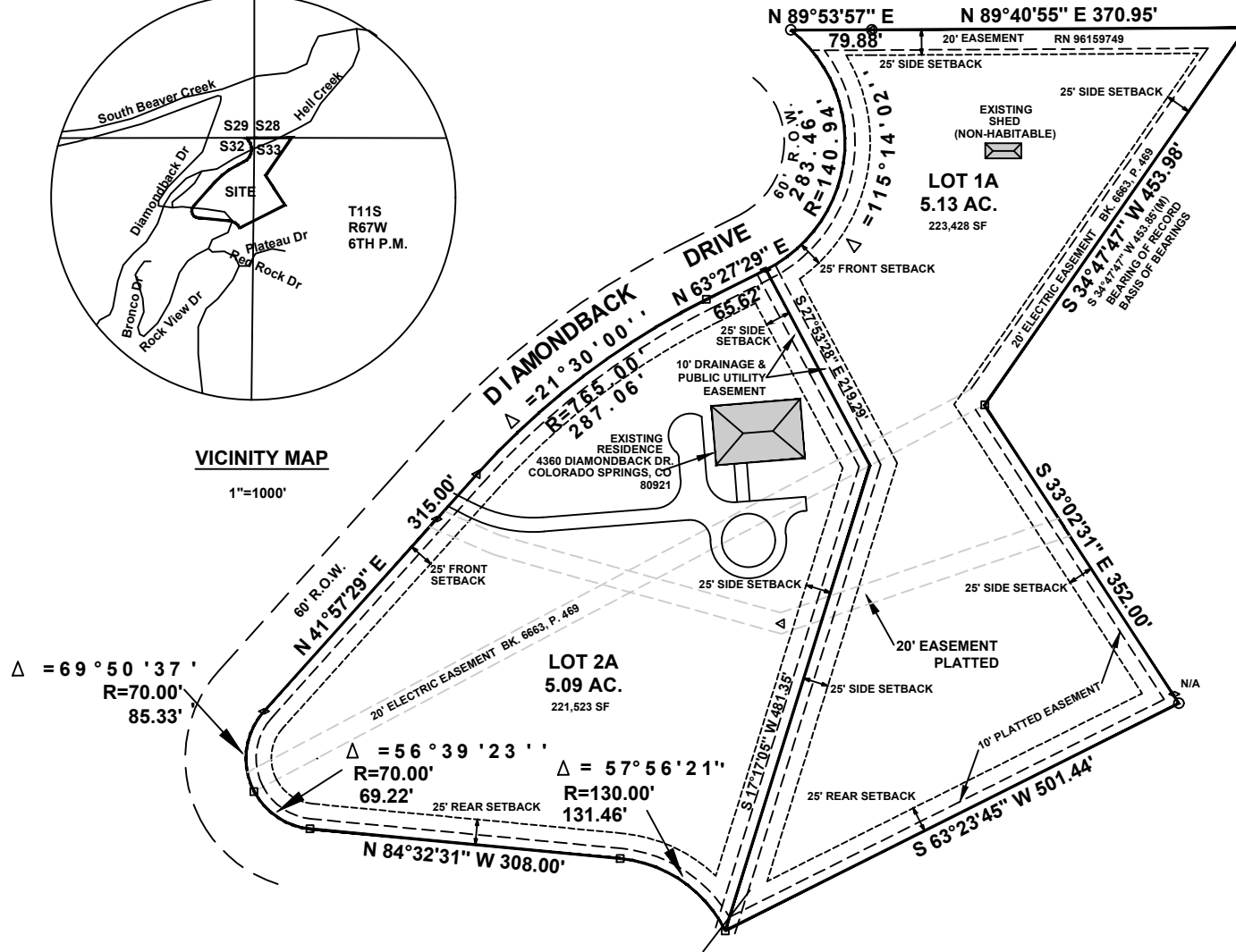
- (4) The change in the type of traffic to be generated (i.e., the addition of truck traffic) does not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property. *Response: The criterion is met. There will not be an adverse effect in the type of vehicle traffic. The single home will only harbor passenger type vehicles.*
- (5) Acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained. *Response: The criterion is met. The current level of service shall be maintained.*
- (6) No roadway or intersection in the immediate vicinity has a history of safety or accident problems. *Response: The criterion is met. The street is quiet and residential. A search revealed no history of vehicle collision.*
- (7) There is no change of land use with access to a State Highway. *Response: The criterion is met. There is no change of land use with access to a State Highway.*

END

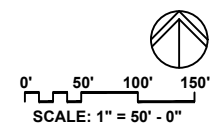
A REPLAT OF THE ADNET SUBDIVISION SECTION 32, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO



VICINITY MAP
1"=1000'



AS REPLATTED



PROJECT NAME: 4360 DIAMONDBACK CT VACATE/REPLAT
PROJECT ADDRESS: 4360 DIAMONDBACK DRIVE
COLORADO SPRINGS, CO 80921
PROJECT DESCRIPTION: SITE PLAN DRAWING

DATE:	REVISED:
DESIGNED: GJM	
CHECKED: WFC	

REVISION:	DATE:	BY:	DESCRIPTION:

PLAN SCALE: 1" = 50' (AS NOTED ON PLAN)
SHEET TITLE: SITE PLAN DRAWING
SHEET NO. 1
1 of 1 SHEETS
FILE NO. VR 2210