



3898 Maizeland Road
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LETTER OF INTENT

October 24, 2023

**El Paso County Planning and Community Development Department
2880 International Circle
Colorado Springs, CO 80910**

Please include property address and PCD file no. P2312

Attn: **Ashlyn Mathey/Current Planner**

Re: **Rezoning Letter of Intent – KRISTIN ESTATES
APN 34120-00-026**

LAND DEVELOPMENT CONSULTANTS, INC. is representing GWH, LLC in this application for a rezone from A-35 Agricultural to RR-5 Rural Residential for 10 rural residential lots. This site is located on the North side of US Highway 94 just East of North Log Road. It is currently being used for 2 modular type residences and has been since before the County zoned the property. It is surrounded by a variety of uses; mobile home park on the Southwest zoned A-35; agricultural/outside storage on the South zoned A-35; rural residential on the North and East zoned A-35 and rural residential on the West zoned RR-5.

The owner's property consists of a total of 60.00 acres and is currently zoned A-35. Their request is to rezone the property to the RR-5 rural residential zone. This will allow them to develop the land for 10 residential lots.

The property will be served by an wells and septic systems. Electric service is provided by Mountain View Electric Association. Fire protection is provided by ELLICOTT FIRE PROTECTION DISTRICT.

The existing access point on Highway 94 will continue to be used and an Access Permit will be applied for from Colorado Department of Transportation. A traffic Study has been completed to be submitted with that Access Permit.

The EL Paso County Master Plan is not specific as to the zoning boundaries of property as it is advisory in nature, and notes that a majority of real estate in Eastern El Paso County is zoned RR-5 and that that designation has been used as a "holding pattern" for properties until future development needs and requests arise. We find nothing within the Master Plan that would prohibit a zone change to the property.

Once the property is re-zoned, development of the property will be per the specific requirements of the El Paso County Land Development Code and the Engineering Criteria Manual as they pertain to

Please review this statement and the following supporting Master Plan items:

The Master Plan depicts this parcel as "New Development" within the area of change. The placetype is depicted as "Large-Lot Residential." Lastly the lot is located in a priority development area.

Discuss waiver request for no access to a public road for the current unplatted parcel and the intended new lots. Discuss what access easement agreements exists (Rec # 096141186) A new private road maintenance agreement should be drafted as this access easement will not be a public road. Discuss how this private road will be maintained with the additional traffic.

Please remove.

A private road will need to be established for the access easement.

This application is in general conformance with the El Paso County Master Plan of the Highway 94 Comprehensive Plan, map print dated December 10, 2003.

El Paso County Water Master Plan anticipates that this area of the county would be reliant on water supplied by private wells, and septic systems to treat wastewater. The El Paso County Master Plan notes that, "With the exception of telephone service, electricity, and some roads, urban services are limited in most of the Planning Area. Within a 20-year planning horizon, contiguous development is not expected to extend east from the City of Colorado Springs to the Planning Area, nor is it likely that Colorado Springs will extend extra-territorial services. If urban services become available, they will result from some combination of local start-up facilities, gradual upgrades to existing services, or extensions of services from outside the Planning Area." This project would be consistent with the Plan in those regards.

Anticipating future needs the rezoning of the Property from A-35 to RR-5 would be beneficial to the growing Eastern Community through the development and provision of residential home sites. This will provide local workers the ability to live in the area they work, reducing commuter times and traffic to and from Colorado Springs. For the community the best use of this site would be re-zoning to RR-5.

This rezoning is in compliance with the applicable statutory provisions, including but not limited to C.R.S. §30-28-111 §30-28-113, and §30-28-116

Owner:
GWH, LLC
719-445-9195
6547 N. Academy Blvd.
Colorado Springs, CO 80918

Applicant:
LAND DEVELOPMENT CONSULTANTS, INC..
Daniel L. Kupferer 719-528-6133
3898 Maizeland Road
Colorado Springs, CO 80909

Thank you for your consideration,

LDC, Inc. by Daniel L. Kupferer
dkupferer@ldc-inc.com

Discuss floodplain area and build restrictions to be employed.

Please provide a detailed analysis summarizing how the request complies with each of the Criteria of Approval in Chapter 5 of the Land Development Code.

(B)Criteria for Approval. In approving a Map Amendment, the following findings shall be made:

- The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;
- 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;
- The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and
- 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.

Please include that a neighbor notification was mailed on 11/21/23. Which would address: "A discussion summarizing any community outreach efforts by the applicant that have occurred or are planned as part of the request."

The west and southwest areas of the parcel are located within a FEMA designated AE floodplain.

Please include a discussion summarizing any potentially sensitive natural or physical features (e.g., wetlands, protected species habitat, floodplain, etc.) within the area included within the request.