

To: El Paso County Board of Directors
El Paso Planning Commission
Re: Mills Timber Subdivision Concerns Regarding Grandwood Ranch Lot F2-15
Date: June 27, 2019

Mills Timber Subdivision has concerns related to the development of lot F2-15 as shown on the Grandwood Ranch Subdivision Preliminary Plan Drawings 5/08/19 (current version on EDARP website).

The concerns are as follows:

1) INTERFERANCE WITH NATURAL WATERWAYS.

Mills Timber Lot 1 has a pond with constant drainage flow onto Grandwood Ranch Lot F2-15. (See Figure A) A drainage easement is shown on Mills Timber Lot 1, but no drainage easement is shown on the Grandwood Ranch Preliminary Plan Drawings. (Figure B) Given the required leach field and corresponding home placement suggested on page 17 in the Wastewater Evaluation report (rev. 4/1/19) (Figure C) the residential structure will conflict with the natural waterway (Cherry Creek) when the proper drainage easement is established on Lot F2-15. Please consider that a home cannot be built on lot F2-15 as currently platted without restriction to a natural waterway.

We have spoken with Gilbert LaForce, El Paso County Engineer II, and he has agreed the situation needs to be addressed and has thus asked the builder to ensure there are no negative impacts through Grandwood Subdivision. Please support the protection of these vital waterways.

2) POTENTIAL WETLAND AREA ISSUE

Grandwood Ranch Lot F2-15 may still have area designated as a Preble Mouse habitat. When Mills Timber Lot 1 was developed, the area in question was designated as Preble Mouse habitat area and it is assumed that is still the case. The water entering lot F2-15 is above and connected to the designated Drainage 1 Wetlands and Preble habitat area in the southwestern part of the Grandwood property in the Wetlands Report dated January 10, 2019. (Figure D)

3) LAND USE COMPATIBILITY ISSUE

The final concern related to lot F2-15 is its compatibility with the existing and permitted land use. As stated in the El Paso County Land Development Code Section 5.3.5(B), the third criteria for approval of a rezone is that "The proposed land use or zone district is compatible with the exiting and permitted land uses and zone districts in all directions". The Grandwood Ranch subdivision is compatible with adjoining properties in most, but not all directions. There are three 5 acre lots bordering the Grandwood Ranch property. The Mills Timber Subdivision was zoned and built with 5 acre lots. We ask for consideration from the builder to match the adjoining density. We have examples of subdivisions who planned larger lots to match the existing adjacent lots in other subdivisions and ask for similar consideration.

PROPOSED SOLUTION:

Convert Grandwood Estate Lots F2-15 and F2-14 into a single 5 acre lot. This will allow a more environmentally friendly placement of a house and also make allowance for lot compatibility with Mills Timber Subdivision.

I believe we raise valid concerns and appreciate your consideration

Regards,

Jon David Mills

Jon David Mills
Mills Timber Subdivision

1) INTERFERENCE WITH NATURAL WATERWAYS

RESPONSE: The drainage report and preliminary plan have been updated to include and account for off-site drainage. This includes the addition of no-build drainage easements on several lots.

2) POTENTIAL WETLAND AREA ISSUE

RESPONSE: All wetland and mouse habitat areas have been identified in the Natural Resources Assessment completed by ERO dated January 20, 2019. There are no impacts to these areas and they have been identified as no-build areas on the preliminary plan.

3) LAND USE COMPATIBILITY ISSUE

RESPONSE: The proposed Grandwood Ranch project is proposing a residential zone district of RR-2.5. The project is surrounded by residential land uses and is compatible with the variety of surrounding zone districts. To the west as part of the Woodmoor Summit subdivision the zoning is RS-20000. To the northwest as part of the Timberview Fil No. 2 is zoned RS-0.5. Along the northern boundary as part of the Timberview Fil No. 3 and Arrowwood subdivisions the zoning is RR-2.5. To the east as part of the Bent Tree subdivision the zoning is also RR-2.5. To the southeast as part of the Higby Estates subdivision the zoning is RR-2.5. With the exception of the three northern 5- Acre lots zoned RR-5.0 identified by Mr. Mills, the Grandwood Ranch project is surrounded by RR-2.5 acre lots or residential zoning permitting lots as small as 20,000 SF. The Grandwood Ranch project is compatible with the surrounding land uses and provides a suitable transition from the smaller lots to the west to the existing land use zone districts to the north and east.