

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

Figure A
Mills Timber Pond



Figure B
Drainage Easement Should Be Extended



Figure C
Estimated Home and Leach Field Location



Figure D
Wetlands

Lot F2-15 from Mills Timber Fence line Fed by flow from Pond. Flow feeds Wetland below.



Lower Wetland Designation / Preble Habitat (Wetlands Report 1/10/19)



Photo 6 - Overview of wetland and pond on Drainage 1 in the southwestern part of the project area. View is to the southwest.

