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February 24, 2022

El Paso County Development Services
2880 International Circle
suite 110
Colorado Springs, CO 80910

Please add "PCD File
No. P-22-004".

SUBJECT: Rezoning Justification, 2295 Old Ranch Road, and 10245 Otero Avenue Colorado Springs, CO 80920

2295 Old Ranch Road and 10245 Otero Avenue are located on southeast corner of Old Ranch Road and Otero Avenue. The 9.8 acre site is current zoned RR-5 and is composed of portions of Lot 7 and Lot 8, Block E, Spring Crest Amended Filing, together with the adjacent 20 feet of vacated Otero Avenue.

Lot 7 information:

Owners

Powroy Family Living Trust; Powers Mark Shern Co-Trustee Conroy Lisa Krier Cotrustee
2295 Old Ranch Rd

Colorado Springs, CO 80908

Assessor's Parcel No.: 6228005030

Existing zone: RR-5

There is current a single family home on the southeast portion of the site with a drive that runs north, across Lot 7 to Old Ranch Road

Lot 8 information

Owner

Jay Stoner

5655 Bridlespur Ridge Place

Colorado Springs, CO 80918

Assessor's Parcel No.: 6228005033

Existing zone: RR-5

This site is adjacent to Old Ranch Road. It is vacant pasture except for the Lot 8 driveway.

History

This site was subdivided in December of 1959. The area at this time was rural. Lot sizes in the area were 5-acres. Since that time, most of the area has been resubdivided into smaller (2.5 acre) lots.

Areas surrounding the site are; to the east and northeast is the City Limits of Colorado Springs. Lots in this area are zoned R16 (single family residential lots of 6000 square feet). There is a small open space / park buffer between the house on Lot 7 and these lots. There is no buffer as you proceed north onto Lot 8. To the south and southwest of the site are lots, County zoned RR-2.5. To the west of the site, across Otero are County zoned RR-2.5 lots. This is also true of the lots directly north of the site, across Old Ranch

Please also provide analysis of area of change (minimal change developed) and key area (enclaves). Master plan analysis should also include a brief discussion on the water master plan.

Road; County zoned RR-2.5. These two lots are surrounded by lots zoned for 2.5 acres (County) or less (City).

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

This zone request is in compliance with the El Paso County Master Plan as adopted May 26, 2021.

1. • *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 PLACETYPE of the area is Suburban Residential. It is characterized by predominately residential areas with mostly single-family. This site fits that description. We are seeking to rezone the Site to RR-2.5. This will allow the site to be replatted into three residential lots. One lot, with the existing residence will lie east of the creek and will continue to use its access onto Old Ranch Road. Two new residential lots (2.5 acres each) will be created on the west side of the creek and will access Otero. Said subdivision will occur after the zone change has been approved.

2. • *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 site is in compliance with the applicable statutory provisions, required by the State. It is currently a residential zoned area and will remain so after the rezone

3. *The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions*

The site is compatible as stated in Item 1 above. We are actually rezoning it to match the existing, surrounding County zone of RR-2.5

4. *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*

The site is currently zoned residential and will remain so with the rezone. All lots will meet or exceed the minimum 2.5 acre lot size, minimum lot width of 200' and minimum setbacks; 25' front and rear; 15' side

Water and Sewer

According to the State Division of Water Resources, this site sits in Water Division 2, Water District 10. Water and sewer for the existing house on Lot 7 are via the existing well and septic. Lot 8 also has an existing well, Permit 172655. Water usage will not exceed the statutory allocated amounts for either well. When Lot 8 develops it will have an (individual) on-site, septic system with leach field.

We ask that El Paso County grant the zone change request to RR-2.5. This will allow three single family lots to be replatted and the size will fit the surround properties.

Please contact our office with any questions, thank you

Oliver E. Watts, Consulting Engineer, Inc.

By: _____
Erik Watts, Authorized Representative

- Please provide a discussion regarding anticipated traffic generation and access to the lots.

- Please provide a discussion summarizing the floodplain within the requested rezone area.