

Poenitsch Minor Subdivision

MS-19-003

Gabe Sevigny
Gilbert LaForce

Criteria for Approval

- 7.2.1.D.3 Final Plat
 - The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;
 - The subdivision is in substantial conformance with the approved preliminary plan;
 - The proposed subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;
 - A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;
 - A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations. [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of this Code;

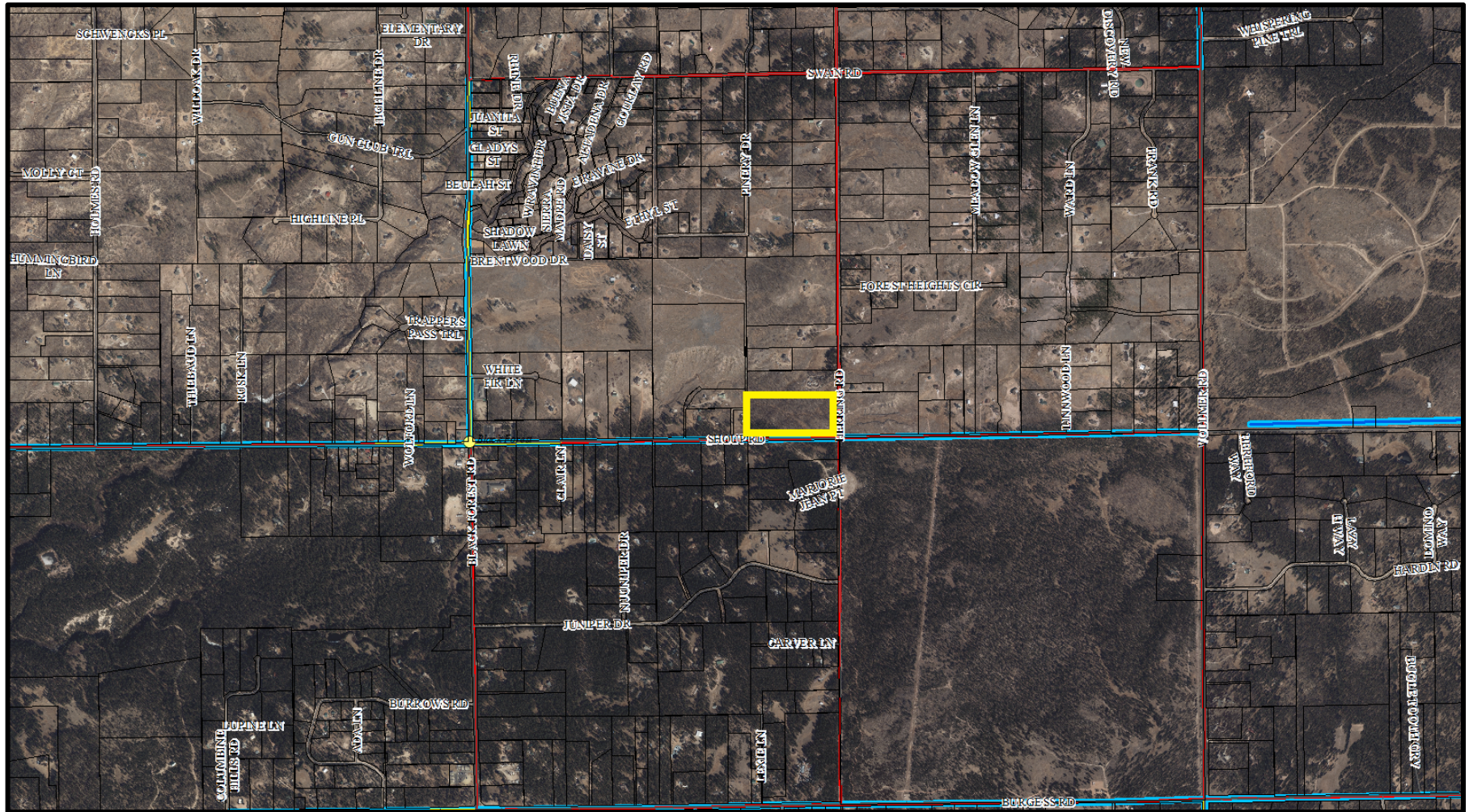
Criteria for Approval

- All areas of the proposed subdivision, which may involve soil or other topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions [C.R.S. 30-28-133(6)(c)];
- Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;
- Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
- Necessary services, including police and fire protection, recreation, utilities, and transportation system, are or will be made available to serve the proposed subdivision;
- The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;
- Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;
- Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;
- The subdivision meets other applicable sections of Chapter 6 and 8; and
- The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§34-1-302(1), et. seq.]

Criteria for Approval

- 7.3.3 Criteria for Approval of Waivers- A waiver from standards shall be approved only upon the finding, based upon the evidence presented in each specific case, that:
 - The waiver does not have the effect of nullifying the intent and purpose of the Code
 - The waiver will not result in the need for additional subsequent waivers;
 - The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property;
 - The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable to other property;
 - A particular non-economical hardship to the owner would result from a strict application of the Code;
 - The waiver will not in any manner vary the zoning provisions of the Code
 - The proposed waiver is not contrary to any provision of the Master Plan

Vicinity Map



Request

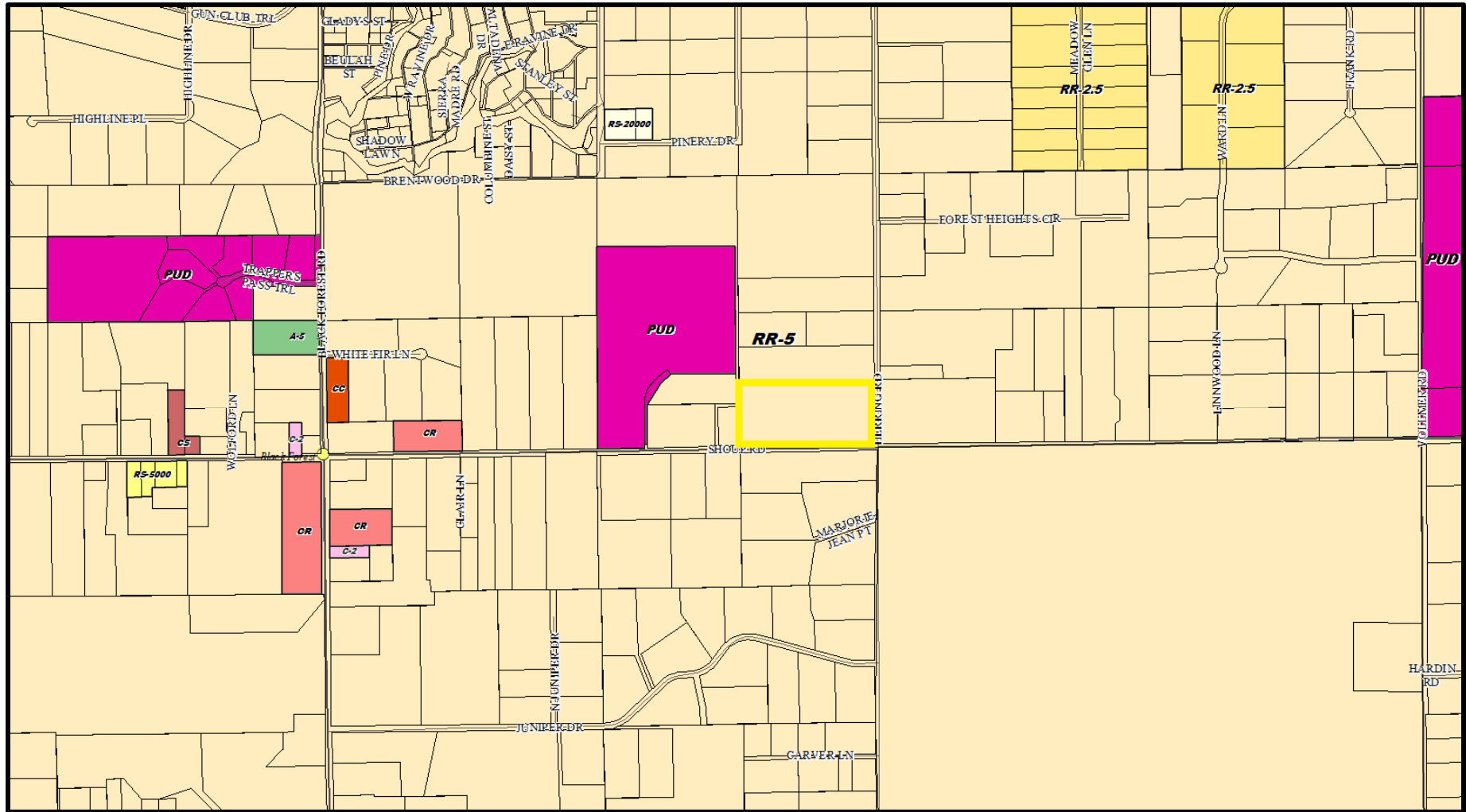
- A request by Tom Poenitsch and Christy Mullins, for approval of a minor subdivision for the Poenitsch subdivision to create and authorize the development of 3 single-family lots.

Poenitsch Minor Subdivision

- Tom Poenitsch & Christy Mullins
- Oliver E Watts Consulting Engineer, Inc

OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS 11-22-18 DEW 18-5184-06

Zoning Map



Drainage and Erosion

- The property is located within the Kettle Creek drainage basin (FOMO3000) which is an unstudied basin and is included in the El Paso County drainage basin fee program.
- Drainage fees will be due at the time of final plat recordation
- The site generally drains to the west. Surface runoff is conveyed via a natural channel flowing through the site. The channel is located within a drainage easement with a no build and no storage of materials restriction.
- The sole responsibility for maintenance will be vested with the individual property owner(s). Permanent water quality control measures are not required based on the exclusion identified in Engineering Criteria Manual (ECM) Appendix I Section I.7.1.B.5. The exclusion states water quality capture volume for single-family residential lots greater than or equal to 2.5 acres in size per dwelling unit and having a total lot impervious area of less than 10 percent are excluded from providing water quality. Flood control detention was not required since the residential dwelling units generates a negligible increase to the stormwater runoff.

Transportation

- The subdivision is subject to the El Paso County road impact fee program (Resolution No. 19-471). The obligation to pay the fee is triggered with the final land use approval.
- The 2016 Major Transportation Corridors Plan Update (MTCP) does not call for any improvement projects in the immediate vicinity of the site. The MTCP classifies Shoup Road as a rural minor arterial having an existing 60 feet right-of-way (100 feet required) and Herring Road as a rural major collector having an existing 60 feet right-of-way (90 feet required). The subdivision is dedicating 20 feet of right-of-way for Shoup Road and 15 feet of right-of-way for Herring Road.
- Access to the three anticipated lots is proposed to be provided via a shared driveway from Herring Road. No private or public interior roadways are proposed with the subdivision.

Issues/Concerns/Notification

- Staff notified 10 adjoining property owners on 1-29-2020. Responses will be provided at hearing.
 - 1 neighbor in opposition for location of access. Owner of proposed subdivision has mentioned a construction business on-site. This will require a separate approval action, however, access would still not be approved off of Shoup.
- Staff has no issues with this application

Questions?