



Jerome W.

HANNIGAN and ASSOCIATES, INC.

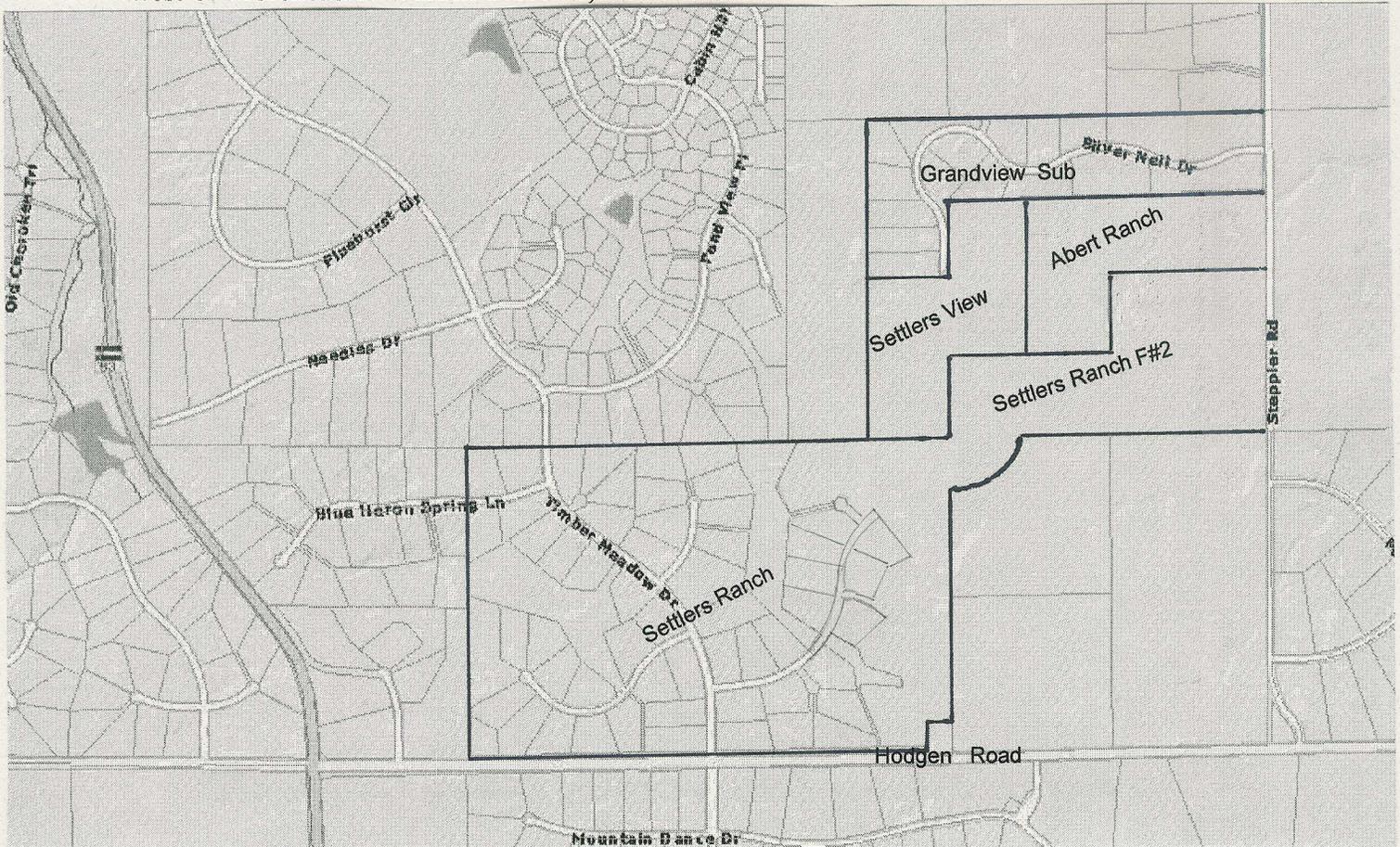
Land Planning • Land Surveying • Land Development Consulting

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REZONING LETTER of INTENT SETTLERS VIEW SUBDIVISION

Settlers View Subdivision (no relation to Settlers Ranch to the south) is a proposed RR-2.5 acre residential rezoning in Section 23, T11S, R66W of the 6th P.M., El Paso County, Colorado to permit a 14 lot subdivision. More generally, the property lies east of Highway 83, south of Walker Road, west of Stepler Road and at the south end of Silver Nell Drive, which is the access road through Grandview Subdivision. The property is 40.61 acres in area, originally and currently zoned RR-5 and includes the owners home on the northern portion. The property has long been used (and remains) as grazing land for cattle. This tract is one part of the original Hodgkin Ranch property that has been divided among family heirs. It is now selling to a non family member.

Lying north and east of the property, Grandview Subdivision is zoned PUD with 17 residential lots ranging from 2.5 to 5.08 acres. Platted in 2007, only one lot remains vacant. Adjoining the property to the south is Settlers Ranch with 57 platted lots and Filing No 2, also zoned PUD with 29 lots of 2.5 to 5.22 acres planned, though not yet final platted. Directly east is another 40 acre portion of the original ranch known as Abert Ranch that is currently in the process of subdividing into 2.5 to 6.27 acre lots for residential purposes. And to the west is another 40 acre part of Hodgkin Ranch belonging to Barbara Morehead, another family member. In her letter of support she states that she does not wish to subdivide her property but she does want to retain an improved ingress-egress easement through this subdivision, which has been provided. Finally, west of Morehead is Walden Preserve, PUD zoned with lot sizes of one half acre to 2.5 acres.



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This northern portion of the County is quite suitable for residential use at this density and indeed much of the surrounding area has already developed or is in transition. Site topography is typical rolling hills with associated viewsheds. A patch of timbered area in the northwest is the end of the timber within which Walden Subdivision lies. Scattered younger ponderosa pines exist on the north east part of the property and that is where the existing residence is located.

This proposed rezoning is in general conformance with the El Paso County Master Plan. The applicable small area plan is the Black Forest Preservation Plan. The Black Forest Plan uses the drainage basin boundary that separates the West Cherry Creek basin (Planning Area 5 - Spruce Hill / Highway 83) from the East Cherry Creek basin (Planning Area 6 - Northern Grasslands) as the general boundary separating what should be smaller 2.5 acre lot residential development from preferred 5 acre residential development to the east. The idea is that parcels along and related to Steppler Road would be larger and more rural and that properties along and related to Highway 83 would be suitable for the smaller 2.5 or (with conditions) even 1 acre lots. That is why both Grandview Subdivision to the north and Settlers Ranch to the south have lot sizes that vary from 2.5 acres adjoining this proposal to 5 acres along Steppler Road.

Unfortunately property lines don't exactly follow drainage basin lines and that is the case here. About 10 acres of the property drains into East Cherry Creek and 30 acres drains into West Cherry Creek. Recognizing this property is different from any other and respecting the intent of the Black Forest Preservation Plan basin boundary idea, while working to our actual property line, the owners have reduced the number of proposed lots to 14, which is the number allowed if we could follow the actual basin boundary. Resulting density is 1 dwelling unit per 2.90 acres.

Being suitable for the proposed zoning and use does not mean the proposal is also compatible with the existing zoning and uses in the neighborhood. In this case the land use of the adjoining property is already residential with the sole exception of the 40 acre parcel adjoining to the east which, like this, was part of the same earlier ranch. There is no home on that parcel. Called Abert Ranch, that property is proposed for rezoning and subdivision with residential uses at a somewhat lower density although still zoned RR-2.5. Those applications have been submitted to the County and are in the review process.

Water has been adjudicated which will satisfy the County requirements for quality, quantity and dependability and the soils will support the proposed individual sewage disposal systems as well as the proposed roadway and homes. All utility infrastructure already exists on the property. All these are indicators that the property is suitable for the proposed zoning and use.

In summary, this particular property is suitable for development into residential lots at a density of 1 dwelling unit per 2.5 acres (or larger) and, at that, will be compatible with the properties in the neighborhood. The proposed zoning conforms with the County Master Plan, more specifically the Black Forest Preservation Plan, in part because the number and size of lots planned will accommodate both the spirit and intent of the basin boundary. All proposed lots can and will comply with the requirements of the Land Development Code for the proposed zone district and subdivision.

Morehead Living Trust
Barbara Morehead, Trustee
4455 Walker Road
Colorado Springs, CO 80908
(719)313-7098

19 October 2017

Jerome W. Hannigan and Associates, Inc.
19360 Spring Valley Road
Monument, CO 80132

Dear Mr. Hannigan,

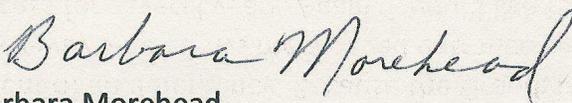
I am writing this letter in response to a request from my cousin, Brenda Brinkman, regarding the proposed Settlers View Subdivision. There is concern that I have no egress (exit) from my property other than a small lane which is also my ingress (entrance) from Silver Nell Drive. This situation has existed for several years. I am aware of this and it is acceptable to me. The original driveway from Walker Road is severely eroded, but is still accessible through my forest in the event of an emergency. Because the Grandview Estates development cut across the original driveway, and allows me a paved entrance and exit from Stepler Road, I have been using this access for several years. Again, I would like to stress to you, that this situation is acceptable to me.

Also, there was a question as to whether I have any plans to subdivide or develop my property. The answer is no, I do not have any plans to subdivide or develop my property.

The third question as to whether I have any problems or opposition to the Settlers View Subdivision. Of course, I would prefer that all of my great-grandparents land be kept in its natural state, and not be developed. But, I reluctantly accept that some of it is going to be developed. So, after re-reading the rezoning letter and intent, and the preliminary plan for the subdivision, no, I do not have any problems or opposition to the Settlers View Subdivision.

If you have any questions, please feel free to call me at the above number. Thank you for your concern in these matters.

Sincerely,


Barbara Morehead