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March 12, 2021

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RE: Circle A Minor Subdivision -17110 Goshawk Rd. Owner: Daniel B Andres Trust

The Circle A Subdivision is located in the NE quarter of Section 23, Township 11 South, Range 65 West of the 6th P.M. in El Paso County, Colorado. The site is bound to the north, south, east and east by similar type single family residential lots land uses.

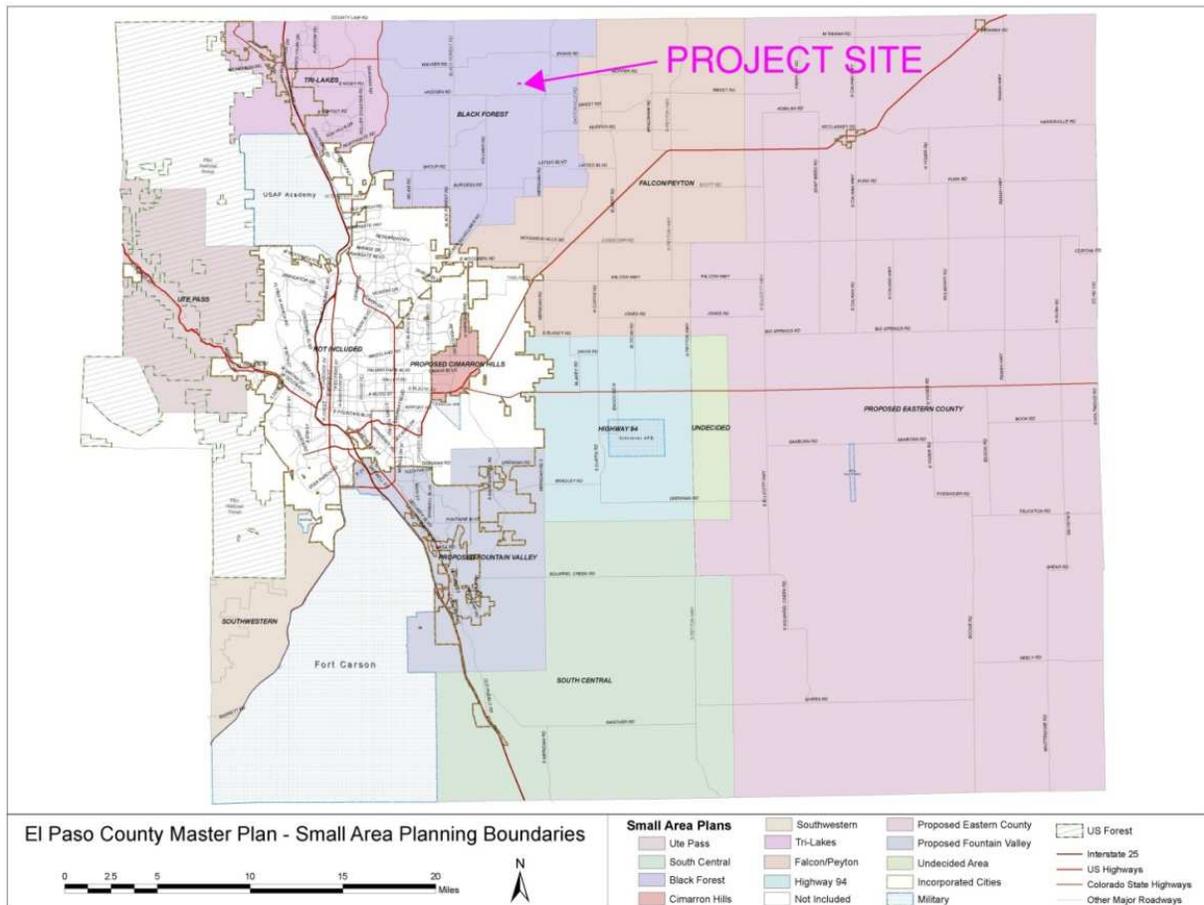
The parcel in its entirety consists of 14.867 AC and is currently zoned "RR-5" for Residential Rural under TSN: 51230-00-015. The proposal consists of subdivided the existing 14.867 AC into (3) separate approx. ~5 AC parcels and planned for (1) single family unit on each lot. Lot 1(existing residential home) shall consist of 4.957 AC, Lot 2 shall consist of 4.960 AC and Lot 3 shall consist of 4.950 AC. The existing residential home will be within Lot 1 of the newly subdivided lots, whereas Lots 2 and 3 are planned for two new residential units each.

The proposed (3) approx ~5 AC parcels proposes the use of wells, septic system development and service from MVEA for electric via overhead power poles with communication service lines. Natural gas and propane are available to service these lots. Goshawk Road is the legal access to the existing 14.867 AC and with the approval of this proposal Lot 1 and 2 shall have direct access to Goshawk Rd and Lot 3 shall be provided with a 24' wide access along the south property line of Lot 1. (See proposed plat map)

The purpose and request of this application are to subdivide the existing 14. 867 into three (3) separate approx. ~5 AC parcels and planned in the future for (1) single family dwelling unit on each of the three (3) lots. Approval of this proposal complies with the current zoning RR-5 with the approval of the Board of Adjustments BOA-20-002 dated 6-10-2020, approving the less than 5.0 AC parcels (Lot 1=4.957ac, Lot 2=4.960ac and Lot 3= 4.950ac) within the RR-5 Zoning. Therefore this proposal generally simulates the surrounding properties with (1) dwelling unit per 5 AC +/- and thereby shall not pose a negative impact to any of the surrounding properties.

Site Suitability per LDC 7.2.1 (d) (2) & (3)

Conformance to County Planning Areas: The proposed Minor Subdivision application site for the Circle A Subdivision is located and identified in both the Black Forest Preservation Plan Small Area Master Plan areas. The site's proposed uses would be compatible with the long-standing goals and policies of the master planned area.

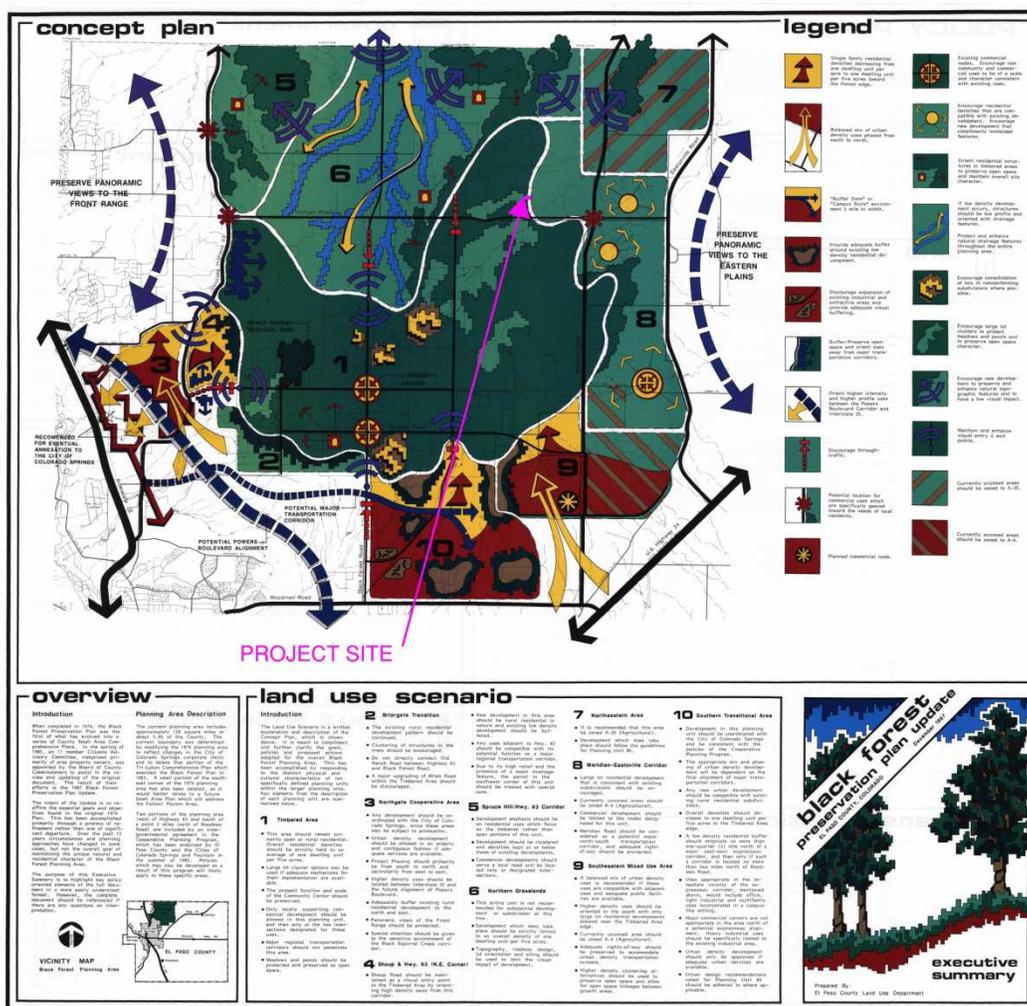


Black Forest Preservation Plan

The goal for Residential proposals is to promote and preserve the rural-character to include 5-acre parcels in the timbered area and transition to a minimum of 2.5 acres in most other areas. The primary residential lots within the Black Forest Preservation Area are less than 10.0 acres in size. Per the Black Forest Land Use calculations, over 50% of residential dwelling parcels within the planning area are 5.0 to 9.99 acres, and almost 36% of dwelling parcels are 0 to 4.99 acres. The Proposed Minor Subdivision request of the 14,867 AC parcel into three (3) approx ~ 5 AC parcels and the site lies in the northern portion of the

Black Forest Preservation Plan, known as Planning Unit 1, and aligns within the overall vision of the Black Forest Preservation Plan planning area.

The Black Forest Preservation Plan was adopted in 1987 and has several key planning unit areas based upon the unique features of Black Forest. The Black Forest Preservation Plan Unit 1 is known as the Timbered Area. The key elements of this planning area are restricting major transportation corridors and density transitions, supporting only local commercial development, and preserving the rural character and open spaces. This planning unit's Timbered Area portion recommends overall densities shall be (1) dwelling unit per 5 acres. The project site currently has (1) existing home within Lot 1 of the proposed site and proposes (1) new dwelling unit each on lots 2 and 3, therefore, complying with the preservation plan recommendations.



El Paso County Water Master Plan:

This property lies within the Kiowa-Bijou Basin and is located in Region 4a of the El Paso Water Master Plan.

Current Water Demand for Region 4a is **725** AF per year. The anticipated demand for Region 4a in 2040 is 958 AF and in 2060 are 1,170.

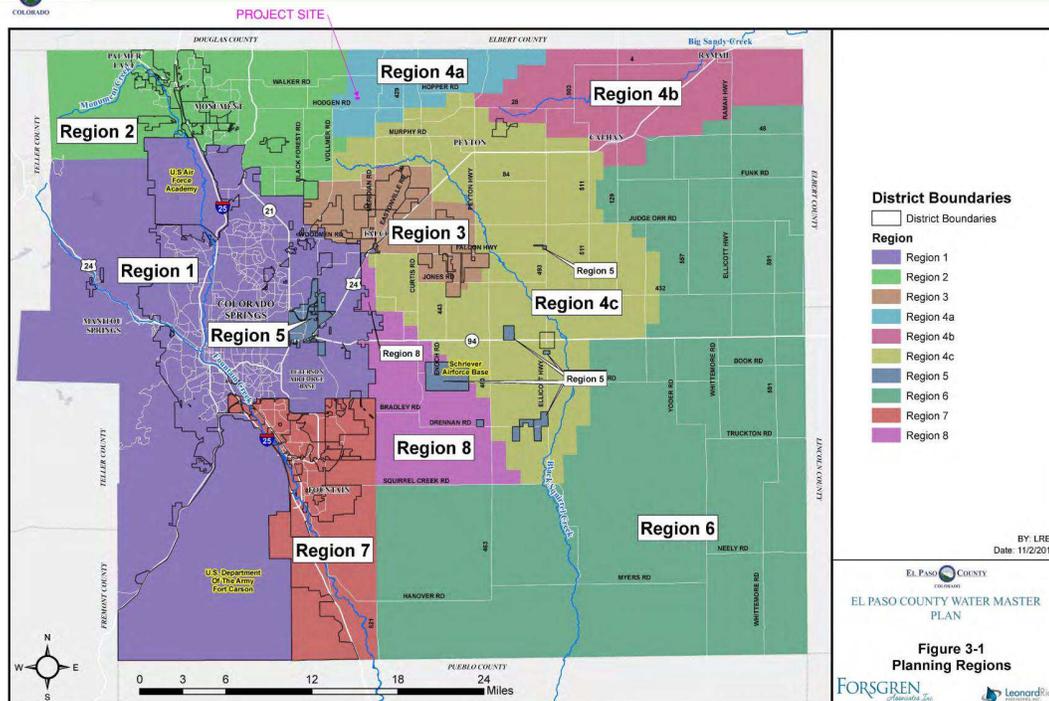
Current Water Supply for Region 4a is **725** AF per year. The anticipated supply for Region 4a in 2040 is 725 and in 2060 are 725.

Goals and Policies: The El Paso County Water Supply Master Plan identifies specific goals that promote water supply conservation, quality, and sustainability, which should be upheld and supported by the Circle A Subdivision development.

Goal 4.2 - Support the efficient use of water supplies & Goal 6.1.2 - Promote water

conservation: Per the El Paso County Water Master Plan, the full 2060 build-out water supply is anticipated that the nonrenewable aquifer water supplies are not expected to be economically sustainable over the long term, and that water supplies in this region may need to be diversified in the future. It is recommended that with water conservation actions by all, users within the Region 4a area could help ensure extending the longevity life use of the water supply. Water conservation actions could be promoted via low water usage landscaping, such as xeriscape style landscaping with minimal grass lawn areas that require substantially more water to maintain.

Utilities Providers: Underground wells shall serve the Circle A Subdivision site. The applicant has been issued (2) new well permits and (1) re-permitted for the well existing on-site by the Colorado Division of Water Resources under Permits No's 85145-F, 85146-F, 85148-F.



Topographical conditions presenting hazards or requiring special precautions: No portion of this site is within a designated FEMA floodplain as determined by the Federal Emergency Management Agency (FEMA) Flood Insurance Map Rate Map (FIRM) Panel No. 08041C0310G, effective date of December 7, 2018. It is anticipated that the lot's general drainage patterns will not change, except for drainage protection of the future home structures.

Drainage Improvements: No drainage Improvements are proposed with the minor subdivision application of the Circle A Subdivision. The proposed development of two (2) new residential units shall be less than 1 AC of disturbance areas combined, and thereby complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM. A Drainage letter Report has been provided with this Minor Subdivision Application/Request.

Public improvements: Goshawk Road shall be the ingress/egress access point for the Circle A Subdivision. Goshawk Road is a private gravel roadway approximately 16' wide and maintained by the homeowners that utilize the private road to access the home sites contained in the Goshawk Road

Maintenance Agreement, recorded under Book 5145, Page 866. The private road is within a 40' wide and Non-Exclusive Easement for roadway purposes recorded under Book 2356, Page 170, and Book 2422, Page 44.

Natural Features and Public Facilities: The subject property generally slopes to the southeast. There are two natural drainage swales on the subject property, one on the northern portion of the project site (Lot 2) and one to the west on (Lot 3) that convey storm events towards West Kiowa creek. The natural drainage swales shall be left unaltered as to not change the natural drainage patterns. The surface topography across the site is predominantly flat, with gentle slopes of less than 5%. Ponderosa Pines and native grasses cover the property.

The property is relatively isolated from any significant corridors or thoroughfares; therefore, no design factors were incorporated regarding bike paths or public transportation. Therefore, it is not anticipated that the Circle A Subdivision minor subdivision development shall negatively impact the surrounding properties and or existing public facilities. The applicant agrees to pay traffic impacts fees with the minor subdivision under the El Paso County road impact fee program (resolution No. 16-454) of \$3,830 per new single-family dwelling unit, \$7,660 total (Lots 2 and 3) at the time of plat recording.

Public Services: The Circle A Subdivision site currently lies within the jurisdictions of all public services such as fire and police protection by the Falcon Fire Department and the City of Colorado Springs Police and or El Paso County Sheriff Departments. The El Paso County Park has recommended no new land dedication with the minor subdivision. However, staff recommends the applicant provide park fees instead of land dedication in the amount of \$1401.

El Paso County Land Development Code Compliancy: The Circle A Subdivision Minor subdivision complies with all standards and details outlined in Chapter 6 and Chapter 8 of the El Paso County Land Development Code.

Should you require any additional information, please contact me at 719-210-8125.

Sincerely,
Georgianne Willard
M&S Civil Consultants, Inc.