

This application will require request of a waiver of Section 8.4.4.C which states that divisions of land shall be served by public roads. See Section 8.4.4.E for standards to be met regarding private road allowances. Please see Section 7.3.3 for waiver criteria standards and include an analysis of the criteria for waiver request in the LOI.

June 17, 2022

Kari Parsons, Planner III
El Paso County Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Re: PCD File #MS-22-005 - Owl Ridge Minor Subdivision Letter of Intent

Dear Ms. Parsons:

The property owner would like to request approval of a minor subdivision for 18885 Brown Road, Colorado Springs, CO 80908. The parcel number is 5100000447. The site is currently zoned RR-5 and would remain zoned as such with the approval of the minor subdivision. There is an existing single-family residence on the site that would remain.

The approved minor subdivision would consist of two single family residential lots of the following sizes: Lot 1: 22.0 acres and Lot 2: 5 acres. The proposed subdivision layout shown on the final plat meets the following criteria for approval of a final plat, as outlined in the El Paso County Land Development Code.

- The proposed minor subdivision fits within the current zoning regulations and the Black Forest Preservation Plan. The plan identifies future land use and preservation of the Black Forest Planning Area. The plan recommends development be strictly limited to an overall density of one dwelling unit per five acres for the Northern Grasslands territory. This area is also shown as Large-lot Residential in the El Paso County Master Plan adopted in 2021. Large-lot Residential is defined in the Master Plan as single-family detached typically 2.5-acres or larger. The proposed subdivision is not located within a Key Area and is identified as an area of minimal change per the Key Areas and Areas of Change sections of the El Paso County Master Plan. The proposed development fits within the 2040 Major Transportation Corridor plan. Brown Road is shown as being a local road and will remain a local road into the future. Currently Brown Road is a gravel road, but is being improved to be a paved section meeting El Paso County standards.
- Minor subdivision is a process for smaller subdivisions in lieu of preliminary/final plat process.
- The proposed subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and survey requirements of the County.
- Water rights adjudications have been decreed by the State of Colorado Ground Water Commission Findings in Case No. 2005CW260. A replacement plan to allow the withdrawal of groundwater from the Dawson Aquifer in the Upper Black Squirrel Creek designated groundwater basin has been approved by the Colorado Groundwater Commission Findings and Order. Results from the water quality test have been submitted with the final plat application. These items satisfy the requirements outlined in Chapter 8 of the El Paso County Land Development Code.
- Individual lots within the proposed subdivision will be served by Onsite Wastewater Treatment Systems (OWTS), which complies with the requirements outlined in Chapter 8 of the El Paso County Land Development Code.

Please explain HOW the proposal is consistent with placetype and level of change expressed in area of change

Please remove references to the Black Forest Preservation Plan. This is no longer an active plan. Analysis should be for the key area, area of change, and placetype for the Your El Paso Master Plan.

- A soils and geology report has been provided for the site and has been submitted with the final plat. The site was found to be suitable for the proposed development. Some areas of expansive soils, compressible soils, undocumented fill, faults seismicity, and radon were mentioned in the report; however, the proposed development can be achieved if these areas are avoided or properly mitigated.
- No drainage improvements have been proposed for the property. The proposed development is not anticipated to produce any adverse stormwater impacts to the surrounding properties.
- Access to the proposed subdivision will be provided by an existing driveway off of Brown Road and a new shared driveway off of Brown Road. The shared driveway will serve Lots 1 & 2 on the northern portion of the property. Maintenance responsibilities for the shared driveway have been outlined in the Access Easement and Maintenance Agreement that has been submitted with the minor subdivision application.
- The proposed subdivision will generate approximately 4 am, 4 pm, and 29 daily trips. Per the El Paso County Engineering Criteria Manual, a Traffic Impact Study is not required if daily vehicle trip is less than 100 or the peak hour trip generation is less than 10. A traffic memo has been provided.
- Necessary services including police and fire protection, recreation, utilities, and transportation systems are available to serve the proposed subdivision.
- A fire protection and wildfire mitigation report has been submitted with the final plat. The report outlines steps to be taken for fire protection and mitigation. Per Tri-Lakes Monument Fire Protection District, there is an existing fire hydrant located approximately 1.8 miles from the site at Ray Kilmer Elementary School. After discussions with the fire department, this fire hydrant is within close enough proximity that no cisterns are required for the proposed subdivision. Each driveway to a private residence shall be constructed to meet the requirements outlined in Chapter 6 of the El Paso County Land Development Code.
- There are no off-site improvements anticipated with the proposed subdivision.
- There are no adverse impacts to public facilities or infrastructure from the proposed subdivision.
- The proposed subdivision meets all other applicable sections of Chapter 6 and 8 of the El Paso County Land Development Code.→
- The extraction of any known commercial mining deposit shall not be impeded by this subdivision.
- Access and maintenance agreement for the ingress/egress easement has been provided with this subdivision submittal.
- El Paso County Road Impact Fee will be paid at the time of building permit application.
- A cost share analysis for the Brown Road Improvements was completed for the proposed subdivision. As part of this cost share analysis, it was determined that each lot within the proposed subdivision would contribute \$14,866.31 to the escrow fund to be utilized for the future improvements. However, since one lot contains an existing residence, this lot should be exempt from contributing to the escrow fund, similar to the County's Road Impact Fee. Therefore, Owl Ridge Subdivision should contribute \$14,866.31, equal to one lot's share, to the Brown Road Improvements Escrow Fund.
- An escrow agreement has been developed for the Brown Road Improvements Cost Share and will be recorded with El Paso County.

With the exception of the waiver request

Questions regarding the proposed minor subdivision can be directed to the following individuals:

Consultant

Brett Louk, P.E.
SMH Consultants
411 S. Tejon Street, Suite I
Colorado Springs, CO 80903
719-465-2145
blouk@smhconsultants.com

Owner

Colt Haugen
18885 Brown Road
Colorado Springs, CO 80908
719-440-8808
colthaugen@gmail.com

The property owner would greatly appreciate your consideration of this request.

Sincerely,



Brett Louk, PE
SMH Consultants