



February 11, 2019

## **LETTER OF INTENT LOUDERMILK SUBDIVISION – MINOR SUBDIVISION**

### **Owner:**

Loudermilk Living Trust  
Arvin and Cheryl Loudermilk – Trustees  
13395 Voyager Parkway #130-551  
Colorado Springs, CO 80921  
(602) 768-0475

### **Applicant:**

Bradley Design LLC  
22555 County Rd. 5  
Elbert, CO 80106  
(719) 573-7938  
Attn: Brad Buss

### **Site Location Size and Zoning:**

The proposed subdivision to be known as “Loudermilk Subdivision” is located within the south half of the southeast quarter of the northeast quarter of Section 23, Township 11 South, Range 65 west of the 6th principal meridian in El Paso County, Colorado. The property has El Paso County Tax Schedule Numbers 5123000013 and 5123000014 and is currently developed with one residence having the address of 17115 Goshawk Road East. The site is situated on the east side of Goshawk Road East, west of Meridian Road and north of Hodgen Road and contains 19.873± acres. The site has never been platted, nor have the adjacent properties. The existing zone of the site is RR-5 (Rural Residential). The Loudermilk Subdivision is proposed to be platted into two single-family lots and is subject to an apparent twenty (20) foot right-of way for Goshawk Road East, which is posted as private. The road is maintained by an informal Homeowners Association. All adjacent properties are unplatted, zoned RR-5 (Rural Residential), and have single-family residences with the exception of the property to the east. The adjacent property directly to the east is currently vacant, unplatted and zoned RR-5 (Rural Residential) with land uses totaling 766.66 acres of which 100 acres is designated as dry farm land and 666.66 acres is designated as agricultural grazing land.

### **Request and Justification:**

The request is for approval of the minor subdivision plat named Loudermilk Subdivision, containing 19.873± acres. This proposed minor subdivision will create two (2) rural residential single-family lots with an apparent twenty (20) foot right of way for Goshawk Road East, which is a private road. The site already contains one existing single-family residence with a well and onsite waste water treatment.

The owner is planning to build a new single family residence on Lot 2 for their granddaughter and four great-grandchildren. The Loudermilks have a tight-knit family that needs room to grow while having an essential, convenient and close proximity to one another. Currently under construction are an addition to the existing residence and one adjacent detached garage. There are three existing outbuildings. The two planned lots meet the bulk and dimensional standards of the RR-5 district. All existing buildings are located on Lot 1 of the proposed plat and currently meet the zoning district setback requirements of 25 foot front, side, and rear yard setbacks. After subdivision, the residence and all outbuildings will maintain compliance with the setback requirements from all new property lines. Lot 1 will contain 14.873± acres, and originate entirely from the land designated in El Paso County Tax Schedule No. 5123000013 and partially from the land designated in Tax Schedule No. 5123000014. On the east end of Lot 1, there will be a public service easement of 75 feet plus 150 feet as recorded in book 2030, Pg. 229 plus a drainage and utility easement of 10 feet at the east property line. Lot 2 will be located at the northwest portion of the subdivision and contain 5.000± acres, and originate entirely from the land designated in El Paso County Tax Schedule No. 5123000014.

The County small area plan that applies to this parcel is the Black Forest Preservation Plan. The property lies in Plan Unit 1, "The Timbered Area" of the Master Plan. It is recommended under the Land Use Scenario that The Timbered Area remain primarily open or rural residential with overall residential densities strictly held to an average of one dwelling unit per five (5) acres. This subdivision is in conformance with the goals, objectives, and policies of the Master Plan and also of the El Paso County Policy Plan (1998), which does not include site-specific land use policies, but establishes broad policies and goals which are intended to serve as a framework for decision making regarding development of the County.

The subdivision is consistent with its current RR-5 zoning and meets the requirements of the El Paso County Land Development Code. The subdivision is consistent with the subdivision design standards, engineering, and surveying requirements of the county for maps, data, surveys, analyses, studies, reports, plans designs, documents and other supporting materials.

As required by County standards and requirements, a sufficient water supply has been acquired from the Colorado Groundwater Commission (the appropriate jurisdiction for this property) in terms of quantity, quality, and dependability for the proposed Loudermilk Subdivision. Water service is intended to be provided by individual on site wells under new permits and operated under the approved Colorado Groundwater Commission approved water replacement (augmentation) plan. Waste water is intended to be treated with individual septic systems designed, constructed and operated under State and County Health Department rules and regulations.

A geology and soils report has been prepared for the site and the owner will comply with the reported recommendations.

A drainage report has been prepared for the site and the owner will comply with the recommendations of the final report.

The Loudermilk Subdivision is Located within the Falcon Fire Protection District which provides fire protection for the surrounding area. The District has committed to serve this subdivision. Building permits for each structure shall be in accordance with the requirements of the Falcon Fire Protection District as administered by the Pikes Peak Regional Building Department.

**Existing and proposed facilities:**

Existing improvements within this parcel are related to the existing residential use of the site. There are no required public subdivision improvements required for this site.

**Fire Protection:**

The Loudermilk Subdivision is located within the Falcon Fire Protection District. The lots and buildings are subject to the codes and policies adopted by the District regarding fire protection.

**Proposed Access Locations:**

The existing residence and outbuildings on Lot 1 will continue to be accessed from the existing driveway. Future improvements to Lot 2 will include a new driveway access located approximately 50 feet south of the north property line and off the private road (Goshawk Road East). No additional access points are proposed.

**Waiver Request and Justification:**

A waiver of Section 8.4.4.C of the El Paso County Land Development Code that requires divisions of land, lots, and tracts be served by public roads. The site does not front a public road. Access to the site is from Goshawk Road East, a private road which intersects with Hodgen Road (the nearest public road) approximately 1/2 mile to the south.