

Kettle Creek Estates Filing No.2

Letter of Intent

Owner/Applicant:

J+M Investments LLC
Jay D Stoner, Managing Member
P-970-566-4891
E-jay@LDIColorado.com
Mailing Address
5655 Bridlespur Ridge Place
Colorado Springs, CO 80918

February 2, 2024

Scott Weeks
Project Manager, Planner II
El Paso County, Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Please provide a complete summary of how the proposed request complies with each of the Criteria of Approval in Chapter 7 and the Subdivision Design Standards in Chapter 8 of the Land Development Code.

RE: Kettle Creek Estates Filing No. 2 – 10245 Otero Ave. Owner: J+M Investments LLC
PCD File #VR246

The property is located at the southeast corner of Old Ranch Road and Otero Ave in Section 28, Township 12 South, Range 66 West of the 6th P.M., in El Paso County, Colorado. The site is located in a neighborhood that has been developed as similar single family uses as the proposed subdivision plan.

The parcel in its entirety consists of 5.13 acres and is currently zoned “RR2.5” for Residential Rural under TSN:5304002017. The proposal is consistent with the use standards in Section 4.3 of the land use code. The proposal consists of subdividing the existing 5.13-acre site into two separate 2.5+ acre parcels and planned for one single family home on each lot. Lot 1 being 2.63 acres and Lot 2 being 2.50 acres. The proposed lots are currently vacant.

The proposed lots will use wells for potable water, septic systems for sewer. Gas and electric lines are located in the front of the lots. Colorado Springs Utilities will provide gas service and Mountain View Electric will provide electrical service. Both Lots shall have direct access to Otero Avenue.

The proposal complies with all criteria within Chapter 7 of the Land Development Code. The proposal is for a two lot Major Subdivision. All necessary utilities are adjacent to the site and will be serviced by individual wells and septic systems. The site has been reviewed by the required drainage engineers for impacts and design. Proposed building envelopes will be enforced and platted to protect the creek, flood plain and Prebble’s Jumping Mouse in the area.

The site is within a neighborhood with lots of similar designs and characteristics. The soils

analysis shows the site is suitable for the proposed use and structures. There are no geologic hazards that would prohibit the subdivision and no mitigation is required per the attached reports. No mining or anticipated mining exists in the area and the proposal will not affect the extraction of any minerals. The proposal makes use of areas away from the creek and flood plain and protects the natural resources and landforms. The site is protected by the Monument Fire District and will be provided with fire and emergency services. The site topography and soils have been evaluated and the proposal has been designed based upon those evaluations.

The previous plat designated regulatory easements for drainage and utilities. These easements will be vacated and replaced with the regulatory requirements and the requests from the utility companies based upon this review.

The proposal will not require any improvements or dedications other than regulatory easements. No proposed open space or public areas are proposed or required. The lots are designed to fit with the nature, uses and sizes of the neighborhood. The proposed wells will not impact the adjacent uses in a negative way. The proposed septic designs will no impact adjacent uses, Kettle Creek or ground water in the area. All required notifications to the neighbors have been made to notify them of this proposal.

The additional traffic being 19.2 trips per day for the entire subdivision. The proposed uses are residential in nature and the traffic will be as such. The proposed traffic will be of the same nature as the neighborhood. The local roadway system is planned for residential uses with the roadways and structures in place and in good repair.

Each lot will apply for the necessary driveway permits at the time of building permit application. The impact is minimal, and a Traffic Impact Study is requested to be waived due to the minor impact. Approx 50 lots exist in this area with 480 trips per day, the proposal adds one additional residential lot to the area adding approx. 0.02 percent to the area traffic.

Topography and Hazards conditions:

The site consists of areas suitable for residential construction, sloping gently from west to east down to Kettle Creek. Kettle Creek is designated as a Flood Hazard Area and is denoted on the plat as no build areas. No wetlands or endangered habitat exist on the site.

The site has no existing mining and will not interfere with the extraction of any known commercial deposits. The size and nature of the site with the location of the creek does not allow for proper and sensible extraction of minerals.

The site has been designed and is appropriate for the buildable areas based upon the soils report, geologic hazard report and all reviews and information provided.

Drainage Concerns:

The site consists of two large residential lots with natural drainage patterns. The impacts are minimal residential impacts. BMP's will be utilized per requirements during all development.

Utilities:

All required utilities are existing and located adjacent to the site. 13A well and individual septic system will be required for both lots.

Traffic Impact:

The traffic impact will be the common residential type of traffic. The impact is assumed to be based upon a family with three drivers, being 12 total trips, one trip is out, and one trip is in, per day.

Public Improvements and Public Facilities:

No public Improvements will be required for this proposal. All roadways are constructed, and no proposed drainage improvements will be required or constructed.

Public Services:

All public services including police, fire, medical and road maintenance already serve the property and surrounding area.

El Paso County Codes:

Please include analysis of conformance with Master Plan goals, objectives and policies

All building and development codes will be complied with. All required fees for road impacts and building permits will be paid at the time of building application.

This proposal will not create any hazardous conditions or adverse impacts to adjacent owners or nature.

Turning one 5+ acre lot into two 2.5-acre lots utilizes the El Paso County infrastructure resources more efficiently and sustainably. The two new lots fit well contextually with the surrounding existing homes that are on similarly sized lots. This project will contribute \$1,010 in fees to the parks and open space fund at time of recording the Final Plat. Each lot will also contribute \$306 in fees to the Academy School District 20 Building Fund at time of building permit application. All other required fees such as drainage and road impact will be paid at the time of building permit submittal. Given the lack of water and sewer services, and the nature of the surrounding properties, we believe that the highest and best use for the property is two 2.5 acre-lots.

Should you require any additional information, please email me at jay@LDIColorado.com or you can call me at 970-566-4891.

Respectfully,
Jay D Stoner, Managing Member
J+M Investments LLC