
CLOVERLEAF FILING No. 2 ADMINISTRATIVE RELIEF

LETTER OF INTENT

SEPTEMBER 2021

APPLICANT AND PROPERTY OWNER
PT Cloverleaf, LLC
1864 Woodmoor Drive, Suite 100
Monument, Colorado 80132

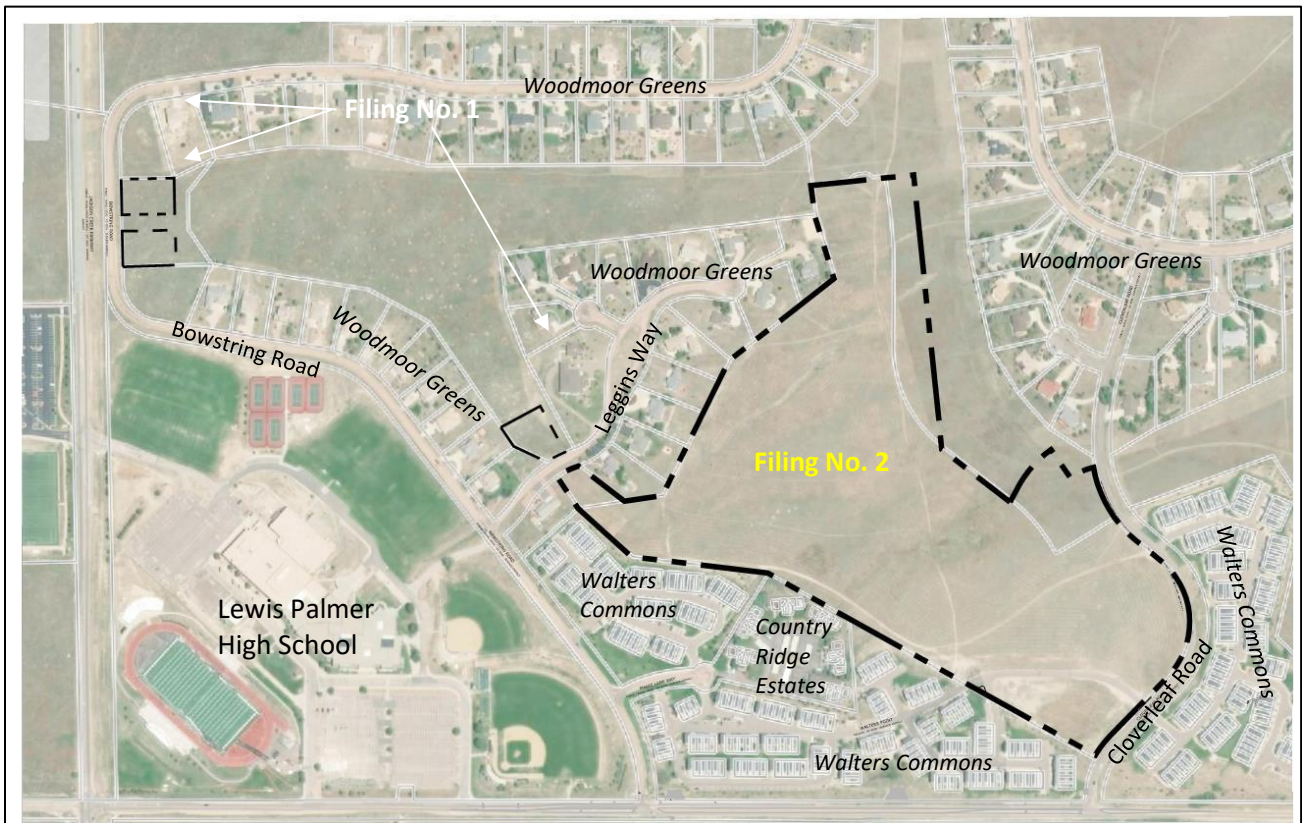
CONSULTANT:
N.E.S. Inc.
619 North Cascade Avenue
Colorado Springs, CO 80903

REQUEST

PT Cloverleaf, LLC requests approval of Administrative Relief for lots 1-8, 41-47, 66-70, 77-113, and 126-131 of Cloverleaf Filing No. 2 to allow a maximum 50% lot coverage for ranch plans.

SITE LOCATION

The Cloverleaf Subdivision comprises 38.73 acres and is located northeast of the intersection of Jackson Creek Parkway and Higby Road, northwest of Cloverleaf Road, and bounded by existing residential developments on three sides.



PROJECT DESCRIPTION

Cloverleaf Filing No. 2 Final Plat proposes 131 lots within the RS-5000 zone. This Final Plat is currently under staff review. The dimensional standards for the RS-5000 zone include a maximum lot coverage of 40% or 45% for single-story ranch style residences. Chapter 5.5.1.(B)(2) allows the granting of administrative relief for a maximum of a 20% increase in lot coverage from the amount required in the zoning district. Administrative relief is requested to allow a maximum 50% lot coverage for lots 1-8, 41-47, 66-70, 77-113, and 126-131, which are identified on the accompanying exhibit. These lots are 55 feet wide or less and the requested 50% lot coverage would allow for a ranch plan with a three-car garage, whereas a maximum 45% lot coverage as allowed by the RS-5000 zoning for ranch plans would not facilitate this larger footprint.

The LDC indicates that administrative relief shall be for the purpose of relieving difficulties or hardships due to narrowness, shallowness, shape or topographic condition of a specific piece of property, or to provide limited flexibility to lot standards when it is determined that no substantial detriment to the public good nor harm to the general purpose and intent of this Code will be caused by the administrative relief granted. In negotiations with WOSC (Walters Open Space Committee) and the adjacent townhome HOA's, the developer has committed to restricting the buildings to ranch plans on these lots. This will serve to preserve views and the character of the existing residential area on the approach to the subdivision along Cloverleaf Road, as the lots in the southeast corner will be elevated. Accordingly, the grant of the administrative relief will benefit the public good of the existing neighborhood. It will also benefit the future residents of these lots, as it will allow them the opportunity to have the same conveniences as the neighboring lots that have no height restrictions.