



February 8, 2023

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

Re: PCD File #MS-22-08 Ivilo Minor Subdivision Letter of Intent

Dear Mr. Howser:

The property owner would like to request approval of a minor subdivision for 6385 Vessey Road, Colorado Springs, CO 80908. The parcel number is 5206000065. The site is currently zoned RR-5, but an application to rezone to RR-2.5 has been submitted to the County. Approval of the minor subdivision would allow the property to be subdivided into 3 single-family residential lots.

The approved minor subdivision would consist of three single family residential lots of the following sizes: Lot 1: 5.33 acres, Lot 2: 4.05 acres, and Lot 3: 4.53 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.

- This area is shown as Large-lot Residential Placetype in the El Paso County Master Plan adopted in 2021. Large-Lot Residential Placetype is defined in the Master Plan as single-family detached typically 2.5-acres or larger. The subdivision is proposing lots greater than 2.5-acres. The proposed subdivision is located in the Forested Key Area and an area of minimal change in the Areas of Change Section. Development in the Forested Key Area and Area of Minimal change allows for development of undeveloped land with minimal change to the prioritized rural and natural environments. The proposed subdivision meets this by proposing large-lot residential and maintaining large areas of undisturbed property to maintain the rural and natural environment. The proposed development fits within the 2040 Major Transportation Corridor Plan. Vessey Road is shown as being upgraded to a collector road by 2040. Sufficient right-of-way has been provided along the north property line of the proposed subdivision to accommodate the future improvements of Vessey Road. The proposed subdivision also fits within the Water Master Plan. The proposed subdivision will be served by individual wells. This is an acceptable method of providing water to a subdivision per the Water Master Plan.
- 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.

- The water rights and augmentation plan in place for the existing parcel are adequate to meet the needs of three (3) lots proposed for the subdivision on a 300-year basis. According to Water Court Decree Case Number 18CW3077, the property has water rights adjudicated in the Dawson Aquifer, the Denver Aquifer, the Arapahoe Aquifer, and the Laramie-Fox Hills Aquifer. The proposed water source for the development would be the Dawson Aquifer, for which the replacement plan contained in Water Court Decree Case Number 21CW3048 was prepared for (thus revising an existing plan for augmentation originally contained in Decree No. 18CW3035) allowing the property to set aside sufficient amounts from the Laramie-Fox Hills and Arapahoe groundwater to replace post-pumping depletions. 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.
- A soils and geology report has been provided for the site and has been submitted with the final plat. Soil types found on the site include a mix of Type A, Type B and Type C materials as defined by OSHA. Geologic hazards found to be present at this site include faults/seismicity, radon, and ponding water, all of which can be mitigated through proper engineering, design, and construction practices. It was concluded that the proposed development is feasible.
- 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 via a new shared driveway off of Vessey Rd. The existing driveway off of Vessey Rd. will be relocated to the east. This new shared driveway will provide access to all three lots. Maintenance and use responsibilities for the shared driveway have been outlined in the Access Maintenance Agreement that has been submitted with the minor subdivision application.
- The proposed subdivision will generate approximately 9 trips in the A.M. peak hour, 4 trips in the P.M. peak hour and 40 daily trips. Per the El Paso 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.
- There are no off-site improvements anticipated with the proposed subdivision.
- There are no public improvements proposed with this 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.
  - The County's Road Impact Fee will be paid at the time of building permit for each individual lot.
  - On April 8, 2022 the applicant mailed notification letters to all adjacent property owners describing the proposed development.

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**

Pawel Posorski  
6385 Vessey Road  
Colorado Springs, CO 80908  
630-302-7308  
posorski@sbcglobal.net

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

Sincerely,



Brett Louk, PE  
SMH Consultants