

April 23, 2022

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

Please add PCD File
P2219

Re: Ivilo Rezone Letter of Intent

Dear Mr. Howser:

The property owner would like to request approval of a rezoning for 6385 Vessey Road, Colorado Springs, CO 80908. The parcel number is 5206000065. The site is currently zoned RR-5 with no current overlay zones and would like to be rezoned to RR-2.5 with no overlay zones with the approval of the rezoning. The proposed rezoning meets the following criteria for approval of a rezone, as outlined in the El Paso County Land Development Code.

State
the size
of the
property
in
acreage
and the
number
of lots
to be
created

Include bullet
points on how
this application
meets the
requirements
in the parks
and water
master plan.

- The zoning request complies with each of the Criteria of Approval in Chapter 5.
 - The application is in general conformance with the El Paso County Master Plan. This area is known 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. This area is also identified as the “Timbered Area” in the Black Forest Preservation Plan. This area allows for large-lot residential development utilizing individual well and septic systems. The large lot cluster density allows for 2.5-acre and larger lots. Thus, the proposed rezone is consistent with the Black Forest Preservation Plan.
 - The rezoning is in compliance with all applicable statutory provisions.
 - The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions
 - The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5, for the intended zone district.
- The proposed request is in compliance with the applicable requirements of the Land Development Code.
- The proposed request complies with the definition of the proposed use. The proposed use is RR-2.5, Residential Rural District. This zoning district is a 2.5-acre district intended to accommodate low-density, rural, single family residential development. There are no use specific standards being requested at this time.
- Necessary services including police and fire protection, recreation, utilities, and transportation systems are available to serve the proposed subdivision.
- There are no potentially sensitive natural or physical features within the area

Include more detail
on each of these if
you have them.

- included within the request
- On April 8, 2022 the applicant mailed notification letters to all adjacent property owners describing the proposed development.
 - The proposed rezoning 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.~~

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

Delete the last sentence or upload the referenced traffic memo for review.

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

Sincerely,



Brett Louk, PE
SMH Consultants