

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

- 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

- 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

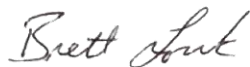
Owner

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