



January 24, 2018

**LETTER OF INTENT  
ARVIDSON SUBDIVISION – MINOR SUBDIVISION**

**Owner:**

Matthew and Jenna Arvidson  
2310 Wakonda Way  
Monument, CO 80132  
(970) 381-4425

**Applicant:**

M.V.E., Inc.  
1903 Lelaray Street, Suite 200  
Colorado Springs, CO  
(719) 635-5736  
Attn: Dave Gorman

**Site Location Size and Zoning:**

The proposed subdivision to be known as “Arvidson Subdivision” is located within the southeast one-quarter of the southeast one-quarter of Section 3, Township 11 South, Range 67 west of the 6th principal meridian in El Paso County, Colorado. The property has El Paso County Tax Schedule No. 71030-01-034 and is currently developed with one residence having the addresses of 2310 Wakonda Way. The 5.45± acre site is situated on the north side of Wakonda Way, west of Beacon Lite Rd and east of Aries Dr. The proposed site has never been platted. The existing zone of the site is RR-5 (Rural Residential). The site is proposed to be rezoned to RR-2.5 (Rural Residential) and platted into two single family lots and road right-of-way for the existing adjacent roadways.

The property to the south of the site is part of Wakonda Hills, Subdivision, No.1, containing 1-acre lots and zoned RR-0.5 (Rural Residential). The property located to the north and northwest of the site is Lot 1, A and B's Yard Subdivision, which contains one single-family residence with RR-5 (Rural Residential) zoning. The adjacent property on the southwest is not platted, zoned RR-5 (Rural Residential) and has an existing single-family residential use. The property to the southeast is not platted and is zoned RR-2.5 (Rural Residential) with an existing single-family residence. The property on the northeast is vacant and zoned C-1 (Commercial Obsolete).

**Request and Justification:**

The request is for approval of the Minor Subdivision plat named Arvidson Subdivision, containing 5.45± acres. This proposed Minor Subdivision will create two (2) rural residential single-family lots and public street right-of-way. This Minor Subdivision plat is consistent with the proposed RR-2.5 zoning and proposed Administrative Relief applications being considered concurrently.

The site already contains one existing single family residence. The proposed zone change and minor subdivision layout will comply with the requirements of the proposed RR-2.5 zone with the existing

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improvement being located on one of the two lots. The existing residence is also compatible with the RR-2.5 zone with respect to land use (single-family residential), lot size (with approved administrative relief request), minimum building setbacks, water supply and wastewater disposal.

The proposed Minor Subdivision is compatible with the surrounding land uses and neighborhood listed above and provides a desirable buffer/transition between the 1-acre lots on the south and the RR-5 zone on the west and north. The proposed Minor Subdivision application is in conformance with the goals, objectives, and policies of the Master Plan including the Policy Plan and the Tri-Lakes Comprehensive Plan discussed below.

This application meets the Minor Subdivision submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the El Paso County Land Development Code (2016). Minor Subdivisions are reviewed and approved in consideration of the review criteria found in the El Paso County Land Development Code. Each criteria is listed below followed by the appropriate justification.

1. *The subdivision is in conformance with the goals, objectives, and policies of the Master Plan.* The Master Plan is comprised of several elements. One of the elements is the El Paso County Policy Plan (1998), which does not include site-specific land use policies, but establishes broad policies and goals which are intended to serve as a framework for decision-making regarding development of the County. The project satisfies the following policies from the Policy Plan as they specifically relate to this request: “*Goal 6.4 – Develop and maintain rural residential areas in a manner which protects their integrity, addresses the carrying capacity of the natural environment and provides for an adequate level of non-urban facilities and services.*” and “*Policy 6.1.3 - Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.*” The proposed rezone will not create the need for additional roadways or public facilities. The site will remain rural residential and is in an area adjacent to both less dense and more dense rural residential development; “*Policy 6.1.8 – Encourage incorporation of buffers or transitions between areas of varying use or density where possible.*” The proposed rezone is in an area adjacent to both less dense and more dense rural residential development with RR-0.5 on the south, RR-5 to the west and north and RR-2.5 to the east. The site will serve as a transition from the higher density residential on the south and the lower density to the north and west; “*Policy 6.1.13 – Encourage the use of carefully planned and implemented clustering concepts in order to promote efficient land use, conservation of open space and reduction of infrastructure costs*”; The proposed rezone will utilize the existing adjacent roadways without adding new public facilities. The proposed lot layout allows building in suitable areas while preserving the wooded hillside.; “*Policy 6.1.14 – Support development which compliments the unique environmental conditions and established land use character of each sub-area of the County.*”; The proposed rezone is consistent with the Tri-Lakes Comprehensive Plan as it applies to the Elephant Rock sub-area which is discussed below.; “*Policy 6.4.4 - Encourage new rural residential subdivisions to be located within or contiguous with existing rural residential area or to be incorporated as a buffer between higher density and undevelopable areas.*”; The proposed rezone is in an area adjacent to both less dense and more dense rural residential development with RR-0.5 on the south, RR-5 to the west and north and RR-2.5 to the east. The site will serve as a transition from the higher density residential on the south and the lower density to the north and west; “*Goal 6.1 A – Encourage patterns of growth and development which compliment the regions' unique natural environments and which reinforce community character.*” The existing community character is preserved with this rezone. Density and land use are compatible with the surrounding area and

the natural features of the site will remain preserved, even with the addition on one more residential lot on the site.

Another element of the Master Plan is the Small Area Plan. The Arvidson Subdivision site is located within the area of the Tri-Lakes Comprehensive Plan (2000), specifically within the Elephant Rock sub-area. The area desires that the rural residential development pattern be continued, which is a characteristic of the proposed zone. The plan also desires that Beacon Lite Road be upgraded, which the proposed plat allow by granting of right-of-way. While Mixed use, office and industrial is encouraged east of Beacon Lite road, low density rural residential no more than 100 feet west of Beacon Lite Road is desired. The proposed rezone is consistent with the Tri-Lakes Plan.

The proposed subdivision plat is in compliance with the Parks Master Plan, which does not call for trails or parks in the site vicinity. The proposed subdivision is also in compliance with the 2016 Major Transportation Corridors Plan (MTCP) and Master Plan for Mineral Extraction as no separate mineral estate owners were found for the property and the existing development on surrounding properties is not compatible with any potential mineral extraction operations.

2. *The subdivision is in substantial conformance with the approved preliminary plan.*  
This is a proposed Minor Subdivision and requires no Preliminary Plan for Plat approval. The subdivision will be developed in accordance with the currently proposed land use applications.
3. *The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials.*  
The proposed Minor Subdivision Plat is prepared in accordance with applicable subdivision design standards. A request for Administrative Relieve, in accordance with the Land Development Code, is submitted to allow lot sizes as small as 2.0 acres.
4. *A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code.*  
Water service is intended to be provided by individual on site wells operated under a State approved Water Augmentation Plan.
5. *A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of this Code.*  
Waste water is intended to be treated via individual on site septic systems designed, constructed and operated under State and County Health Department rules and regulations.
6. *All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. §30-28-133(6)(c)].*  
A soils report has been prepared for the site and the owner will comply with the recommendations of the report.

7. *Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM.*  
The proposed Minor Subdivision is consistent with the submitted Final Drainage Report. There are not Drainage facilities needed or proposed with this development. The the owner will comply with the requirements of the drainage report.
8. *Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM.*  
Both lots, one with existing structure and the one new lot, will utilize the existing driveway access onto Wakonda Way. An access easement for the new lot is provided on the Minor Subdivision Plat.
9. *Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision.*  
The site is located within the jurisdiction of the El Paso County Sheriff's Office. The Sheriff's office currently provides police protection for the site and surrounding area. Arvidson Subdivision is located within the Tri-Lakes Monument Fire Protection District which is providing fire protection for the previous two subdivision filings and has agreed to serve this subdivision. Water and sanitary sewer provisions are discussed in items 4 & 5 above. The property is located within the service areas of Mountain View Electric Association, Blackhills Energy Corporation, Centurylink Telephone, and the Lewis-Palmer School District, which will serve the subdivision. Transportation is being facilitated by the existing adjacent roadway system.
10. *The Minor Subdivision plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code.*  
Arvidson Subdivision is located within the Tri-Lakes Monument Fire Protection District which is providing fire protection for the previous two subdivision filings and the surrounding area. The District has agreed to serve this subdivision. Building permits for each structure shall be in accordance with the requirements of the Fire District as administered by the Pikes Peak Regional Building Department.
11. *Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8.*  
All Offsite impacts are determined to be insignificant with the addition of one residence to the site already containing one residence. The developer will be responsible to par park, school, drainage and Traffic Impact fees.
12. *Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated.*  
There are no public facilities or infrastructure required or proposed for this subdivision. The platting of the site will include the collection of the applicable School Fees, Park Fees and Drainage Fees due for this project.
13. *The subdivision meets other applicable sections of Chapter 6 and 8.*  
The subdivision meets the requirements of the Land Development Code.

14. *The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§34-1-302(1), et seq.].* No separate mineral estate owners were found for this property and mineral extraction operations will not be undertaken by the project owners.

#### **Existing and Proposed Facilities:**

Existing improvements within this parcel are related to the existing residential use of the site, located in the southeastern portion. The new lot will be located in the northwest portion of the site. Existing facilities also include the two adjacent public roadways of Wakonda Way and Beacon Lite Road. The Arvidsons purchased and hold title to the entire 5.45± acres shown on the plat, which extends south to the southerly section line of Section 3, Township 11 South, Range 67 west and east to the easterly line of said section. It is understood that by County Commissioners Resolution dated October 3, 1887 and recorded in Road Book A at Page 78, that public road right of way is reserved 30 feet in width along the section line boundaries. However, existing Wakonda Way also has a 60' right-of-way dedicated with the plat to the south and is constructed within that right-of-way, except at the intersection with Beacon Lite Road, where it veers to the north into the subject property. The proposal is to provide right-of-way sufficient to contain the exiting roadway in addition to the existing 60' that has been dedicated in the past. Existing Beacon Lite Road is located outside the 30 foot wide resolution provision. The proposed plat provides for dedication of additional right-of-way to contain the existing roadway plus room to accommodate future improvements. This configuration allows the property to still be subdivided into two lots of adequate size with the requested Administrative Relief. There are no required public subdivision improvements required for this site.

#### **Total Number Of Residential Units And Densities:**

The gross area of Arvidson Subdivision is 5.45+/- acres and will contain 2 rural residential Single Family Units. An area of 4.47+/- acres will be single-family residential lots. The street rights-of-way take up the remaining 0.98+/- acres. The average lot size for the 2 lots is 2.235 acres. The gross density of the site is 0.37 units per acre, while the net density, subtracting out the areas of street rights-of-way and tracts is 0.45 units per acre.

#### **Fire Protection:**

The Arvidson Subdivision property is located within the Tri-Lakes Monument Fire Protection District. The lots and homes are subject to the codes and policies adopted by the District regarding fire protection.

#### **Proposed Access Locations:**

The access location for Arvidson Subdivision is the existing driveway access for the existing residence on Wakonda Way located approximately 260 feet west of Beacon Lite Road. A proposed ingress/egress easement over the existing driveway location will allow access to the new lot. No additional access points are proposed.

### **Traffic Impact**

The one (1) existing and one (1) proposes single family residential units will access public Wakonda Way (local residential road), which connects to Beacon Lite Road. The development is expected to generate a total of 19 trips per day (Average weekday trips ends) and 2 trips in the peak hour based on 9.52 trips per unit for Single Family Detached Housing (according to Trip Generation, 9th Edition, 2012 by the Institute of Transportation Engineers). This number of trips is below the County threshold of 100 trips per day or 10 trip during the peak hour. Therefore, a Transportation Impact Study (TIS) is not required for the project. This development is subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 12-382. The owners have elected to not be included in any Public Improvements District. Traffic Impact Fees will be paid at time of building permit.

### **Traffic Impact Fees:**

All lots within this subdivision are subject to transportation impact fees in accordance with the El Paso County Road Impact Fee Program (Resolution No. 12-382), as amended. Transportation impact fees will be paid at the time of issuance of individual building permits on a prorated individual lot basis. The property will not utilize a Public Improvement District to fund its transportation fee obligations.

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