

EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT



File No: **File No:** VR-05-004
Applicant: Steve and Julie Strauch
Owner: Steve and Julie Strauch
Date Submitted: January 28, 2005
Location: Approximately one mile north of Latigo Blvd. at the northeast corner of the intersection of Meridian Road and Dawson Road.
Commissioner District:2

Project Description: Request for approval of a Vacation and Replat of Lot 8, Block 1 Forest Highlands Subdivision into three lots, each five acres or larger.

Staff report prepared for Planning Commission Public Hearing
Date Prepared: June 30, 2005
Project Manager: -
Planner: Mike Pesicka
Engineer: Jennifer Powell

I. SUMMARY OF STAFF REPORT COMMENTS:

The proposed vacation and replat meets the minimum five acre lot requirement of the RR-3 (Rural Residential) District. Lot 1 is proposed to be 6.024 acres, Lot 2, 5.172 acres and Lot 3, 5.466 acres. Access is proposed to be taken from a 30 foot access easement running north-south along the eastern property boundary eventually connecting to Dawson Road. No access will be allowed to Meridian Road. There are no significant topographical features that impact the building of structures on this property. Staff would like to make note that the covenants for Forest Highlands prohibit subdividing into lots of less than eight acres, however the County does not enforce private covenants. The applicant is aware that these covenants exist.

II. STAFF RECOMMENDATION:

That the Planning Commission **approve** the proposed Vacation and Replat with the conditions and notation found in Sections X and XI.

III. PUBLIC HEARINGS:

Planning Commission:

Request: Scheduled Hearing Date(s) 7/19/05
Waiver(s): None
Vote:
Voting Rationale:

Project Name: Steve and Julie Strauch
Project Number: VR-05-004
Project Manager: N/A (Mike Pesicka, Planner)

EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT

Summary of Planning Commission Hearing:

Board of County Commissioners:

Request: Scheduled Hearing Date
Waiver(s): None

IV. LAND DEVELOPMENT CODE COMPLIANCE:

The proposed project is in compliance with the El Paso County Land Development Code.

V. IDENTIFICATION AND LOCATIONAL INFORMATION:

Requested Zoning: N/A

Existing Zoning: RR-3 (Rural Residential)

Surrounding Land Use: North: Developed Single-Family Residential
South: Developed Single-Family Residential
East: Developed Single-Family Residential
West: Developed Single-Family Residential

Zoning of Surrounding Property: North: RR-3 - Rural Residential
South: RR-3 - Rural Residential
East: RR-3 - Rural Residential
West: RR-3 - Rural Residential

Acreage: 18.27

Proposed Use: Single-Family Residential Dwellings

Parcel Number(s): 42060-01-005

Project Name:
Project Number:
Project Manager:

EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT

Legal Publication:

The Development Services Department notified adjoining property owners of this request on July 5, 2005 and posted the property on July 5, 2005. Responses from adjoining owners, if any, will be presented at the public hearing.

VI. LAND USE ANALYSIS AND IMPLICATIONS:

The applicant is requesting approval of a Vacation and Replat to allow the development of three single-family residential lots. All three lots will be larger than five acres which meets the minimum lots area requirements of the RR-3 District.

The parcel is bordered by Meridian Road to the west and Dawson Road to the south. All surrounding land uses are large lot single-family residences and all adjacent zoning is RR-3.

Staff finds that the request for approval of this Final Plat complies with the submittal and review criteria set forth in Chapter V, Section 48, Part B. of the El Paso County Land Development Code. All issues identified during the initial review process have been satisfactorily addressed and/or resolved by the applicant.

VII. COMPREHENSIVE PLAN ANALYSIS:

Policy Plan Recommendation:

Small Area Plan Recommendation:

The Black Forest Land Use Committee finds the proposed subdivision to be in conformance with the Black Forest Preservation Plan.

Other Master Plan Recommendations

Long Range Planning Division recommends a finding of consistency with the Master Plan.

Summary

Long-Range Planning Division recommends a finding of consistency with the Master Plan.

VIII. PUBLIC SERVICE AND SITE CONSIDERATIONS:

Major Thoroughfare and Transportation:

The Major Transportation Corridors Plan (2004) identifies that the major county corridor adjacent to the subject site is Meridian Road. Meridian Road is classified as a four lane

Project Name:
Project Number:
Project Manager:

EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT

principal arterial. Access to Meridian Road is restricted, and with the minor subdivision the applicant is dedicating the appropriate right-of-way for the corresponding roadway classification. The existing local roadway adjacent to the south subdivision line is Dawson Road and the appropriate right-of-way currently exists for this road. Access to the proposed subdivision is limited to one single common access at the southeast corner of Lot 1 from Dawson Road. Access for lots 2 and 3 is provided by the proposed access easement along the easterly subdivision boundary (in Lots 1 and 2)

Drainage:

The subject site is located within the boundary of the Upper Black Squirrel Creek Drainage Basin. Drainage from this site flows southwesterly to the existing culvert at the intersection of Dawson Road and Meridian Road. A Drainage Basin Planning Study has not been completed for this basin, nor has drainage and bridge fees been established for this basin by the El Paso County Board of County Commissioners.

The subject site is not located within FEMA designated floodplain. The drainage letter provided by the applicant's engineer indicates that there will be no negative impact (as a result of this resubdivision) to downstream properties

Utilities Services:

Mountain View Electric has committed to serve the proposed subdivision provided the applicant plats the necessary utility easements on the plat which the applicant has done. Gas will be provided by private propane tanks. Wastewater treatment will be via individual on-lot septic systems.

Schools:

District: Falcon School District #49. Fees in the amount of \$612.00 shall be paid prior to recording the plat.

Public Safety (Fire Protection and Law Enforcement):

Fire protection will be provided by the Falcon Fire Protection District. The District has no objections to the proposed replat.

Recreation and Parks:

District Number: 2

Urban Parks Area: 3

Fees in Lieu of Land:

Regional Parks: Park Board and staff recommends fees in lieu of land for regional park purposes in the amount of \$706.00 prior to recording the plat.

Urban Parks:

Neighborhood: N/A

Community: N/A

Project Name:

Project Number:

Project Manager:

EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT

Topography and Land Characteristics Adaptability:

The site is vegetated with Ponderosa Pine trees and native grasses. Topography of the site consists of gentle ridges and swales. Swales generally run north to south towards Cantrell Creek which lies south of the property. There is no running or standing water on the property; however during heavy precipitation events it is likely that the swales will have water flowing in them for short durations.

Water:

Source: Individual on-lot wells in the Denver Aquifer.

Quantity: Finding of sufficiency

Quality: Finding of sufficiency regarding water quality

Dependability: Finding of Sufficiency

Comments:

The State Engineer's Office has recommend a finding that the proposed water supply is adequate, and that an approved replacement plan is not required for the proposed subdivision.

IX. APPLICABLE RESOLUTIONS:

Approval: Page 13

Disapproval Page 14

X. CONDITIONS OF APPROVAL:

1. Prior to scheduling this item for hearing by the Board of County Commissioners:
 - a. All outstanding Engineering comments as stated in their most recent comments dated July 6, 2005 shall be addressed.
2. Prior to recording the Plat:
 - a. School fees (Falcon School District #49) in the amount of \$612.00 shall be paid.
 - b. Regional Park fees in the amount of \$706.00 shall be paid.
 - c. Applicable Drainage and Bridge fees (Upper Black Squirrel Creek) shall be paid.
 - d. The applicant shall submit the mylar to Enumerations for addressing.

Project Name:

Project Number:

Project Manager:

EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT

- e. All Deed of Trust holders shall ratify the Plat.
- f. Colorado statute requires that at the time of the approval of platting, the subdivider provides the certification of the County Treasurer's Office that all ad valorem taxes applicable to such subdivided land, for years prior to that year in which approval is granted, have been paid. Therefore, this plat is approved by the Board of County Commissioners on the condition that the subdivider or developer must provide to the Planning Department, at the time of recording the plat, a certification from the County Treasurer's Office that all prior years' taxes have been paid in full.
- g. The subdivider or developer must pay, for each parcel of property, the fee for tax certification in effect at the time of recording the plat.

XI. NOTATIONS:

1. Minor Subdivisions not forwarded to the Board of County Commissioners for consideration within 12 months of Planning Commission action shall be deemed withdrawn and shall have to be resubmitted in their entirety.

Attachments:

Vicinity Map
Letter of Intent
Reduced Plat

Project Name:
Project Number:
Project Manager:

VICINITY MAP

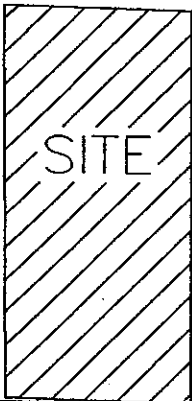
ROSLYN ROAD

UP RIVER ROAD

BRINKERHOFF
ROAD

RANKIN ROAD

MERIDIAN
ROAD



SW1/4

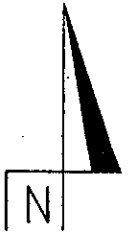
T12S, R65W
SEC 1

T12S, R64W
SEC 6

SEC 12

DAWSON
ROAD
SEC 7

MILFORD ROAD



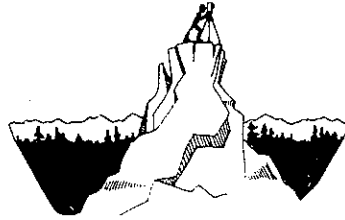
SCALE: N.T.S.

STRAUCH SUBDIVISION FILING NO.2

DRAWN BY: MWW
JOB NO.: 04008100

CHECKED BY: JWT
DWG: 04008100FP.DWG

DATE: 12/28/04
SHEET 1 OF 1



PINNACLE

Land Surveying
Company

LETTER OF INTENT
STRAUCH SUBDIVISION FILING NO.2
January 24, 2005

OWNER / APPLICANT:
Steve J. and Julie A. Strauch
12030 Dawson Road
Elbert, CO 80106

SURVEYING CONSULTANT:
Pinnacle Land Surveying Co., Inc.
925 W. Cucharras St.
Colorado Springs, CO 80905
719-634-0751 (John Towner)

SITE LOCATION, SIZE AND ZONING:

The site is located in the Southwest One-quarter (SW1/4) of the Southwest One-quarter (SW1/4) of Section 6, T12S, R64W of the 6TH P.M., at the Northeast corner of the intersection of Dawson Road and Meridian Road, County of El Paso, State of Colorado. The site being replatted contains 16.662 acres (16.959 acres platted) and is currently zoned RR-3 (Rural Residential).

PRESENT AND PROPOSED ZONING:

(Present) RR-3 (Rural Residential)
(Proposed) RR-3 (Rural Residential)

REQUEST:

A request for approval of a replat of Lot 8, Block 1, Forest Highlands Subdivision. To replat the existing lot into three (3) lots of five (5) acres or more.

JUSTIFICATION:

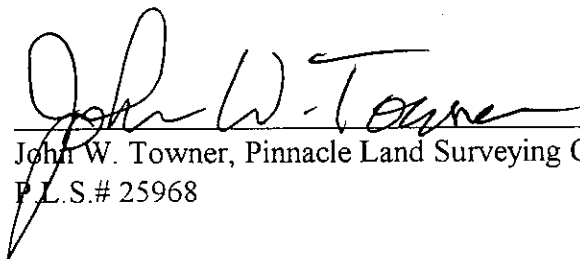
This area is in one of increasing development. The site lies on the East side of Meridian Road within Forest Highlands Subdivision. The proposed Plat would provide three (3) new lots ranging from 5.236

925 West Cucharras • Colorado Springs, CO 80905
Phone: (719) 634-0751 • Fax: (719) 634-0811

acres to 6.184 acres from the originally platted 16.959 acre lot. The five (5) acre lots will increase the value of the surrounding properties. The subdivisions to the North and East, being Wood Lake Filing No.2, Eastwood Subdivision, Shasta Acres and Latigo Country Estates are comparable in size with the properties to the South and West being developed individually. The replat of said Lot 8 would provide three (3) new home sites within an existing subdivision and would be consistent with the RR-3 zone and with the intent of the El Paso County Master Plan to fill in areas of existing developments thus reducing the amount new roads and development of range lands.

EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC.

The land being platted is presently unoccupied. Electrical service is within the immediate vicinity provided by Mountain View Electric, Gas will be provided by private Propane tanks, Water service will be provided by private wells and waste water will be provided by private septic systems. Dawson Road is an existing gravel road with drainage facilities and Meridian Road is paved with asphalt and drainage facilities currently in place. There are no additional improvements or requests for improvements at this time.


John W. Towner, Pinnacle Land Surveying Co., Inc.
P.L.S.# 25968

