



September 5, 2019

Lonna Thelen
City of Colorado Springs
City Planning
30 S. Nevada Ave., Suite 105
Colorado Springs, CO 80901

RE: Lorraine Views
Colorado Springs, CO

Final Subdivision Plat

PROJECT STATEMENT

Description:

The Minor Subdivision and Preliminary Plan submittal is that of a 3 Lot plat containing 0.33 acres. The existing single family home located on proposed Lot 1 along the Southern portion of the site. The single family dwelling at 318 W. Cheyenne Road was built 1934.

The Subdivision Waiver is submitted for the purpose of access for the proposed two dwellings to be constructed along the Northerly portion of said property. The Northerly two Lots contain an existing dwelling to be removed. The proposed plan will be to construct a duplex and or two townhomes with access from the existing alley also known as Lorraine Court. Currently other properties are accessed from Lorraine Court which is asphalt paved and maintained as a public right of way. The proposed access from the alley aka Lorraine Court is consistent with existing uses along Lorraine Court.

Justification:

The proposal is to Plat 3 Lots with Lot 1 having an existing structure. The purpose is to build a duplex and or two townhomes on Lot 2 and Lot 3 with access from the existing alley. Currently like properties have primary access from the alley aka Lorraine Court to dwellings along Cheyenne Road and Cheyenne Blvd. The assessor's map lists the alley as Lorraine Court. This request will have no adverse impact and the access will be consistent with other typical properties and uses in the area. This application is consistent with the Comprehensive Plan to develop infill properties with existing City utilities. The property is Zoned R2 – Two Unit Residential. The proposed development is consistent with the characteristics of the R2 Zone. This proposal will not affect the current zoning.