



January 3, 2025

Chris Sullivan, Senior Planner
El Paso County Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Re: North Star Sanctuary Land Use Statement

Dear Mr. Sullivan:

The property owner would like to request approval of a non-use variance for parcel number 7326302059. The parcel currently does not have an address, but one will be assigned as part of the separate final plat application that has been submitted. The intent of this project is to plat unplatted property and sell the platted property so that a future single-family residence may be constructed on the property.

The property is 2.94 acres and is proposed to be platted as North Star Sanctuary Filing No. 1. The site is located within the Kissing Camels golf course community.

The site is bounded by Coyote Point Drive to the north, Kissing Camels Drive to the south, and Camels Grove to the west. Golf course property and single-family residential properties surround the property as well.

Parcel 7326302059 is currently unplatted and zoned A / WUI-O: Agriculture with Wildland Urban Interface Overlay.

Approval of the non-use variance will also require an amendment to the Garden of the Gods Club Master Plan. Currently, the property is Residential 3.5-7.99 du/ac. The master plan would be amended to reflect this property as Residential 0-1.99 du/ac.

The Manager may waive the requirement for approval of a Land Use Plan if the Manager determines that requiring approval of a Land Use Plan would not serve the purposes of this Section of the UDC because:

- 1. The land area under review is less than ten (10) acres and is planned to be developed in a single phase;**

The parcel in question is 2.94-acres in size.

- 2. The land is contained in and subject to a previously approved Master or Concept Plan;**

The parcel is part of the Garden of the Gods Master Plan to be amended under file LUPL-24-0015.

3. The land is included in a Development Plan application;

The parcel is not part of a Development Plan application. A Development Plan application is not required for one detached single-family residence.

4. The land area is part of an established surrounding development pattern;

The parcel is located within Kissing Camels golf course community, which has been established for many years.

5. The proposed zoning pattern for the land aligns with adjacent existing zoning or development; and/or

The property is located within the Agriculture zone district but connected to Residential low/medium density development which are primarily detached single family homes. The project would match that pattern of development.

6. Major infrastructure or urban services for the land including but not limited to access points and roadway systems, have already been established and are not proposed to be changed.

Since the Kissing Camels golf course community has been established for quite some time, all infrastructure and urban services are established and not proposed to be changed. The street network within the community is in-place. All utilities are existing and adjacent to the site. Access for the site was platted as part of Fairways at Kissing Camels Estates Filing No. 1.

The property owner would greatly appreciate your consideration of this non-use variance request.

Sincerely,



Brett Louk, PE
SMH Consultants