EL PASO COUNTY PLANNING COMMISSION · THURSDAY, NOVEMBER 5, 2026 · 9:00 A.M.

P2611 & P2612

Rezoning Requests

Visual Summary Packet

Master Plan · Compatibility · Road & Traffic Safety

Same land. Same arguments. Same reasons to deny.

6–1	3–2	97%	Oct. 1
Planning Commission voted to recommend denial of P261/P262, June 18, 2026	Board of County Commissioners denied P261 and P262, July 23, 2026	of 268 public comments on P261/P262 opposed (261 comments)	Black Forest Land Use Committee recommended denial of both new filings

INSIDE

2 Summary chart: the applicant's case, side by side

3–4 Master Plan conformance

5–6 Compatibility in all directions

7–9 Road & traffic safety

10 The four required findings, and sources

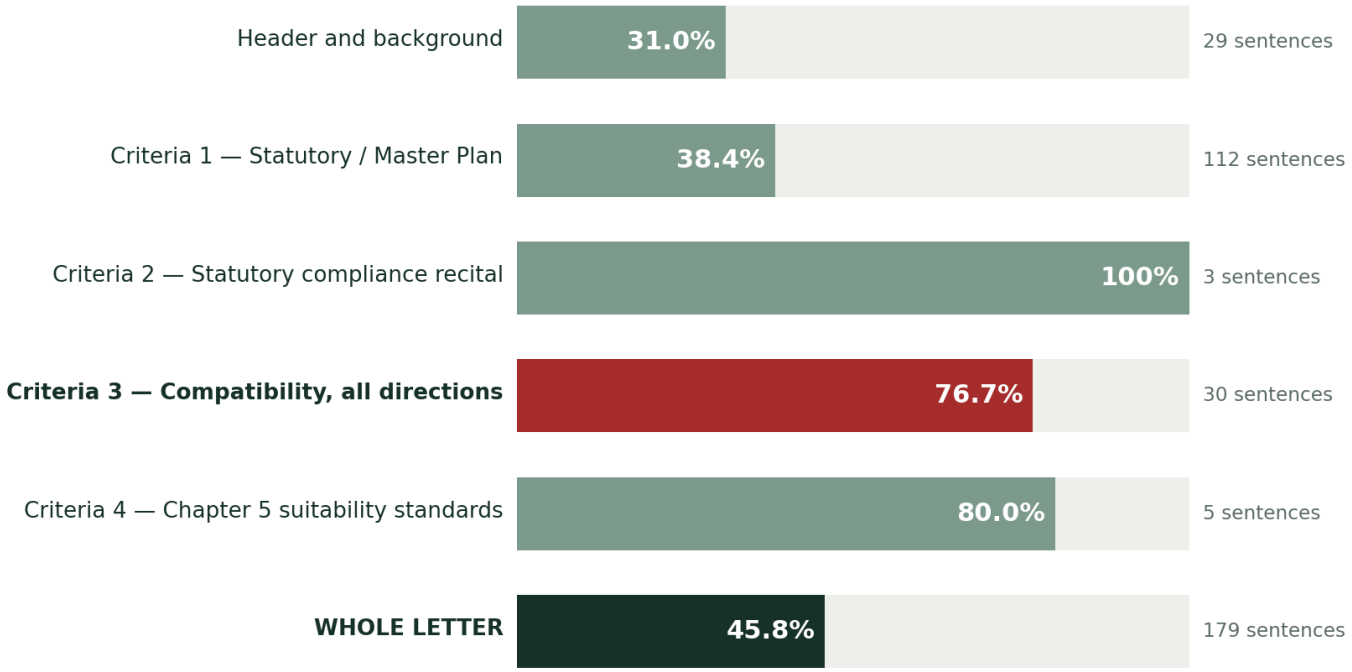
Hearing location: 2880 International Circle, Colorado Springs

Prepared by Tri-Lakes Community Opposition · Highway 83 & Walker Road Rezoning

Slides adapted from the July 23, 2026 BOCC presentation by Walden Preserve residents; updated to the resubmitted requests.

Same Land. Same Argument. New Zoning Labels.

How much of each section of the new Letters of Intent (P2611 / P2612) is **restated from the denied letters** (P261 / P262)? The Monument Independent compared all four letters sentence by sentence.



76.7%

of the compatibility section — the finding the Commission cited in June — is recycled from the denied letters. Where sentences changed, the zoning label changed, not the argument.

96.1%

The two new letters are nearly identical to each other: 172 of 179 sentences appear word for word in both.

45.8%

of the whole letter is restated; 97 of 179 sentences are genuinely new. The adjustment: RM-30 dropped, RS-5000 added, RM-12 kept.

Why it matters: if the reasoning did not satisfy the criteria in June and July, it does not satisfy them today. "Less dense than a denied proposal" is not a rezoning criterion.

Source: The Monument Independent, "The Walker Road Rezoning Came Back with New Numbers and the Old Argument," Sept. 29, 2026; P2611/P2612 and P261/P262 Letters of Intent. Section labels follow the letters' own numbering.

The Plan Says: Maintain and Expand Large-Lot Residential

RR-5	Large-Lot Residential	Minimal Change
Current zoning · single tax parcel 6115011001	Master Plan placetype	Master Plan area designation

LDC §5.3.5 requires general conformance with the Master Plan OR a substantial change in neighborhood character. Neither alternative is met.

WHAT THE PLAN DIRECTS

"The county should maintain existing and expand the large lot residential place type in this area."

Master Plan, Large-Lot Residential priority development area

WHAT "MINIMAL CHANGE" MEANS

"Any development that would occur is minor in nature" and "overall character should be maintained."

County planner Kari Parsons, on the hearing record

Priority development ≠ density authorization. The Priority Development framework decides *where* growth should go; it does not say *at what density*. RS-5000 and RM-12 are not anticipated anywhere in the Plan for this location.

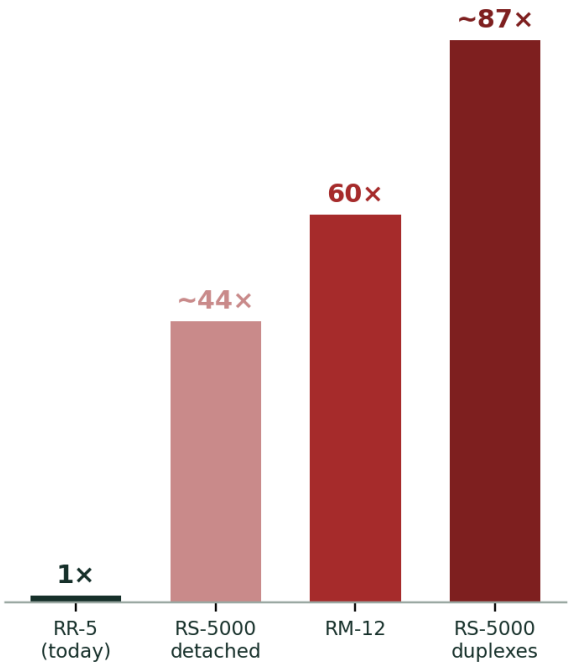
No Step Between 5-Acre Lots and RM-12 / RS-5000

No transition: RR-5 jumps over four to five zone districts

El Paso County zone districts

- A-35
- A-5
- **RR-5** — CURRENT
- RR-2.5 — *skipped*
- RR-0.5 — *skipped*
- RS-20000 — *skipped*
- RS-6000 — *skipped*
- **RS-5000** — REQUESTED — P2611 (south parcel)
- **RM-12** — REQUESTED — P2612 (north parcel)

Maximum homes on 5 acres, as a multiple of RR-5 (1 home)



RS-5000 at ~8.7 units/acre; duplexes are allowed by right where central water and sewer exist (doubling the count).

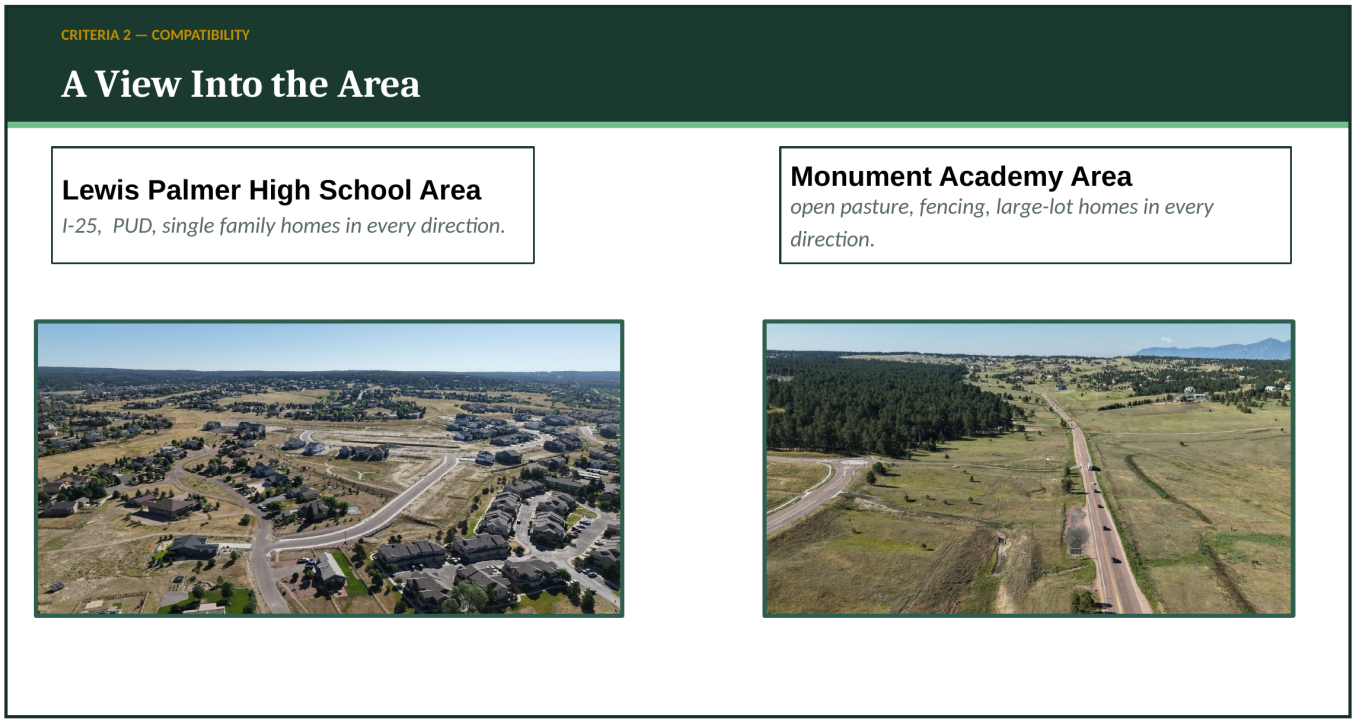
Unit ceilings at district maximums

	Denied (P261 / P262)	Now requested (P2611 / P2612)
North parcel	233 units (RM-30)	93 units (RM-12)
South parcel	90 units (RM-12)	**65 detached — or up to 94 as duplexes (RS-5000)**

The “reduction” on the south parcel is not a safe harbor. RS-5000 permits duplexes by right where central water and sewer exist, so built that way the parcel can yield **more homes (up to 94) than the RM-12 ceiling the Board already denied (90)**. Zoning runs with the land: any future owner can build to the district maximum, whatever is promised at the podium.

Low-Density, Large-Lot, or Rural in Every Direction

Compatibility must be shown in ALL directions — not just along Highway 83. If the answer is no in even one direction, the criterion has not been met.



Left: the Lewis-Palmer High School area — I-25, a PUD, single-family homes on every side. Right: the Monument Academy area — open pasture, fencing, and large-lot homes in every direction. The applicant's comparison does not hold.

This Area Is Rural — and an Island Is Not a Template

CRITERIA 2 — COMPATIBILITY

Suburban vs. Rural Residential

The difference comes down to density, lot size, proximity to services, and infrastructure.

Feature	Suburban Residential	Rural Residential
Housing Density	Moderate to high	✓ Low
Lot Size	Often under 1 acre	✓ Often 1–10+ acres
Utilities	City water & sewer	✓ Wells, septic, private
Transportation	Local roads & transit	✓ Car-dependent

This site and its surroundings check every box in the **Rural** column — not the Suburban one the applicant assumes.

Presenter: Tom Tijerina — Walden Resident

This site and its surroundings check every box in the Rural column — not the Suburban one the applicant assumes.

CRITERIA 2 — COMPATIBILITY

The Commission Should Ask:

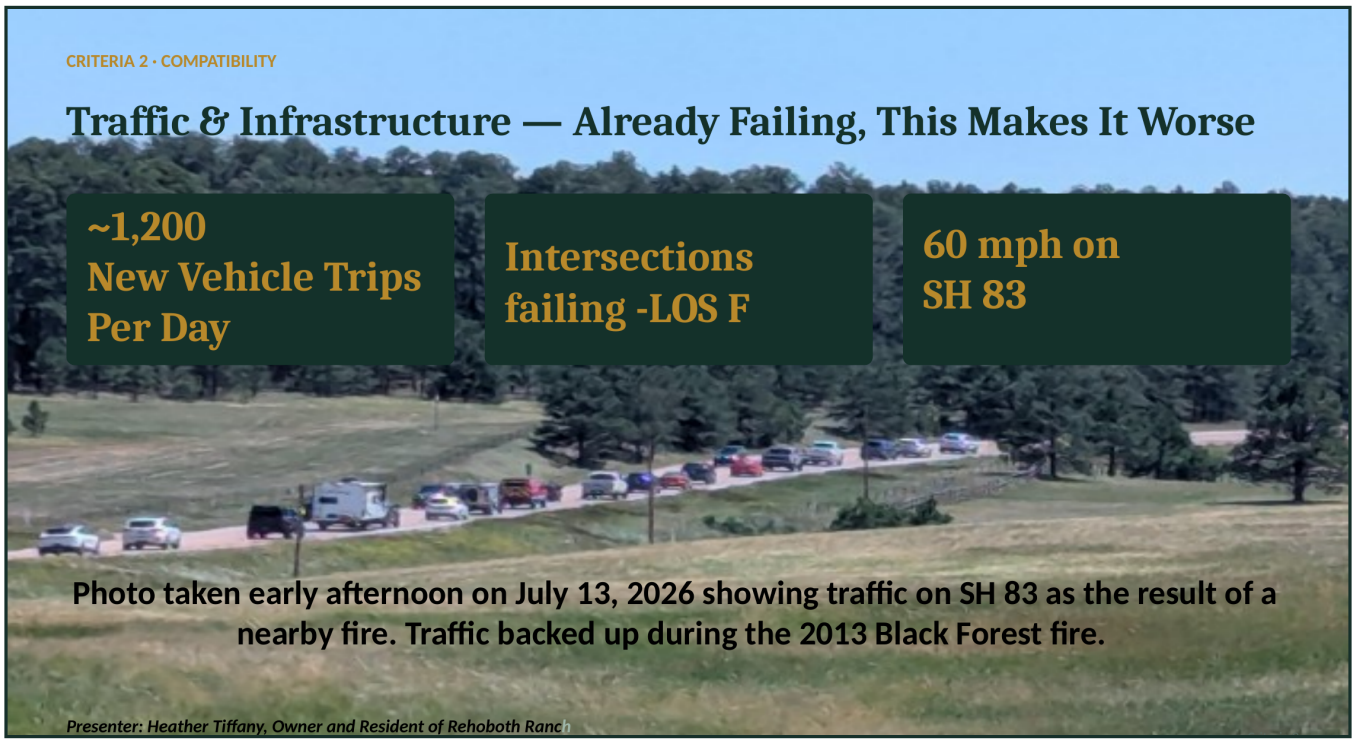
Has the applicant demonstrated compatibility in every direction — north, south, east, and west?

✗ If the answer is NO in even one direction, the criterion has not been met.

The question for the Commission: has the applicant demonstrated compatibility in every direction — north, south, east, and west?

"It is actually the suburban residential place type. It is surrounded as an island by large lot residential." — County planning staff, on the hearing record. Walden was built starting in the 1960s; when the County adopted the 2021 Master Plan it still mapped the surrounding area Large-Lot Residential. *An island is an exception carved out of an area's character, not the character of the area.*

The Roads Are Already Failing — Before Any New Homes



SH 83 backed up on July 13, 2026 during a nearby fire. In the 2013 Black Forest Fire, ~3,400 residences were evacuated, 509 homes were destroyed, and Walker Road was the mandatory evacuation boundary.

LOS F

SH 83 & Walker Rd / Hwy 105 — the worst rating on the scale, before any new homes

LSC Traffic Impact Study

940 → 1,233

added daily vehicle trips: Tract A alone → Tract A + B

LSC Traffic Impact Study

131–187

homes on Tract A alone (est. → maximum density)

Applicant materials

7 crashes

at the intersection, 2022–2025, 2 with injuries — plus 2 more since July 23 (1 hospitalized)

Applicant's engineer; community report

3 times

CDOT has asked the County to withhold approvals until an Access Permit and Notice to Proceed exist

CDOT correspondence

600

students & staff at Monument Academy, with a stadium, gym and performing arts center still to come

Monument Academy

Sources: LSC Transportation Consultants Traffic Impact Study (applicant's own study); applicant's engineer's crash data, 2022–2025; CDOT correspondence to El Paso County; community report of crashes since July 23, 2026.

The Study Shows Failure — and It Is Already Out of Date

The Developer's Own Study Reveals: Roads Already Failing

SH 83 & Walker Road/Highway 105

LOS

F

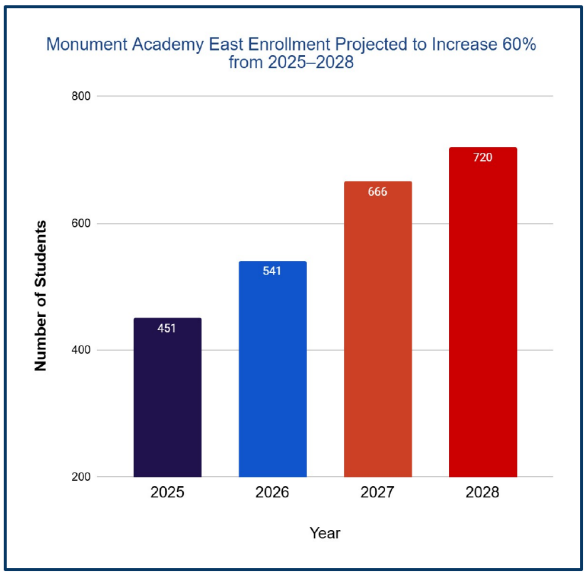
Maximum Failure (Intersection Over Capacity)

Westbound Through/Right: AM Peak
Westbound Left Turn: AM & School PM
Eastbound Through: School PM

- **Before Monument Academy enrollment increases**
- **Before MA stadium, gym, and theater are built**
- **Before any new homes are built**

The applicant's own study rates SH 83 & Walker Road / Highway 105 at Level of Service F, the worst on the scale, in the morning peak and during school pick-up.

The Traffic Study Is Already Outdated



Source: National Center for Education Statistics, Monument Academy Board Minutes-August 2025

Monument Academy East enrollment has grown 20% since the study baseline — and the opening of three major venues will increase traffic demands.

20% growth since last year
Enrollment: 451 → 541
Study baseline already wrong today

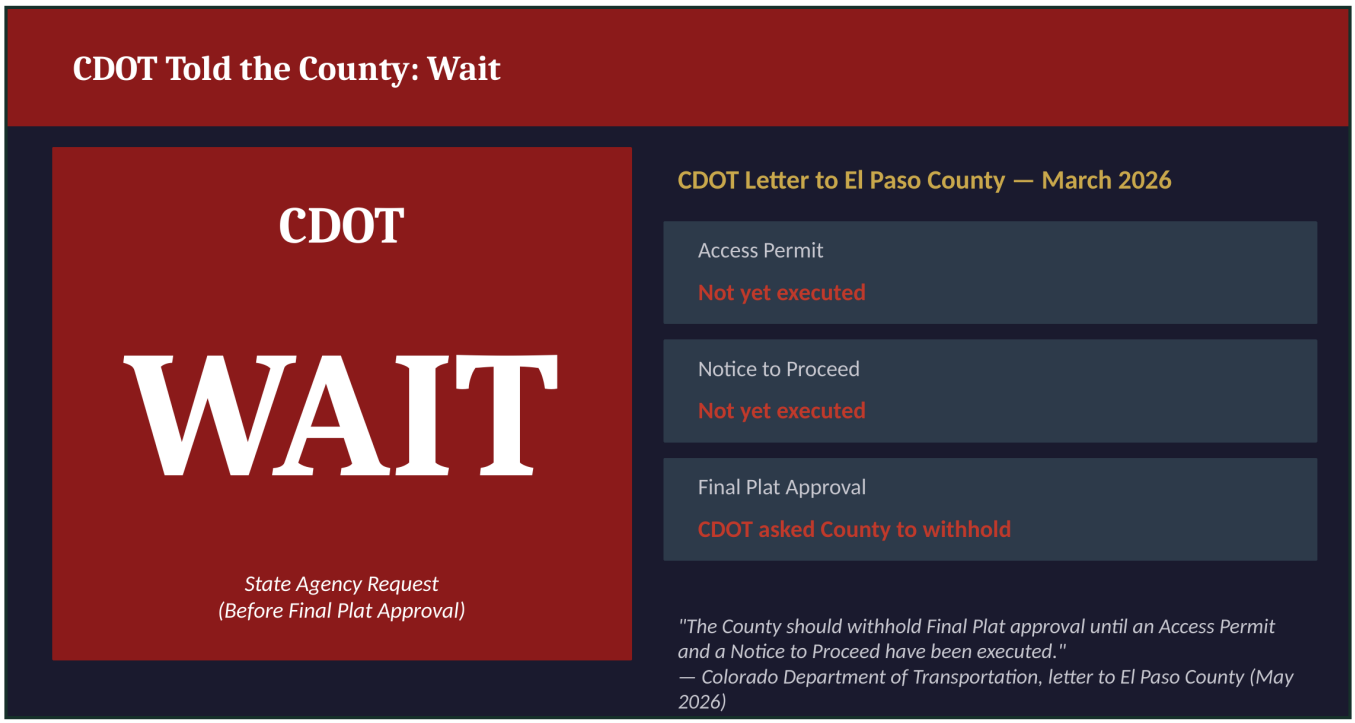
1,000 Seat Stadium
Major traffic generator
not modeled in study

835 - Seat Theater
800-Seat Gymnasium
Performing arts center opens
Spring 2028 — regional draw

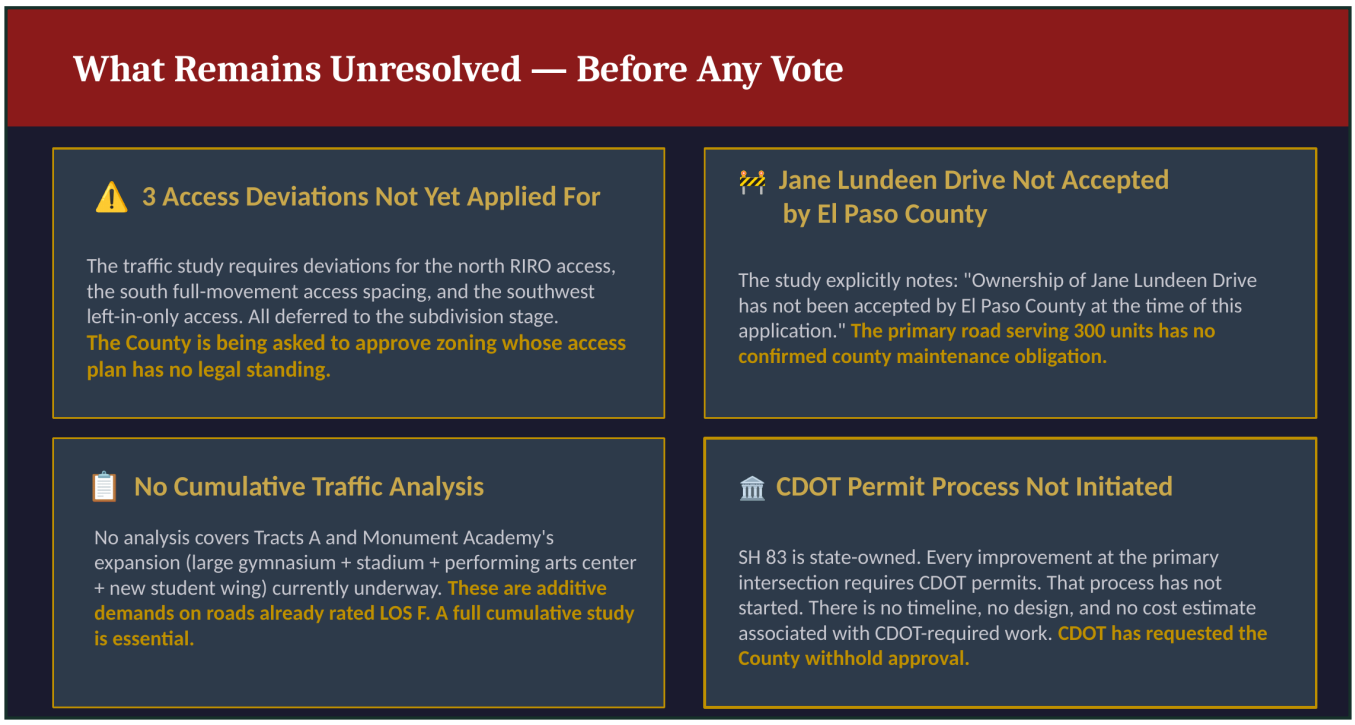
Not Evaluated
No cumulative analysis of
development + school growth

Monument Academy East enrollment is up 20% (451 → 541). A 1,000-seat stadium, 800-seat gym, and 835-seat theater are not modeled, and there is no cumulative analysis of development plus school growth.

CDOT Has Asked the County to Wait



CDOT has asked the County to withhold final approvals until an Access Permit and Notice to Proceed are executed. Neither exists.



Unresolved before any vote: three access deviations not yet requested, Jane Lundeen Drive not accepted by the County, no cumulative traffic analysis, and a CDOT permit process that has not started.

Same Land. Same Standards. Same Answer.

LDC §5.3.5 requires specific findings. The record on each has not changed since the Commission voted 6–1 to recommend denial in June.

Required finding	Why this request does not meet it
1 Statutory compliance C.R.S. §30-28-111	Zoning “shall be made in accordance with a comprehensive plan.” Staff acknowledged conflicts on rural character, compatibility, density transition, place type, and community character. Housing need and highway proximity are not the statutory test.
2 Compatibility	RR-5, large-lot, or rural in every direction. 76.7% of the applicant’s compatibility argument is recycled from the denied letters.
3 Master Plan conformance	Large-Lot Residential, Minimal Change. The Plan says to maintain and expand large-lot residential here; RS-5000 and RM-12 do neither.
4 Site suitability	No transition from RR-5; the intersection is LOS F today; CDOT has asked the County to withhold approvals; key access items are unresolved.

You voted 6–1 to recommend denial in June.

We respectfully ask you to do so again for P2611 and P2612.

We are not against responsible development. We are asking that the County’s own standards be applied.

SOURCES

El Paso County EDARP project files P2611 (ID 216911) and P2612 (ID 216912); The Monument Independent, “The Walker Road Rezoning Came Back with New Numbers and the Old Argument,” Sept. 29, 2026; P2611/P2612 and P261/P262 Letters of Intent; Resolutions 26-235 and 26-236; June 18, 2026 Planning Commission hearing and adopted minutes; July 23, 2026 BOCC hearing transcript; LSC Transportation Consultants Traffic Impact Study; El Paso County LDC Ch. 1, §§2.1.4 and 5.3.5; Your El Paso County Master Plan (2021); C.R.S. §30-28-111, -113, -116; Wainwright v. City of Wheat Ridge, 38 Colo. App. 485 (1976); Holly Development v. Board of County Commissioners, 140 Colo. 95, 342 P.2d 1032 (1959). Slides adapted from the July 23, 2026 BOCC presentation by Walden Preserve residents.