

June 24, 2025

Elk View Estates - Map Amendment (Rezone)

LETTER OF INTENT

PROPERTY OWNER

Elk Ridge Developments, LLC
10548 Odin Drive
Colorado Springs, CO 80924

CONSULTANT

Galloway
1155 Kelly Johnson Blvd. Ste 305
Colorado Springs, CO 80920

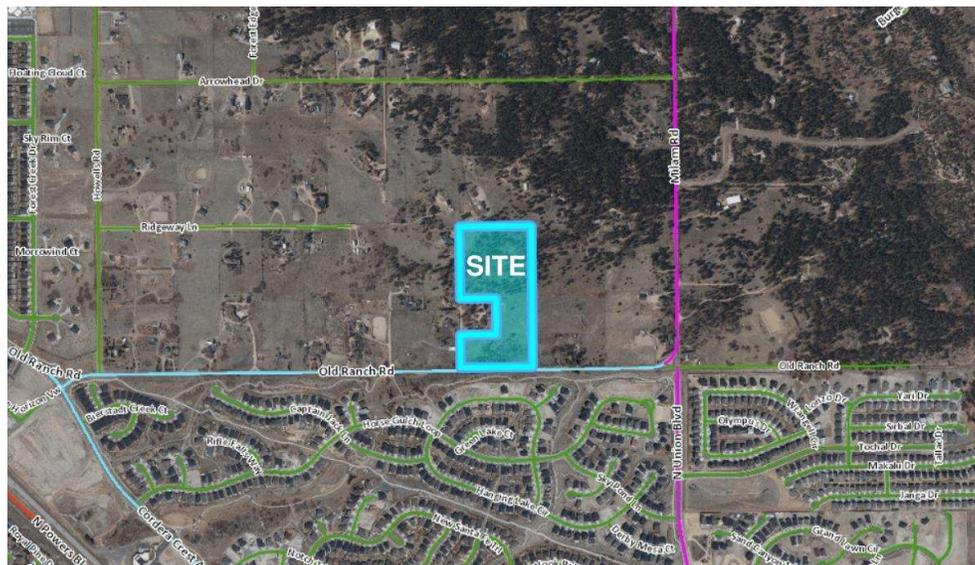
REQUEST

Galloway and Company Inc., on behalf of Elk Ridge Developments, LLC, requests the approval of the following applications:

1. Rezone / Map Amendment of parcel 6223000044 in its entirety from RR-5 to RR-2.5.
2. Private subdivision access road waiver.

PROPERTY DESCRIPTION

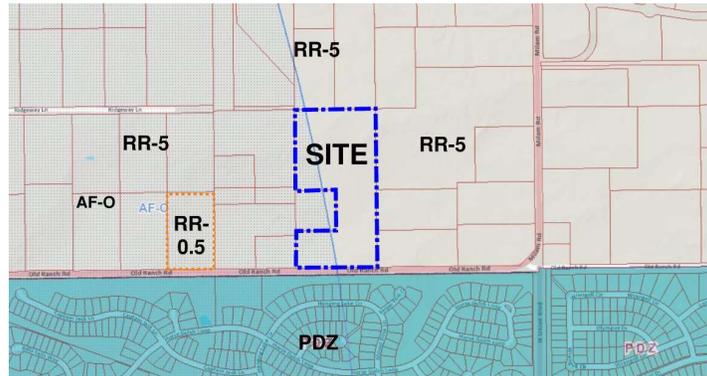
This property is located directly north of Old Ranch Road and directly east of a private road known as Studebaker Street. Currently, the property is accessed via Studebaker Street from Old Ranch Road. Old Ranch Road is owned and maintained by the City of Colorado Springs. Currently the 17.05-acre parcel is vacant and is zoned RR-5. A portion of this parcel along the western boundary falls within the Airforce Overlay (AF-O). A new and improved private access road is proposed along the eastern property boundary and a cul-de-sac near the north end of the site will provide driveway access to each lot within the development. The proposed access may require a waiver/variance request related to the intersection spacing, dependent on the recognition of Studebaker Street to the west. The details of the proposed road cross section will be approved with the Final Plat application, though, it is understood that it must meet the criteria in Appendix D, Section 102.1 of the 2015 Fire Code. The proposed utility infrastructure will be provided with individual wells and On-Site Wastewater Treatment Systems (septic systems). Old Ranch Road entrance improvements, utility and fire service commitments, and necessary easements will be addressed in future land use applications. Existing topography gradually slopes to the southwest and is located within a Zone X Floodplain designation as defined in FEMA FIRM number 08041C0526G with an effective date of 12/07/2018.



CONTEXT

The site is surrounded by RR-5 zoning with some smaller RR-0.5 zoning outparcels to the west. Although within the RR-5 zone district, several adjacent parcels are 2.5 acres or smaller. Past zoning is understood to have designated this area as RR-5 in the County due to general lot sizes seen in the past. City of Colorado Springs zoning falls adjacent to the southern boundary or the parcel.

LOCATION	ZONE DESIGNATION	LAND USE	JURISDICTION
North	RR-5	Residential	El Paso County
East	RR-5	Residential	El Paso County
West	RR-5 / RR-0.5	Residential	El Paso County
South	PDZ	Residential	City of Colorado Springs



This area falls within the El Paso County Master Plan’s Large-Lot Residential Placetype and Minimal Change Area designation. The Large-Lot placetype calls for 2.5ac or larger single-family detached lots and is intended to create transitional land use areas for single family developments. Large-Lot placetypes typically rely on individual well and septic.

PLACETYPES	LAND USES																				
	Agriculture	Farm/Homestead	Esate	Single-Family Detached	Single-Family Attached	Multifamily	Mixed Use	Restaurant	Commercial Retail	Commercial Service	Tourism Commercial	Entertainment and Arts	Office	Light Industrial/Business Park	Heavy Industrial	Military Operation	Parks and Open Space	Natural and Paleontological	Institutional	Utility	
Rural	●	●	○																		
Large-Lot	○			●					○	○											
Suburban				●	○				○	○											
Urban Residential				●	●	○	○	○	○	○		○									
Rural Center				●	○	○	○	●	●	●											●
Regional Center					○	○	○	●	●	●		●	○								○
Employment Center									○	○	○		●	●	●						
Regional Open Space																					●
Mountain Interface				○					○	○	○	○									○
Military				○	○	●		○	○	○	○	○	●	●	●						○
Utility																					●

● Primary Land Use: More prominent and play a pivotal role in characterizing that placetype
 ○ Supporting Land Use: Less prevalent and serve to support the primary land use.

PROJECT JUSTIFICATION

The intent of this project is to rezone the 17.05-acre parcel of vacant land from RR-5 to RR-2.5. The rezone is to support future applications for a custom luxury single-family residential subdivision.

This map amendment request takes into consideration the impacts to health, welfare, and safety to the adjacent neighbors who are impacted by growth. Required development reports will be provided to ensure that any adverse effects will be negligible and that the existing streets can support the proposed rezone. Well and septic systems will be provided to lessen the burden on the County.

The proposed rezoning application increases residential density strengthens the County's Master Plan Vision to accommodate projected growth and provide housing opportunities to support the County's goal to attract new businesses and employees. The increase in density is minimal and appropriate given the context of surrounding land. The 20-acres adjacent to the site on the west consists of a density equal to 3.3 DU/AC. The development to the south falls in the PDZ designation in the City of Colorado Springs and has an allowed density of 5-30 DU/AC. After the proposed subdivision, this site will have a density of 2.9 DU/AC. Three properties to the west of the site are zoned as RR-0.5. In summary, with high density housing to the south, this development provides a transition buffer to the large, rural lots to the north and the request for a map amendment to RR-2.5 zoning designation is appropriate given the precedence.

- **County's Master Plan Key Area, Areas of Change, & Placetype Compliance**

The proposed zone map amendment supports the County Master Plan through development that aligns with its goals, policies, and planning efforts. This parcel is in an Area of Change designated as Minimal Change: Undeveloped, which encourages minimal development that respects the natural environment. This site expands upon adjacent 2.5-acre lots, and therefore, will not change the essential rural residential character of the area.

This site is in an area that is designated by the County's Large-Lot Residential Placetype, which consists of "single-family homes occupying lots of 2.5 acres or more" to preserve the rural aesthetic. The proposed intent to subdivide the parcel into 2.5-acre lots for single-family residential use, and as such, is in alignment with this placetype. Single-family detached dwellings are essential to supporting the lifestyle of this designated placetype. Additionally, this development will support conservation efforts for this placetype as outlined in Chapter Four of the Master Plan that encourages efforts to maintain scenic views and avoid negative impacts on environmentally sensitive areas. With a maximum allowed building height of 30' in RR-2.5, any impact on desirable views will be minimal. Because the site is not in the forested area and efforts will be taken to maintain existing drainage patterns and any natural features, the environmental impact will be minimal.

Objective LU1-1: Some areas of the County should be planned for new development, while other areas should be preserved, protected, or see little new development.

1. *Specific strategies:*

- All new development and redevelopment in the Forested Area should strictly adhere to the transportation and infrastructure, stormwater requirements, built form, and transition guidelines outlined in their appropriate placetypes. Each development proposal should also be reviewed on a case-by-case basis to determine its specific impact on the Forested Area and the established character of the individual community.
- New development and any redevelopment in Forested Areas should be of a lower intensity to mitigate any impacts on the Forest, properly manage stormwater, provide safe access to major roads and state highways for the traveling public and emergency response vehicles and adhere to the strictest building codes to prevent any hazards such as fires and soil erosion related to poor planning, design, and construction.

- The Minimal Change: Undeveloped areas should experience some redevelopment of select underutilized or vacant sites adjacent to other built-out sites, but such redevelopment will be limited in scale as to not alter the essential character.
- Ensure appropriate density and use transitions for new development that occurs between differing placetypes.

Objective LU3-1: Development should be consistent with the allowable land uses set forth in the place types first and second to their built form guidelines.

Objective HC1-5: Focus detached housing development in Large-Lot Residential and Suburban Residential areas given the increasing infra-structure and environmental constraints associated with such development to help maintain the established character of rural communities.

- **Traffic**

In support of the map amendment and future subdivision a waiver request has been provided to address the proposed access improvements. The proposed access to this site is discussed below. Included is a discussion supporting the proposed access location.

The existing access known as Studebaker Street is a private driveway/road adjacent to portions of the west side of the property. This access is undesirable to the Elk View Estates development as it does not meet County standard criteria in width, cross section, and/or drainage. At the intersection of Studebaker and Old Ranch Road, the site distance to the west is somewhat reduced because of the existing grade of both of Studebaker Street and Old Ranch Road. Old Ranch Road had a longitudinal grade of approximately 6% and Studebaker Street approaches Old Ranch Road uphill at grades in excess of 6%. The current access (Studebaker) generally follows a 30' easement that crosses multiple properties. Additional easement width would be required from these multiple property owners, which based on preliminary conversations, these property owners are very resistant to any road improvements.

Proposed access to the development is a proposed private road along the east boundary of the development. The road will service all 6 lots of this development and provide an improved access to an offsite property northeast of this development. The proposed private road will be in accordance with County Standards and be situated within a 60' easement to be recorded with the Final Plat. **While the level of service does not require pavement,** it is the intention of the developer to provide a paved road section for this development. The proposed access location to Old Ranch Road provides for better sight distance along Old Ranch Road. The grade of Old Ranch Road at this location is less than 3% and lessening to the west with the top of the hill being approximately 300 ft away. The grade of the proposed road will be favorable departing Old Ranch Road uphill at approximately a 3% grade. These grades provide for a safer and more usable intersection than the existing access location.

The proposed roadway will be constructed within an ultimate 60-ft access easement specific to this development and the existing offsite residence that will utilize this access. There are existing 15-ft easements on either side of the property line for the southern half of the property and only on the west side (development side) for the north half of the property. The development will provide additional easement width within the development to the extent required to secure the full 60-ft easement width. The proposed easements will be recorded at time of Final Plat.

As illustrated in the submittal documents and associated site plans, each of the six proposed lots will have frontage to the proposed road or cul-de-sac road. At time of building permit, it will be the responsibility of the homeowner/builder to provide a driveway specific to that lots access. Access directly to Old Ranch Road is not planned.

Per ECM 2.2.7, New roadways shall be paved if it connects to an existing roadway that is paved.

The highlighted statement is not relevant. Please revise.

Based on the version 2 zoning map that was resubmitted, please briefly address that the portion of Studebaker along the north of the subject property will be removed, the portion along the west of the property will remain, and that no existing access to Old Ranch Road from Studebaker will be adversely impacted.

The applicant recognizes that this development is subject to the Road Impact Fee Program per Resolution 24-377. According to this resolution, the applicant has the option to participate in a PID at time of Final Plat. The applicant is deferring this decision to the Final Plat review and approval process.

- **Utilities**

The intent of the proposed development is to place the burden of providing necessary infrastructure on the developer. In accordance with the LDC, wells can be installed on lots 2.5-acres or more in size. A water supply plan will be provided early in the development process as encouraged by the County's Master Plan.

This parcel is not located within a municipal sewage district as it is unincorporated, therefore it is not subject to tie into an existing sewage main. An on-site water treatment system is being proposed for this development and an OTWS Feasibility Report will be provided with future applications.

- **Natural Features and Wildlife**

There are no significant natural features and the site is located out of any major floodplain. According to the Colorado Division of Wildlife maps there is no significant wildlife on site. This site is in a Key Area identified as Forested. Although identified as such, the parcel is on the fringe of the forested areas and as such will not negatively impact the adjacent forestland, does not have a high fire risk, and keeps in alignment with the community's unique character while providing safe access to major roads is proposed.

CRITERIA FOR APPROVAL COMPLIANCE

5.3.5.B Map Amendment (Rezoning)

- *The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned.*
The proposed rezone is in conformance with the County's Master Plan as discussed above.
- *The rezoning is in compliance with all applicable statutory provisions, including but not limited to C.R.S. § 30-28-111 § 30-28-113, and § 30-28-116.*
This application complies with the applicable provisions that allow the County to establish, limit, regulate, or amend zoning within the unincorporated areas of the County's jurisdiction in the interests of public health, safety, and welfare.
- *The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and*
This proposal supports the County's Master Plan for development in Large-Lot Residential Areas. The increase in density and reduction in lot size is in alignment within the context of surrounding land. The 20-acres along the western boundary has a density of 3.3 DU/AC while the development to the south lies in the PDZ designation in the City of Colorado Springs, which allows for a density of 5-30 DU/AC. Three properties to the west of the site are zoned as RR-0.5. After the proposed subdivision, this site will have a density of 2.9 DU/AC.
- *The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.*
The future land use as single-family residential are suitable for the proposed map amendment. Future land use applications will further define and demonstrate compliance with the zone district site standards.

Please remove all references to the Small Area Plans as the newest Master Plan replaced those plans. I have made senior staff aware that this is still in our current code.