

APPLICANT-OWNER/CONSULTANT INFORMATION:

OWNER/APPLICANT

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PLANNING SUPPORT

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LOCATION, ACREAGE, PARCEL ID INFO, & ZONING

The application for the map amendment (Rezone) shall include Parcel No. 4400000185. The proposed amendment is located on the north right of way line of State Highway 94, approximately 1,800 feet east from the Corral Valley Road intersection and 2,270 feet west from the N Franceville Coal Mine Road intersection. (See vicinity map insert and map exhibit for details.) The total acreage of the site is ±15.52ac. Existing zoning on site is Rural Residential (RR-5).

**REQUEST & JUSTIFICATION**

The application is requesting to Rezone ±15.52 acres from the Rural Residential (RR-55) zone to the Commercial Services zoning district (CS). The application includes the following request:

- Approval to Rezone Parcel No. 4400000185 to CS to match adjacent property to the south, along Hwy 94 (parcel no. 4400000237).
Additional commercial services shall offer potential employment opportunities along the Highway 94 corridor.

MAP AMENDMENT (Sec. 5.3.5.B) Criteria for Approval.**In approving a Map Amendment, the following findings shall be made:**

- 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.
 - **There are no Small Area Plans associated with the site. Although Small Area Plans are no longer used within the county, it must be acknowledged as it is referenced in the Land Development Code.**
 - **The application for zone change is in conformance with “Your El Paso County Master Plan”**
 - **Within the “Your El Paso County Master Plan” the site is within the “New Development” area of change, “Suburban Residential” placetype, and “Potential Areas for Annexation” key area (to be discussed).**

- 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;
 - **The requested Rezone is in compliance with applicable statutory provisions.**
 - **The request is not asking for relief or modifications to the standards per the zone criteria listed within the LDC.**
 - **The request will not restrict the application of the current zoning regulations related to bulk, height, size, locations of facilities or limit standard setbacks, etc.**

- The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions.
 - **The proposed land use of CS is adjacent (south) to existing CS zones and is in compliance with “Your El Paso County Master Plan”. Adjacent properties are exempt nonresidential land owned by the City of Colorado Springs to the east; and Rural Residential zoning (RR-5) to the west and north. The site will consider future residential buffers as uses are identified.**

- 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.
 - **Site is suitable for intended use as “Commercial Retail” and “Commercial Services” as identified and as a “Supporting Land Use”.**
 - **The Site offers direct access to Hwy 94 (regional connector).**
 - **The access is being planned in association with the commercial property to the south.**
 - **The Site is large and flexible enough to accommodate the development criteria stated with the development code.**

YOUR EL PASO COUNTY MASTER PLAN

The applicant requests approval of the rezoning based on findings of compliance with the following Master Plan Goals:

Goal 1.1 - Ensure compatibility with established character and infrastructure capacity.

- Gas service will be provided by Black Hills Energy. No change to the current distribution.
- Electric service will be provided through Mountain View Electric. No change to the current distribution.
- Wastewater services will be provided by way of existing Onsite Wastewater Facility. No direct impact on regional wastewater systems.
- The Site will be serviced by individual wells and water rights. No impact to regional service providers and systems today.

Goal 1.3 - Encourage a range of development types to support a variety of land uses.

- The Rezone of Parcel No. 4400000185 will aid in the expansion of commercial uses through the Highway 94 corridor and will abide by the “New Development” portion of the “Areas of Change” within “Your El Paso County Master Plan”.
- The Rezone will help add a variety of development types, services and jobs in the area.
- The development along the highway will diversify the land use in the corridor while offering buffer from single family residential lots and highway traffic.

Goal 1.4 - Continue to encourage policies that ensure “development pays for itself”.

- The proposed Rezone from the RR5 district to the CS district provides opportunity for the developer to include additional commercial uses in this area, designating a CS zoned district will allow a diversity of uses along the State Highway 94 corridor and should ensure that the development pays for itself.

Goal 3.1 - Recruit new businesses and spur the development of growing sectors.

- The Rezone will help strengthen and add new businesses through the Highway 94 corridor to support both local residents and regional business.

Goal 3.3 - Encourage the development of commercial districts in underserved areas.

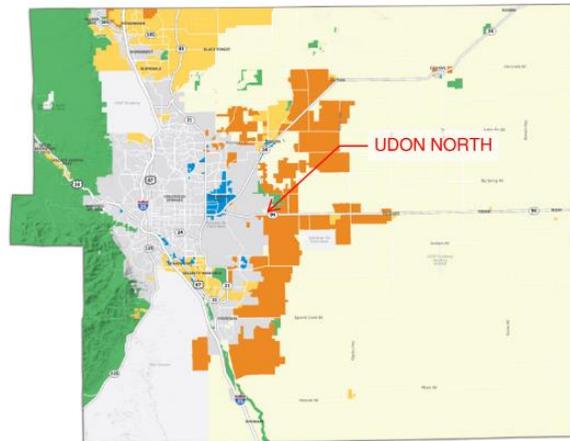
- The area is adjacent to the city of Colorado Springs.
- Being that the property is on a major thoroughfare the opportunity for residents in the rural residential areas east of the city will be able to utilize CS Zone services without needing to travel into the city.
- The intended users that the CS zone will offer services to will be for residents living northeast and southeast of the site within the more rural areas of the county.
- Adding CS zone to the Highway 94 corridor will serve the areas, planned CS zoning within the county is approximately 9 miles from the proposed application.

KEY AREAS:**Key Areas**

 Military Installations and 2-Mile Notification Zone	 Small Town & Rural Communities	 Tri-Lakes Area
 Potential Area For Annexation	 Forested Area	 Colorado Springs Airport/Peterson Air Force Base
 Enclaves or Near-Enclaves	 Fountain Creek Watershed Flood Control & Greenway District	 Uncommon Natural Resources
 Pikes Peak Influence Area		

UDON North is located within the “Potential Areas for Annexation” classifications of key areas. This Key Area outlines the portions of the County that are anticipated to be annexed as development occurs. The owner has chosen to not annex to the City of Colorado Springs.

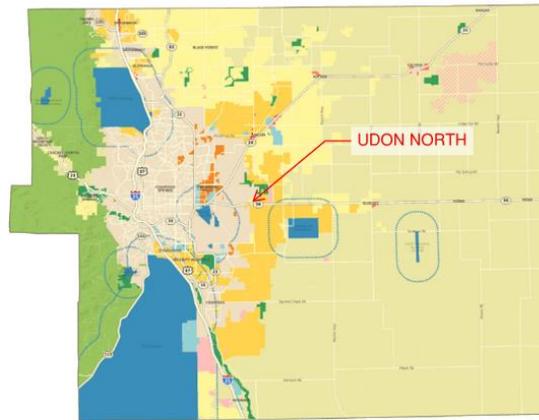
Even though the area has the potential to annex to the City of Colorado Springs, Colorado Springs Utilities (CSU) has yet to expand their services to the area. As adjacent parcels get annexed to the city and CSU extends their services the owner may revisit the option to annex to the city.

AREAS OF CHANGE:**Areas of Change**

UDON North is located in the area expected for “New Development”. It is understood that these areas will be significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural areas. Undeveloped portions of the County that are adjacent to a built-out area will be developed to match the character of that adjacent development or to a different supporting or otherwise complementary one, such as an employment hub or business park adjacent to an urban neighborhood.

The intent of the Rezone is to aid in the expansion of new development of the area for potential employment opportunities. As the city expands east, residential development has the potential to increase densities. It is important to make sure that there are enough commercial opportunities, allowing the area to be ahead of residential expansion in order to provide better employment opportunities and services to enhance a live, work, play environment.

PLACETYPES:



Placetypes



UDON North is located within the Suburban type. Although primarily a residential area, this placetype includes limited retail and service uses, typically located at major intersections or along perimeter streets (corridors).

- The Rezone would be consistent with the supporting land use of this placetype.
- The proposal would provide for the land uses in relation to exist and predicted patterns of growth in the area.
- The Rezone would have no impact on any currently approved sketch plans.

PLACETYPES	LAND USES																				
	Agriculture	Farm/Homesite	Lotsize	Single-Family Detached	Single-Family Attached	Multifamily	Mixed Use	Restaurant	Commercial Retail	Commercial Service	Township Commercial	Entertainment and Arts	Office	Light Industrial/Business Park	Heavy Industrial	Military Operation	Parks and Open Space	Natural and Paleontological	Industrial	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.

ZONE CHANGE AND WATER MASTER PLAN CONSIDERATIONS:

- Under the Colorado Revised Statutes, Title 32. This property is within the Ellicott Utilities district boundary and will consistently follow the rules and regulations per the El Paso County Water Master Plan,
 - **Final water sufficiency will be provided with Site Development Plan/or Final Plat Process.**

Related Services

Wastewater systems:

- **Wastewater services will be provided by way of existing Onsite Wastewater Facility.**

Electric

- **Electric service will be provided through Mountain View Electric.**

Gas

- **Gas service will be provided through Black Hills Energy.**

STANDARDS:

The project area and related zone change will comply with the Criteria of Approval standards in Chapter 5 of the Land Development Code. The current use of the property will not be impacted, and future development improvements will follow the permitted use standards and the following dimensional standards.

CS min. District Area 2 AC

Setback:

Front: 25'

Rear: 25'

Side: 25'

Max Lot Coverage: N/A

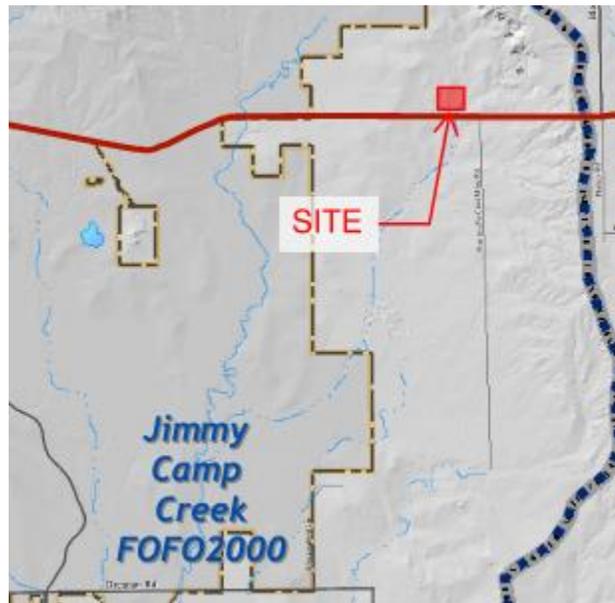
Max Building Ht.: 45'

NATURAL OR PHYSICAL SITE FEATURES:

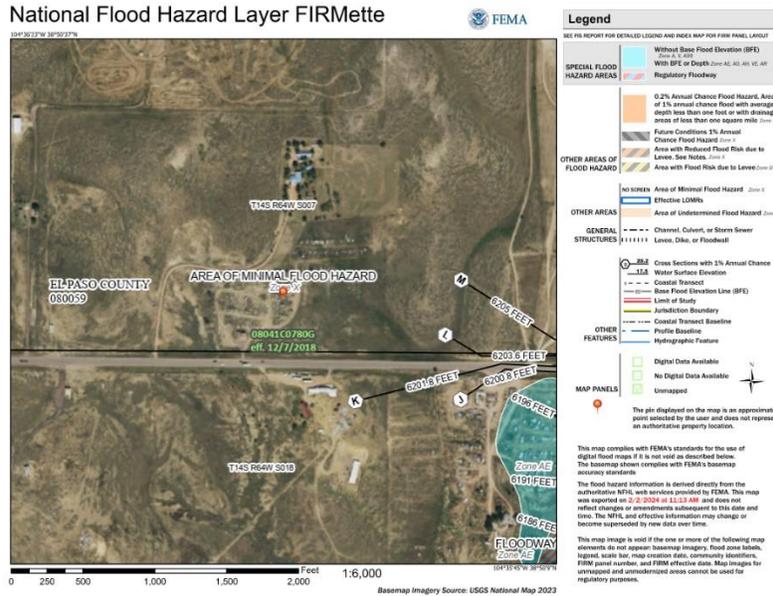
The Site has very little defined natural features. While there is an existing shallow drainage swale, there are no major habitat concerns. The Intended Use is to use the property as a storage area. The intent is to make minimal changes to the natural landscape in order to ensure natural drainage patterns will be maintained.

Natural Site Features:

- Natural site features on the Site consist of native grasses.
- Site is located within the Jimmy Camp Creek drainage basin (FOFO2000). Data provided by Muller Engineering Company; (1988).
- There are no floodplain limitations.
- The existing drainage ways are wide and without a defined flow path; no erosion is anticipated.



The area is identified as minimal flood hazard “Zone X” per the National Flood Hazard Layer FIRMette (08041C0780G)



Wildfire Considerations:

- The site is mapped as moderate-high per the wildfire risk public viewer.
- Fire mitigation efforts will be made in accordance with the overall future development on this site.

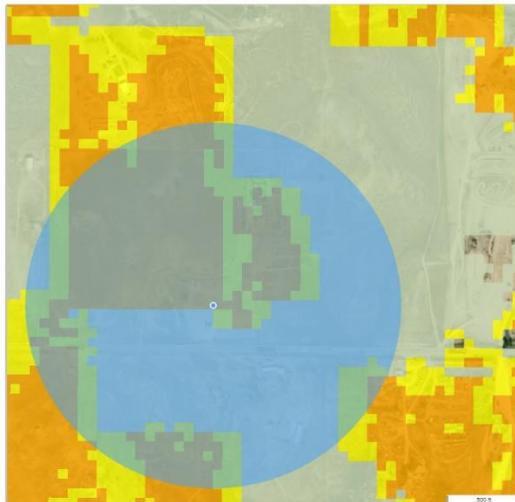


Colorado Wildfire Risk Viewer
<https://co-pub.coloradoforestatlas.org>

Fire Intensity Scale
 Quantifies the potential fire intensity by orders of magnitude.

Created on:
 2/2/2024, 9:22 AM

Disclaimer
 The user assumes the entire risk related to their use of the Colorado Wildfire Risk Viewer and either the published or derived products from these data. The Colorado State Forest Service is providing these data "as is" and assumes any and all warranties, whether expressed or implied, including but not limited to the implied warranties of non-negligence or fitness for a particular purpose. In no event will Colorado State Forest Service be liable to you or to any third party for any direct, indirect, incidental, consequential, special or exemplary damages or loss resulting from any use or reliance of these data.



Community Outreach: Summarizing any community outreach efforts by the applicant that have occurred or are planned as part of the request.

- Adjacent owner notification letters will be sent out to adjacent property owners upon initial submittal by the county.
- Upon internal approval by county staff owner will post signs provided by the county in notice of Planning Commission and Board of County Commissioner Meetings.
- No additional community outreach has been conducted on the zone change to date.

A Summary of anticipated traffic generation and access.

- In summary, this traffic study provides project traffic generation estimates to identify potential project traffic related impacts on the local street system with the proposed UDON Rezoning project for the proposed buildout and highest use scenarios. Kimley-Horn believes the proposed UDON Rezoning project will be successfully incorporated into the existing and future roadway network. Based on the results of this study and the proposed use scenario, it is recommended that the access intersection along SH-94 be stop controlled with a R1-1 “STOP” sign installed on the northbound and southbound exiting approaches. Of note, this access will initially be a T-intersection with only the south area developing in Phase 1.

Table 1 – UDON Rezoning Project Weekday Traffic Generation

Land Use and Size	Daily Vehicle Trips	Weekday Vehicle Trips					
		AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Phase 1 – South Development							
Mini-Warehouse (ITE 151) – 860 Units	156	5	5	10	7	7	14
Buildout – Proposed Use (North and South Development)							
Mini-Warehouse (ITE 151) – 1,860 Units	336	12	11	23	16	16	32
Buildout – Highest Use (North Development)							
Shopping Center (ITE 820) – 150,000 Square Feet	5,552	78	48	126	245	265	510
Convenience Store/Gas Station (ITE 945) – 16 Fueling Positions	4,114	216	217	433	182	182	364
Total Project Trips – Highest Use	9,666	294	265	559	427	447	874
Total Project Trips after Pass-By – Highest Use	4,970	107	86	193	220	234	454

** for further information, please refer to UDON Rezone Traffic Study.