

APPLICANT-OWNER/CONSULTANT INFORMATION:

OWNER

Windsor Ridge Homes
Attn: Todd Stephens
4164 Austin Bluffs Pkwy Ste. #36
Colorado Springs, CO 80918
719-499-6136

PLANNING

Kimley-Horn & Associates
Attn: Jim Houk, PLA
2. North Nevada Avenue, Ste. #300
Colorado Springs, CO 80903
719-453-0180

ENGINEERING

Drexel, Barrell & Co.
Attn: Tim McConnell, P.E.
3 South 7th St.
Colorado Springs, CO 80905
719-260-0887

Update parcel to
5329416011 and add
address of property
7653 Mardale Ln

LOCATION, ACREAGE, PARCEL ID INFO, & ZONING

The application for a map amendment (rezoning) includes Parcel Number 5329400016. The proposed rezoning is located at the northwest corner of the intersection of North Carefree Circle and Marksheffel Road (see vicinity map insert and map exhibit for details). The acreage of the property in the proposed rezone is ±9.258.

REQUEST

Rezone 9.258 acres from the RS-5000 CAD-O zone to the RM-30 CAD-O zoning district. All future rezoning, subdivision, and/or land use applications will be subject to the restrictions and limitations of the Airport Overlay. The subsequent preliminary plan and final plat will clarify zone district boundaries with respect to rights-of-way, proposed lots, and landscape buffers and setbacks.

JUSTIFICATION

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

Please reference the newest Master Plan and how that criteria is being met ie placetype, areas of change and key areas

- **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 area is not within the boundaries of any small area comprehensive plan. However, the following El Paso County Policy cited below as guidance for the broader land use issues surrounding the proposed zone change:

- **Policy 6.1.1 - Allow for a balance of mutually supporting interdependent land uses, including employment, housing and services in the more urban and urbanizing areas of the County.**

The proposed rezone creates opportunity for a ±9.258-acre high density residential development at the intersection of two principal-arterial roads – Marksheffel Road and North Carefree Circle. This proposed multi-family parcel will provide a beneficial transition between these principal arterial roads and the single-family residential zoning to the north and west.

- **Policy 6.1.2 - Discourage the location of small discontinuous land development projects where these might not develop the critical land area and density necessary to be effectively provided with services or remain viable in the face of competing land uses.**

The proposed rezone creates multi-family housing opportunities at this intersection of two principal-arterial roads. The plan supports compliments the existing and surrounding residential land use and meet a growing market need in the area. Roadways, utilities, drainage, and service needs are consistent with the existing infrastructure system. The proposed zone change will not impact the ability to provide the related services.

- **Policy 6.1.3 - Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.**

The proposed RM-30 zoning is compatible with adjacent developed areas and land uses. High-density residential development is a compatible transition between the public utility use to the south and the single-family residential use to the north and west. The RM-30 zoning is consistent and compatible with nearby land uses and zoning in the area, which are primarily residential but also include commercial and light industrial. Access to the property will be from Mardale Lane via Antelope Ridge Drive as prescribed in the Master TIS submitted in support of this application. This access is a planned and existing access point per the current area Preliminary Plan. There is no direct access proposed from Marksheffel Road or North Carefree Circle. The zone change will provide access consistent with the restrictions governing the adjacent major corridors as coordinated with the County and CDOT.

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- **Policy 6.1.4 - Encourage the logical timing and phasing of development to allow for the efficient and economical provision of facilities and services.**

Necessary urban services are currently available in the area of the proposed parcel to meet the residential demands. Care will be given to further define phasing with the local services providers.

- **Policy 6.1.5 - Support the development of well-planned mixed use projects which promote all, or most, of the following objectives:**

- maximize the economy and efficiency of land use
- preserve open space or natural areas
- integrate employment, housing, shopping, schools and other use
- accommodate multi-modal transportation linkages
- allow for variations in design and character

The proposed rezone will introduce a multi-family residential use to an area that currently consists of primarily single-family residential uses, therefore maximizing the economy and efficiency of land use through providing a mixture of housing opportunities. The RM-30 zoning allows for variations in design and character. A multi-family use will provide more common/shared open space and landscaping than single-family, commercial, and industrial uses. The proximity to North Carefree Circle and Marksheffel Road allows the site to integrate seamlessly and connect with employment hubs, shopping centers, schools, and other uses nearby.

- **Policy 6.1.6 - Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.**

Necessary urban level services including, but not limited to water/sewer, stormwater, electric, natural gas, police, fire and EMS, schools, and other public facilities and services are currently delivered to residential, commercial, and light industrial properties adjacent to this proposed development. Subsequent subdivision applications will provide detailed reports and plans regarding service availability and delivery infrastructure.

- **Policy 6.1.11 – Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.**

The functionality of the site with respect to access, design, and building orientation will be consistent with and compatible with existing neighborhood conditions such as location and massing of buildings relative to adjacent rights of way and view corridors, site design which respects the location at a major intersection, as well as encourage the overall visual character attractiveness of the area through contemporary building facades and private architectural design standards and landscape amenities.

- **Policy 10.1.2 - Carefully consider the impacts that proposed new developments will have on the viability of existing and proposed water and wastewater systems.**
The proposed use is consistent with the demands of the existing approved uses. Water and wastewater services for properties within the rezone will be provided by Cherokee Metropolitan District Service. The Applicant and Cherokee have been coordinating necessary activities which will be reflected in and on associated reports and plans submitted with future subdivision applications.

- **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 application has met all County submittal and procedural requirements for a rezone as either outlined or authorized by the referenced statutes.

- **The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and**
The proposed residential zone district is compatible with existing and permitted land uses and will enhance residential options consistent with the general Master Plan objectives of diverse and healthy communities.

- **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 site is suitable for the intended multi-family residential uses and the standards as described in Chapter 5 of the County Code. General site suitability for development has been preliminarily reviewed in preparation for the subsequent preliminary plan submittal. Suitability of the site for development in terms of geology, service availability, unmitigable environmental impacts, major land use impacts, and aviation overlay considerations will be documented with the preliminary plan. No physical or code limitations are anticipated with the use or access under the proposed zone change.

Please include:

- discussion regarding the water master plan
- a discussion summarizing the provisions of utility
- a discussion summarizing any community outreach
- a discussion regarding anticipated traffic generation