



**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 7<sup>th</sup> St.  
Colorado Springs, CO 80905  
719-260-0887

**LOCATION, ACREAGE, PARCEL ID INFO, & ZONING**

The application for a map amendment (rezoning) includes Parcel Number 5329416011, located at 7653 Mardale Lane. 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**

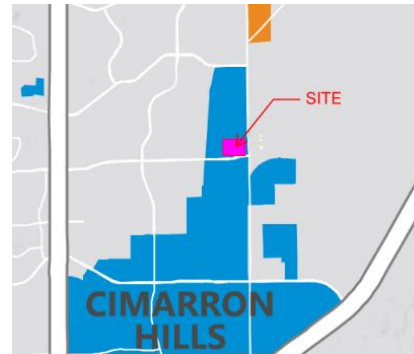
The applicant requests approval of the rezoning based on findings of compliance with the following:

- **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 site is captured in the **Key Areas** and **Areas of Change** within the “Your El Paso County” Master Plan:



**Key Areas (The Enclaves)**



**Areas of Change (Transition)**



**Housing and Community Framework (Urban Residential/Priority Development)**

The project site also falls within the noted “Housing and Community Framework” zone of the Master Plan’s Place-Type category. Based on these maps, the proposed zone change and proposed use is supported by the Master Plan. The site is identified as an Urban Residential use, in an area of proposed change and in an area of development.

The project will build on the framework of the existing and currently developing neighborhoods and will provide an appropriate transition in use between the single family residential and the adjacent corridors and light industrial uses.

While the site is within the annexation “Priority Zone”, access to the major City utilities is limited in this area. At this time, it is not cost effective to seek the needed extensions while Cherokee Metro District continues to provide the local services.

**Master Plan principles and goals:**

- **Core Principle 2: Preserve and develop neighborhoods with a mix of housing types.**  
The proposed RM30 multi-family project density (30-DU/AC) is compatible with contiguous and surrounding land uses and densities (residential/commercial) reflected in the Windermere Preliminary Plan

The development creates opportunities for consumers to move into the neighborhood and ultimately transition into the nearby single-family housing options from the proposed multi-family units.

- **Goal 2.1 - Promote development of a mix of housing types in identified areas.**  
The Windermere multi-family zoning is a response to current market demands for affordable and attainable single-family housing within the existing neighborhood. The urban density provides for a desired affordability option with in the noted Housing and Community Framework illustrated in the Master Plan
- **Goal 2.3 - Locate attainable housing that provides convenient access to goods, services, and employment.** The proposed zoning offers greater housing selection options within the target market of a changing employment, education, health care, entertainment, and retail centers. The project is also served by the major thoroughfares facilitates increased accessibility to desired services and uses.

The area is not within the boundaries of any small area plan. However, the El Paso County Policy Plan and Mater Plan is cited as guidance for broader land use issues surrounding the proposed development:

- **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 mutually beneficial transition between these principal arterial roads and the single-family residential zoning to the north and west. The project also reinforces a great mix of housing types in the area.
- **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 is necessary to create multi-family housing opportunities at this intersection of two principal-arterial roads. Approval of this rezoning will enable the assembly of the critical land area effectively and efficiently to provide necessary dwelling units and housing opportunities along the Marksheffel Road Corridor.

Roadways, utilities, drainage, etc. will be constructed in the most optimal and efficient manner as necessary to facilitate development construction and sequencing. Utility services will be coordinated with the associated districts and providers as required.

- **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 TIS submitted in support of this application. There is no direct access proposed from Marksheffel Road or North Carefree Circle. Planned access will be consistent with the restrictions governing the adjacent major corridors as coordinated with the County and CDOT.

Required zoning district, use to use, roadway, and use-specific landscape buffers, setbacks, screening, open space, and/or landscape planting requirements will be identified on all preliminary plan and final plat maps and included in subdivision improvements and financial assurances as required by Code or Condition of Approval to mitigate any unique circumstance.

- **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 to meet the use demands of the proposed multi-family development. The subdivision review will identify system or service deficiencies as well as clarify specific development demands of which the service providers will express respective needs in order to meet projected demands.

- **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 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 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, parks and open spaces, 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 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 enhancing the overall visual character attractiveness of the area through contemporary building facades and private architectural design standards.
- **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.**  
 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 zone district is compatible with existing and permitted land uses and zoning districts in all directions. Approval of the rezone provides 9.258 acres of RM-30 zoning, which is more compatible with existing and permitted land uses and zoning districts in all directions than the current RS-5000 zoning.
- **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 which are more compatible at this major intersection than the current single-family residential use, including the ability to meet 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. The subdivision analysis of the site suitability will also include availability of public services such as: access & transportation, stormwater, fire protection, utilities, water/sewer services, schools, parks and open spaces (via dedications as well as on site amenities where applicable). These and other issues will be addressed in additional detail in response to subdivision, site development, and use and zoning district specific criteria.

- At this time, no community outreach has been planned for this Rezone. Public notification of the proposed Rezone was provided in the form of adjacent neighbor mailings per El Paso County requirements.

**The Water Master Plan: the subdivision is in general conformance with the applicable elements of the El Paso County Master Plan.** Cherokee Metropolitan District has committed to provide water service to the subdivision for potable and irrigation use. Findings of sufficiency are pending State and County are pending revised sufficiency letters. See commitment letters.

**WATER MASTER PLAN CONFORMANCE**

**Water Master Plan Conformance:**

Required analysis, reports, and documentation of service commitments, including available water supply information have been provided for review with the proposed Zone Change and Preliminary Plan amendment application. It has been provided in support of the objectives, goals and policies of the El Paso County Water Master Plan. The following is provided for reference. In conformance with the Water Master Plan, including the following:

- **Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.**  
Cherokee Metropolitan District has committed to provide water service to the subdivision for potable and irrigation use. Findings of sufficiency are pending State and County are pending revised sufficiency letters for the Zone Change.
- **Policy 6.0.8 – Encourage development patterns and higher density, mixed use developments in appropriate locations that propose to incorporate meaningful water conservation measures.**  
The development proposes higher residential densities of 30 DU/AC compared to 4-6 DU/AC densities achieved with more conventional urban density projects. Higher densities are achievable in part by the availability of central water and sewer from Cherokee Metro District (CMD).
- **Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.**  
All development within the overall Windermere Development is served by centralized utilities. Utility extensions, improvements, or upgrades necessary to support the proposed development will be the sole responsibility of the developer and shall be installed in accordance with the respective service provider requirements and procedures.

**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:**

Water Systems\*

- Cherokee Metropolitan District

Wastewater systems\*

- Cherokee Metropolitan District

Electric

- Mountain View Electric

Gas

- Colorado Springs Utilities

**\*Water/Wastewater Commitments**

**(Note: Please refer to the Water Provider Supplement to Water Resource Report for the project, prepared by CMD District Engineering Staff for detailed information regarding the District. This information was specifically provided by the District to address elements of the County Water Master Plan with reference to this specific project. A formal commitment letter that addresses water and wastewater demands will be provided with a future site development plan.)**