

## DELLACROCE RANCH

### PUD DEVELOPMENT PLAN/PRELIMINARY PLAN

#### PROJECT NARRATIVE – EA MEETING

**OWNER:**

DELLACROCE RANCH, LLC C/O THRIVE  
COMMERCIAL PARTNERS  
LOGAN HARRISON  
310 S 14<sup>TH</sup> ST  
COLORADO SPRINGS, CO 80904  
LOGAN@THRIVECOMMERCIALPARTNERS.COM  
(719) 530-4400

**APPLICANT:**

CLASSIC HOMES  
JAMES BOULTON  
2138 FLYING HORSE CLUB DRIVE  
COLORADO SPRINGS, CO 80921  
JBOULTON@CLASSICHOMES.COM  
719-785-3259

**CONSULTANT:**

N.E.S. INC.  
ANDREA BARLOW  
619 N. CASCADE AVE. SUITE  
200  
COLORADO SPRINGS, CO 80903  
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719.471.0073

**SITE DETAILS:**

**TSN:** 7100000427

**ACREAGE:** ~75 ACRES

**CURRENT ZONING & USE:** A-35, VACANT

**LOCATION**

The property consists of an approximately 75-acre portion of a larger 711-acre parcel (TSN 7100000427). It is located north and south of Baptist Road and east of Old Denver Road and I-25 within El Paso County, with properties within the Town of Monument on most sides. Surrounding land uses include:

- North: A recently rezoned CS property (from RR-5) with a duplex, an RR-5 zoned Mountain View Electric Association facility, and an I-2 property used for self-storage business.
- South: The remaining portion of the 711-acre Dellacroce Ranch, zoned A-35; and individual residences, zoned RR-5.
- East: Across Old Denver Road and Woodcarver Road is the Santa Fe Regional Trail Trailhead and Park Preliminary PD, located within the Town of Monument. The planned commercial/industrial Falcon Commerce Center, also within the Town of Monument, is east of Old Denver Road, south of Baptist Road, and west of I-25.
- West: Across existing railroad tracks which form the western boundary of the site is the Willow Springs Ranch subdivision, zoned PUD; the remaining portion of the 711-acre Dellacroce Ranch, zoned A-35; and individual residences, zoned RR-5.



## **REQUEST**

N.E.S. Inc, on behalf of Classic Homes, requests an Early Assistance Meeting to discuss a proposed project on the approximately 75-acre site located north and south of Baptist Road between Old Denver Road and the Union Pacific Railroad. The site is currently owned by Dellacroce Ranch, LLC and is being purchased by Classic Homes. The project proposes to rezone the A-35 zoned property to PUD and to include 228 single-family lots.