

MAP AMENDMENT (REZONING) TO PLANNED UNIT DEVELOPMENT (PUD) AND PRELIMINARY PLAN
(RECOMMEND APPROVAL)

MORAES moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. PUDSP255
ANTELOPE RIDGE AND BULL HILL PHASE 1 PUDSP

WHEREAS, Matrix Design Group did file an application with the El Paso County Planning and Community Development Department for approval of a Map Amendment (Rezoning) to amend the El Paso County Zoning Map for property in the unincorporated area of El Paso County as described in Exhibit A and depicted in Exhibit B, attached hereto and incorporated herein by reference, from the PUD (Planned Unit Development) zoning district to the PUD (Planned Unit Development) zoning district with a Preliminary Plan proposing 472 single-family residential lots; and

WHEREAS, a public hearing was held by this Commission on July 2, 2026; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission members during the hearing, this Commission finds as follows:

1. The application was properly submitted for consideration by the Planning Commission;
2. Proper posting, publication, and public notice were provided as required by law for the hearing before the Planning Commission;
3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted and that all interested persons and the general public were heard at that hearing;
4. All exhibits were received into evidence;

5. The proposed land use does not permit the use of an area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor;
6. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations; and
7. For the above-stated and other reasons, the proposed amendment of the El Paso County Zoning Map is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

WHEREAS, this Commission further finds that the request meets the criteria for approval outlined in Section 4.2.6.D of the Land Development Code (as amended), as follows:

1. The proposed PUD district zoning advances the stated purposes set forth in Chapter 4 of the Code;
2. The application is in general conformity with the Master Plan;
3. The proposed development is in compliance with the requirements of the Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;
4. The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment, and will not have a negative impact upon the existing and future development of the surrounding area;
5. The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;
6. The allowed uses, bulk requirements and landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;
7. Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;
8. Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities;

9. The proposed development will not overburden the capacities of existing or planned roads, utilities, and other public facilities (e.g., fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;
10. The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;
11. The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;
12. Any proposed exception or deviation from the requirements if the zoning resolution or the subdivision regulation is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and
13. The owner has authorized the application.

WHEREAS, the applicants have requested the proposed PUD be reviewed and considered as a Preliminary Plan; this Commission therefore further finds that the request meets the criteria of approval outlined in Section 7.2.1.D.2.e of the Land Development Code (as amended), as follows:

1. The proposed Subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
2. The Subdivision is consistent with the purposes of the Code;
3. The Subdivision is in conformance with the subdivision design standards and any approved Sketch Plan;
4. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of the Code;
5. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. § 30-28-133(6)(b)] and the requirements of Chapter 8 of the Code;
6. All areas of the proposed Subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed Subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)];

7. Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of the Code and the Engineering Criteria Manual ("ECM") are provided by the design;
8. The location and design of the public improvements proposed in connection with the Subdivision are adequate to serve the needs and mitigate the effects of the development;
9. Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with the Code and the ECM;
10. The proposed Subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the Subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the Subdivision to provide a transition between the Subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed Subdivision so the proposed Subdivision will not negatively impact the levels of service of County services and facilities;
11. Necessary services, including police and protection, recreation, utilities, open space, and transportation systems are or will be available to serve the proposed Subdivision;
12. The Subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code;
13. The proposed Subdivision meets other applicable sections of Chapter 6 and 8 of the Code; and

WHEREAS, (Sufficiency) a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of Subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of the Code;

NOW, THEREFORE, BE IT RESOLVED, that the El Paso County Planning Commission recommends that the petition of Matrix Design Group for approval of a Map Amendment (Rezoning) to amend the El Paso County Zoning Map for property located in the unincorporated area of El Paso County from the PUD (Planned Unit Development) zoning district to the PUD (Planned Unit Development) zoning district with a Preliminary Plan proposing 472 single-family residential lots meets the criteria

for approval outlined in Sections 4.2.6.D and 7.2.1.D.2.e of the Land Development Code and be approved by the Board of County Commissioners with the following conditions and notations:

CONDITIONS

1. Development of the property shall be in accordance with this PUD Development Plan. Minor changes in the PUD Development Plan, including a reduction in residential density, may be approved administratively by the Director of the Planning and Community Development Department consistent with the Land Development Code. Any substantial change will require submittal of a formal PUD Development Plan amendment application.
2. Approved land uses are those defined in the PUD Development Plan.
3. All owners of record must sign the PUD Development Plan.
4. The PUD Development Plan shall be recorded in the office of the El Paso County Clerk & Recorder prior to scheduling any Final Plats for hearing by the Planning Commission. The development guide shall be recorded in conjunction with the PUD Development Plan.
5. Applicable drainage, bridge, school, and park fees shall be paid with each Final Plat.
6. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated 6/19/2026, as provided by the County Attorney's Office.

NOTATIONS

1. Subsequent Final Plat filings may be approved administratively by the Planning and Community Development Director.
2. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.
3. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.
4. Preliminary Plans not forwarded to the Board of County Commissioners within 12 months of Planning Commission action shall be deemed withdrawn and shall have to be resubmitted in their entirety.
5. Approval of the Preliminary Plan will expire after two (2) years unless a Final Plat has been approved and recorded or a time extension has been granted.

BE IT FURTHER RESOLVED that the Planning Commission recommends approval of the Planned Unit Development (PUD) as a Preliminary Plan of the Antelope Ridge and Bull Hill Phase 1 PUDSP Subdivision.

BE IT FURTHER RESOLVED that this Resolution and the recommendations contained herein shall be forwarded to the El Paso County Board of County Commissioners for its consideration.

JACK seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: (circle one)

Thomas Bailey	aye / no / non-voting / recused / <u>absent</u>
Blaine Brew	<u>aye</u> / no / non-voting / recused / absent
Michael Brewer	aye / no / non-voting / recused / <u>absent</u>
Sarah Brittain Jack	<u>aye</u> / no / non-voting / recused / absent
Jim Byers	<u>aye</u> / no / non-voting / recused / absent
Suzanne Casagrande	<u>aye</u> / no / non-voting / recused / absent
Mae Emrick	<u>aye</u> / no / non-voting / recused / absent
Eric Moraes	<u>aye</u> / no / non-voting / recused / absent
Bryce Schuettpelz	<u>aye</u> / no / non-voting / recused / absent
Tim Trowbridge	<u>aye</u> / no / non-voting / recused / absent
Christopher Whitney	<u>aye</u> / no / non-voting / recused / absent
Jason Wulf	aye / no / non-voting / recused / <u>absent</u>

The Resolution was adopted by a vote of 9 to 0 by the El Paso County Planning Commission, State of Colorado.

DONE THIS 2 day of July 2026 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: 
Chair

EXHIBIT A

ANTELOPE RIDGE AT BULL HILL FILING NO. 1
BOUNDARY LEGAL DESCRIPTION (164.586 ACRES)

A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING PORTIONS OF THOSE PARCELS DESCRIBED BY SPECIAL WARRANTY DEEDS RECORDED UNDER RECEPTION NOS. 221024677 AND 221136530 IN THE RECORDS OF EL PASO COUNTY, COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED BY SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 214000553 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE N76°10'55"E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS DESCRIBED IN EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS RESOLUTION NO. 98-360 RECORDED UNDER RECEPTION NO. 098124132 IN THE RECORDS OF SAID EL PASO COUNTY, 673.21 FEET TO THE POINT OF BEGINNING:

THENCE CONTINUING N76°10'55"E ALONG SAID RIGHT-OF-WAY LINE, 1,674.63 FEET TO THE WESTERLY LINE OF THAT 100 FOOT WIDE ELECTRICAL EASEMENT DESCRIBED IN GRANT OF RIGHT-OF-WAY RECORDED IN BOOK 2655 AT PAGE 58 IN THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S46°04'43"E ALONG SAID WESTERLY LINE, 2,949.79 FEET;

THENCE S68°36'12"W A DISTANCE OF 139.82 FEET;

THENCE S38°36'12"W A DISTANCE OF 21.97 FEET;

THENCE S68°36'12"W A DISTANCE OF 75.97 FEET;

THENCE N81°23'48"W A DISTANCE OF 21.97 FEET;

THENCE S68°36'12"W A DISTANCE OF 919.40 FEET TO A POINT OF CURVE;

THENCE 296.38 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 31°44'28", THE CHORD OF 292.61 FEET BEARS S52°43'58"W TO A POINT OF TANGENT;

THENCE S36°51'43"W A DISTANCE OF 43.98 FEET;

THENCE 494.38 FEET ALONG A NON TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 236°03'05", THE CHORD OF 211.86 FEET BEARS S79°21'55"W;

THENCE N53°08'17"W, NON-TANGENT TO THE PREVIOUS COURSE, 712.38 FEET;

THENCE N83°08'17"W A DISTANCE OF 25.97 FEET;

THENCE S66°51'43"W A DISTANCE OF 23.21 FEET;

THENCE S36°51'43"W A DISTANCE OF 93.44 FEET;

THENCE S53°08'17"E A DISTANCE OF 43.70 FEET TO A POINT OF CURVE;

THENCE 161.83 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 52°59'01", THE CHORD OF 156.12 FEET BEARS S26°38'46"E TO A POINT OF TANGENT;

THENCE S00°09'15"E A DISTANCE OF 235.78 FEET;

THENCE S89°50'45"W A DISTANCE OF 1,259.66 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER (W ½ SW ¼) OF SAID SECTION 12, BEING THE EAST LINE OF BLH NO. 2 LLC PROPERTY;

THENCE N00°08'59"W ALONG SAID EAST LINE, 496.33 FEET TO THE NORTHEAST CORNER OF SAID BLH NO. 2 LLC PROPERTY;

THENCE S89°17'26"W ALONG THE NORTH LINE THEREOF, 256.96 FEET

THENCE N17°44'19"W A DISTANCE OF 965.15 FEET TO A POINT OF CURVE;

THENCE 490.03 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 743.44 FEET, A CENTRAL ANGLE OF 37°45'58", THE CHORD OF 481.21 FEET BEARS N01°08'40"E TO A POINT OF TANGENT;

THENCE N20°01'39"E A DISTANCE OF 522.11 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 7,169,351 S.F. (164.586 ACRES, MORE OR LESS).

BASIS OF BEARING: A PORTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS DESCRIBED IN EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS RESOLUTION NO. 98-360 RECORDED UNDER RECEPTION NO. 098124132 IN THE RECORDS OF EL PASO COUNTY, COLORADO, SAID LINE BEING MONUMENTED ON THE WEST BY A NO. 5 REBAR AND 1.25 INCH ALUMINUM CAP STAMPED "CRITIGEN PLS 38166" FROM WHENCE THE EAST END MONUMENTED BY A NO. 5 REBAR AND YELLOW PLASTIC CAP STAMPED "PLS 23044" BEARS N76°10'55"E A DISTANCE OF 3,283.82 FEET. THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.

EXHIBIT B



