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**Sundance West Rezone
Letter of Intent**

April 2, 2025

Matthew Dunston & Gene Dunston
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Monument, CO 80132
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719-339-2410

OWNER: Matthew Dunston & Gene Dunston
1230 Scarsbrook Court
Monument, CO 80132

PLANNER: Vertex Consulting Services, LLC
5825 Delmonico Drive, Suite 320
Colorado Springs, CO 80903
303-906-8800

RESPONSE: ADDED

5525 Hodgen Road

PROPERTY LOCATION: Southeast of the Hodgen Road and Farrar Road intersection

TAX SCHEDULE NOS: 6125001003

ACREAGE: 19.52 acres

CURRENT ZONING: RR-5 (Residential Rural)

PROPOSED ZONING: RR-2.5 (Residential Rural)

RESPONSE: THE SUBDIVISION HAS BEEN SUBMITTED BUT THE INTENT IS TO HAVE THEM AT DIFFERENT HEARINGS

leave this if you will have the SF at Planning Commission on the same agenda, otherwise refer to it as forthcoming.

REQUEST:

Vertex Consulting Services, LLC, on behalf of Matthew & Gene Dunston, is respectfully submitting an application for a map amendment (rezone) from the RR-5 zoning district to the RR-2.5 zoning district. A ~~concurrent request has been submitted~~ to subdivide the land into 7 lots. The proposed rezone is compatible with the surrounding planned and existing developments and is consistent with the Your El Paso Master Plan.

UTILITIES:

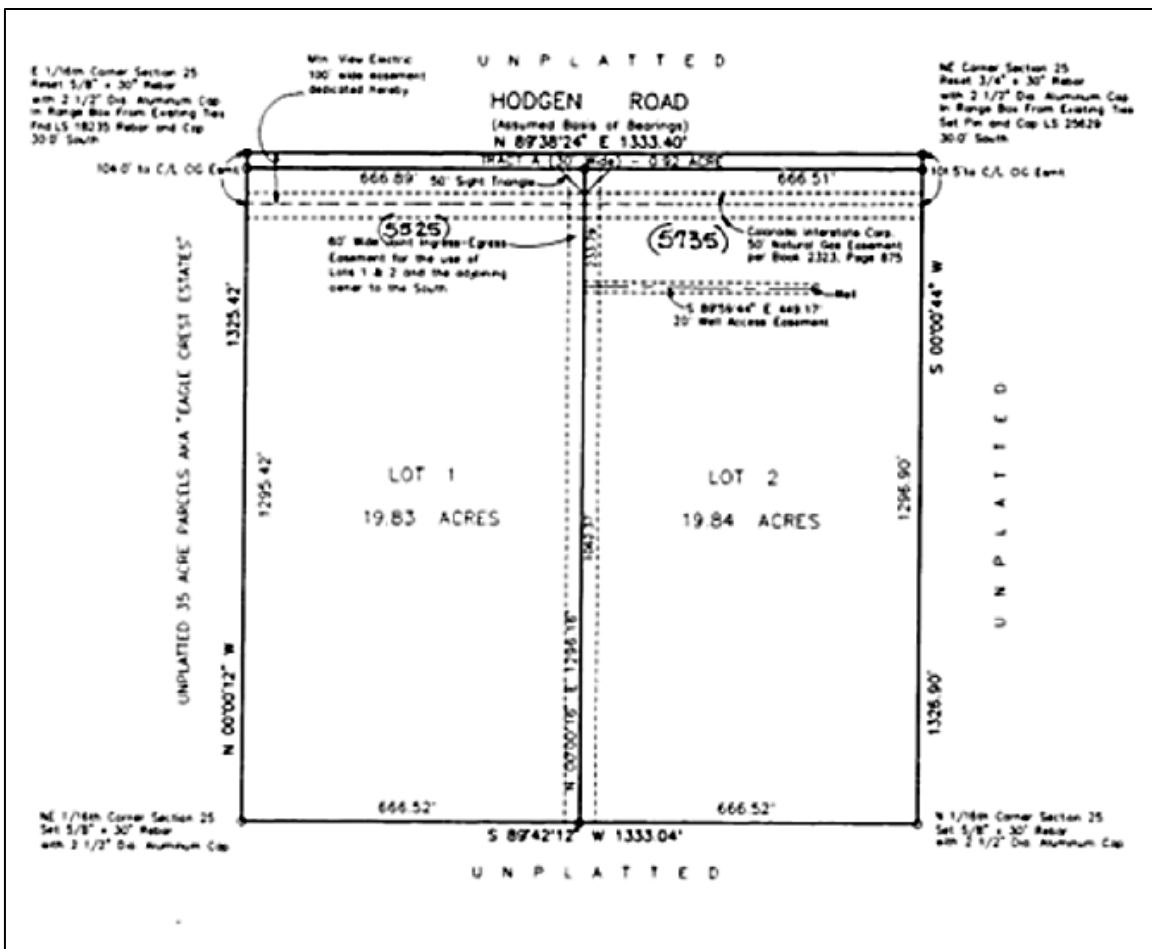
Mountain View Electric Association (MVEA) provides electric service and Black Hills Energy provides natural gas service to the area and have provided commitment to serve any new homes within the subdivision. Dwellings are to be served by individual onsite wastewater treatment systems and individual wells.

BACKGROUND:

The 19.52-acre property is currently zoned RR-5 (Residential Rural) and was previously platted as Lot 1 of the Thal Subdivision. The proposed map amendment (rezoning) request is to rezone the property from RR-5 to RR-2.5 (Residential Rural) to allow for subdivision of the property to create 2.5-acre or larger single family residential lots.



As Platted – Thal Subdivision Plat



JUSTIFICATION:

The pages that follow address each one of the criteria included within Section 5.3.5 (map amendment), of the El Paso County Land Development Code.

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 proposed map amendment (rezone) is in general conformance with the Master Plan. Please see the Master Plan analysis below.

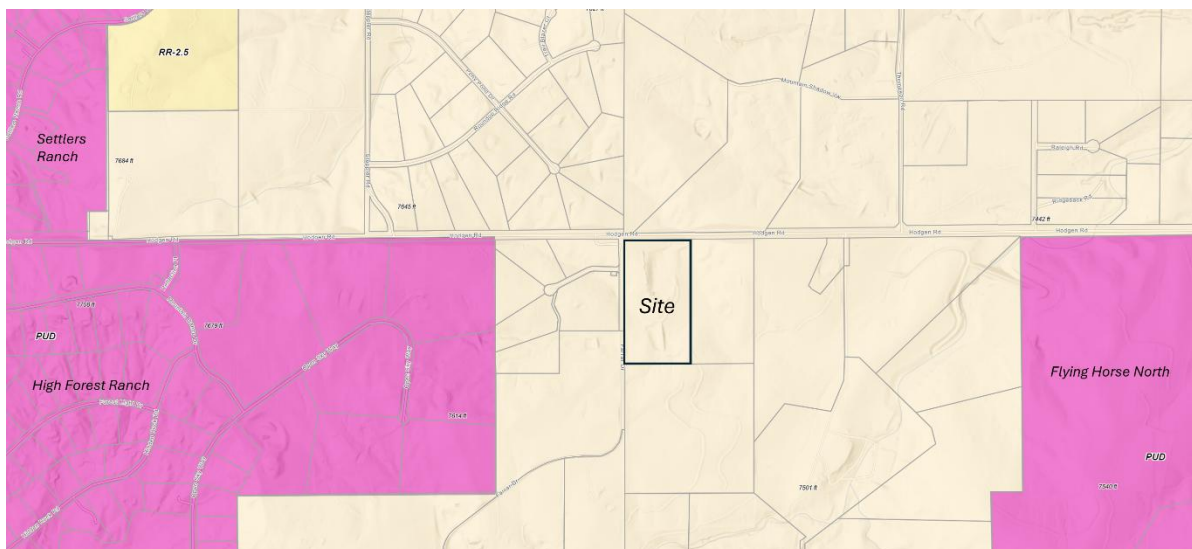
The rezoning is in compliance with all applicable statutory provisions, including but not limited to C.R.S. § 30-28-111 § 30-28-113, and § 30-28-116.

Pursuant to the El Paso County procedures, the County will post the public hearing date in the newspaper ensuring all statutory requirements have been satisfied.

The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions.

The property owner is requesting to rezone the property from the RR-5 zoning district to the RR-2.5 zoning district. The parcels located immediately adjacent on all sides are zoned RR-5. However, there are multiple PUD zoned subdivisions in the vicinity with lot sizes less than 5-acres, some of which include Flying Horse North, High Forest Ranch, and Settlers Ranch.

Below is a map depicting the surrounding development and zoning:



“The RR-2.5 zoning district is a 2.5 acre district intended to accommodate low-density, rural, single family residential development.”

The purpose of the RR-5 (Residential Rural) zoning district:

“The RR-5 zoning district is a 5 acre district intended to accommodate low density, rural, single-family residential development.”

The primary difference in the intent of the above zoning districts is the dimensional standards, more specifically the minimum lot size requirement. Both districts purpose statement includes “to accommodate low density, rural, single-family residential development”. Both districts allow for single-family and rural land uses (Table 5-1 of the Land Development Code).

The Land Development Code definition of “Compatibility” clearly points out that two items do not need to be identical in order to be considered compatible; “The characteristics of different uses, activities or designs which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include height, scale, mass and bulk of structures. Other important characteristics that affect compatibility are landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, compatibility refers to the sensitivity of the proposed use, activity or design in maintaining the character of existing development within the vicinity.”

Using the Code definition, compatibility can be accomplished if:

1. Located adjacent to one another in harmony (coexist without negative impacts).

The existing condition is harmonious. The fact that the surrounding zoning districts are already varied with 2.5 ac or less PUD, RR-5, and RR-2.5 adjacent to one another is evidence enough that these zoning districts can, and do, abut one another harmoniously.

Both the RR-5 and RR-2.5 zone districts require a 25 foot front and rear setback. The side setback requirement in the RR-5 zone district is 25 feet whereas the RR-2.5 zone district requires 15 feet. This difference in dimensional standard will not have a significant impact on the surrounding zoning districts due only the southernmost lot line being considered a side setback abutting the RR-5 zone. The only dimensional standard difference of note is the minimum lot size requirement, however, the difference in lot size will not result in negative impacts to the surrounding properties.

The RR-2.5 zoning district permitted uses is essentially a paired down, or less intense, list of those land uses allowed in the RR-5 zoning districts. There are no permitted uses in the RR-2.5 zone that are not permitted in the adjacent RR-5 zoned properties. The zone districts can remain adjacent in harmony.

2. Compatible height

The RR-5 and RR-2.5 both allow for a maximum height of 30 feet.

3. Compatible scale, massing, and bulk

The RR-5 zoning district has a maximum coverage of 25% whereas the RR-2.5 does not include a maximum coverage. However, the drainage report submitted in association with the plat application identifies maximum lot coverage for each proposed lot. Anticipated structures in all zone districts include single-family detached dwellings, garages, and barns. The scale, massing, and bulk standards within the surrounding zone districts are compatible, and identical.

4. Compatible landscaping, light, noise, odor, and architecture

Both zone district have the same landscaping, lighting, noise, and architectural standards.

5. Maintain the character of existing development in the vicinity

The character of the surrounding zoning is diverse with the PUD, RR-5, RR-2.5 zone districts being adjacent to one another without a density transition from one to another. The proposed rezone will not result in a disruption of the existing character.

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.

Table 5-4 of the Land Development Code identifies the density and dimensional standards of the RR-2.5 zoning district:

- Minimum lot size: 2.5 acres
- Front Setback: 25 feet
- Side Setback: 15 feet
- Rear Setback: 25 feet
- Maximum Height: 30 feet

same as above

RESPONSE: THE SUBDIVISION HAS BEEN SUBMITTED BUT THE INTENT IS TO HAVE THEM AT DIFFERENT HEARINGS

The concurrently reviewed subdivision depicts lot sizes meeting the 2.5 acres size limitation.

MASTER PLAN ELEMENTS:

Below is an analysis of the various El Paso County Master Plan elements.

Your El Paso County Master Plan Analysis

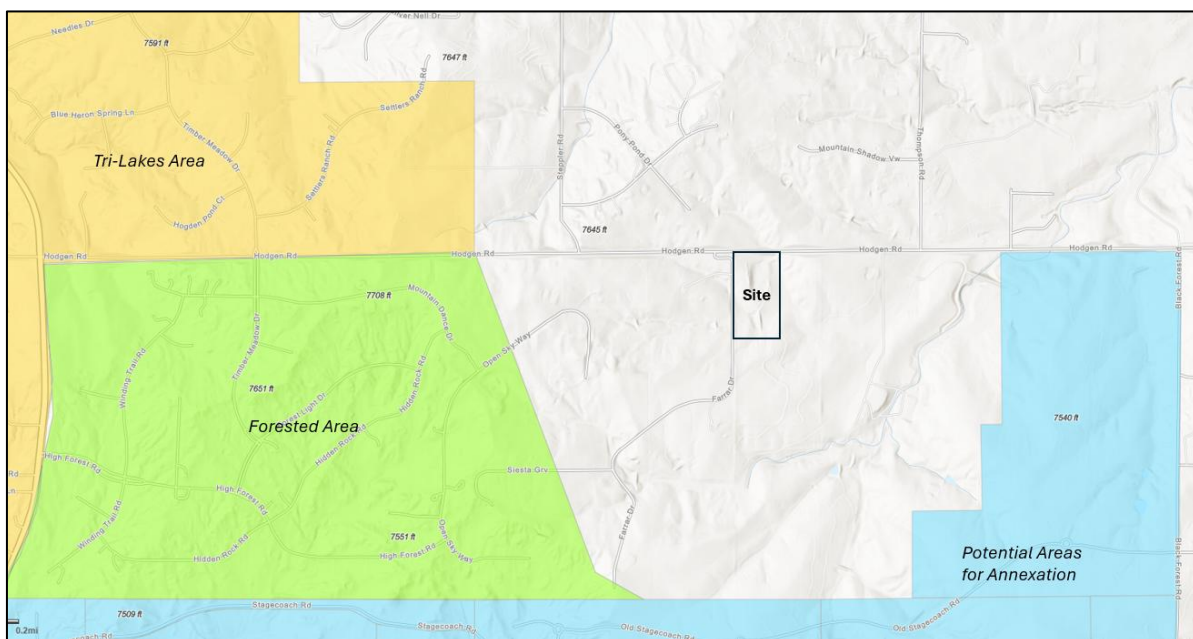
Chapter 1 of Your El Paso Master Plan (2021) states that the Plan is “general in nature-it cannot tackle every issue in sufficient detail to determine every type of necessary action.” In addition, Chapter 1 goes on to state that the Plan “is intended to provide clearer and more coordinated policy, resulting in a document that effectively communicates County goals and identifies specific actions to achieve both County-wide and local area objectives.” When taken together, these two

statements suggest to the reader that the Plan may only address certain issues at a cursory level and that specific steps or actions for addressing such issues may not be offered within the Plan. That conclusion is certainly the case in numerous instances and with regard to a variety of topical areas. However, where that is not the case is with respect to the requested map amendment (rezoning) to the RR-2.5 zoning district, as identified below.

Chapter 3 Land Use

Key Area Analysis: Not included within an identified Key Area

The property is not included within a mapped Key Area of the Master Plan, as depicted in the exhibit below:



Area of Change Analysis: “Minimal Change: Developed”

The subject property is identified on the Areas of Change map as being within the “Minimal Change: Developed” area of change (see the map on the next page).

“Minimal Change: Developed” Area of Change

Page 21 of the Plan characterizes areas of “Minimal Change: Developed” by stating:

“These areas have undergone development and have an established character. Developed areas of minimal change are largely built out but may include isolated pockets of vacant or underutilized land. These key sites are likely to see more intense infill development with a mix of uses and scale of redevelopment that will significantly impact the character of an area. For example, a large amount of vacant land in a suburban division adjacent to a more urban neighborhood may be developed and change to match the urban character and intensity so as to accommodate a greater population. The inverse is also possible where an

undeveloped portion of an denser neighborhood could redevelop to a less intense suburban scale. Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character can be maintained.”

The almost 20-acre property is currently developed with only one single-family residential dwelling, which makes the property considerably underdeveloped when compared to many other properties in the area. Developments such as High Forest Ranch to the west, Settlers Ranch to the northwest, and Flying Horse North to the east and south have developed or are currently developing with much smaller lot sizes, ranging from approximately 2.5 acres down to one-third of an acre. Even some of the smaller developments in the area, such as Longview Estates to the northwest and Providence Point Estates to the west, include smaller single-family lots, with some being less than five (5) acres in size. The presence of these developments clearly justifies the “Developed” label of the Area of Change designation, while the underdeveloped nature of the subject property is indicative of the “Minimal Change” opportunity that still remains for a variety of properties in the area.

Placetype Analysis: “Large-Lot Residential”

The subject property is shown on the Placetypes map of Your El Paso Master Plan as being within the Large-Lot Residential Placetype.

Page 26 of the Plan identifies the following land uses as being Primary Land Uses within the Large-Lot Residential Placetype:

- Single-family Detached Residential (typically 2.5-acre lots or larger)

In addition, the Placetype includes the following Supporting Land Uses:

- Parks/Open Space
- Commercial Retail (Limited)
- Commercial Services (Limited)
- Agriculture

The Large-Lot Residential Placetype is described further on page 26 as follows:

“The Large-Lot Residential placetype consists almost entirely of residential development and acts as the transition between placetypes. Development in this placetype typically consists of single-family homes ***occupying lots of 2.5 acres or more***, and are generally large and dispersed throughout the area so as to preserve a rural aesthetic. The Large-Lot Residential placetype generally supports accessory dwelling units as well. Even with the physical separation of homes, this placetype still fosters a sense of community and is more connected and less remote than Rural areas” (emphasis added).

A review of this area of the County in the context of the mapped Placetypes in the County Master Plan reveals an expectation of a relatively homogenous character given that all of properties in the area that are located within a radius of over 1.5 miles from the subject property are all within the

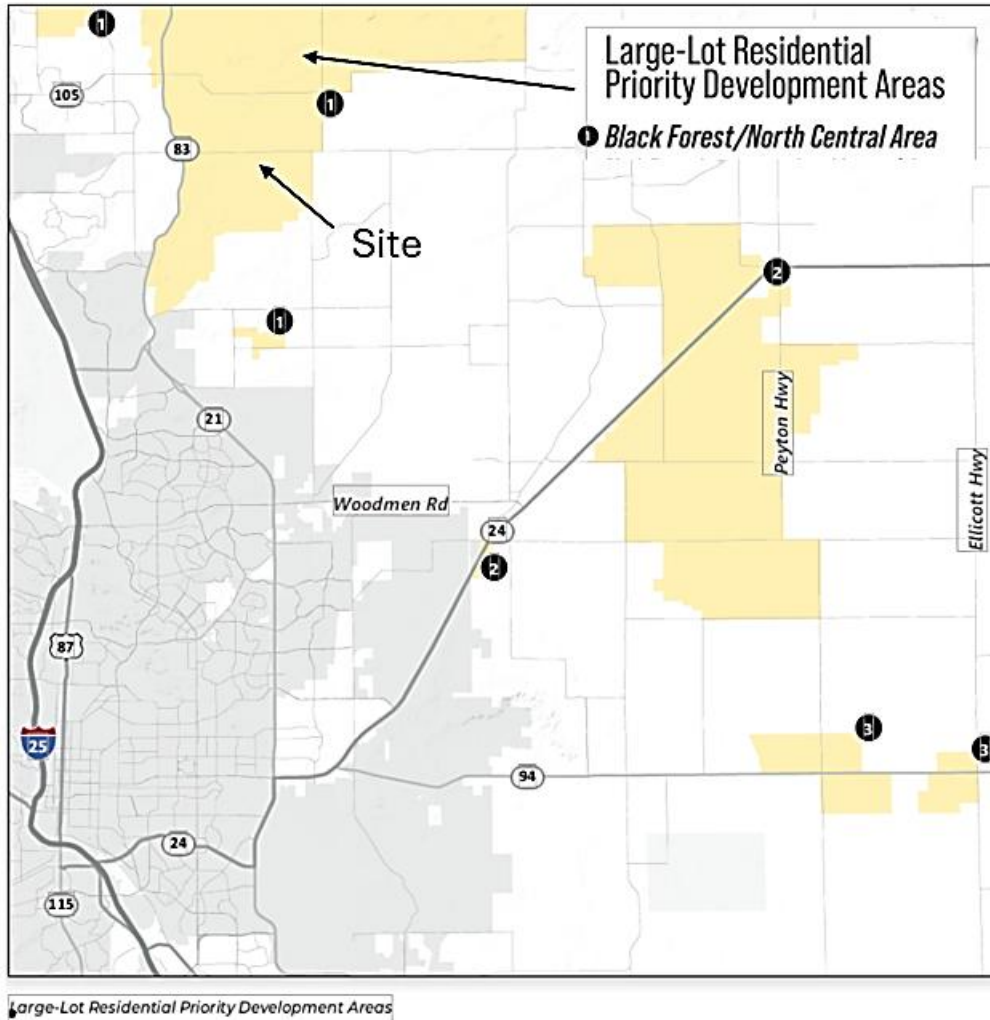
Large-Lot Residential Placetype. This designation ultimately sets the standard for subdivision of land in this area at lot sizes of 2.5-acres or larger. One exception to this standard, however, is the Flying Horse North development located just over one-half mile south and east of the subject property which includes areas that are approved for lot size of one-third of an acre. All other developments in the area are consistent with the 2.5-acre minimum lot size standard established within the Large-Lot Residential Placetype. The proposed RR-2.5 rezoning would continue that trend by requiring subsequent subdivision of the property to plat 2.5-acre lots or larger.

Chapter 4 Housing & Communities

In addition to supporting and being in compliance with the applicable Areas of Change, Key Area, and Placetype designations and policies in Chapter 3 of the Master Plan, the proposed rezoning is also in total alignment with the Residential Priority Development Area designation found in Chapter 4 of the Plan. The property is identified as being within the Black Forest/North Central Priority Development Area (see map below). Page 54 of the Plan describes this area as follows:

“Black Forest is a community with one of the strongest and most well-established characters in El Paso County. This area is built around protecting the forest and preserving its rural quality. Due to this natural amenity, many new residents seek to live in this area when moving to the County.”

The description goes on to say that “The County should maintain existing and **expand the Large-Lot Residential Placetype in this area** in a development pattern that matches the existing character of the developed Black Forest Community.” (Emphasis added) The proposed rezoning would expand the recent trend of establishing the Large-Lot Residential Placetype as can be seen in the High Forest Ranch and Settlers Ranch development, which are also located along Hodgen Road. These development, like the one being proposed with this rezoning, generally feature single-family residential lots comprise of a minimum of 2.5 acres, which is consistent with the Large-Lot Residential Placetype.



El Paso County Water Master Plan

The Executive Summary from the Water Master Plan (2018) states that “The Plan Water Master Plan (WMP) was developed for the Board of County Commissioners, El Paso County officials and staff, developers, citizens, and water providers within the County for the purpose of identifying and addressing water supply issues earlier in the land use entitlement process.” A water sufficiency finding is being requested with subdivision. It should be noted that the Water Master Plan only contemplates centralized providers and did not provide an analysis for individual well, as is proposed here.

The subject property is located within Planning Region 2 of the Water Master Plan, pursuant to Figure 3-1 on page 25. The Plan provides an analysis of water supply for central water providers, not for developments served by individual wells. Central water service is not proposed and water is to be provided by individual wells.

A Water Resources Report has been submitted with the subdivision application. The report identifies there is sufficient water in terms of water quantity, quality, and dependability for the lots included in the subdivision.

RESPONSE: THE SUBDIVISION HAS BEEN SUBMITTED BUT THE INTENT IS TO HAVE THEM AT DIFFERENT HEARINGS

RESPONSE: ADDED

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Right of way dedication or preservation requests from the County will be determined at the subsequent Final Plat application. This is mentioned in the TIS.

El Paso County Parks Master Plan

The El Paso County Parks Master Plan (2022) depicts the Fox Run Primary Regional Trail as a trail along the northern portion of the subject property. A 25' trail easement for the benefit of El Paso County has been added to the concurrently reviewed subdivision application. Land dedication, or fees in lieu of land dedication are not required with a rezone application, however, fees in lieu of dedication will be provided with the concurrently reviewed subdivision.

2024 Major Transportation Corridors Plan (MTCP)

The subject property is adjacent to Hodgen Road to the north and Farrar Drive to the west. Access to the site is from Farrar Drive to the west. The 2024 MTCP depicts Hodgen Road as a rural minor arterial and Farrar Road as a non county-maintained roadway. Right-of-way dedication is not required for either roadway. A traffic memo was prepared by LSC and details the potential traffic impacts of the proposed development.

Other Topical Elements of the County Master Plan

The proposed rezone is in compliance with the other topical elements of the County Master Plan, including the Master Plan for Mineral Extraction, and the El Paso County Wildlife Habitat Maps and Descriptors.

RESPONSE: THERE WAS NO REQUIREMENT OR REQUEST FOR NEIGHBORHOOD MEETING BY EPC. NO MEETING HAS HAPPENED

Provide a discussion summarizing any community outreach efforts.

The FEMA FIRM map number for this site is 08041C0305G, effective on 12/7/2018. This property is in Zone X, area of minimal flood hazard.

RESPONSE: ADDED