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El Paso County Planning & Community Development  
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Board of County Commissioners  
Holly Williams, District 1  
Carrie Geitner, District 2  
Stan VanderWerf, District 3  
Longinos Gonzalez, Jr., District 4  
Cami Bremer, District 5

## SUMMARY MEMORANDUM

TO: El Paso County Board of County Commissioners  
FROM: Planning & Community Development  
DATE: 12/12/2024  
RE: SKP233; Rolling Meadows Bull Hill Sketch Plan

### Project Description

A request by Murray Fountain, LLC, Eagle Development Company, Heidi, LLC, and Aeroplaza Fountain, LLC, for approval of a 493.21-acre Sketch Plan consisting of a 1,136.9-acre mixed-use Sketch Plan consisting of a maximum of 5,440 residential units, commercial development, school sites, and an electrical substation. The item was heard on the regular agenda at the November 7, 2024, Planning Commission meeting, and was recommended for approval with a vote of 9-0. The property is currently zoned PUD (Planned Unit Development Conceptual) and is located immediately adjacent to the north and south of Bradley Road, and immediately adjacent to the west of the future Meridian Road Corridor. (Parcel Nos. 5500000385, 5500000383, 5500000329, 5500000328, 5500000327, 5500000326, 5500000325, 5500000324) (Commissioner District No. 4)

### Notation

Please see the Planning Commission Minutes for a complete discussion of the topic and the project manager's staff report for staff analysis and conditions. Concerns from three adjacent property owners included: density, noise and lighting impacts, and impacts to property values. Additionally, concerns regarding the 7 percent vacancy rate and lack of need for more housing in the County were heard. The applicant responded that development will occur based on market demands. There were requests by the adjacent property owners, to the east, to be included in the planning efforts with subsequent Rezoning(s) and Preliminary Plan(s) action to ensure buffering and transitions specifically in the northeast portion of the subject Sketch Plan area. Staff and the applicant agreed.

### Planning Commission Recommendation and Vote

Markewich moved / Brittain Jack seconded for approval of the Sketch Plan, utilizing the resolution attached to the staff report, with 2 conditions and 2 notations, that this item be forwarded to the Board of County Commissioners for their consideration. The motion was **approved (9-0)**. The item was heard as a regular agenda item.

### Discussion

There was minimal discussion by the Planning Commission. The applicant and staff addressed the concerns mentioned above.

### Attachments

1. Planning Commission Minutes from 11/7/2024.
2. Signed Planning Commission Resolution.
3. Planning Commission Staff Report.
4. Public Comment.
5. Draft BOCC Resolution.

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## **EL PASO COUNTY PLANNING COMMISSION**

### **MEETING RESULTS (UNOFFICIAL RESULTS)**

Planning Commission (PC) Meeting

Thursday, November 7th, 2024, El Paso County Planning and Community Development Department  
2880 International Circle, Colorado Springs, Colorado – Second Floor Hearing Room

**REGULAR HEARING at 9:00 A.M.**

**PC MEMBERS PRESENT AND VOTING:** Thomas Bailey, Sarah Brittain Jack, Becky Fuller, Jeffrey Markewich, Jay Carlson (remote), Eric Moraes (remote), Wayne Smith (remote), Christopher Whitney (remote) and Jim Byers (remote).

**PC MEMBERS PRESENT AND NOT VOTING:** (NONE)

**PC MEMBERS ABSENT:** Tim Trowbridge, Bryce Schuettpeiz

**STAFF PRESENT:** Meggan Herington, Justin Kilgore, Kari Parsons, Kylie Bagley, Joe Letke, Gilbert LaForce, Daniel Torres, Scott Shevock, Charlene Durham (remote) and Erika Keech and Lori Seago (remote) from the El Paso County Attorney's Office.

**OTHERS PRESENT AND SPEAKING:** Jeff Mark, Mr. Alwine, and Dan Kupferer.

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### **1. REPORT ITEMS**

Meggan Herington updated Planning Commission about Miranda Benson becoming an Associate Planner.

Mr. Kilgore informed the Planning Commission that the hearing on December 19, 2024, has been cancelled.

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### **2. PUBLIC COMMENT FOR ITEMS NOT ON THE HEARING AGENDA**

There were none.

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### **3. CONSENT ITEMS**

**A. Adoption of Minutes** for meeting held on October 17<sup>th</sup>, 2024.

**PC ACTION: THE MINUTES WERE APPROVED AS PRESENTED BY UNANIMOUS CONSENT (9-0).**

**FINAL PLAT  
MARIAH TRAIL FILING NO. 1**

A request by Wayne-Anthony Custom Homes for approval of a 35-acre Final Plat creating six single-family lots. The property is zoned RR-5 (Residential Rural) and is located 19205 Mariah Trail and is one mile south of the intersection of East County Line Road and East Thunder Road. (Parcel No. 5100000511) (Commissioner District No. 1).

**PLANNING COMMISSION DISCUSSION:** Planning Commission members inquired about whether the roads are privately owned or maintained by El Paso County. Engineering staff confirmed that the roads are public and maintained by the County.

**STAFF COMMENTS:** (NONE)

**APPLICANT COMMENTS:** (NONE)

**PUBLIC COMMENTS:** Mr. and Mrs. Norris opposed the development, citing concerns that it would use their roads and disrupt their covenants in Elk Creek Ranches. They requested the new development fall under their existing covenants. Additionally, they raised concerns about water and emergency access, noting that with only one entrance and exit, emergency services might be delayed during fires, bad weather, or other emergencies

**PC ACTION: FULLER MOVED / BRITAIN JACK SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3B, FILE NUMBER SF2315 FOR A FINAL PLAT MARIAH TRAIL FIL. NO. 1 UTILIZING THE ATTACHED RESOLUTION WITH NINE (9) CONDITIONS AND FOUR (4) NOTATIONS AND ONE (1) WAIVER AND A RECOMMENDED FINDING OF SUFFICANCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (9-0).**

**IN FAVOR:** BAILEY, BRITAIN JACK, FULLER, MARKEWICH, BYERS (remote), CARLSON (remote), MORAES (remote), WHITNEY (remote), AND SMITH (remote).

**IN OPPOSITION:** NONE

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**4. CALLED-UP CONSENT ITEMS:**

The Planning Commission called up File# VA241 to be heard as a regular item.

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**5. REGULAR ITEMS**

**VARIANCE OF USE  
BARTLETT HAY SALES**

A request by LaRon and Renee Bartlett for approval of a Variance of Use to allow for commercial hay sales in the RR-5 (Residential Rural) district. The two properties are located at the intersection of Old Meridian Road and Chicago Avenue. (Parcel Nos. 5312110004 and 5312110009) (Commissioner District No. 2)

**STAFF PRESENTATION:** Mr. Letke noted that the applicants and property owners expressed concerns about Condition No. 1 of the Variance of Use approval, particularly how it could complicate selling the property, transferring the business, or passing it down to their children.

The applicants' representative stated that the owners have had a variance since 1991 but must reapply now that the original variance expired. They were unaware that selling the business would void the variance, requiring the new owner to re-apply. Their concern is that potential buyers may be deterred by the uncertainty of having to go through this process.

**PLANNING COMMISSION DISCUSSION:** Planning Commission members had questions about the Variance of Use conditions, particularly around the duration and ownership restrictions. They inquired whether it's typical for staff to impose such conditions, especially with indefinite terms, and how specific the variance is (i.e., limited to the hay business). Some members expressed concerns about requiring new owners to go through the same approval process, which could be costly, while others questioned whether this is the right approach.

The members noted that past variances had expiration dates. They discussed the potential impact of allowing a perpetual variance and whether this sets a good precedent for county policy. Alternatives, such as reapplying for a new 10-year variance or rezoning the property, were suggested.

Planning Commission members ultimately recommended a time limit on the variance due to the unique circumstances of the property. They emphasized that the variance should specify the allowable uses (e.g., hay, feed, and farm supplies), and if a future owner exceeds these uses, the variance would be voided. While some members were open to a perpetual variance, they agreed the new owner should be fully informed of the limitations. They also noted that the BoCC could impose a time restriction if needed, and it is unusual to attach ownership conditions to variances.

**STAFF COMMENTS:** Mr. Letke stated that Variance of Use approvals typically have expiration dates, but this one was crafted to allow the current owners to continue without issue if they own the business. If a new owner wants to change or expand the use, they will need to reapply. This helps avoid code violations, especially in the RR-5 zoning district. The business has been in place since 1991, and there's a desire to avoid continually reapplying for variances. However, concerns were raised about the condition tying the variance to the owner, and the applicant is seeking to remove that condition.

Mr. Letke noted that variances no longer require a time limit after 2007, though some cases still involve time limits based on unique circumstances. The area is transitioning, with nearby commercial and residential developments. If the property were rezoned for residential use, it would require a simple process with permits, but a commercial rezone would need a traffic study and improvements. Staff is open to a perpetual variance for this long-established business, as continuing to reapply every ten years doesn't seem practical.

**APPLICANT COMMENTS:** Mr. Kupferer stated the variance would allow hay sales and other agricultural-related activities, such as selling feed, farming equipment, clothing, and other agricultural items. Essentially, this is a land use where they are operating a business. If it were a typical zoning district, they would need to comply with all zoning regulations. This does not prevent the business from being sold, and the new owner can continue the same operations. If there are any violations, they would be reported, and the County for enforcement action. He stated he does not see any difference in how this would be handled.

**PUBLIC COMMENTS:** (NONE)



**PC ACTION: FULLER MOVED / BRITAIN JACK SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3C, FILE NUMBER VA241 FOR A VARIANCE OF USE FOR BARTLETT HAY SALES UTILIZING THE ATTACHED RESOLUTION WITH FOUR (4) CONDITIONS REMOVING CONDITION ONE (1) REGARDING IT AS BEING ATTACHED TO THE OWNERSHIP VERSES THE LAND AND THREE (3) NOTATIONS AND THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (8-1).**

**IN FAVOR:** BAILEY, BRITAIN JACK, FULLER, MARKEWICH, BYERS (remote), MORAES (remote), WHITNEY (remote) AND SMITH (remote)

**IN OPPOSITION:** CARLSON stated the property to be rezoned.

**A. SKP233**

**PARSONS**

**SKETCH PLAN  
ROLLING MEADOWS BULL HILL**

A request by Murray Fountain, LLC, Eagle Development Company, Heidi, LLC, and Aeroplaza Fountain, LLC for approval of a 1,136.9-acre mixed-use Sketch Plan consisting of a maximum of 5,440 residential units. The property is currently zoned PUD (Planned Unit Development Conceptual) and is located immediately adjacent to the north and south of Bradley Road, and immediately adjacent to the west of the future Meridian Road Corridor. (Parcel Nos. 5500000385, 5500000383, 5500000329, 5500000328, 5500000327, 5500000326, 5500000325, 5500000324) (Commissioner District No. 4)

**STAFF PRESENTATION**

The Planning Commission asked if they are looking at a historical flood zone that is part of the next stage, or has it already been reviewed.

Mr. Torres answered this an historical flood zone and there is a drainage basin planning study that is currently in development by El Paso County. Master Development Drainage Plan proposes 11 onsite full spectrum ponds to mitigate the developments flows. The channel improvements to the east tributary of Jimmy Camp Creek that flows through the site are currently in review by staff for channel improvements basically, for the whole channel along their property. I believe right now that they are 60 to 70 percent set. They will have to go through the FEMA, CLOMR, and LOMR process for any modifications through that flood plain and propose improvements that they are wanting to do.

The Planning Commission members asked if the detention ponds are designed to handle flow moving to the west, meaning that any runoff from the property will be directed toward those ponds and then discharged into Jimmy Camp Creek.

Mr. Torres clarified that their drainage report, as well as the Master Development Drainage Plan, is at a high level. They are essentially identifying that a portion of the flow will be collected through roadways or proposed storm systems and directed into the full-spectrum detention ponds to mitigate runoff before it reaches the creek.

**APPLICANT PRESENTATION:** Applicant representative, Mr. Alwine, presented.

The Planning Commission asked the applicant if they are building four schools or are those potential sites.

Mr. Alwine stated that they have worked with Widefield School District #3 to identify four school sites: three elementary school sites and one middle school site. The district has identified the locations and sizes of the schools, totaling approximately 76 acres of land. This will be land dedication, and no school fees will be required as part of the project. In response to the Planning Commission's question, Mr. Alwine noted that while he doesn't know when the schools will be built, the district is satisfied with the four sites and the acreage, which will serve the community as well as the planned expansion to the west and south with Lorson Ranch.

**PLANNING COMMISSION DISCUSSION:** The Planning Commission discussed the number of units per acre and stated the plans are valuable. The Planning Commission also wants to see controlled and managed growth.

**APPLICANT DISCUSSION:** Mr. Mark acknowledged that the concerns raised about the development are typical for a project of this scale and at this early stage. They explain that the current "bubble map" is a Preliminary Plan, and the final details will depend on market demand. Using Lorson Ranch as an example, the speaker highlights that while the area was originally planned for 6,000 units, it ended up with around 4,500 units. The current project is approved for over 8,000 units, but they plan to start with approximately 5,100 units, which is lower than the approved maximum.

He also emphasized that it's too early to define exact plans, and detailed discussions with neighbors those will occur later during the Planned Unit Development (PUD) phase. The project will take 20-25 years to fully build out, and decisions about density, particularly at the intersection of Bradley and Meridian, have not been made. They also address concerns about sound barriers, lighting, dust control, and environmental regulations, assuring that all necessary permits and standards will be followed during development

Mr. Alwine said regarding roadway and right-of-way spacing, that is based on working with Engineering Staff. The County prefers that the access points align with one another particularly coming off collector roadways to minimize the conflicting turning movement. Most of our development is initially happening south of Bradley Road because of the infrastructure improvements required to ultimately serve to the north. The noise there are requirements from El Paso County the landscape code and planning code as far as when mitigation for that noise and whether it is concrete soundwall barriers, wood fencing or some kind of opaque fencing or landscaping berms etc. that help mitigate the noise concerns.

#### **PUBLIC COMMENTS:**

Ms. Rush spoke in opposition – she is concerned about the proposed high-density development in Phase 4, which she believes is inconsistent with the rural character of the surrounding area. She proposes a lower-density residential development along the northeastern edge of the property and suggest relocating the high-density housing to more suitable areas along Bradley and Meridian. Ms. Rush also raises questions about traffic impacts, road design, noise and light control, and dust pollution, as well as the overall need for such development given the existing housing surplus and the ongoing population growth in El Paso County. They seek clarification on the development schedule and ask that their concerns be added to the official record.

Mr. Henderson is advocating for more direct communication between the developers and the surrounding community. While not opposed to the development itself, they are concerned about the high-density nature of the proposal and its potential negative impacts on the surrounding area, particularly on traffic, noise, and property values. They express frustration with the limited time for community input and request that the developers engage more thoroughly with residents to address these concerns. The speaker emphasizes the importance of listening to neighbors and working

collaboratively to ensure that the development benefits both the new residents and the existing community.

Ms. Williams stated she is a homeowner in Hammer Ranch. She specifically wants to address the apartments being built in that area. According to the Colorado Housing and Finance authorities the vacancy rate for Colorado Springs sits at 7.5% which is about 2% higher than what is considered stable for the area. What that means is that as of December under half of the new apartment units constructed in Colorado Springs were occupied. I think that number speaks for itself. Continuing to build at this rate is not stable and will continue to de-value our properties. I encourage the developer to rethink some of these high-density areas and the continued demand for them.

**PC ACTION: MARKEWICH MOVED / BRITAIN JACK SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM 5A, FILE NUMBER SKP233 SKETCH PLAN ROLLING MEADOWS BULL RUN UTILIZING THE ATTACHED RESOLUTION WITH TWO (2) CONDITIONS AND TWO (2) NOTATIONS AND A FINDING FOR WATER SUFFICIENCY OR INSUFFICIENCY IS NOT REQUIRED AT THIS TIME AND THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (9-0).**

**IN FAVOR:** BAILEY, BRITAIN JACK, FULLER, MARKEWICH, BYERS (remote), CARLSON (remote), MORAES (remote) WHITNEY (remote) AND SMITH (remote).

**IN OPPOSITION:** (NONE).

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**6. NON-ACTION ITEMS** – Mr. Bailey asked if the Land Use Code Rewrite Group meeting that was cancelled had been rescheduled. Ms. Bagley will update the Planning Commissioners when a date has been set.

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**MEETING ADJOURNED** at 11:18 A.M.

**Minutes Prepared By:** MM

SKETCH PLAN (RECOMMEND APPROVAL)

MARKIEWICH moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. SKP233  
ROLLING MEADOWS BULL HILL SKETCH PLAN

WHEREAS, Murray Fountain, LLC, Eagle Development Company, Heidi LLC, and Aeroplaza Fountain, LLC did file an application with the El Paso County Planning and Community Development Department for approval of the Rolling Meadows Bull Hill Sketch Plan for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by this Commission on November 7, 2024; 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. 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.

6. For the above-stated and other reasons, the proposed Sketch Plan is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

WHEREAS, when approving a Sketch Plan, the Planning Commission and Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 7.2.1.D.1.c of the Land Development Code ("Code") (as amended):

1. The proposed Subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
2. The proposed Subdivision is in conformance with the requirements of the Code;
3. The proposed Subdivision is compatible with existing and proposed land uses within and adjacent to the Sketch Plan area;
4. The water supply report provides sufficient information to identify probable compliance with the water supply standards and identifies any need for additional water supplies;
5. Services are or will be available to meet the needs of the Subdivision including, roads, police and fire protection, schools, recreation facilities, and utility service facilities;
6. The soil is suitable for the Subdivision;
7. The geologic hazards do not prohibit the Subdivision, or can be mitigated;
8. The Subdivision will not interfere with the extraction of any known commercial mining deposit [C.R.S. § 34-1-302(1), et seq.];
9. The design of the Subdivision protects the natural resources or unique landforms;
10. The proposed methods for fire protection are adequate to serve the Subdivision; and
11. The Subdivision is appropriate and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints.

NOW, THEREFORE, BE IT RESOLVED, the El Paso County Planning Commission recommends that the application of Brent Houser Enterprises, LLC for approval of the Rolling Meadows Bull Hill Sketch Plan for property in the unincorporated area of El Paso County as described in Exhibit A, be approved by the El Paso County Board of County Commissioners with the following conditions and notations:

#### CONDITIONS

1. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not

limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed species.

2. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the Countywide Transportation Improvement Fee Resolution (Resolution 19-471), as amended, at or prior to the time of building permit submittals. The fee obligation, if not paid at Final Plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

NOTATIONS

1. Road locations, intersections, and classifications on the sketch plan are based on the best information available at the time of reviewing the proposed sketch plan and associated traffic study. Final determinations of all road classifications, alignments, and intersections will be made at the time of preliminary plan when more detailed land use, traffic impacts, and preliminary road designs are available. Minor changes to road classifications, intersections, and road locations shall not require an amendment to the sketch plan or a new sketch plan.
2. The applicant/developer and/or property owner(s) shall be required to participate in a fair and equitable manner in onsite and offsite transportation improvements required by the development's traffic impacts as identified in each traffic impact study (TIS) which shall be submitted with each subsequent rezoning, preliminary plan and subdivision application. The developer's design, construction, and financial obligations and responsibilities shall be determined with preliminary plan and final plat approvals.

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

Brittain - 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 / absent
Sarah Brittain Jack	aye / no / non-voting / recused / absent
Jim Byers	aye / no / non-voting / recused / absent
Jay Carlson	aye / no / non-voting / recused / absent
Becky Fuller	aye / no / non-voting / recused / absent
Jeffrey Markewich	aye / no / non-voting / recused / absent
Eric Moraes	aye / no / non-voting / recused / absent
Bryce Schuettpelz	aye / no / non-voting / recused / absent
Wayne Smith	aye / no / non-voting / recused / absent
Tim Trowbridge	aye / no / non-voting / recused / absent
Christopher Whitney	aye / no / non-voting / recused / absent

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

DONE THIS 7th day of November 2024 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By:   
Chair

EXHIBIT A

**PARCEL A:**

A TRACT OF LAND BEING A PORTION OF SECTIONS 1, 2, 11 AND 12, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1 SAID POINT BEING THE POINT OF BEGINNING;  
THENCE S00°04'50"E AND ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 1 A DISTANCE OF 2643.48 FEET TO THE EAST ONE-QUARTER CORNER OF SECTION 1;  
THENCE S00°04'54"E AND ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 1 A DISTANCE OF 2609.71 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN THE EL PASO COUNTY RECORDS UNDER RECEPTION NO. 098124132;  
THENCE WESTERLY AND ALONG THE NORTH RIGHT-OF-WAY LINE OF BRADLEY ROAD THE FOLLOWING THREE (3) COURSES;  
(1) THENCE S89°50'56"W A DISTANCE OF 1123.99 FEET TO A POINT OF CURVE;  
(2) THENCE ALONG THE ARC OF CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 13°39'40", A RADIUS OF 5105.00 FEET, AND A LENGTH OF 1217.20 TO A POINT OF TANGENT;  
(3) THENCE S76°10'56"W A DISTANCE OF 5797.68 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 11;  
THENCE N00°09'56"W AND ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 11 A DISTANCE OF 1392.61 FEET TO THE NORTH QUARTER CORNER OF SECTION 11;  
THENCE N00°23'35"W AND ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 2 A DISTANCE OF 1319.07 FEET TO THE NORTHEAST CORNER OF THE SOUTH ONE-HALF OF SECTION 2, SAID POINT BEING ON THE SOUTH LINE OF THAT PARCEL DESCRIBED IN A SPECIAL WARRANTY DEED UNDER RECEPTION NO. 214004738;  
THENCE N89°38'06"E ALONG THE SOUTH LINE THEREOF 2668.39 FEET;  
THENCE N89°37'47"E ALONG SAID SOUTH LINE 880.43 FEET TO THE WEST LINE OF ROLLING HILLS RANCH DISTRICT 9 AS RECORDED UNDER RECEPTION NO. 207001688;  
THENCE S46°04'43"E ALONG THE SOUTHWESTERLY LINE OF ROLLING HILLS RANCH DISTRICTS 9 AND 10 AND THE SOUTHEASTERLY EXTENSION OF SAID LINE 1498.91 FEET;  
THENCE 178.50 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 40°54'37", AND A CHORD OF 174.74 FEET WHICH BEARS N52°29'48"E TO A POINT OF TANGENT;  
THENCE N32°02'30"E ALONG SAID TANGENT 885.42 FEET TO A POINT OF CURVE;  
THENCE 132.95 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 30°28'10" TO A POINT OF TANGENT;  
THENCE N01°34'19"E ALONG SAID TANGENT 1187.48 FEET TO A POINT OF CURVE;  
THENCE 311.09 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1067.32 FEET, A CENTRAL ANGLE OF 16°42'00" TO A POINT OF TANGENT;  
THENCE N18°16'19"E ALONG SAID TANGENT 629.02 FEET TO A POINT OF CURVE;  
THENCE 477.82 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 953.04 FEET, A CENTRAL ANGLE OF 28°43'34" TO A POINT OF TANGENT;  
THENCE N46°59'53"E ALONG SAID TANGENT 1196.80 FEET TO A POINT OF CURVE;  
THENCE 364.22 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 46°22'26" TO A POINT OF TANGENT;



THENCE N00°37'26"E ALONG SAID TANGENT 469.63 FEET TO THE NORTH LINE OF AFORESAID SECTION 1;  
THENCE N89°19'27"E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 1 A DISTANCE OF  
1128.76 FEET TO THE POINT OF BEGINNING,

EXCLUDING THEREFROM ANY PORTION OF THAT PARCEL CONVEYED IN WARRANTY DEED RECORDED  
JANUARY 21, 2014 AT RECEPTION NO. 214004738 AND  
EXCLUDING THE NORTHERLY 30 FEET AND THE EASTERLY 30 FEET OF SECTION 1 FOR PUBLIC RIGHT-OF-WAY  
FOR DRENNAN ROAD AND MERIDIAN ROAD.

PARCEL A CONTAINS A CALCULATED NET AREA OF 21,741,190 S.F. (499.109 ACRES MORE OR LESS).

**PARCEL B:**

A TRACT OF LAND BEING A PORTION OF SECTIONS 12, AND 13, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF  
THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 12, BEING  
MONUMENTED AT THE NORTH END BY A 3.50 INCH ALUMINIUM CAP IN RANGE BOX STAMPED "LS 17496"  
AND MONUMENTED AT THE SOUTH END BY A 3.50 INCH ALUMINIUM CAP STAMPED "LS 12103". WITH THE  
LINE CONSIDERED TO BEAR SOUTH 00 DEGREES 16 MINUTES 58 SECONDS EAST. (THE SOUTH MONUMENT  
WAS NOT FOUND, SEE NOTE 1)

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12;

THENCE SOUTH 00 DEGREES 16 MINUTES 58 SECONDS EAST (AM S00°16'31"E) AND ALONG THE EAST LINE  
OF THE NORTHEAST ONE-QUARTER OF SECTION 12 A DISTANCE OF 179.72 FEET (179.82' AM) TO THE POINT  
OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 16 MINUTES 58 SECONDS EAST (AM S00°16'45"E) AND ALONG  
THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 12 A DISTANCE OF 2455.51 FEET (2455.53'  
AM) TO THE EAST ONE-QUARTER CORNER OF SECTION 12;

THENCE SOUTH 00 DEGREES 18 MINUTES 37 SECONDS EAST (AM S00°18'32"E) AND ALONG THE EAST LINE  
OF THE SOUTHEAST ONE-QUARTER OF SECTION 12 A DISTANCE OF 2635.48 FEET (2635.48' AM) TO THE  
SOUTHEAST CORNER OF SECTION 12;

THENCE SOUTH 00 DEGREES 19 MINUTES 49 SECONDS EAST (AM S00°20'17"E) AND ALONG THE EAST LINE  
OF THE NORTHEAST ONE-QUARTER OF SECTION 13 A DISTANCE OF 2687.08 FEET (2687.06' AM) TO THE  
EAST ONE-QUARTER CORNER OF SECTION 13 AND THE NORTHEAST CORNER OF "THE RIDGE AT LORSON  
RANCH FILING NO. 3" AS RECORDED UNDER RECEPTION NO. 223715152 IN THE RECORDS OF EL PASO  
COUNTY, COLORADO;

THENCE SOUTH 89 DEGREES 26 MINUTES 00 SECONDS WEST (AM S89°25'44"W) ALONG THE NORTH LINE  
AND ITS WESTERLY EXTENSION 2662.93 FEET (2663.29' AM) TO THE CENTER ONE-QUARTER CORNER OF  
SECTION 13;

THENCE NORTH 00 DEGREES 21 MINUTES 41 SECONDS WEST (AM N00°20'11"W) AND ALONG THE WEST  
LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 13 A DISTANCE OF 2636.75 FEET (2636.75' AM) TO THE  
NORTH ONE-QUARTER CORNER OF SECTION 13;

THENCE SOUTH 89 DEGREES 25 MINUTES 09 SECONDS WEST (AM S89°29'02"W) AND ALONG THE SOUTH  
LINE OF THE EAST ONE-HALF OF SECTION 12 A DISTANCE OF 1323.33 FEET (1323.33' AM) TO THE  
SOUTHWEST CORNER OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 12;

THENCE NORTH 00 DEGREES 07 MINUTES 57 SECONDS WEST (AM N00°08'59"W) AND ALONG THE WEST LINE OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 12 A DISTANCE OF 2644.55 FEET (2643.25' AM) TO THE NORTHWEST CORNER OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 12;

THENCE S89°17'26"W A DISTANCE OF 256.96 FEET;

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

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 36°53'56", A RADIUS OF 743.44 FEET, AND A LENGTH OF 490.03 FEET TO A POINT OF TANGENT;

THENCE N20°01'39"E ALONG SAID TANGENT 522.11 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF BRADLEY ROAD AS RECORDED IN THE EL PASO COUNTY RECORDS UNDER RECEPTION NO. 98124132;

THENCE EASTERLY AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF BRADLEY ROAD THE FOLLOWING THREE COURSES;

1. NORTH N76°10'55"E ALONG SAID RIGHT-OF-WAY LINE 2110.25 FEET TO A POINT OF CURVE;

2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 13 DEGREES 39 MINUTES 41 SECONDS (AM 13°39'39"), A RADIUS OF 4895.00 FEET, AND A LENGTH OF 1167.15 FEET (1167.09' AM) TO THE POINT OF TANGENT;

3. NORTH 89 DEGREES 50 MINUTES 39 SECONDS EAST (AM N89°50'34"E) A DSITANCE OF 1124.39 FEET (1124.54' AM) TO THE POINT OF BEGINNING.

THE PROPERTY CONTAINS 27,782,841 S.F. (637.806 ACRES) MORE OR LESS AS SURVEYED.

**COMMISSIONERS:**  
**HOLLY WILLIAMS, DISTRICT 1**  
**CARRIE GEITNER, DISTRICT 2**

**STAN VANDERWERF, DISTRICT 3**  
**LONGINOS GONZALEZ, JR., DISTRICT 4**  
**CAMI BREMER, DISTRICT 5**

**PLANNING & COMMUNITY DEVELOPMENT**

**TO: El Paso County Planning Commission**  
**Thomas Bailey, Chair**

**FROM: Kari Parsons, Principal Planner**  
**Daniel Torres, PE, Principal Engineer**  
**Meggan Herington, AICP, Executive Director**

**RE: Project File Number: SKP233**  
**Project Name: Rolling Meadows Bull Hill Sketch Plan**  
**Parcel Numbers: 5500000385, 5500000383, 5500000329, 5500000328,**  
**5500000327, 5500000326, 5500000325, and 5500000324**

<b>OWNER:</b>	<b>REPRESENTATIVE:</b>
Murray Fountain, LLC, Eagle Development Company, Heidi LLC, and Aeroplaza Fountain, LLC	Matrix Design Group Inc. 2435 Research Parkway Colorado Springs, CO 80920

**Commissioner District: 4**

<b>Planning Commission Hearing Date:</b>	<b>11/7/2024</b>
<b>Board of County Commissioners Hearing Date:</b>	<b>12/12/2024</b>

**EXECUTIVE SUMMARY**

A request by Murray Fountain, LLC, Eagle Development Company, Heidi LLC, and Aeroplaza Fountain, LLC for approval of a 1,136.9-acre mixed-use Sketch Plan consisting of a maximum of 5,440 residential units (752.8 acres), 228.4 acres of open space, 75.9 acres designated for schools, 52.9 acres of designated parkland, 37.1 acres of public right-of-way, 11.8 acres for commercial or multi-family residential purposes, and 6.8 acres for an electrical substation.

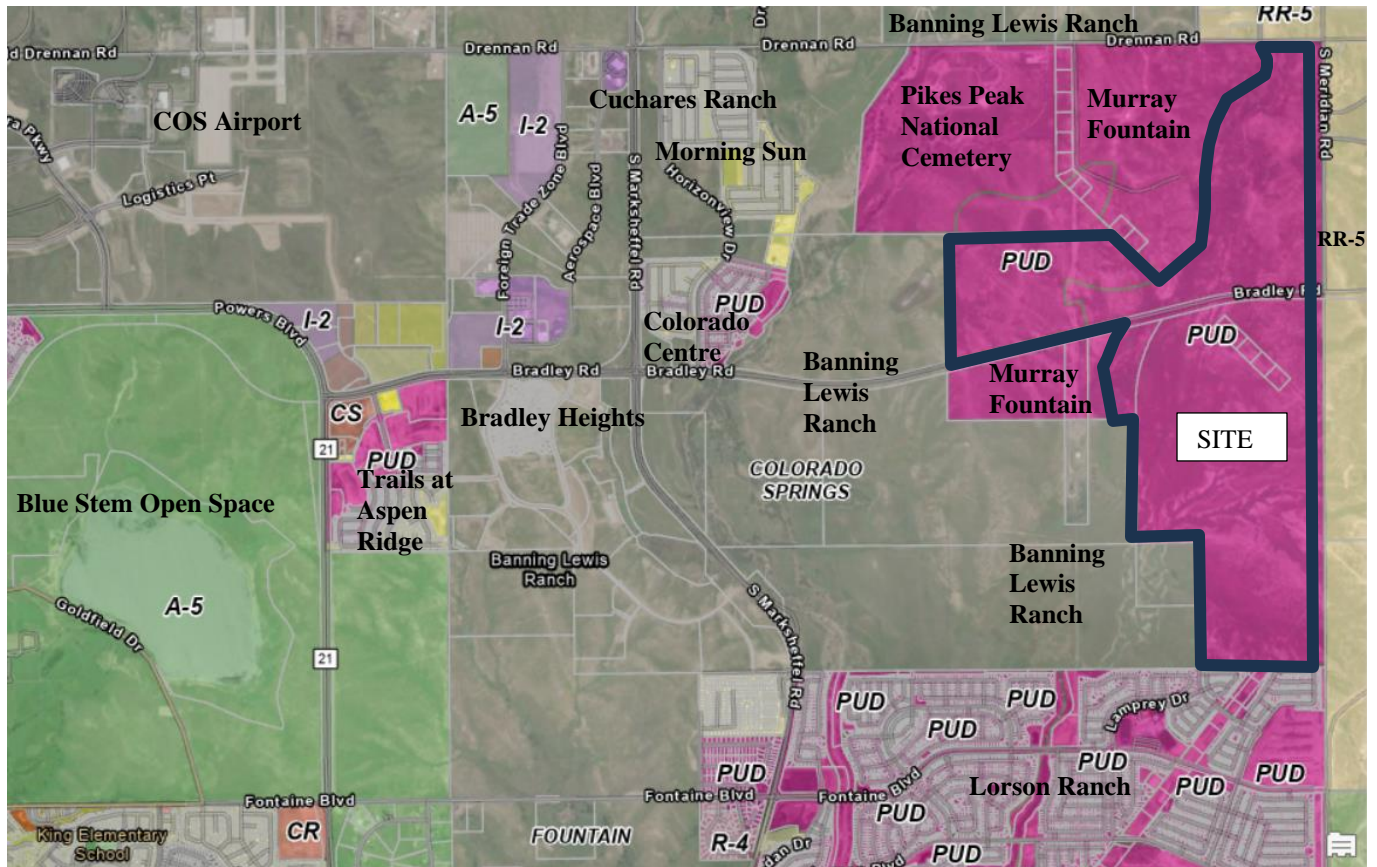
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The property is currently zoned PUD (Planned Unit Development) and is located immediately adjacent and to the south of Drennan Road, immediately adjacent to the north and south of Bradley Road, and immediately adjacent to the west of the future Meridian Road Corridor. Banning Lewis Ranch and vacant property owned by the applicant are located adjacent to the west and are anticipated to develop with comparable densities. Lorson Ranch is located to the south and includes comparable densities.

The requested Plan depicts the highest residential density (12-24 dwelling units per acre) adjacent and to the north and south of Bradley Road, the medium-high residential density (8-12 dwelling units per acre) adjacent and west of the future Meridian Road corridor, and the medium residential density (5-8 dwelling units per acre) is located throughout the Plan area and is the majority category. A pocket of medium-low residential density (2-5 dwelling units per acre) is located central to the development.



Vicinity Map

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**A. APPROVAL CRITERIA**

In approving a Sketch Plan, Section 7.2.1.D.1, Subdivision, of the El Paso County Land Development Code (“Code”) (as amended) states the Board of County Commissioners (“BoCC”) shall find that:

- *The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;*
- *The proposed subdivision is in conformance with the requirements of this Code;*
- *The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the sketch plan area;*
- *The water supply report provides sufficient information to identify probable compliance with the water supply standards and identifies any need for additional water supplies;*
- *Services are or will be available to meet the needs of the subdivision including, roads, police and fire protection, schools, recreation facilities, and utility service facilities;*
- *The soil is suitable for the subdivision;*
- *The geologic hazards do not prohibit the subdivision, or can be mitigated;*
- *The subdivision will not interfere with the extraction of any known commercial mining deposit [C.R.S. §34-1-302(1), et seq.];*
- *The design of the subdivision protects the natural resources or unique landforms;*
- *The proposed methods for fire protection are adequate to serve the subdivision; and*
- *The subdivision is appropriate and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints.*

**B. LOCATION**

North:	RR-5 (Residential Rural)	Single-family Residential
South:	PUD (Planned Unit Development)	Single-family residential
East:	RR-5 (Residential Rural)	Single-family Residential
	RR-5 (Residential Rural)	State Land Board
West:	PUD (Planned Unit Development)	Vacant to be replanned
	City of Colorado Springs	Banning Lewis Ranch

**C. BACKGROUND**

The applicant initiated an Early Assistance with staff in 2021; it was determined that the previous Conceptual Planned Unit Development Plan was not able to be amended pursuant to the Zoning and Conceptual Planned Unit Development Plan being removed

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from the Land Development Code in 2015. Staff directed the applicant to pursue a Sketch Plan to establish the land uses, density, major road alignments, necessary school, utility, park and public infrastructure sites within the requested development area.

Coordination between the applicant, County staff, and the Widefield School District No. 3 has been ongoing and has resulted in the applicant depicting four (4) school sites within the development area.

The applicant will submit a Conditional Letter of Map Revision (CLOMR) for the Jimmy Camp Creek Corridor to reduce the floodplain running through the Sketch Plan Area. The anticipated corridor will be placed in open space incorporating a trail system.

The Banning Lewis Master Plan to the west is anticipated to incorporate urban land uses and densities that are compatible with the requested Sketch Plan.

## **D. ANALYSIS**

### **1. Land Development Code Compliance**

Section 7.2.1, Subdivision, of the El Paso County Land Development Code ("Code") (as amended) states:

*"The sketch plan is the first step of the approval process for larger or more complex divisions of land. The sketch plan process reviews, at a conceptual level, the feasibility and design characteristics of the proposal based on the standards set forth in this Code...The review examines the feasibility of the division of land including review of the schematic design, ability to obtain water and sanitation, location of geologic hazards, identification of environmentally sensitive areas and wildlife habitat areas, source of required services, vehicular and pedestrian circulation, relationship to surrounding land uses, evaluation of wildfire hazards and conformance with the requirements of this Code and Master Plan. During this step, public hearings are held before the Planning Commission and the BoCC...A sketch plan amendment may be reviewed and approved concurrently with any zoning and platting actions."*

The proposed Sketch Plan is consistent with the Your El Paso Master Plan (2021), as identified below in this report. The Sketch Plan application meets the Sketch Plan submittal requirements, the standards for Divisions of Land in Chapter 7 of the El Paso County Land Development Code (as amended). It should be noted the applicant is

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required to further address the geologic hazards and soil types at the subsequent Preliminary Plan submittal(s) pursuant to Section 8.4.9, of the Land Development Code.

## 2. Zoning Compliance

The Sketch Plan depicts single-family residential, multi-family, institutional, utility, and commercial uses. The applicant will be required to obtain approval of several Map Amendment (Rezoning) requests from the PUD (Planned Unit Development) zoning district to accommodate the proposed Sketch Plan. Preliminary Plan(s) and Final Plat(s) will be required prior to the commencement of any residential or commercial development.

## E. MASTER PLAN COMPLIANCE

### 1. Your El Paso Master Plan

#### a. Placetype Character: Suburban Residential

*Suburban Residential is characterized by predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area. The Suburban Residential placetype generally supports accessory dwelling units. This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern.*

*Although primarily a residential area, this placetype includes limited retail and service uses, typically located at major intersections or along perimeter streets. Utilities, such as water and wastewater services are consolidated and shared by clusters of developments, dependent on the subdivision or area of the County.*

*Some County suburban areas may be difficult to distinguish from suburban development within city limits. Examples of the Suburban Residential placetype in El Paso County are Security, Widefield, Woodmen Hills, and similar areas in Falcon.*

#### Recommended Land Uses:

##### Primary

- *Single-Family Detached Residential with lots sizes smaller than 2.5 acres per lot, up to 5 units per acre*

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Supporting

- *Single-family Attached*
- *Multifamily Residential*
- *Parks/Open Space*
- *Commercial Retail*
- *Commercial Service*
- *Institutional*

**Analysis:** The property is located within the Suburban Residential placetype. The Suburban Residential placetype comprises the County's traditional residential neighborhoods with supporting commercial uses at key intersections. The majority of the proposed single-family development exceeds 5 dwelling units per acre which is the primary use type; however, the supporting land uses with the placetype allow for higher densities. Various housing types are anticipated to be constructed providing a wide price range supporting the goals and objectives of the Master Plan. The application is consistent with the densities associated with the supporting land uses, and the primary land use and densities set forth in the approved Sketch Plan. Relevant goals and objectives are as follows:

**Goal 1.3** – *Encourage a range of development types to support a variety of land uses.*

**Goal 2.1** – *Promote development of a mix of housing types in identified areas.*

**Goal LU3** – *Encourage a range of development types to support a variety of land uses.*

**Objective LU3-1** – *Development should be consistent with the allowable land uses set forth in the placetypes first and second to their built form guidelines.*

**Objective HC4-1** – *Denser housing development should occur in Suburban Residential, Urban Residential, Rural Center, and Regional Center placetypes.*

**Objective E2-1** – *Promote conservation design techniques for any future development near riparian areas to protect them through incorporation into the development.*

**Objective HC2-6** – *Continue to carefully analyze each development proposal for their location, compatibility with the natural environment, and cohesion with the existing character.*

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**Objective TM1-4** – Encourage sidewalks and other multimodal facilities in all new development in placetypes, as appropriate, and upgrade existing infrastructure to these types of facilities when maintenance is needed.

The Sketch Plan is consistent with the Suburban Residential Placetype. The riparian corridor containing the Jimmy Camp Creek Channel within the Sketch Plan area is depicted as open space post-channel the improvements. The applicant is anticipated to provide open space, parkland and pedestrian connectivity throughout the development with sidewalks which will connect to the Jimmy Camp Creek Trail Corridor within the development. The Sketch Plan also depicts land uses and densities compatible with the Lorson Ranch Development to the south, Cuchares Ranch Development to the northwest, and the anticipated development in Banning Lewis Ranch to the west which is still being Master Planned.

**b. Area of Change Designation:** New Development

*The subject parcel is within an area of New Development: These areas will be significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural areas. Undeveloped portions of the County that are adjacent to a built-out area will be developed to match the character of that adjacent development or to a different supporting or otherwise complementary one such as an employment hub or business park adjacent to an urban neighborhood.*

**Analysis:** The proposed Sketch Plan is located in an area that is expected to completely or significantly change in character. The applicant proposes to develop the subject property with a variety of residential units, school sites, and open spaces which is consistent with the existing land use to the south, and planned development to the west adjacent to the site. The property to the east is not located in the Area of Change Designation. The future Meridian Road Corridor may provide a buffer between the rural properties to the east and the urban densities proposed.

**c. Key Area Influences:** Potential Areas for Annexation

The subject property is located within the Potential Areas for Annexation. The key area map demonstrates the anticipated urban growth areas in unincorporated El Paso County. The property is contiguous to the City boundary on the north and west. The applicant does not wish to annex into the City at this time. Coordination

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between the applicant, City, and County is anticipated to occur to ensure the design and construction for the Jimmy Camp Creek Channel, and impacted roadways.

- d. Other Implications (Priority Development, Housing, etc.):** The subject property is located within a Employment Priority Development Area, Highway 21 Area.

*Colorado Springs Airport (COS) has experienced significant growth in passenger totals over the past few years and this trend is expected to increase over life of the Master Plan. The County has already recognized the importance of the Airport to its economy and has created programs and opportunities to capitalize on it. El Paso County established the Commercial Aeronautical Zone (CAZ) to attract local businesses and allow them to succeed at the Airport.*

- With businesses expansion already happening around COS, including a 3.6 million square foot Amazon distribution facility, the County should encourage the development of unincorporated portions of this area as a formal Employment Center.*
- Priority businesses should match those that already exist around the airport such as industrial flex, manufacturing, and distribution.*
- The County should also target the growing sectors of the region including professional services, healthcare, and technology. The proximity to Peterson Air Force Base could also support companies with a military focus.*
- The County should continue to prioritize non-residential growth in this area to help establish the first true Employment Center in unincorporated El Paso County.*

The subject area is anticipated to continue to have significant residential growth due to the establishment of central water and sanitation services which is consistent with a priority development area. As commercial development occurs adjacent to the airport, a variety of residential development is anticipated to support the needs of the commercial development for both employment opportunities and housing. The proposed Sketch Plan request is consistent with the developed area and with the goals and policies of the Master Plan.

## 2. Water Master Plan Analysis

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management

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through the comprehensive planning and development review processes. Relevant policies are as follows:

**Goal 1.2** – *Integrate water and land use planning.*

**Goal 3.1** – *Promote cooperation among water providers to achieve increased efficiencies on infrastructure.*

**Policy 6.0.11** – *Continue to limit urban level development to those areas served by centralized utilities.*

**Policy 6.4.1.4** – *Promote long-term planning by water providers for sustainable water supplies serving new development.*

The Water Master Plan includes demand and supply projections for central water providers in multiple regions throughout the County. The property is located within Region 7, Fountain Area, which is expected to experience significant growth by 2060. Specifically, the Plan states:

*“Region 7 could experience the largest demand growth in the County by 2060. Areas projected to develop by 2040 are located south of Fountain on the north and south sides of Link Road. Areas northwest of Fountain along the east and west sides of Marksheffel Road are also expected to grow by then, as well as the area south of Fountain on the west side of I-25. Directly west of Fountain, areas north and south of Squirrel Creek Road are expected to grow by 2060. One large development is expected south of Fountain by 2060, along the west side of I-25. Another is expected in the northeast corner of Region 7, along both sides of Bradley Road.”*

The Water Master Plan identifies a current water demand of 10,141-acre feet (AF) and a current supply of 15,376 AF for this Region, resulting in a surplus of water (decreed water rights) of 5,236 AF. The area included within the request is projected in the Water Master Plan as likely to reach build out by year 2060. For year 2040, the Plan projects a water demand of 15,846 AF for Region 7 versus a projected supply of 15,376 AF, resulting in a need of 470 AF. When considering additional development in Region 7, it is important to note that the Plan ultimately projects a water supply shortage for the Region of 11,593 AF by 2060.

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A finding of water sufficiency regarding quantity, dependability, and quality is not required nor requested with the proposed Sketch Plan.

### 3. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a moderate wildlife impact potential. El Paso County Community Services Department, Environmental Services Division, and the Colorado Division Parks and Wildlife, and US Fish & Wildlife Services were each sent referrals and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) does not identify valued deposits in the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

The Community Services Department Parks Division has provided the response below which includes an analysis regarding conformance with The El Paso County Parks Master Plan (2022):

*“The 2022 El Paso County Parks Master Plan shows one proposed primary regional trail and one proposed bicycle route impacted by the project. The proposed Jimmy Camp Creek Primary Regional Trail is located along the southernmost property boundary, running east-west immediately adjacent to the northern boundary of the existing Lorson Ranch development. When completed, the Jimmy Camp Creek Regional Trail will connect the Town of Fountain to the City of Colorado Springs’ Corral Bluffs Open Space. The northern terminus of the proposed Kane Ranch Primary Regional Trail is located immediately southeast of the project site, intersecting with the Jimmy Camp Creek Regional Trail near the project’s southeasternmost corner and providing future connectivity to Kane Ranch Open Space and Clear Spring Ranch Open Space to the south.*

*The proposed Curtis Road Bicycle Route bisects the Sketch Plan east-west along Bradley Road. A dedicated public right-of-way already exists along Bradley Road, so no additional easement requests are necessary at that location; however, the applicant is advised that multimodal transportation options may be developed within the right-of-way in the future.*

*The Candidate Open Space Area Master Plan of the Parks Master Plan shows the Jimmy Camp Creek Candidate Open Space Area encompassing a large portion of*

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*the project site, although the site is located on a minor tributary and not on the main creek channel. Natural resource values here include critical wildlife habitat, wetlands, and riparian vegetation. Water quality protection is a concern in this area that drains to Fountain Creek and where the Widefield aquifer is close to the surface. The project would not be in conflict with the plan, as long as its development does not adversely affect the surrounding existing environment. The applicant has included approximately 123.1 acres of open space areas that encompass drainage channels, floodplains, and non-jurisdictional wetland areas.*

*The Bull Hill and Rolling Meadows Sketch Plan currently shows 252.5 acres of open space, dedicated primarily to the protection of the aforementioned drainageways and floodplains, but also includes the tracts and locations for a comprehensive system of community parks, neighborhood parks, internal trail corridors, utility easements, and landscape buffers. Combined, these open spaces constitute approximately 22.2% of the total project area of 1,137 acres.”*

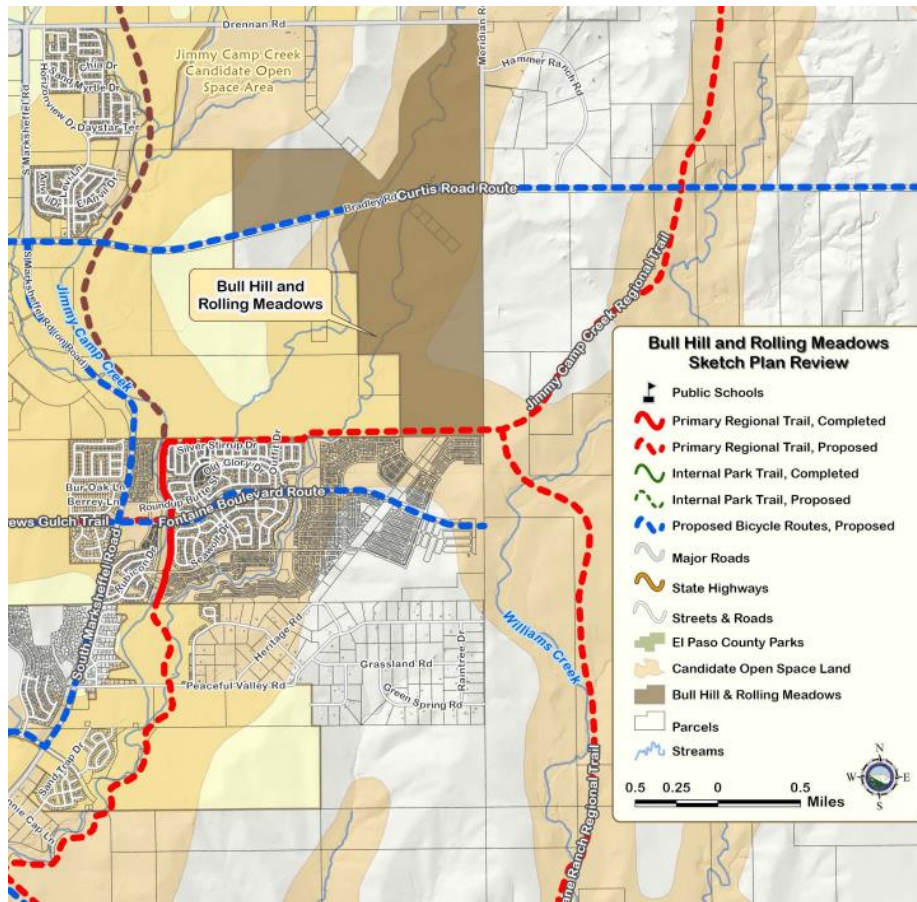


Figure E.3: Parks Master Plan Trail Map

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Please see the Transportation Section below for information regarding conformance with the 2016 Major Transportation Corridor Plan (MTCP).

## F. PHYSICAL SITE CHARACTERISTICS

### 1. Hazards

Based on the Colorado Geological Survey's review, constraints and hazards were identified in the development area that would preclude development if not further studied, identified and mitigated in the Soil, and Geology Study prepared by RMG Inc., dated January 23, 2024, January 30, 2024, and August 5, 2022. The following comment has been provided by the Colorado Geological Survey (CGS):

*"The Colorado Geological Survey (CGS) has reviewed the resubmittal as requested (File Number SKP233, located near 38.7612, -104.6179). Please note that our previous comments from March 22, 2024, have not been responded to and are considered part of this review.*

*The letter of intent dated June 26, 2024, states on page 13, "RMG has provided a Soils and Geology Study with this submittal. This report has identified any potential Geologic Hazards and/or Constraints on site related to development of the property along with proposed mitigation of the hazards. The development will incorporate the recommended mitigation during final design and construction on site."*

*RMG has identified the presence of shallow groundwater that may impact portions of the planned development. However, this geologic constraint has not been thoroughly evaluated, and the areas potentially affected have not been depicted on the site plans. Mitigation for shallow groundwater cannot be deferred until the final design and construction stages, as addressing this geologic constraint necessitates a year-long monitoring program. A monitoring program remains feasible before initiating the final design and construction phases.*

*We recommend that the county mandate the depiction of areas affected by shallow groundwater in the development plan and that this constraint be adequately evaluated with a monitoring program. No basements or other below-grade construction should be permitted in these areas unless site grading is planned to elevate the sites above the expected groundwater level, based on findings from a year-long monitoring program.*

*RMG has stated, "Shallow groundwater, if present at the time of home construction, is not projected to affect more than a very small percentage of the lots and does not warrant*

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*large-scale or development-wide mitigation.” Even one lot impacted by shallow groundwater can significantly impact the homeowner if appropriate mitigation measures are not planned and evaluated. Therefore, it is imperative that these areas be indicated in the development plan, and no basements should be constructed without a thorough evaluation of the shallow groundwater potential.*

*We strongly advise denying approval for the sketch plan until the lots potentially impacted by shallow groundwater are identified on the plan. Furthermore, our comments, including those from March 22, 2024, must be addressed before approval.”*

The applicant will submit a more detailed Soil, Geology, and Geologic Hazard Study pursuant to the requirements in the Land Development Code at the time of Preliminary Plan submittal to address the CGS comments.

## **2. Floodplain**

FEMA Flood Insurance Rate Map (FIRM) panel numbers 08041C0769G, 08041C0790G, and 08041C0976G which have an effective date of December 7, 2018, show that portions of the site are located within a 100-year floodplain (Zone AE). The applicant will be required to process a Conditional Letter of Map Revision (CLOMR) and a Letter of Map Revision (LOMR) with FEMA for any modifications to the floodplain. Additionally, approved base flood elevation data shall be shown with future subdivision plats of the 100-year floodplain per Land Development Code Section 8.4.2.B.1.e.i.

## **3. Drainage and Erosion**

The proposed development is located within the Jimmy Camp Creek drainage basin. A Drainage Basin Planning Study (DBPS) for Jimmy Camp Creek drainage basin is currently in development by El Paso County which includes this proposed development.

The site generally drains to the south into the East Tributary of Jimmy Camp Creek. Channel improvements to the portion of the East Tributary of Jimmy Camp Creek that flows through the site are currently in review by staff and are generally consistent with the DBPS that is in development. Pursuant to the submitted Master Development Drainage Plan, stormwater will be conveyed into 11 onsite full spectrum detention facilities that will provide the necessary stormwater quality and detention mitigation for the development. Additional details for the detention basin designs will be required with each Preliminary Plan and Final Plat application with the development.

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A grading and erosion control plan is not required at the time of a Sketch Plan submittal.

#### **4. Transportation**

The development is located northwest and southeast of the intersection of Bradley Road and Meridian Road. Bradley Road is classified as a Principal Arterial roadway that is owned and maintained by the City of Colorado Springs. Meridian Road is classified as a Collector roadway that is owned and maintained by El Paso County.

The Master Traffic Impact Study submitted estimates the development will generate approximately 47,378 daily trips. Upon assumed development buildout, signalization of the proposed access points to Bradley Road may be warranted. The Master Traffic Impact Study provides capacity improvements on Table 6. The anticipated extension of Meridian Road to the south of Bradley Road and the recommended capacity improvements are consistent with the El Paso County 2016 Major Transportation Corridors Plan Update. Further analysis and detail of the impacts of this development will be provided with the subsequent zoning and subdivision applications.

All proposed access and roadway locations shown on the Sketch Plan are conceptual and subject to change until determined and approved by El Paso County through the subdivision process.

The proposed development is subject to the El Paso County Road Impact Fee program (Resolution No. 19-471), as amended. Construction of qualifying roads and intersections, including Meridian Road, may be eligible for reimbursement under the fee program provisions.

### **G. SERVICES**

#### **1. Water**

Widfield Water and Sanitation District provides water service and is anticipated to serve the development. Water sufficiency is not required with a Sketch Plan.

#### **2. Sanitation**

Widfield Water and Sanitation District provides wastewater service and is anticipated to serve the development.

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### 3. Emergency Services

The property is within the Security Fire Protection District. The District was sent a referral and has requested a fire station site on land owned by the applicant outside of the Sketch Plan Boundary.

### 4. Utilities

Electrical service is provided by Mountain View Electric Association (MVEA). Natural gas service is provided by Colorado Springs Utilities. The Sketch Plan depicts a 6.8-acre substation site, and an overhead transmission line corridor which is also proposed to include a non-motorized trail corridor connecting to the Lorson Ranch Development to the south. The agencies were sent a referral and have no outstanding comments.

### 5. Schools

The site is within the boundaries of the Widefield School District No. 3. The applicant has depicted four school sites totaling 75.9 acres within the Sketch Plan area. Further discussion with Widefield School District No. 3 is anticipated to continue in concurrence with the subsequent entitlement processes within the development area.

## H. APPLICABLE RESOLUTIONS

See attached resolutions.

## I. STATUS OF MAJOR ISSUES

No major issues remain.

## J. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Board of County Commissioners find that the Sketch Plan Amendment request meets the criteria for approval outlined in Section 7.2.1 (Subdivisions) of the El Paso County Land Development Code ("Code") (as amended), staff recommends the following conditions and notations:

### CONDITIONS

1. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and

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OFFICE: (719) 520 – 6300



COLORADO SPRINGS, CO 80910  
PLNWEB@ELPASOCO.COM

Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed species.

2. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the Countywide Transportation Improvement Fee Resolution (Resolution 19-471), as amended, at or prior to the time of building permit submittals. The fee obligation, if not paid at Final Plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

## **NOTATIONS**

1. Road locations, intersections, and classifications on the sketch plan are based on the best information available at the time of reviewing the proposed sketch plan and associated traffic study. Final determinations of all road classifications, alignments, and intersections will be made at the time of preliminary plan when more detailed land use, traffic impacts, and preliminary road designs are available. Minor changes to road classifications, intersections, and road locations shall not require an amendment to the sketch plan or a new sketch plan.
2. The applicant/developer and/or property owner(s) shall be required to participate in a fair and equitable manner in onsite and offsite transportation improvements required by the development's traffic impacts as identified in each traffic impact study (TIS) which shall be submitted with each subsequent rezoning, preliminary plan and subdivision application. The developer's design, construction, and financial obligations and responsibilities shall be determined with preliminary plan and final plat approvals.

## **K. PUBLIC COMMENT AND NOTICE**

The Planning and Community Development Department notified 36 adjoining property owners on October 14, 2024, for the Planning Commission and Board of County Commissioner meetings. Responses will be provided at the hearing.

## **L. ATTACHMENTS**

Vicinity Map  
Letter of Intent  
Sketch Plan Map  
Draft Resolution

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**EL PASO COUNTY**

**PARCEL INFORMATION**

**FILE NO.:**

SKP233

**PARCEL NOS.:**

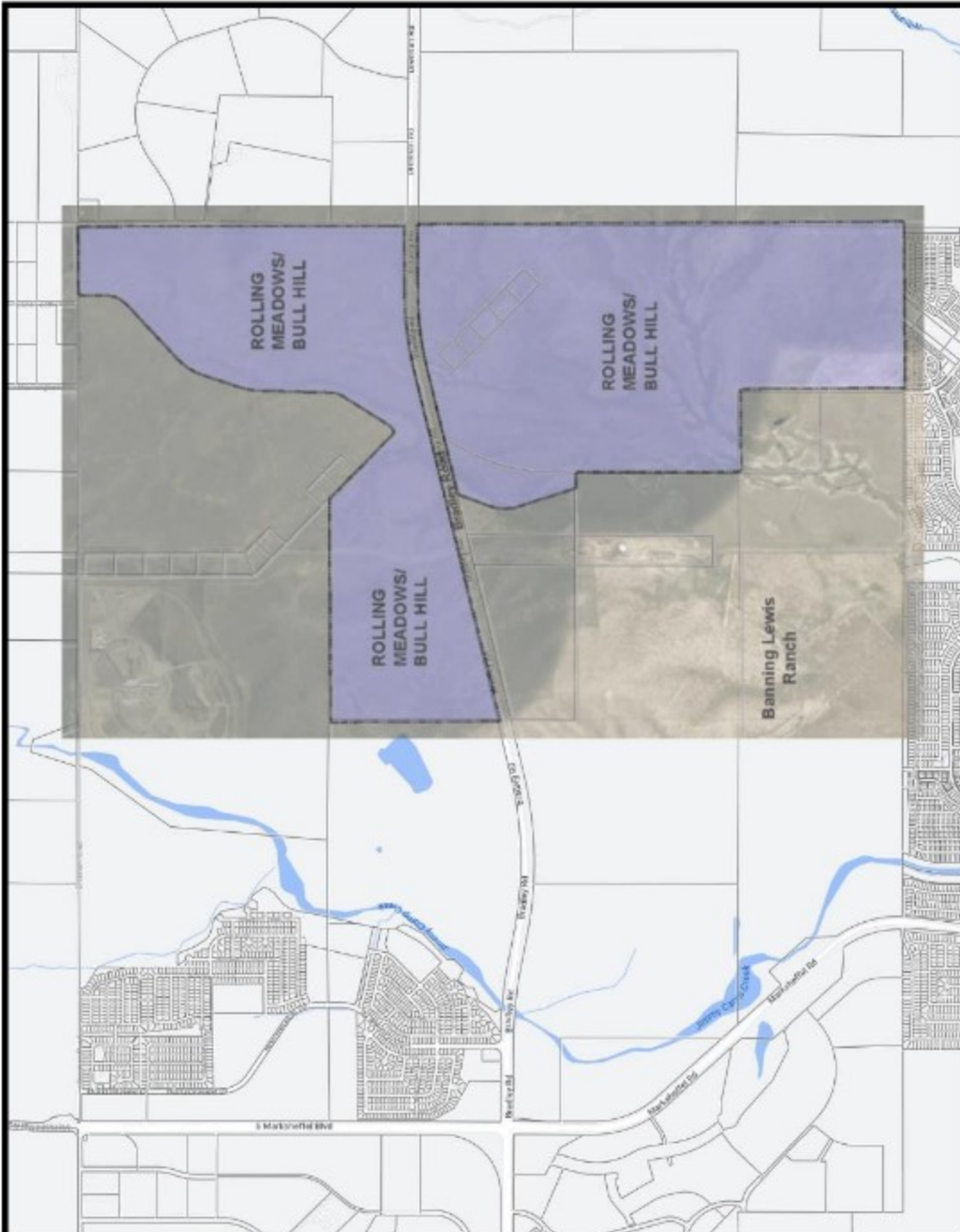
5500000385, 5500000383,  
5500000329, 5500000328,  
5500000327, 5500000326,  
5500000325, and  
5500000324

**OWNER NAME:**

Murray Fountain LLC

**ADDRESS:**

Unaddressed, see map.

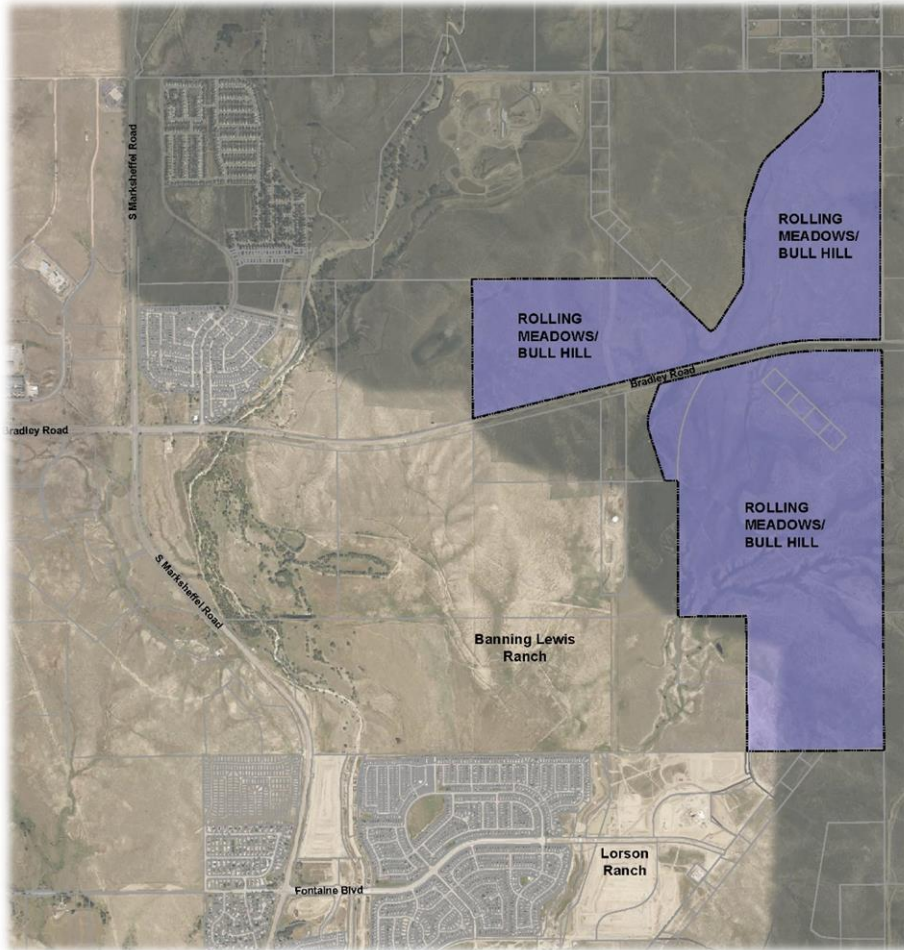


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Please report any parcel discrepancies to:  
El Paso County Assessor  
1675 W. Garden of the Gods Rd.  
Colorado Springs, CO 80907  
(719) 520-6600

**ROLLING MEADOWS/ BULL HILL  
LETTER OF INTENT  
Sketch Plan**

**October 8, 2024 (REV4)**



**PREPARED FOR:**

Murray Fountain LLC et/ al  
212 N. Wahsatch Ave., Suite 301  
Colorado Springs, CO 80903

**PREPARED BY:**

Matrix Design Group  
2435 Research Parkway, Suite 300  
Colorado Springs, CO 80920



**Owner/ Applicant:** Murray Fountain LLC,  
Eagle Development Company, Heidi LLC, Aeroplaza Fountain LLC  
212 N. Wahsatch Ave., Suite 301  
Colorado Springs, CO 80903  
Office: (719) 635-3200

**Planner:** Matrix Design Group  
2435 Research Parkway, Suite 300  
Colorado Springs, CO 80920  
Office: (719) 575-0100

**Civil Engineer:** Core Engineering Group  
15004 1<sup>st</sup> Avenue S.  
Burnsville, MN 55306  
Office: (952) 303-4212

**Tax Schedule No:** 5500000385, 5500000383, 5500000329, 5500000328, 5500000327,  
5500000326, 5500000325, 5500000324

**Site Location, Size, Zoning:**

Matrix Design Group, on behalf of Murray Fountain LLC et al, is submitting a development application for a Sketch Plan for approximately 1,136.9 Acres. Rolling Meadows/ Bull Hill is located east of Marksheffel Road, north of the existing Lorson Ranch development, and along both the north and south sides of Bradley Road. The Rolling Meadows/ Bull Hill Sketch Plan area is currently zoned Concept PUD and shall seek site specific PUD zoning but with the possibility of straight zoning specific areas in the future if applicable. The Rolling Meadows/ Bull Hill sketch plan proposes Single-Family Residential, Multi-Family Residential, School Sites, an Electrical Substation, Parks & Open Space, Channel/Floodplain improvements, and potential future Commercial. The proposed application submittal includes a total of 5,440 dwelling units through a combination of 4,600 new single family detached units on 710.5 acres for density ranges of 2-5, 5-8 and 8-12 DU/ Acre, 690 new high residential units on 42.3 acres for a density range of 12-24 DU/Acre, and potentially 150 new high density multi-family residential units on 11.8 acres for a density range of 12-24 DU/ Acre (or optional Commercial land use).

The site is bordered by the Lorson Ranch development to the south (Residential Low/ Medium 4-6 DU/ Acre); mixed city zoned Banning Lewis Ranch to the west and north (Residential Low 2-6 DU/Acre, Park and Industrial land uses); Pikes Peak National Cemetery to the northwest; and vacant or rural large El Paso County zoned parcels to the east across Meridian Road. The parcels that make up this submittal are vacant with no existing residential buildings or structures. There are existing utility service provider facilities (electrical transmission lines and gas mains) on-site that shall remain. The site contains a long drainage way, East Fork Jimmy Camp Creek, that runs through the entire project running North-South. There are no other significant natural features such as rock outcroppings or bluffs located on site.



**Request & Justification:**

This application is requesting approval of a Sketch Plan for Rolling Meadows/ Bull Hill. The sketch plan is the first step of the approval process for larger or more complex divisions of land and reviews at a conceptual level the feasibility and design characteristics of the proposed development. As this proposed development is quite substantial, it will be developed over several phases all of which may be developed concurrently or out of numerical order determined by on-site and off-site improvements and utility extension construction. Since the site is quite large, infrastructure and grading operations are expected to be substantial, thus the early installation of utilities and grading request will permit construction operations to begin upon approval of the Preliminary Plan and prior to Final Plat.

The proposed Sketch Plan illustrates 5,440 units on 764.6 acres of residential land use through a variety of residential densities. The proposed density ranges as shown on the plans include 2-5, 5-8, 8-12 and 12-24 DU/Ac. The sketch plan also illustrates 75.9 acres for future school sites with the locations and acreages determined in coordination with the school district; 11.8 acres of potential future commercial; 6.8 acres of district facilities (MVEA substation); 37.1 acres of dedicated ROW; 76.5 acres of utility corridors/ open space; 123.1 acres of drainage way/ open space; 38.5 acres of community parks; and 14.4 acres of neighborhood parks. Additional open space and park area may be provided and shown in more detail with future submittals. This may include elements such as parks, landscape buffers/ setbacks and trail corridors.

<b>LAND USE</b>	<b>GROSS ACRES</b>	<b>APPROX. UNITS (MAX.)</b>	<b>DENSITY (DU/AC)</b>	<b>% OF TOTAL AREA</b>
MEDIUM-LOW (RESIDENTIAL)	36.4	180	2-5	3.2%
MEDIUM (RESIDENTIAL)	602.6	3835	5-8	53.0%
MEDIUM-HIGH (RESIDENTIAL)	71.5	585	8-12	6.3%
HIGH (RESIDENTIAL)	42.3	690	12-24	3.7%
SCHOOL SITES	75.9	-	-	6.7%
DISTRICT FACILITIES	6.8	-	-	0.6%
HIGH DENSITY MULTI-FAMILY RESIDENTIAL (OR OPTIONAL COMMERCIAL)	11.8	150	12-24	1.0%

DEDICATED ROW	37.1	-	-	3.3%
EASEMENTS/ OPEN SPACE	76.5	-	-	6.7%
CHANNEL/ FLOODPLAIN	123.1	-	-	10.8%
COMMUNITY PARKS	38.5	-	-	3.4%
NEIGHBORHOOD PARKS	14.4	-	-	1.3%
<b>TOTAL</b>	<b>1136.9</b>	<b>5440</b>		<b>100.0%</b>

At this time all streets shown on the drawings shall be public illustrating proposed classifications and required rights of way per EPC standards. A traffic impact analysis was completed and is included with this submittal.

The community is designed to provide for functioning automobile and pedestrian circulation, taking advantage of surrounding land uses. Within the overall Rolling Meadows/ Bull Hill development area of 1,136.9 acres, open space and community connections will be provided to open space corridors, future parks, the school sites and adjoining neighborhoods. Roadways, utilities, and drainage improvements will be constructed in the most optimal and efficient manner to facilitate development construction and sequencing.

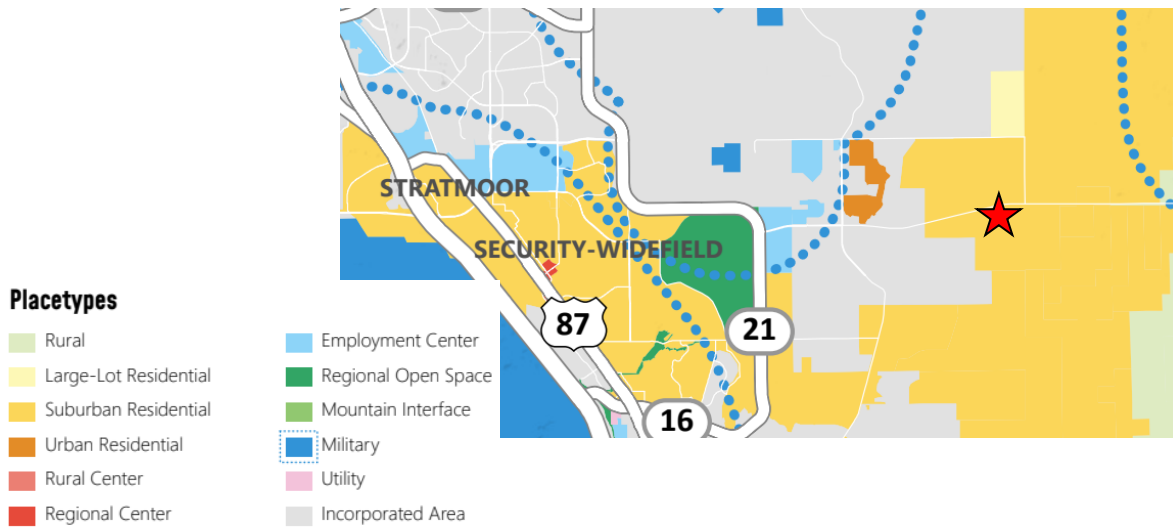
A "Soils and Geology Study", Rolling Meadows Bradley Road, El Paso County, Colorado" (RMG- Rocky Mountain Group, August 5, 2022 and amended January 30, 2024) is included with the submittal package. As part of this study, 70 exploratory test borings were completed. Geologic hazards (as described in section 8.0 of the report) were not found to be present at this site. Potential geologic constraints (also as described in section 8.0 of the report) were found on site to include: expansive soils and bedrock, compressible soils, shallow ground water tables, floodplain/floodway, faults and seismicity, radon, and proposed grading, erosion control, cuts and masses of fill. Where avoidance is not readily achievable, the existing geologic and engineering conditions can be satisfactorily mitigated through proper engineering, design, and construction practices.

**Your El Paso County Master Plan**

Baseline Considerations:

1. *Is there a desirability or demand within the community for this use?*  
While the proposed Rolling Meadows/ Bull Hill Sketch Plan and future developments will take several years to build and complete, residential demand will remain strong as the El Paso County population is expected to increase by more than 250,000 people in the next 30 years (*Your El Paso County Master Plan, Introduction Page*). This project will

help to keep up with that demand by providing 5,440 dwelling units through a variety of housing styles and price points. As also illustrated in the Your EPC Master Plan, the county should increase density to help reduce land cost per unit for development with a primary focus on Suburban Residential placetypes. The proposed Rolling Meadows/ Bull Hill Sketch Plan area is designated as **Suburban Residential Placetype** in the **Area of Change: New Development** and is consistent with the placetype’s recommended land uses. Suburban Residential’s primary land use is Single-Family Detached with supporting land uses of Single-Family Attached, Multifamily, Commercial, Parks and Open Space, and Institutional.



2. *Does the market support the need for the use? Would the use be viable if built right now?*  
 As previously discussed, a very high demand for the proposed land uses and density illustrated on the sketch plan will remain in El Paso County and the City of Colorado Springs metro area as the expected population of El Paso County is expected to grow by over 250,000 people in the next 30 years.
  
3. *Would the use be providing necessary housing or essential goods and/ or services?*  
 The proposed Rolling Meadows/ Bull Hill development will incorporate more residential homes to help provide necessary and needed housing in this area of the county. The proposed density and various residential land use supports **Goal HC1: Promote** development of a mix of housing types in identified areas and **Goal HC3: Locate** attainable housing that provides convenient access to good, services and employment. The Rolling Meadows/ Bull Hill development is near existing highways; will utilize and extend infrastructure in the area; and would be located near an existing commercial activity centers, such as the Peak Innovation Park, providing numerous job opportunities.



Geographic Considerations:

1. *Is the proposed use located within a Key Area? If so, does it fit with the development recommendations for that particular Key Area?*  
Per the **Chapter 4 Housing & Communities Framework** map on page 49, the Rolling Meadows/ Bull Hill project is identified as a Suburban Residential Area Priority Development Area. This framework identification specifies locations within the county that should be prioritized first for new residential development to help accommodate the anticipated growth over the next 30 years. The Rolling Meadows/ Bull Hill is being planned to provide 5,440 residential units built over several years.
2. *Does the use promote the level of change identified in the Areas of Change?*  
Per the **Chapter 3 Land Use Framework: Areas of Change Map** on page 20, the Rolling Meadows/ Bull Hill area is identified as an area of *New Development*. While this area is mostly vacant, it has been master planned for several years per the previously approved Rolling Hills Ranch Sketch Plan described in detail above. In addition, the Banning Lewis Ranch existing master plan illustrates residential development to the north and west. Finally, this sketch plan will be compatible with the existing Lorson Ranch development to the south. As a result, the identified Placetype: Suburban Residential can be successfully developed as illustrated on the sketch plan drawings meeting **Chapter 14 Implementation Goal LU1**: Ensure compatibility with established character and infrastructure capacity.
3. *Does the use fall within the primary or supporting land uses within the appropriate placetype?*  
Per the **Chapter 3 Land Use Framework** the proposed Rolling Meadows/ Bull Hill Sketch Plan area is designated as **Suburban Residential Placetype** in the **Area of Change: New Development** and is consistent with the placetype's recommended land uses. The Suburban Residential's primary land use is Single-Family Detached with supporting land uses of Single-Family Attached, Multifamily, Commercial, Parks and Open Space, and Institutional. As illustrated in Section 4 Housing and Communities, the proposed sketch plan development is identified as an area expected to accommodate a portion of the City of Fountain's anticipated population growth. The proposed sketch plan meets this objective and **Chapter 14 Implementation Goal LU3**: Encourage a range of development types to support a variety of land uses.
4. *Is the use located in a Priority Annexation Area? If so, does it align with the growth and development plans for the nearby municipality?*  
Per the **Chapter 4 Housing & Communities Framework: Priority Annexation Map** on page 50, the Rolling Meadows/ Bull Hill project is located within the Potential for Annexation Key Area and is identified as an area of Priority for Annexation due to its proximity to the City of Colorado Springs city limits, Banning Lewis Ranch to the west, and the anticipated Amara annexation to the east and south. The proposed density and land uses would be inline with existing and planned residential uses in the general area; however, this area is currently within the service area of the Widefield Water and Sanitation District (WWSD) to provide municipal services. At this time WWSD is not interested in removing this development area from its service plan. In addition, due to lack of immediate availability of Colorado Springs utility services this project will not be

seeking annexation into the City of Colorado Springs at this time and shall remain within El Paso County. Meridian Road is proposed in the El Paso County MTCP 2040 roadway plan as a minor arterial directly east of the project boundary. Bradley Road has already been transferred to the City of Colorado Springs.

5. *Is the use located within a Housing Priority Area? If so, is it one of the allowed housing types?*

Per the **Chapter 4 Housing & Communities Framework** map on page 49, the Rolling Meadows/ Bull Hill project is identified as a Suburban Residential Area Priority Development Area. This framework identification specifies locations within the county that should be prioritized first for new residential development to help accommodate the anticipated growth over the next 30 years. The Rolling Meadows/ Bull Hill is being planned to provide 5,440 residential units built over several years.

6. *Is the use located within a Commercial Priority Development Area? If so, is it one of the allowed commercial uses for that area?*

The proposed sketch plan area is not located within a Commercial Priority Development Area.

7. *Is the use located within an Employment Priority Development Area? If so, is it one of the allowed employment-focused uses for that area?*

The proposed sketch plan area is not located within an Employment Priority Development Area.

County Systems Considerations:

1. *Is there existing infrastructure to which the development can connect? If so, what infrastructure exists? If not, are there existing or proposed plans to extend infrastructure to this area?*

The future Rolling Meadows/ Bull Hill will require the extension of nearly all required municipal utilities to include water (WWSD), wastewater (WWSD), gas (CSU) and electric (MVEA). However, these utility extensions have been planned for extension and expansion through comprehensive utility planning. The proposed Rolling Meadows/ Bull Hill development will be required to complete these extensions based on phasing and the necessary infrastructure required to serve the development through a phased approach. This meets **Chapter 14 Implementation Goal LU4: Continue to encourage policies that ensure “development pays for itself”**.

2. *Does the development trigger the need for such infrastructure?*

The proposed development will indeed trigger the need for infrastructure extension and expansion of municipal utilities. This will require a dedicated effort of coordination with all utility providers to ensure the project’s success.

3. *Does the proposal trigger the need for pedestrian or multimodal connections and are those connections being provided?*

The proposed sketch plan is proposing public street roadways to be designed and built to El Paso County Standards. Region trail connections may be required along and within the development. These will be provided as necessary per the El Paso County Parks Master Plan. This supports **Chapter 14 Implementation Goal TM2: Promote walkability**

and bike-ability by continuing the construction of trail corridors connecting this development with adjacent neighborhoods.

Best Practices Considerations:

1. *Does the development appropriately include conservation design best practices to protect/preserve existing natural resources?*  
Future, more detailed design submittals will illustrate implementation of any conservation best practices such as clustered development and inclusion of parks/ open space. Preservation of natural areas, including East Fork Jimmy Camp Creek and floodplain areas, are currently depicted on the sketch plan.
2. *Does the development include best practices to protect existing natural resources and prevent unnecessary property damage? If not, does it include methods for impact mitigation?*  
Future, more detailed design submittals will illustrate implementation of any conservation best practices such as clustered development, inclusion of parks/ open space, and preservation of natural areas such as the existing drainage channel that flows through the sketch plan area.

El Paso County Sketch Plan Section 7.2.1C -Approval Criteria

1. *The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.* The proposed subdivision is in general conformance with the Your El Paso County Master Plan as described above and helps to meet to primary goal of creating a competitive place to live, work, invest and visit.  
  
*The proposed subdivision is in conformance with the requirements of this Code.* The subdivision is consistent with the purposes of this Code and does not affect the health, safety, or welfare of the general area.
2. *The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the sketch plan area.* The proposed residential area is compatible with the surrounding residential and commercial land uses. The proposed application submittal includes a total of 5,440 dwelling units through a combination of 4,600 new single family detached units on 710.5 acres for density ranges of 2-5, 5-8 and 8-12 DU/ Acre, 690 new high residential units on 42.3 acres for a density range of 12-24 DU/Acre, and potentially 150 new high density multi-family residential units on 11.8 acres for a density range of 12-24 DU/ Acre (or optional Commercial land use). Adequate open space, landscaping and buffering will be provided for in more detailed future submittals.
3. *The water supply report provides sufficient information to identify probable compliance with the water supply standards and identifies any need for additional water supplies.* Widefield Water & Sanitation District has currently allocated potable water to Bull Hill/Rolling Meadows in the amount of 5,721 single family equivalents which includes single family dwellings units, schools, parks, and streetscapes. There is also the potential to increase density but will be limited to the amount of water rights acquired and the capacity of the wastewater treatment plant.

4. *Services are or will be available to meet the needs of the subdivision including, roads, police and fire protection, schools, recreation facilities, and utility service facilities.* All necessary services are available to meet the initial needs for the proposed development. Multiple school sites are proposed to serve the community. A Fire Station 2-3 acre site is proposed offsite and located between the project boundary and the SDS parcel, adjacent to Bradley Road. The addition of roads, open space/parks, and required utility improvements are discussed in other sections of this project narrative.
5. *The soil is suitable for the subdivision.* The soils are suitable for construction with any necessary soil hazards to be mitigated using common and accepted engineering design techniques. More detailed soil investigations may be provided with future submittals.
6. *The geologic hazards do not prohibit the subdivision, or can be mitigated.* A "Soils and Geology Study", Rolling Meadows Bradley Road, El Paso County, Colorado" (RMG-Rocky Mountain Group, August 5, 2022) is included with the submittal package. As part of this study, 70 exploratory test borings were completed. Geologic hazards (as described in section 8.0 of the report) were not found to be present at this site. Potential geologic constraints (also as described in section 8.0 of the report) were found on site to include: expansive soils and bedrock, compressible soils, shallow ground water tables, floodplain/floodway, faults and seismicity, radon, and proposed grading, erosion control, cuts and masses of fill. Where avoidance is not readily achievable, the existing geologic and engineering conditions can be satisfactorily mitigated through proper engineering, design, and construction practices.
7. *The subdivision will not interfere with the extraction of any known commercial mining deposit [C.R.S. §§ 34-1-302(1), et seq.].* The proposed project does not contain any mineral deposits of commercial value.
8. *The design of the subdivision protects the natural resources or unique landforms.* The project proposes improvement to the existing channel/ floodplain area. These improvements will provide additional stabilization to the channel and its surrounding riverine habitat.
9. *The proposed methods for fire protection are adequate to serve the subdivision.* The proposed subdivision will have adequate circulation and meet all design criteria of the Security Widefield Fire Protection District. A Fire Station 2-3 acre site is proposed offsite and located between the project boundary and the SDS parcel, adjacent to Bradley Road. A Fire Protection Report and Fire Commitment will be provided with future, more detailed submittals.
10. *The subdivision is appropriate, and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints.*  
There are no major development constraints on this site. Existing drainage facilities will be retained or modified as necessary for the development.

**Water and Wastewater Services:**

Widefield Water & Sanitation District has currently allocated potable water to Bull Hill/Rolling Meadows in the amount of 5,721 single family equivalents which includes single family

dwelling units, schools, parks, streetscapes, and a fire station. There is also the potential to increase density but will be limited to the amount of water rights acquired and the capacity of the wastewater treatment plant.

**El Paso County Water Master Plan:**

Rolling Meadows/ Bull Hill is located in two pressure zones. The lower pressure zone serves this development up to an elevation of 5860 and is called the Ground Storage Service Area. The upper pressure zone is generally located north of Bradley Road and includes areas higher than elevation 5860 and is called the Elevated Tank Service Area. As part of the Lorson Ranch Development and WWSD's water infrastructure expansion portions of the water system have been built and is discussed below.

In the early stages of the Lorson Ranch Development potable watermain was constructed from the Goldfield Tank Site to Lorson Ranch and extending within Lorson Ranch to a pumpstation (RHBPS) located near the electrical transmission lines. In 2017 WWSD constructed the RHBPS pumpstation and a 12" potable watermain from Lorson Ranch to the VA Cemetery property to provide potable water to the VA Cemetery. In 2021 WWSD constructed a 2MG ground storage tank (Rolling Hills Ground Storage Tank) and watermain at the Rolling Meadows Tank site. In 2022 Lorson Ranch constructed a 16" potable watermain stub from the RHBPS to the Bull Hill property. WWSD is currently increasing the size of the RHBPS pumpstation in Lorson Ranch to provide additional service to the Ground Storage Service Area.

The first phases of Bull Hill / Rolling Meadows will be limited to development in the Ground Storage Service Area generally below the 5860 elevation (generally north of Bradley Road and east of channel and south of Bradley Road). Watermain infrastructure required for this area includes constructing a 16" watermain from the stub at Lorson Ranch north to the Rolling Hills Ground Storage Tank and watermain laterals for each phase of development.

In order to develop areas above the 5860 elevation (generally north of Bradley and west of channel) an elevated tank, 5MG ground storage tank, and booster station will need to be constructed at the Rolling Meadows Tank Site. See WWSD's memo dated February 6, 2020 for tank site layouts and tank designs.

The WWSD's has a current developed physical water supply of 5271 ac-ft of water per year and the three year running average actual use is 2898 ac-ft per year which is 55% of the existing available physical supply.

Water Demand calculations were completed based on the proposed zoning and densities. Water demand is 0.35 ac-ft/year for each single family equivalent.

WWSD could potentially serve future additional densities but that would require acquisition of additional water rights, updating of the Water Master Plan, and additional water infrastructure.

Sewer loading calculations were completed based on the proposed zoning and densities. Sanitary loads of 205 Gal/Unit for single family residential lots can be expected.

The WWSD collects and treats wastewater from users within its service area at the WWSD treatment plant located near Hwy 16 and Fountain Creek. The treatment plant has a current

hydraulic capacity of 2.14 MGD. Currently, the plant is operating at a three year average loading of 1.64 MGD which is roughly 77% of capacity. Current projected use plus active commitments is projected to be roughly 1.72MGD which represents approximately 80% of the current hydraulic plan capacity. Note – wastewater treatment plants are rated on the basis of Average Daily Maximum Monthly Flow which differs from maximum day flow. See attached report from WWSD for total units served, upcoming three year improvements, and existing infrastructure. Development density in Bull Hill / Rolling Meadows above the 5721 sfe’s total will need to be studied by WWSD to ensure the existing treatment plant does not exceed capacity.

In addition, Rolling Meadows/ Bull Hill meets the stated Goals and Policies:

- Goal 1.2 – Integrate water and land use planning
- Goal 4.2 – Support the efficient use of water supplies
- Goal 6.1.2 – Promote water conservation

through integrated master planning of site planning, landscape and water resource best management practices. Water conservation is achieved through higher densities with smaller individual yards and more common open space. The common open space emphasizes water conservation using native turf seeds and limited high water sod.

**Total Number of Residential Units, Density, and Lot Sizes:**

<b>LAND USE</b>	<b>GROSS ACRES</b>	<b>APPROX. UNITS (MAX.)</b>	<b>DENSITY (DU/AC)</b>
MEDIUM-LOW (RESIDENTIAL)	36.4	180	2-5
MEDIUM (RESIDENTIAL)	602.6	3835	5-8
MEDIUM-HIGH (RESIDENTIAL)	71.5	585	8-12
HIGH (RESIDENTIAL)	42.3	690	12-24
HIGH DENSITY MULTI-FAMILY RESIDENTIAL (OR OPTIONAL COMMERCIAL)	11.8	150	12-24
<b>TOTAL</b>	<b>764.6</b>	<b>5440</b>	

**Total Number of Industrial or Commercial Sites:**

One 11.8 acre potential future commercial parcel is currently proposed. There are no industrial sites proposed with this project.



**Phasing Plan and Schedule of Development:**

The Rolling Meadows/ Bull Hill will be developed in several phases based on necessary infrastructure extensions. Proposed roadways, utilities, drainage, and necessary improvements will be constructed in the most optimal and efficient manner in order to facilitate development construction and sequencing.

**Approximate Acres and Percent of Land Set Aside for Open Space:**

The Rolling Meadows/ Bull Hill Sketch Plan area is currently zoned Concept PUD and shall seek site specific PUD zoning but with the possibility of straight zoning specific areas in the future if applicable. If straight zoning should occur, open space requirements will be adjusted for that site specific area per current standards. The open space calculations detailed below assume future PUD zoning.

Per the EPCLDC, 113.7 acres or 10% of the total site area is required within the PUD zoning district to be provided as open space.  $1,136.9 \text{ total acres} \times 10\% = 113.7 \text{ acres}$  of required open space. The Rolling Meadows/ Bull Hill Sketch Plan proposes 252.5 acres of open space, landscape area, water resource/ floodplain area and parks totaling 22.2% of the overall site acreage. The total 252.5 acres of open space breaks down as follows; open space/ easement = 76.5 acres, future parks within residential areas = 52.9 acres, water resource/ floodplain areas within open space = 123.1 acres (per code section 17.248.b.1b an open space requirement can be met through environmental preservation of significant natural areas such as water bodies/water resource). The open space tracts may include elements such as landscaping, existing natural open space to remain, trails, parks, and detention facilities. Of the 252.5 acres being provided within Rolling Meadows/ Bull Hill, 76.5 acres consist of the powerline easement and an SDS easement. This easement forms a natural buffer within the community providing opportunities for pedestrian trail connectivity. These potential trail corridors along the powerline easement will provide numerous connections to adjoining neighborhoods and school sites. Additional open space may be provided within individual parcel areas increasing the total amount of open space provided. Open space provided will be cumulative across the entire Rolling Meadows/ Bull Hill development area. No less than 25% of the required open space acreage will be usable open space for the benefit of all residents.

A combination of Community Parks and Neighborhood Parks, totally 52.9 acres, have been conceptually illustrated throughout the Rolling Meadows/ Bull Hill development as well as trail corridors and trail connections.

The owner/ developer will seek to enter into a Park Lands Agreement with the El Paso County Parks Department for application of urban park credits in relation to the development and construction of the proposed parks. Any Park Lands Agreement will be coordinated during the Final Plat process.

**Types of Proposed Recreational Facilities:**

While there are no major recreational facilities such as large sports complexes or regional parks, the Rolling Meadows/ Bull Hill Sketch Plan is illustrating numerous park sites, trails, several school sites and larger areas of open space. Future submittals will further illustrate park sites and their amenities.

**Traffic Engineering:**

Vehicular access and street layout is generally illustrated on the sketch plan with all roadways to be public, built to El Paso County standards. Refer to the traffic impact study submitted with this sketch plan for more detail regarding traffic volumes, circulation, etc. Future development plans shall follow the recommendations outlined in this traffic impact study. The developer will work with BJ Ranches and the State regarding the ROW for Meridian Road at the subsequent stages of the development.

**School District:**

The Rolling Meadows/ Bull Hill Sketch Plan area lies within the Widefield School District #3. The sketch plan drawings illustrate several school site locations and sizes based upon coordination directly with the school district. As the project will be dedicating land for the various school sites, there will be no fees required as the land will count as credits given to the school district.

**Proposed Services:**

1. Water/ Wastewater: Widefield Water and Sanitation District
2. Gas: City of Colorado Springs
3. Electric: Mountain View Electric
4. Fire: Security Fire Protection District
5. School: Widefield District #3
6. Roads: El Paso County Road and Bridge
7. Police Protection: El Paso County Sheriff's Department

**Impacts associated with the Sketch Plan:**

Please refer to the Wildlife Memo dated November 10, 2023, -prepared by Matrix Design Group for additional detailed information regarding Endangered Species, Migratory Birds, State and Local Protections, and Project Impacts.

Floodplain: There is a major hydrologic feature within the project site boundary. This property is located within a designated FEMA floodplain as determined by the flood insurance rate map, community map numbers '08041C0769G', '08041C0790G', and '08041C0976G' effective date 'December 7, 2018'.

Channel and Floodplain improvements are proposed as part of this overall development project. The development will drain into a proposed detention pond/water quality basin system located throughout the proposed project. Flows will then be conveyed to the Jimmy Camp Creek East Tributary and/ or offsite in a manner consistent with El Paso County and State requirements.

Site Geology: RMG has provided a Soils and Geology Study with this submittal. This report has identified any potential Geologic Hazards and/ or Constraints on site related to development of the property along with proposed mitigation of the hazards. The development will incorporate the recommended mitigation during final design and construction on site.

Wetlands: Per Jurisdictional Determination Letter (SPA-2005-00418) from the Army Corps of Engineers, the site contains non-jurisdictional isolated wetlands, other isolated waters, and an upland stock pond. Wetland features delineated for this site are associated with small, stormwater runoff fed depressional features which are not hydraulically connected to streamflow or groundwater. Site development is anticipated to sever the surface flow connection which supports these features, resulting in loss of wetland hydrology. As noted, these are not protected wetlands which do not require mitigation, however considerations for the development of wetlands has been incorporated into the proposed channel improvements.

Air Pollution: By adhering to current air quality regulations, any air pollution emanating from the development will be negligible. The site has very little vegetation and contains mostly native turfgrass which may result in higher than normal amounts of dust during windy days. However, the proposed development will provide irrigated turf areas and native seeding to help alleviate the dust issues. Construction practices will adhere to El Paso County health department, as well as state department codes and regulations.

Water Pollution: By adhering to current wastewater and stormwater regulations, any water pollution emanating from the development will be negligible. An erosion and sedimentation plan will be in place prior to construction.

Noise Pollution: Vehicular movement is expected to be the only major source of noise pollution emanating from the site after construction is complete. The proposed development is surrounded by similar land uses and the effects of noise generated from the site will have little or no impact on other surrounding areas. Noise studies, if applicable, will be required at subsequent stages of the entitlement process.

Visual Assessment: The natural mountain backdrop of the Rampart Range is perhaps the best natural feature of Rolling Meadows/ Bull Hill with sweeping views in nearly all directions. The scenic view shed is impaired somewhat by intervening development; however, the panoramic views remain quite spectacular. There are no unique natural features on the project site.

Vegetation, Wildlife Habitats and Migration Routes:

Proposed landscaping will include low-water use plant material, and where possible, the plant material will be native to the Colorado Springs region.

The Colorado Division of Wildlife note the following as also present in the area.

- Prairie Dog
- Mule and White Tailed Deer
- Pronghorn Antelope
- Fox species
- Coyote
- Rabbits
- Raptors
- Songbirds
- Numerous Small Mammals



Due to the construction activity and adjoining residential developments, it is not anticipated that either application will have significant impacts on wildlife in the area.

The U.S. Fish and Wildlife Service's IPaC mapper and website database (<https://ecos.fws.gov/ipac/>) was used to determine the potential of migratory birds within the area. The IPaC mapper listed 8 migratory birds that may be affected by Rolling Meadows – Bull Hill; however, this list may also include birds occurring outside this area's FWS office jurisdiction. Breeding migratory birds do receive statutory protection; however, the site contains very few if any trees. In addition, there are no critical habitats found to be present on the site.



**LEGAL DESCRIPTION:**

PARCEL A:  
A TRACT OF LAND BEING A PORTION OF SECTIONS 1, 2, 11, AND 12, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1 SAID POINT BEING THE POINT OF BEGINNING;  
THENCE S00°04'05"07"E AND ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 1 A DISTANCE OF 2643.48 FEET TO THE EAST ONE-QUARTER CORNER OF SECTION 1;  
THENCE S00°04'05"4"E AND ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 1 A DISTANCE OF 2609.71 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN THE EL PASO COUNTY RECORDS UNDER RECEPTION NO. 098124132;  
THENCE WESTERLY AND ALONG THE NORTH RIGHT-OF-WAY LINE OF BRADLEY ROAD THE FOLLOWING THREE (3) COURSES:  
(1) THENCE S89°50'56"W A DISTANCE OF 1123.99 FEET TO A POINT OF CURVE;  
(2) THENCE ALONG THE ARC OF CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 13°39'40", A RADIUS OF 5105.00 FEET, AND A LENGTH OF 1217.20 TO A POINT OF TANGENT;  
(3) THENCE S76°10'56"W A DISTANCE OF 5797.89 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 11;  
THENCE N00°09'56"W AND ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 11 A DISTANCE OF 1392.81 FEET TO THE NORTH QUARTER CORNER OF SECTION 11;  
THENCE N00°29'35"W AND ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 2 A DISTANCE OF 1519.07 FEET TO THE NORTHEAST CORNER OF THE SOUTH ONE-HALF OF SECTION 2, SAID POINT BEING ON THE SOUTH LINE OF THAT PARCEL DESCRIBED IN A SPECIAL WARRANTY DEED UNDER RECEPTION NO. 214004738;  
THENCE N89°38'00"E ALONG THE SOUTH LINE THEREOF 2888.39 FEET;  
THENCE N89°37'47"E ALONG SAID SOUTH LINE 880.43 FEET TO THE WEST LINE OF ROLLING HILLS RANCH DISTRICT 9 AS RECORDED UNDER RECEPTION NO. 207001688;  
THENCE S40°04'43"E ALONG THE SOUTHWESTERLY LINE OF ROLLING HILLS RANCH DISTRICTS 9 AND 10 AND THE SOUTHEASTERLY EXTENSION OF SAID LINE 1488.91 FEET;  
THENCE 178.50 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 40°54'37", AND A CHORD OF 174.74 FEET WHICH BEARS N52°29'48"E TO A POINT OF TANGENT;  
THENCE N32°02'30"E ALONG SAID TANGENT 885.42 FEET TO A POINT OF CURVE;  
THENCE 132.95 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 30°28'10" TO A POINT OF TANGENT;  
THENCE N07°34'19"E ALONG SAID TANGENT 1187.48 FEET TO A POINT OF CURVE;  
THENCE 311.09 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1987.32 FEET, A CENTRAL ANGLE OF 19°42'00" TO A POINT OF TANGENT;  
THENCE N18°18'19"E ALONG SAID TANGENT 620.02 FEET TO A POINT OF CURVE;  
THENCE 477.82 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 953.04 FEET, A CENTRAL ANGLE OF 28°43'34" TO A POINT OF TANGENT;  
THENCE N46°59'53"E ALONG SAID TANGENT 1198.80 FEET TO A POINT OF CURVE;  
THENCE 364.22 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 48°22'28" TO A POINT OF TANGENT;  
THENCE N00°37'29"E ALONG SAID TANGENT 469.63 FEET TO THE NORTH LINE OF AFORESAID SECTION 1;  
THENCE N89°19'27"E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 1 A DISTANCE OF 1128.76 FEET TO THE POINT OF BEGINNING,  
EXCLUDING THEREFROM ANY PORTION OF THAT PARCEL CONVEYED IN WARRANTY DEED RECORDED JANUARY 21, 2014 AT RECEPTION NO. 214004738 AND EXCLUDING THE NORTHERLY 30 FEET AND THE EASTERLY 30 FEET OF SECTION 1 FOR PUBLIC RIGHT-OF-WAY FOR DRENNAN ROAD AND MERIDIAN ROAD.  
PARCEL A CONTAINS A CALCULATED NET AREA OF 21,741,190 S.F. (495,109 ACRES MORE OR LESS).  
PARCEL B  
A TRACT OF LAND BEING A PORTION OF SECTIONS 12, AND 13, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 12, BEING MONUMENTED AT THE NORTH END BY A 3.50 INCH ALUMINUM CAP IN RANGE BOX STAMPED 'LS 17498' AND MONUMENTED AT THE SOUTH END BY A 3.50 INCH ALUMINUM CAP STAMPED 'LS 12103', WITH THE LINE CONSIDERED TO BEAR SOUTH 00 DEGREES 16 MINUTES 58 SECONDS EAST. (THE SOUTH MONUMENT WAS NOT FOUND. SEE NOTE 1)  
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12;  
THENCE SOUTH 00 DEGREES 16 MINUTES 58 SECONDS EAST (AM S00°16'31"E) AND ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 12 A DISTANCE OF 179.72 FEET (179.82' AM) TO THE POINT OF BEGINNING;  
THENCE CONTINUING SOUTH 00 DEGREES 16 MINUTES 58 SECONDS EAST (AM S00°16'45"E) AND ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 12 A DISTANCE OF 2455.51 FEET (2455.53' AM) TO THE EAST ONE-QUARTER CORNER OF SECTION 12;  
THENCE SOUTH 00 DEGREES 18 MINUTES 37 SECONDS EAST (AM S00°18'32"E) AND ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 12 A DISTANCE OF 2636.75 FEET (2635.48' AM) TO THE SOUTHEAST CORNER OF SECTION 12;  
THENCE SOUTH 00 DEGREES 19 MINUTES 49 SECONDS EAST (AM S00°19'17"E) AND ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 13 A DISTANCE OF 2801.98 FEET (2801.06' AM) TO THE EAST ONE-QUARTER CORNER OF SECTION 13 AND THE NORTHEAST CORNER OF THE RIDGE AT LORSON RANCH FILING NO. 3 AS RECORDED UNDER RECEPTION NO. 223719152 IN THE RECORDS OF EL PASO COUNTY, COLORADO.  
THENCE SOUTH 89 DEGREES 26 MINUTES 00 SECONDS WEST (AM S89°25'44"W) ALONG THE NORTH LINE AND ITS WESTERLY EXTENSION 2692.59 FEET (2692.29' AM) TO THE CENTER ONE-QUARTER CORNER OF SECTION 13;  
THENCE NORTH 00 DEGREES 21 MINUTES 41 SECONDS WEST (AM N00°20'11"W) AND ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 13 A DISTANCE OF 2636.75 FEET (2636.75' AM) TO THE NORTH ONE-QUARTER CORNER OF SECTION 13;  
THENCE SOUTH 89 DEGREES 25 MINUTES 09 SECONDS WEST (AM S89°25'02"W) AND ALONG THE SOUTH LINE OF THE EAST ONE-HALF OF SECTION 12 A DISTANCE OF 1323.33 FEET (1323.33' AM) TO THE SOUTHWEST CORNER OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 12;  
THENCE NORTH 00 DEGREES 07 MINUTES 57 SECONDS WEST (AM N00°08'59"W) AND ALONG THE WEST LINE OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 12 A DISTANCE OF 2644.55 FEET (2643.25' AM) TO THE NORTHWEST CORNER OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 12;  
THENCE S89°17'25"W A DISTANCE OF 258.98 FEET;

# ROLLING MEADOWS/ BULL HILL SKETCH PLAN

LOCATED IN PORTIONS OF SECTIONS 1, 2, 11, 12, & 13, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

**FLOODPLAIN:**

THERE IS A MAJOR HYDROLOGIC FEATURE WITHIN THE PROJECT SITE BOUNDARY. THIS PROPERTY IS LOCATED WITHIN THE FLOODPLAIN OF BRADLEY ROAD. THE FLOODPLAIN OF BRADLEY ROAD IS SHOWN ON THE ATTACHED MAPS AND IS SUBJECT TO PERIODIC FLOODING. THE FLOODPLAIN OF BRADLEY ROAD IS SHOWN ON THE ATTACHED MAPS AND IS SUBJECT TO PERIODIC FLOODING. THE FLOODPLAIN OF BRADLEY ROAD IS SHOWN ON THE ATTACHED MAPS AND IS SUBJECT TO PERIODIC FLOODING. THE FLOODPLAIN OF BRADLEY ROAD IS SHOWN ON THE ATTACHED MAPS AND IS SUBJECT TO PERIODIC FLOODING.

**SHEET INDEX:**

- SHEET 1 OF 3 TITLE SHEET
- SHEET 2 OF 3 SKETCH PLAN
- SHEET 3 OF 3 SKETCH PLAN

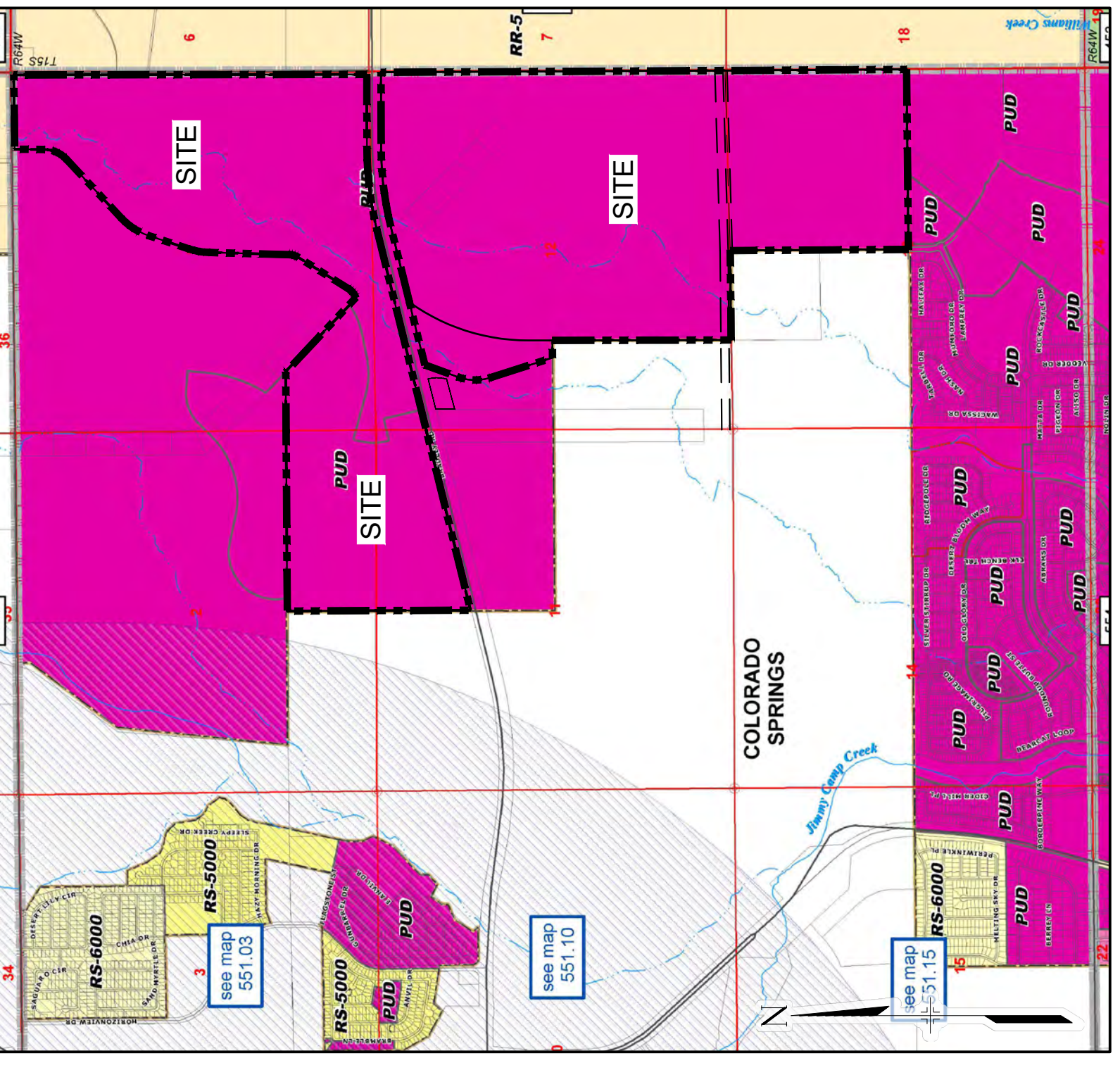
**PROPOSED LAND USE CHART:**

LAND USE	GROSS ACRES	APPROX. UNITS (MAX.)	DENSITY (DU/AC)	% OF TOTAL AREA
MEDIUM-LOW (RESIDENTIAL)	36.4	180	2-5	3.2%
MEDIUM (RESIDENTIAL)	602.6	3835	5-8	53.0%
MEDIUM-HIGH (RESIDENTIAL)	71.5	585	8-12	6.3%
HIGH (RESIDENTIAL)	42.3	690	12-24	3.7%
SCHOOL SITES	75.9	-	-	6.7%
DISTRICT FACILITIES	6.8	-	-	0.6%
HIGH DENSITY MULTI-FAMILY RESIDENTIAL (COMMERCIAL)	11.8	150	12-24	1.0%
DEDICATED ROW	37.1	-	-	3.3%
EASEMENTS/ OPEN SPACE	76.5	-	-	6.7%
CHANNEL/ FLOODPLAIN	123.1	-	-	10.8%
COMMUNITY PARKS	38.5	-	-	3.4%
NEIGHBORHOOD PARKS	14.4	-	-	1.3%
<b>TOTAL</b>	<b>1136.9</b>	<b>5440</b>		<b>100.0%</b>

**SITE DATA:**

EXISTING ZONING: PUD  
SITE ACREAGE: 1136.9 ACRES  
MAXIMUM NUMBER OF UNITS: 5440

**ZONING MAP:**

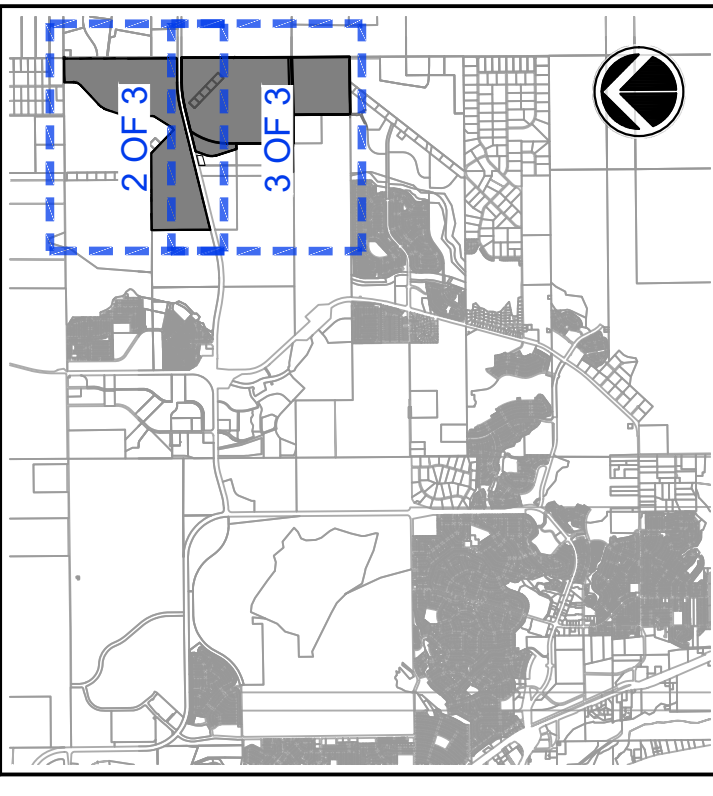


CONSULTANTS:  
PLANNERS LANDSCAPE ARCHITECT CIVIL ENGINEER  
**Matrix**  
3405 BEERS BUSH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80906  
PHONE: (719) 575-0100  
FAX: (719) 575-0288

OWNER/DEVELOPER:  
**The Landhuis Company**  
212 N. Wabasha Dr., Suite 301  
Denver, Colorado 80202  
(719) 855-3200

APPROVAL:

VICINITY MAP:



PROJECT:  
**ROLLING MEADOWS/ BULL HILL SKETCH PLAN**  
**EL PASO COUNTY, COLORADO SEPTEMBER 2024**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	09/12/2023	INITIAL SUBMITTAL	RAF
1	02/07/2024	SECOND SUBMITTAL	RAF
2	06/26/2024	THIRD SUBMITTAL	RAF
3	09/27/2024	FOURTH SUBMITTAL	RAF

DRAWING INFORMATION:  
PROJECT NO: 21.1129.017  
DRAWN BY: RAF  
CHECKED BY: JRA  
APPROVED BY: JRA  
SHEET TITLE

## TITLE SHEET

SKP01

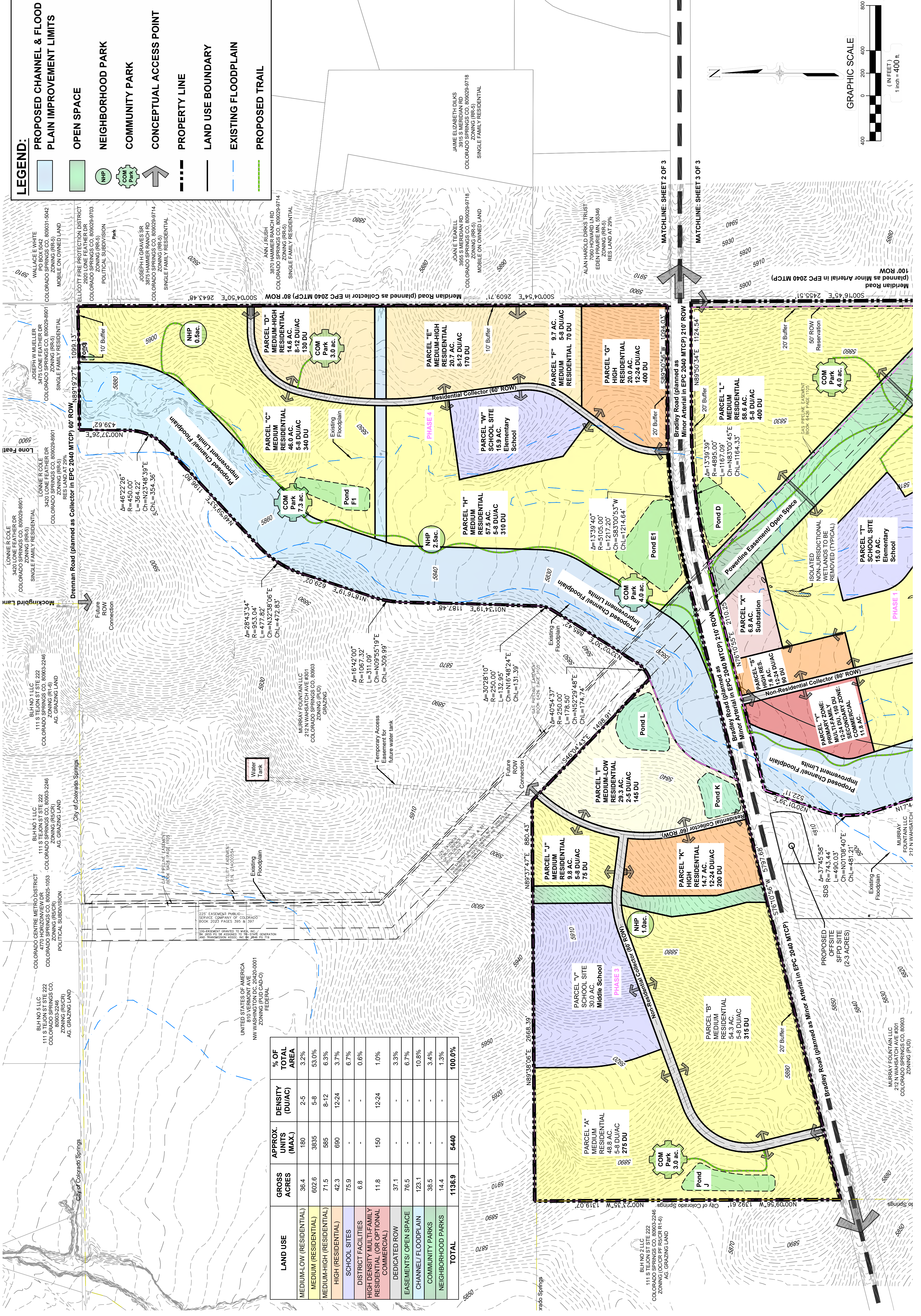
SHEET 01 OF 03

PCD FILE NO.:



# ROLLING MEADOWS/ BULL HILL SKETCH PLAN

LOCATED IN PORTIONS OF SECTIONS 1, 2, 11, 12, & 13, T15S, R65W OF THE 6TH P.M.,  
EL PASO COUNTY, STATE OF COLORADO



LAND USE	GROSS ACRES	APPROX. UNITS (MAX.)	DENSITY (DU/AC)	% OF TOTAL AREA
MEDIUM-LOW RESIDENTIAL	36.4	180	2-5	3.2%
MEDIUM RESIDENTIAL	602.6	3835	5-8	53.0%
MEDIUM-HIGH RESIDENTIAL	71.5	585	8-12	6.3%
HIGH RESIDENTIAL	42.3	690	12-24	3.7%
SCHOOL SITES	75.9	-	-	6.7%
DISTRICT FACILITIES	6.8	-	-	0.6%
HIGH DENSITY MULTI-FAMILY RESIDENTIAL (OR OPTIONAL COMMERCIAL)	11.8	150	12-24	1.0%
DEDICATED ROW	37.1	-	-	3.3%
EASEMENTS/ OPEN SPACE	76.5	-	-	6.7%
CHANNEL FLOODPLAIN	123.1	-	-	10.8%
COMMUNITY PARKS	38.5	-	-	3.4%
NEIGHBORHOOD PARKS	14.4	-	-	1.3%
<b>TOTAL</b>	<b>1136.9</b>	<b>5440</b>		<b>100.0%</b>

**LEGEND:**

- PROPOSED CHANNEL & FLOOD PLAIN IMPROVEMENT LIMITS
- OPEN SPACE
- NEIGHBORHOOD PARK
- COMMUNITY PARK
- CONCEPTUAL ACCESS POINT
- PROPERTY LINE
- LAND USE BOUNDARY
- EXISTING FLOODPLAIN
- PROPOSED TRAIL



## SKETCH PLAN

SKP02  
SHEET 02 OF 03

CONSULTANTS:  
PLANNING LANDSCAPE ARCHITECT/CIVIL ENGINEER  
**Matrix**  
245 REES BUSH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80926  
PHONE: (719) 575-0100  
FAX: (719) 575-0288

OWNER/DEVELOPER:  
The Landhuis Company  
212 N. Washatch Dr., Suite 301  
Colorado Springs, CO 80903  
(719) 855-3204

APPROVAL:

VICINITY MAP:

PROJECT:  
ROLLING MEADOWS/ BULL HILL  
SKETCH PLAN

EL PASO COUNTY, COLORADO  
SEPTEMBER 2024

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	09/12/2023	INITIAL SUBMITTAL	RAF
1	02/07/2024	SECOND SUBMITTAL	RAF
2	06/26/2024	THIRD SUBMITTAL	RAF
3	09/27/2024	FOURTH SUBMITTAL	RAF

DRAWING INFORMATION:  
PROJECT NO.: 21.1129.017  
DRAWN BY: RAF  
CHECKED BY: JRA  
APPROVED BY: JRA  
SHEET TITLE:

PCD FILE NO.:

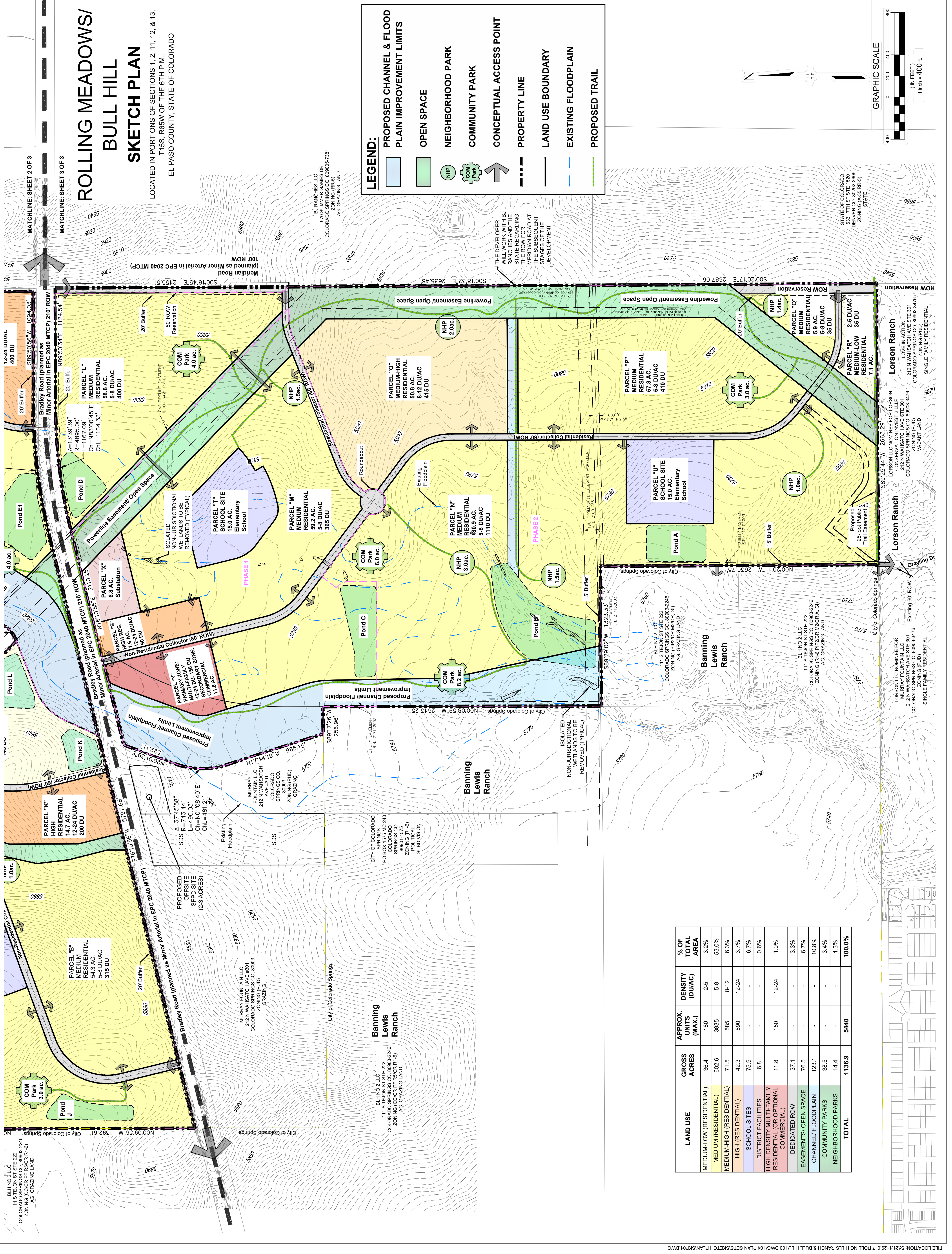
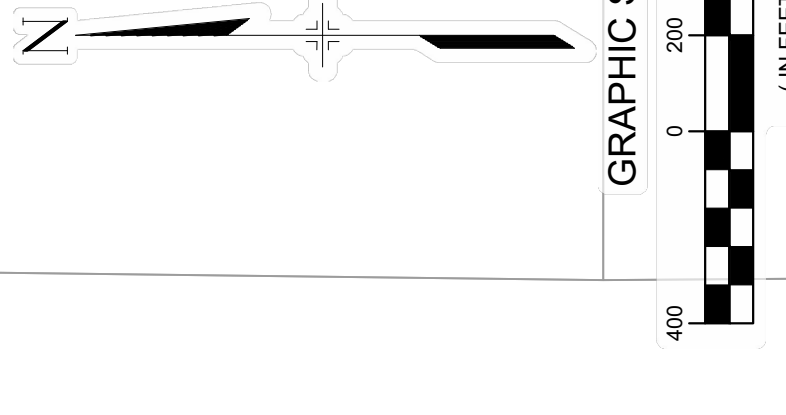


# ROLLING MEADOWS/ BULL HILL SKETCH PLAN

LOCATED IN PORTIONS OF SECTIONS 1, 2, 11, 12, & 13,  
T16S, R65W OF THE 6TH P.M.,  
EL PASO COUNTY, STATE OF COLORADO

**LEGEND:**

- PROPOSED CHANNEL & FLOOD PLAIN IMPROVEMENT LIMITS
- OPEN SPACE
- NEIGHBORHOOD PARK
- COMMUNITY PARK
- CONCEPTUAL ACCESS POINT
- PROPERTY LINE
- LAND USE BOUNDARY
- EXISTING FLOODPLAIN
- PROPOSED TRAIL



LAND USE	GROSS ACRES	APPROX. UNITS (MAX.)	DENSITY (DU/AC)	% OF TOTAL AREA
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<b>TOTAL</b>	<b>1136.9</b>	<b>5440</b>		<b>100.0%</b>



For the El Paso County Planning Commission Hearing on Thursday, November 07, 2024 in reference to the Rolling Meadows Bull Hill Plan.

I am Ann Rush, PhD and I live on 3870 Hammer Ranch Road, Colorado Springs CO 80929.

I have met with homeowners in the Mustang Meadows and also posted these concerns on our Facebook Page. Below are our concerns and we kindly ask you to please consider the following items in your plan.

We propose the builder develop a perimeter of rural residential lots along the North/Eastern part of the Phase 4 area. This would include rural residential densities (0.4-1.0 du/ac) in areas located adjacent to the more rural properties in unincorporated El Paso County. This is consistent with the proposed Karman Line, which is Norris Ranch Joint Venture, LLC, master-planned community.

Additionally, we propose the builder relocate the planned high-density residential (14-20 du/ac) be moved and located along Bradley/Meridian corridor to manage the traffic flow and by the Lorson Ranch housing in Phase 1 and 2. This is consistent with the proposed Karman Line, which is Norris Ranch Joint Venture, LLC, master-planned community.

We request the road coming out of the development on Meridian be moved south so that is more centrally located between Drennan and Bradley.

How will Meridian Road be improved? Will the land to accommodate its expansion come from the master planned development?

What is the plan for noise control and light control? Will there be a noise reduction wall erected?

What is the builder going to do to control the dust and noise pollution during development?

What is the proposed schedule for each phase of development?

Population Considerations for El Paso County (including Colorado Springs, CO)

*From United States Census Bureau: (As of July 1, 2023)*

Population: 744,215

Population Growth since 2020 is 1.97% or 13,820. Note: In 2023, Colorado's total population increased by 36,571 people, reaching 5.878 million. This is 7,000 more people than in 2022 but less than half the average growth between 2011 and 2020.<sup>1</sup>

Total Households: 276,371

Total Housing Units: 312,348

Note: A housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters.

Housing Surplus: 35,977

Per Realtor.com on November 3, 2024 for El Paso County, CO, 8,607 units are available as follows:

Homes for sale (all types): 4,797 (406 units under \$300,000, 1,499 are new homes)

Rentals (all types): 3,810

Permits drawn 2023 is 2729 and 2024 is 2,525 and Dwellings Gained -2023 is 5,033 and 2024 is 3,126

With the many communities being developed along the Bradley, Fontaine and Marksheffel corridor, what is driving the need for this community development at this time?

Thank you.

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<sup>1</sup> <https://www.common senseinstitute.us.org/colorado/research/housing-and-our-community/2023-domestic-migration-data>

RESOLUTION NO. 24-

BOARD OF COUNTY COMMISSIONERS

COUNTY OF EL PASO

STATE OF COLORADO

APPROVAL OF A SKETCH PLAN

ROLLING MEADOWS BULL HILL SKETCH PLAN (SKP233)

WHEREAS, Murray Fountain, LLC, Eagle Development Company, Heidi LLC, and Aeroplaza Fountain, LLC did file an application with the El Paso County Planning and Community Development Department, for the approval of a Sketch Plan for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on November 7, 2024, upon which date the Planning Commission did by formal resolution recommend approval of the subject Sketch Plan; and

WHEREAS, a public hearing was held by this Board on December 12, 2024; and

WHEREAS, based on the evidence, testimony, exhibits, study of the Master Plan for the unincorporated area of the County, recommendations of the El Paso County Planning Commission, comments of the El Paso County Planning and Community Development Department, comments of public officials and agencies, and comments from all interested persons, this Board finds as follows:

1. The application was properly submitted for consideration by the Board of County Commissioners.
2. Proper posting, publication, and public notice was provided as required by law for the hearings before the Planning Commission and Board of County Commissioners.
3. The hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, that all pertinent facts, matters, and issues were submitted and that all interested persons were heard at that hearing.
4. 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.
5. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.

6. The proposed subdivision is in conformance with the requirements of the Land Development Code.
7. The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the Sketch Plan area.
8. The water supply report provides sufficient information to identify probable compliance with the water supply standards and identifies any need for additional water supplies.
9. Services are or will be available to meet the needs of the subdivision including roads, police and fire protection, schools, recreation facilities, and utility service facilities.
10. The soil is suitable for the subdivision.
11. Geologic hazards do not prohibit the subdivision, or can be mitigated.
12. The subdivision will not interfere with the extraction of any known commercial mining deposit [C.R.S. §§34-1-302(1), et seq.].
13. The design of the subdivision protects the natural resources or unique landforms.
14. The proposed methods for fire protection are adequate to serve the subdivision.
15. The subdivision is appropriate and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints.
16. For the above-stated and other reasons, the proposed Sketch Plan is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El Paso County, Colorado, hereby approves the Rolling Meadows Bull Hill Sketch Plan as submitted by Murray Fountain, LLC, Eagle Development Company, Heidi LLC, and Aeroplaza Fountain, LLC for property in the unincorporated area of El Paso County as described in Exhibit A.

BE IT FURTHER RESOLVED the following conditions and notations shall be placed upon this approval:

#### CONDITIONS

1. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies

including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed species.

2. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the Countywide Transportation Improvement Fee Resolution (Resolution 19-471), as amended, at or prior to the time of building permit submittals. The fee obligation, if not paid at Final Plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

NOTATIONS

1. Road locations, intersections, and classifications on the Sketch Plan are based on the best information available at the time of reviewing the proposed Sketch Plan and associated traffic study. Final determinations of all road classifications, alignments, and intersections will be made at the time of Preliminary Plan when more detailed land use, traffic impacts, and preliminary road designs are available. Minor changes to road classifications, intersections, and road locations shall not require an amendment to the Sketch Plan or a new Sketch Plan.
2. The applicant/developer and/or property owner(s) shall be required to participate in a fair and equitable manner in onsite and offsite transportation improvements required by the development's traffic impacts as identified in each Traffic Impact Study (TIS) which shall be submitted with each subsequent Rezoning, Preliminary Plan and subdivision application. The developer's design, construction, and financial obligations and responsibilities shall be determined with Preliminary Plan and Final Plat approvals.

AND BE IT FURTHER RESOLVED the record and recommendations of the El Paso County Planning Commission be adopted, except as otherwise modified herein.

DONE THIS 12th day of December 2024 at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS  
OF EL PASO COUNTY, COLORADO

ATTEST:

By: \_\_\_\_\_  
Chair

By: \_\_\_\_\_  
County Clerk & Recorder



EXHIBIT A

PARCEL A:

A TRACT OF LAND BEING A PORTION OF SECTIONS 1, 2, 11 AND 12, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1 SAID POINT BEING THE POINT OF BEGINNING;

THENCE S00°04'50"E AND ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 1 A DISTANCE OF 2643.48 FEET TO THE EAST ONE-QUARTER CORNER OF SECTION 1;

THENCE S00°04'54"E AND ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 1 A DISTANCE OF 2609.71 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN THE EL PASO COUNTY RECORDS UNDER RECEPTION NO. 098124132;

THENCE WESTERLY AND ALONG THE NORTH RIGHT-OF-WAY LINE OF BRADLEY ROAD THE FOLLOWING THREE (3) COURSES;

(1) THENCE S89°50'56"W A DISTANCE OF 1123.99 FEET TO A POINT OF CURVE;

(2) THENCE ALONG THE ARC OF CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 13°39'40", A RADIUS OF 5105.00 FEET, AND A LENGTH OF 1217.20 TO A POINT OF TANGENT;

(3) THENCE S76°10'56"W A DISTANCE OF 5797.68 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 11;

THENCE N00°09'56"W AND ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 11 A DISTANCE OF 1392.61 FEET TO THE NORTH QUARTER CORNER OF SECTION 11;

THENCE N00°23'35"W AND ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 2 A DISTANCE OF 1319.07 FEET TO THE NORTHEAST CORNER OF THE SOUTH ONE-HALF OF SECTION 2, SAID POINT BEING ON THE SOUTH LINE OF THAT PARCEL DESCRIBED IN A SPECIAL WARRANTY DEED UNDER RECEPTION NO. 214004738;

THENCE N89°38'06"E ALONG THE SOUTH LINE THEREOF 2668.39 FEET;

THENCE N89°37'47"E ALONG SAID SOUTH LINE 880.43 FEET TO THE WEST LINE OF ROLLING HILLS RANCH DISTRICT 9 AS RECORDED UNDER RECEPTION NO. 207001688;

THENCE S46°04'43"E ALONG THE SOUTHWESTERLY LINE OF ROLLING HILLS RANCH DISTRICTS 9 AND 10 AND THE SOUTHEASTERLY EXTENSION OF SAID LINE 1498.91 FEET;

THENCE 178.50 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 40°54'37", AND A CHORD OF 174.74 FEET WHICH BEARS N52°29'48"E TO A POINT OF TANGENT;

THENCE N32°02'30"E ALONG SAID TANGENT 885.42 FEET TO A POINT OF CURVE;

THENCE 132.95 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 30°28'10" TO A POINT OF TANGENT;

THENCE N01°34'19"E ALONG SAID TANGENT 1187.48 FEET TO A POINT OF CURVE;

THENCE 311.09 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1067.32 FEET, A CENTRAL ANGLE OF 16°42'00" TO A POINT OF TANGENT;

THENCE N18°16'19"E ALONG SAID TANGENT 629.02 FEET TO A POINT OF CURVE;

THENCE 477.82 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 953.04 FEET, A CENTRAL ANGLE OF 28°43'34" TO A POINT OF TANGENT;

THENCE N46°59'53"E ALONG SAID TANGENT 1196.80 FEET TO A POINT OF CURVE;

THENCE 364.22 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 46°22'26" TO A POINT OF TANGENT;  
THENCE N00°37'26"E ALONG SAID TANGENT 469.63 FEET TO THE NORTH LINE OF AFORESAID SECTION 1;  
THENCE N89°19'27"E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 1 A DISTANCE OF 1128.76 FEET TO THE POINT OF BEGINNING,  
EXCLUDING THEREFROM ANY PORTION OF THAT PARCEL CONVEYED IN WARRANTY DEED RECORDED JANUARY 21, 2014 AT RECEPTION NO. 214004738 AND  
EXCLUDING THE NORTHERLY 30 FEET AND THE EASTERLY 30 FEET OF SECTION 1 FOR PUBLIC RIGHT-OF-WAY FOR DRENNAN ROAD AND MERIDIAN ROAD.  
PARCEL A CONTAINS A CALCULATED NET AREA OF 21,741,190 S.F. (499.109 ACRES MORE OR LESS).

PARCEL B:

A TRACT OF LAND BEING A PORTION OF SECTIONS 12, AND 13, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 12, BEING MONUMENTED AT THE NORTH END BY A 3.50 INCH ALUMINIUM CAP IN RANGE BOX STAMPED "LS 17496" AND MONUMENTED AT THE SOUTH END BY A 3.50 INCH ALUMINIUM CAP STAMPED "LS 12103". WITH THE LINE CONSIDERED TO BEAR SOUTH 00 DEGREES 16 MINUTES 58 SECONDS EAST. (THE SOUTH MONUMENT WAS NOT FOUND, SEE NOTE 1)  
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12;  
THENCE SOUTH 00 DEGREES 16 MINUTES 58 SECONDS EAST (AM S00°16'31"E) AND ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 12 A DISTANCE OF 179.72 FEET (179.82' AM) TO THE POINT OF BEGINNING;  
THENCE CONTINUING SOUTH 00 DEGREES 16 MINUTES 58 SECONDS EAST (AM S00°16'45"E) AND ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 12 A DISTANCE OF 2455.51 FEET (2455.53' AM) TO THE EAST ONE-QUARTER CORNER OF SECTION 12;  
THENCE SOUTH 00 DEGREES 18 MINUTES 37 SECONDS EAST (AM S00°18'32"E) AND ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 12 A DISTANCE OF 2635.48 FEET (2635.48' AM) TO THE SOUTHEAST CORNER OF SECTION 12;  
THENCE SOUTH 00 DEGREES 19 MINUTES 49 SECONDS EAST (AM S00°20'17"E) AND ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 13 A DISTANCE OF 2687.08 FEET (2687.06' AM) TO THE EAST ONE-QUARTER CORNER OF SECTION 13 AND THE NORTHEAST CORNER OF "THE RIDGE AT LORSON RANCH FILING NO. 3" AS RECORDED UNDER RECEPTION NO. 223715152 IN THE RECORDS OF EL PASO COUNTY, COLORADO;  
THENCE SOUTH 89 DEGREES 26 MINUTES 00 SECONDS WEST (AM S89°25'44"W) ALONG THE NORTH LINE AND ITS WESTERLY EXTENSION 2662.93 FEET (2663.29' AM) TO THE CENTER ONE-QUARTER CORNER OF SECTION 13;  
THENCE NORTH 00 DEGREES 21 MINUTES 41 SECONDS WEST (AM N00°20'11"W) AND ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 13 A DISTANCE OF 2636.75 FEET (2636.75' AM) TO THE NORTH ONE-QUARTER CORNER OF SECTION 13;

THENCE SOUTH 89 DEGREES 25 MINUTES 09 SECONDS WEST (AM S89°29'02"W) AND ALONG THE SOUTH LINE OF THE EAST ONE-HALF OF SECTION 12 A DISTANCE OF 1323.33 FEET (1323.33' AM) TO THE SOUTHWEST CORNER OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 12;

THENCE NORTH 00 DEGREES 07 MINUTES 57 SECONDS WEST (AM N00°08'59"W) AND ALONG THE WEST LINE OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 12 A DISTANCE OF 2644.55 FEET (2643.25' AM) TO THE NORTHWEST CORNER OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 12;

THENCE S89°17'26"W A DISTANCE OF 256.96 FEET;

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

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 36°53'56", A RADIUS OF 743.44 FEET, AND A LENGTH OF 490.03 FEET TO A POINT OF TANGENT;

THENCE N20°01'39"E ALONG SAID TANGENT 522.11 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF BRADLEY ROAD AS RECORDED IN THE EL PASO COUNTY RECORDS UNDER RECEPTION NO. 98124132;

THENCE EASTERLY AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF BRADLEY ROAD THE FOLLOWING THREE COURSES;

1. NORTH N76°10'55"E ALONG SAID RIGHT-OF-WAY LINE 2110.25 FEET TO A POINT OF CURVE;

2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 13 DEGREES 39 MINUTES 41 SECONDS (AM 13°39'39"), A RADIUS OF 4895.00 FEET, AND A LENGTH OF 1167.15 FEET (1167.09' AM) TO THE POINT OF TANGENT;

3. NORTH 89 DEGREES 50 MINUTES 39 SECONDS EAST (AM N89°50'34"E) A DSITANCE OF 1124.39 FEET (1124.54' AM) TO THE POINT OF BEGINNING.

THE PROPERTY CONTAINS 27,782,841 S.F. (637.806 ACRES) MORE OR LESS AS SURVEYED.