

PLANNING & COMMUNITY DEVELOPMENT

TO: El Paso County Planning Commission
Thomas Bailey, Chair

FROM: Scott Weeks, Senior Planner
Hao Vo, Engineer
Meggan Herington, AICP, Executive Director

RE: Project File Number: P247
Project Name: Multifamily Development Fishers Canyon - Thompson
Thrift Venetucci
Parcel Numbers: 6504300049 and 6504300050

OWNER:	REPRESENTATIVE:
CS 2005 Investments III LLC 10801 W Charleston Boulevard Ste 170 Las Vegas, NV 89135	N.E.S., Inc. 619 North Cascade Avenue, Suite 200 Colorado Springs, CO 80903

Commissioner District: 4

Planning Commission Hearing Date:	7/18/2024
Board of County Commissioners Hearing Date:	8/8/2024

EXECUTIVE SUMMARY

A request by CS 2005 Investments III LLC., for approval of a Map Amendment (Rezoning) of 16.229 acres from PUD (Planned Unit Development) to RM-30 (Residential Multi-Dwelling District). The property is located north of South Academy Boulevard and west of Venetucci Boulevard.

A. WAIVERS AND AUTHORIZATION

Waiver(s): There are no waivers associated with this request.

Authorization to Sign: There are no documents associated with this application that require signing.

B. APPROVAL CRITERIA

In approving a Map Amendment (Rezoning), the Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 5.3.5 Map Amendment (Rezoning) of the El Paso County Land Development Code (As Amended):

- The application is in general conformance with the Your El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned; and
- The Rezoning complies with all applicable statutory provisions including, but not limited to C.R.S. § 30-28-111, § 30-28-113, and § 30-28-116; and
- The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and
- The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Code, for the intended zone district.

C. LOCATION

North:	PUD (Planned Unit Development)	Vacant
South:	City of Fountain	Planned Unit Development
East:	City of Fountain	Planned Unit Development
West:	RS-5000 (Residential Suburban)	Residential

D. BACKGROUND

The subject property is within the 161.8-acre South Academy Station Concept PUD. Venetucci Boulevard bisects the PUD and has been annexed into the City of Fountain along with the commercially developed properties within the eastern portion of the PUD. The requested rezoning area (16.23-acres) to RM-30 Zoning District lies in the eastern portion of the South Academy Station Concept PUD and depicts single-family attached development (9 dwelling units/acre), west of Venetucci Boulevard in unincorporated El Paso County.



If the request for a Map Amendment (Rezoning) is approved, the applicant will be required to submit a Final Plat and site development plan prior to initiating any uses on the property.

E. ZONING COMPLIANCE

The applicant is requesting approval of a Map Amendment (Rezoning) of 16.23 acres from the Concept PUD (Planned Unit Development Plan) to the RM-30 (Residential Multi-Dwelling) zoning district. The conceptual PUD established the general land use and density; no site-specific development standards were established. The RM-30 (Residential Multi-Dwelling) zoning district is intended to accommodate moderate-density multi-dwelling development. The density and dimensional standards for the proposed zoning district is as follows:

- Maximum Density: 30 dwelling units per acre
- Minimum lot size: 5,000 square feet
- Minimum width at the front setback line: 75 feet
- Setbacks: 25 feet in the front and, 15 feet on the sides and rear
- Maximum lot coverage: 60 percent
- Maximum height: 40 feet

F. MASTER PLAN COMPLIANCE

1. Your El Paso County Master Plan

a. Placetype Character: Suburban Residential

The Placetypes map in the Master Plan classifies this property and the surrounding area as "Suburban Residential", where the primary land use is single-family detached residential with multi-family residential as a supporting land use. The Suburban Residential placetype comprises the County's traditional residential neighborhoods with supporting commercial at key intersections. The Master Plan states that "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."

Recommended Land Uses:

Primary

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



Supporting

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

b. Area of Change Designation: Transition

Transition areas are fully developed parts of the County that may completely or significantly change in character. In these areas, redevelopment is expected to be intense enough to transition the existing development setting to an entirely new type of development. For example, a failing strip of commercial development could be redeveloped with light industrial or office uses that result in a transition to an employment hub or business park. Another example of such a transition would be if a blighted suburban neighborhood were to experience redevelopment with significant amounts of multifamily housing or commercial development of a larger scale in line with a commercial center.

c. Key Area Influences: Military Installations

The Key Areas Map shows this property between the Fort Carson Military Installations and 2-Mile Notification Zone and the Colorado Spring Airport/Peterson Space Force Base. Key areas have their own unique identities and distinct characteristics. The Military Installations key area related to Fort Carson focuses the pursuit of conservation and compatible land use buffering efforts; and creating fire mitigation plans to reduce the potential for wildfire impacts in neighborhoods adjacent to installations and training areas.

The Military Installations key area for Colorado Springs Airport/Peterson Space Force Base focuses on coordinating land use development applications located between Peterson AFB and Schriever AFB to limit radio frequency spectrum impacts; managing encroachment issues from nearby development; and pursuit of conservation partnering opportunities for compatible land use buffering under flight training and other critical areas. Development of the property for apartments will provide another housing option for military and civilian personnel that work on the base. The development site is buffered from Fort Carson by existing and developing adjacent



commercial properties as well as the Colorado State College Centennial campus, located on the south side of South Academy Boulevard.

d. Analysis:

The Suburban Residential Placetype offers an opportunity for El Paso County to redefine its growth areas through highly desirable, connected, and complete neighborhoods with a mix of housing products and density. The proposed Rezoning is a supporting land use within the Suburban Residential Placetype. The request for multi-dwelling residential provides a transition between the established commercial development to the east and the single-family residential development to the west. Relevant specific strategies include:

Objective M1-1: *Continue to include military installation representatives in regional planning efforts such as transportation plans, master plans, and facilities planning to ensure compatibility among future desired development and military operations.*

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

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

Goal 1.1 – *Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.*

Policy 1.1.1 – *Adequate water is a critical factor in facilitating future growth and it is incumbent upon the County to coordinate land use planning with water demand, efficiency, and conservation.*

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



Goal 4.1 – *Develop an understanding of the differences in water supply sources, and any water quality issues within the County.*

Goal 4.5 – *Plan for water resources in a thoughtful way that recognizes the nonrenewable nature of water resources in the area, accommodates existing and historical uses, and allows for sustainable, planned growth.*

The Water Master Plan includes demand and supply projections for central water providers in multiple regions throughout the County. The property is located within Planning Region 7 of the Plan, which is an area anticipated to experience growth by 2040.

The following information pertains to water demands and supplies in Region 7 for central water providers:

Region 7 has a current water supply of 15,376-acre feet per year and a current demand of 10,141-acre feet per year. The 2040 water supply is projected to be 25,241-acre feet per year and the projected demand is 15,846-acre feet. The 2060 water supply is projected to be 27,840-acre feet per year, whereas the demand is anticipated to be 26,959-acre feet per year; therefore, there is projected to be a surplus supply of water for central water providers in this region of the County.

A finding of water sufficiency is not required with a Map Amendment. Water sufficiency shall be provided with subsequent subdivision applications.

3. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential on the south portion of the property where the development will take place. El Paso County Parks & Community Services Department, Environmental Division was sent a referral and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies valley fill in the area of 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.

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

No hazards have been identified.

2. Floodplain

The FEMA Flood Insurance Rate Map (FIRM) panel number: 08041C0743G, effective December 7, 2018, indicates that a section in the northern portion of the property is situated within FEMA Zone AE, which signifies an area within the 100-year floodplain. However, no developable portion of the property falls within this floodplain area.

3. Drainage and Erosion

The parcel is located within the Fishers Canyon drainage basin (FOFO3600), which falls under the El Paso County Drainage Basin Fee program. However, drainage and bridge fees are not assessed during Rezoning requests. Prior to future development, the project will require a drainage report, grading, and erosion control plan as part of the associated subdivision and/or site development application.

Fisher's Canyon drainageway is located at the north end of the property. The property owner will be required to implement channel and bank stabilization improvements in conjunction with future development of the subject property.

4. Transportation

Primary access to the property is from the existing intersection of Venetucci Boulevard and Sam's Heights, and a proposed full movement access at the existing roundabout located approximately 600 feet north of Sam's Heights. Venetucci Boulevard is owned and maintained by the City of Fountain.

Per the Traffic Impact Study, the project, consisting of approximately 336 apartments, is expected to generate around 2,230 daily trips. The proposed development and expected traffic volumes will result in additional offsite improvements which will be designed with subsequent development applications.

El Paso County Road Impact Fees, per Resolution 19-471, will apply upon final land use approval. Driveway access permits are required for the new access point on Venetucci Boulevard. A CDOT Access Permit is also necessary due to the development's proximity and impact on State Highway Infrastructure.

H. SERVICES

1. Water

A finding of water sufficiency is not required with a Map Amendment. Water is provided by Stratmoor Hills Water District.



2. Sanitation

Wastewater is provided by Stratmoor Hills Sanitation District.

3. Fire and Emergency Services

The property is within the Stratmoor Hills Fire Department

4. Utilities

Colorado Springs Utilities (CSU) provides natural gas and electric services to the property. CSU was sent a referral for the project and does not have any outstanding comments.

5. Metropolitan Districts

The property is not within a metropolitan district.

6. Parks/Trails

Land dedication and fees in lieu of park land dedication are not required for a Map Amendment (Rezoning) application.

7. Schools

Land dedication and fees in lieu of school land dedication are not required for a Map Amendment (Rezoning) application.

I. APPLICABLE RESOLUTIONS

See attached resolution.

J. STATUS OF MAJOR ISSUES

There are no major issues.

K. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission and the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 5.3.5 Map Amendment (Rezoning) of the El Paso County Land Development Code (As Amended), staff recommends the following conditions and notations:

CONDITIONS

1. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements. Applicable



agencies include but are not limited to: the Colorado Parks and 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 threatened species.

2. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the RM-30 (Residential Multi-Dwelling) Zoning District and with the applicable sections of the Land Development Code and Engineering Criteria Manual.
3. An updated Traffic Impact Study addressing comments from Colorado Department of Transportation (CDOT) comment letter dated June 26, 2024, and City of Fountain comment letter dated June 26, 2024, shall be submitted at the time of Final Plat.
4. A Development Agreement in accordance with the terms described in the comment letter dated June 26, 2024, shall be satisfied at the time of Final Plat.

NOTATIONS

1. If a zone or Rezoning petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.
2. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 82 property owners on July 3, 2024, and July 17, 2024, for the Planning Commission and Board of County Commissioners meetings. Responses will be provided at the hearing.

2880 INTERNATIONAL CIRCLE
OFFICE: (719) 520 – 6300



COLORADO SPRINGS, CO 80910
PLNWEB@ELPASOCO.COM

M. ATTACHMENTS

Map Series

Letter of Intent

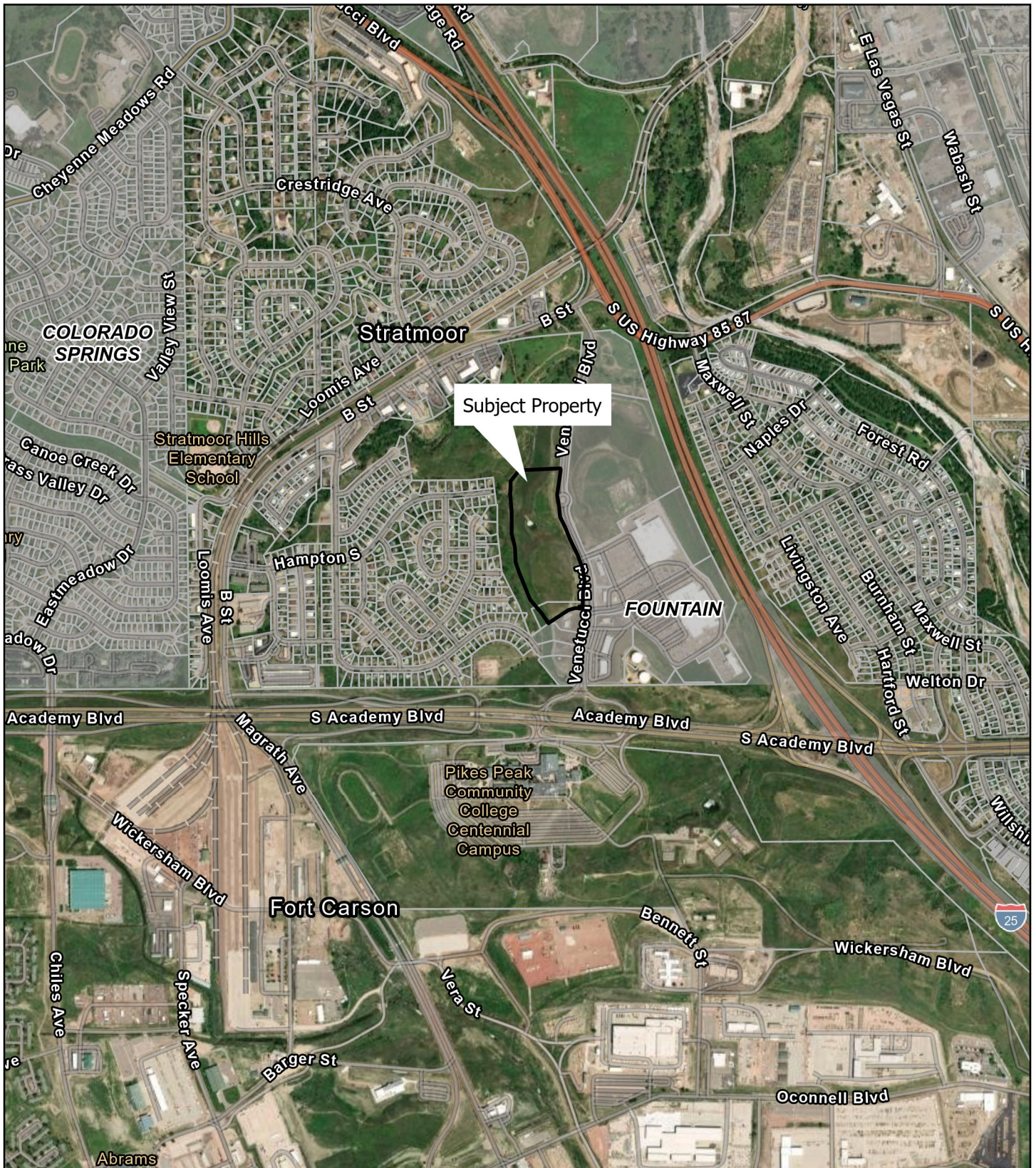
Rezone Map

Draft Resolution

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Aerial Map

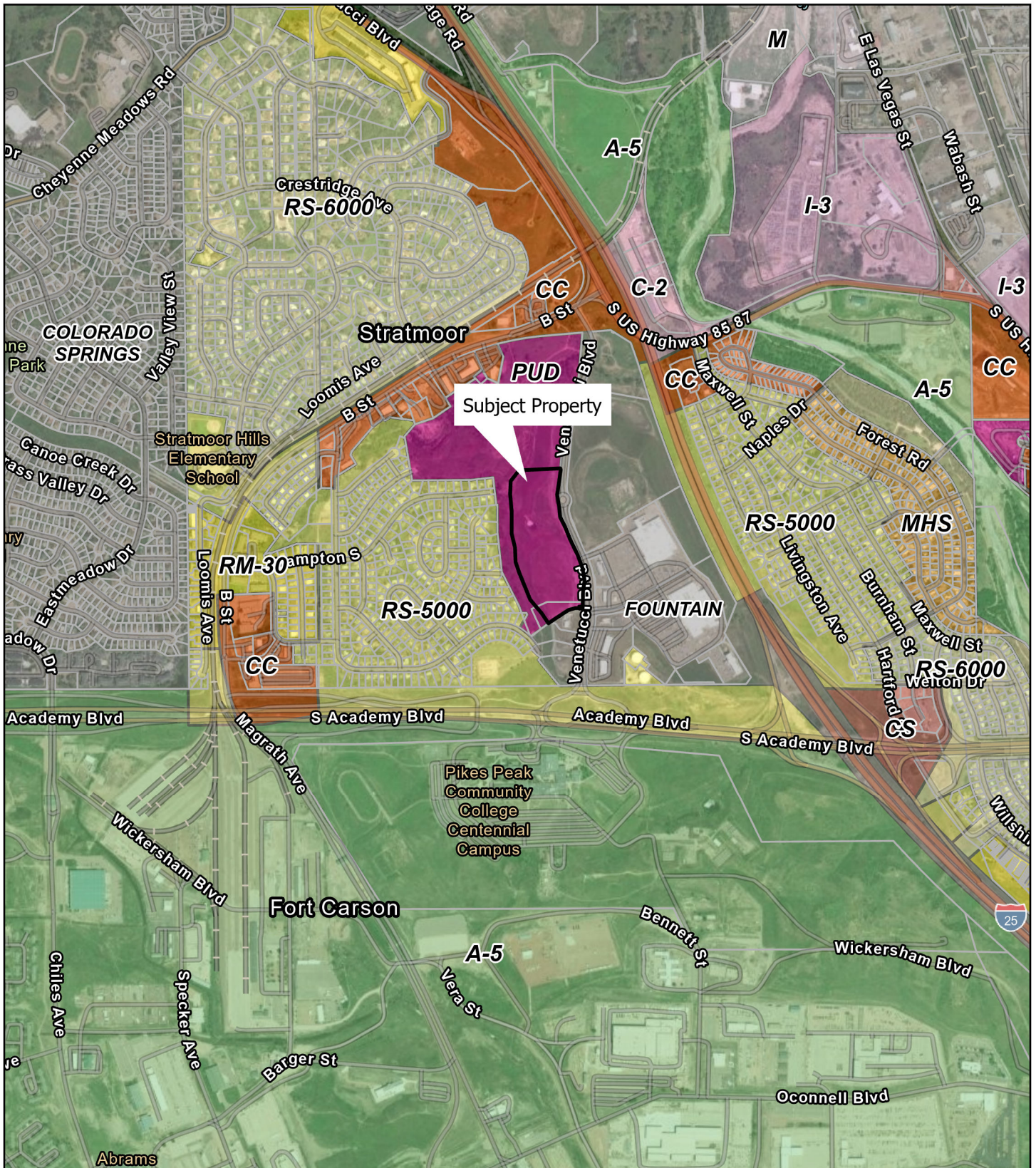
File No. P247

Map Series No. 1



0 0.10.1 0.2 Miles





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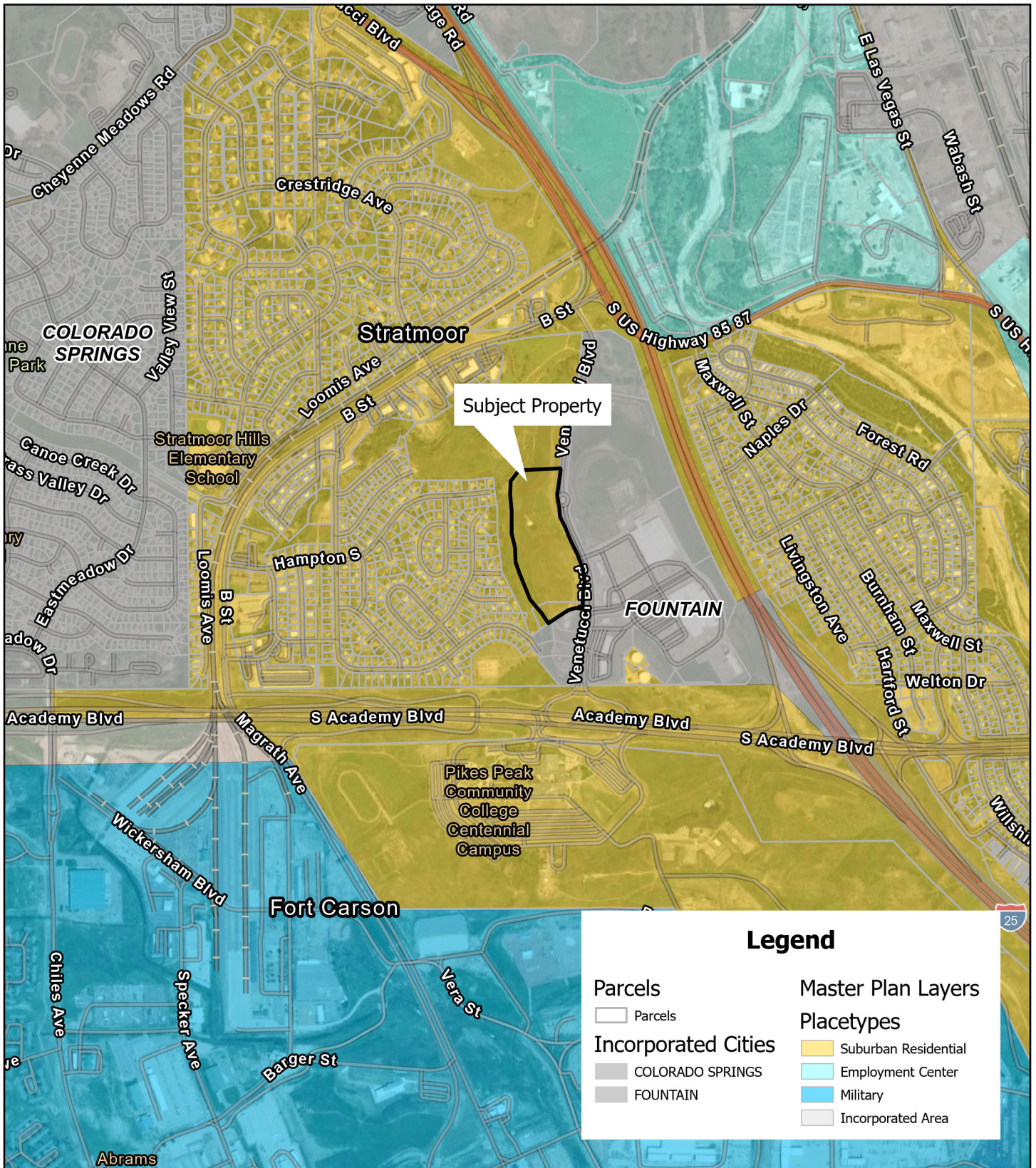
Zoning Map

File No. P247

Map Series No. 2



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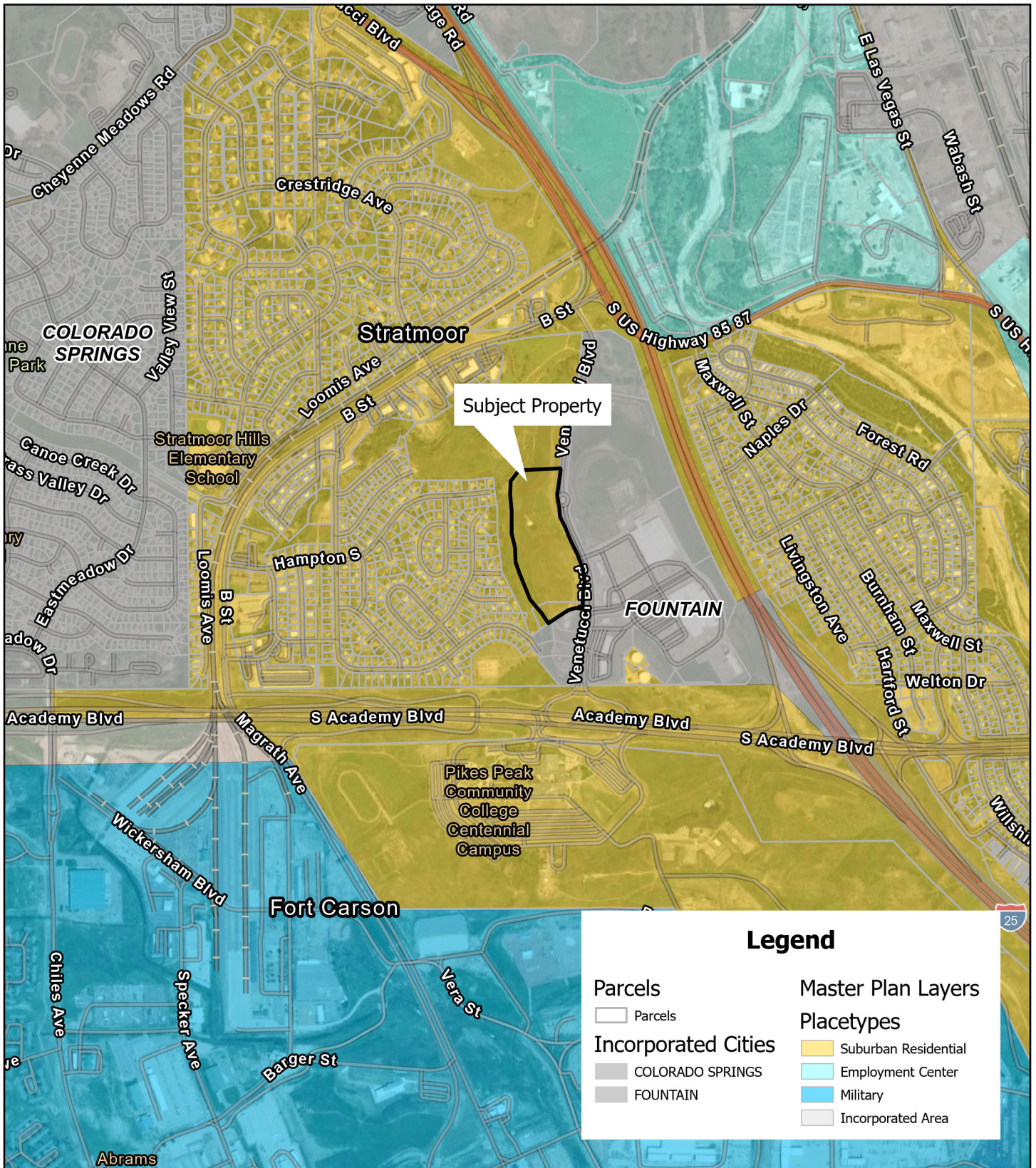
Placetype Map

File No. P247

Map Series No. 3



0 0.10.1 0.2 Miles



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Area of Change Map

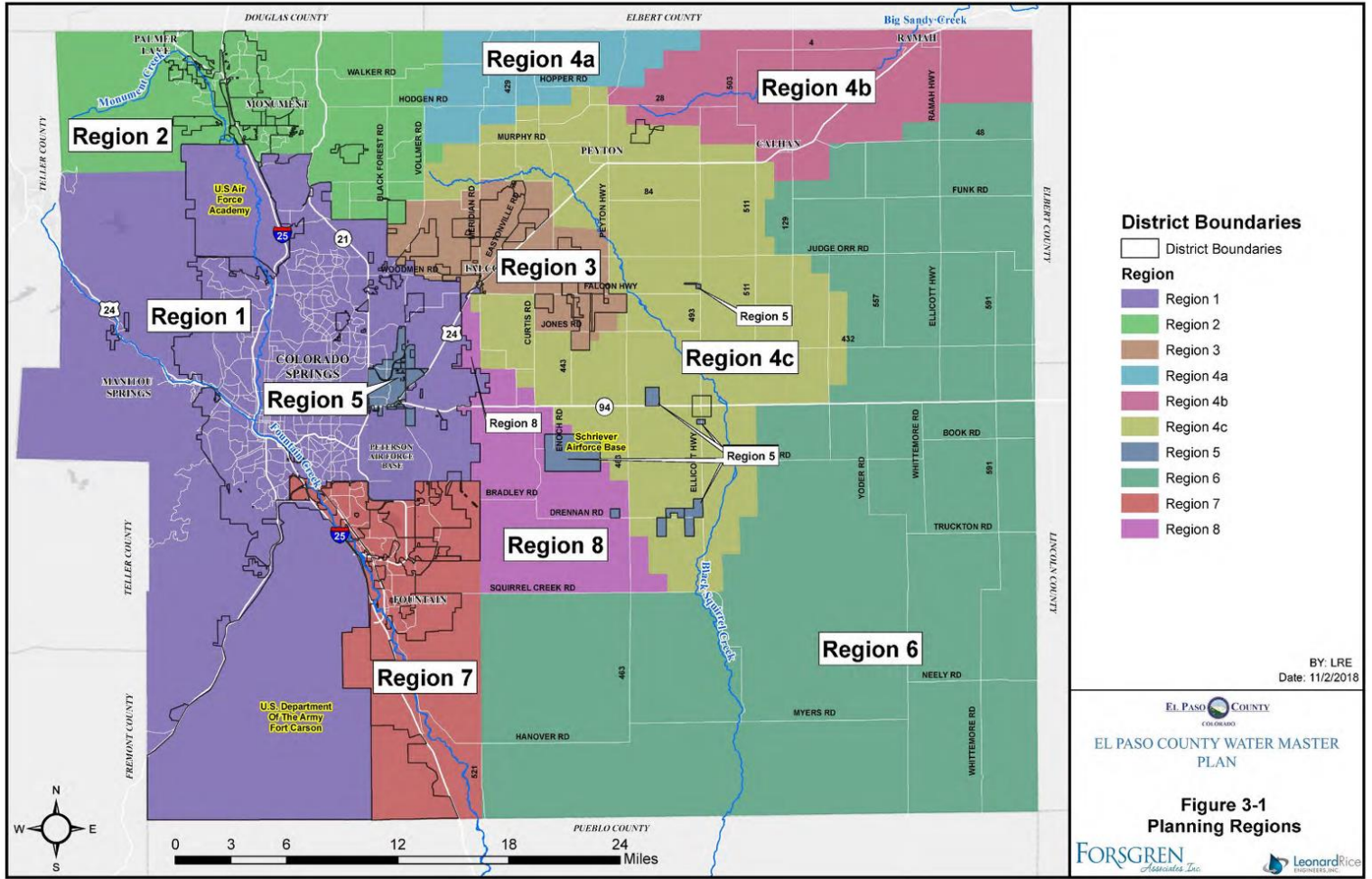
File No. P247

Map Series No. 4



0 0.10.1 0.2 Miles

Water Master Plan



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National Flood Hazard Layer FIRMette



104°47'31"W 38°46'34"N

FEMA Flood Insurance Rate Map



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (SFE) Zone A, V, AE9 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
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OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levees, See Notes, Zone X Area with Flood Risk due to Levee Zone D
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OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall

OTHER FEATURES	Cross Sections with 1% Annual Chance Water Surface Elevation 17.5 Coastal Tractect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Tractect Baseline Profile Baseline Hydrographic Feature
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MAP PANELS	Digital Data Available No Digital Data Available Unmapped
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The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/28/2024 at 2:51 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and undetermined areas cannot be used for regulatory purposes.



2880 INTERNATIONAL CIRCLE
OFFICE: (719) 520 – 6300

COLORADO SPRINGS, CO 80910
PLNWEB@ELPASOCO.COM

THOMPSON THRIFT RESIDENTIAL VENETUCCI APARTMENTS ZONE CHANGE

LETTER OF INTENT

MAY 2024, JULY 2024

OWNER:

CS 2005 INVESTMENTS LLC
10801 W CHARLESTON BLVD, SUITE 170
LAS VEGAS, NV 89135
(303) 503-1016
[CHAD ELLINGTON \(CHAD@PEAKDEVGRP.COM\)](mailto:CHAD@PEAKDEVGRP.COM)

APPLICANT:

THOMPSON THRIFT RESIDENTIAL
111 MONUMENT CIRCLE, SUITE 1500
INDIANAPOLIS, IN 46204
463.237.3261
ddungu@thompsonthrift.com

CONSULTANT :

N.E.S. INC.
KIMBERLY JOHNSON
619 N. CASCADE AVE. SUITE 200
COLORADO SPRINGS, CO 80903
719.471.0073
KJOHNSON@NESCOLORADO.COM

SITE DETAILS:

TSN: 6504300049

ADDRESS: VENETUCCI BLVD

ACREAGE: 16.229

CURRENT ZONING: PUD

CURRENT USE: VACANT

REQUEST

N.E.S. Inc. and Thompson Thrift Residential, on behalf of CS 2005 Investments LLC, request approval of a Rezone from PUD to RM-30 for a 16.229-acre property to allow multi-family residential development.

LOCATION

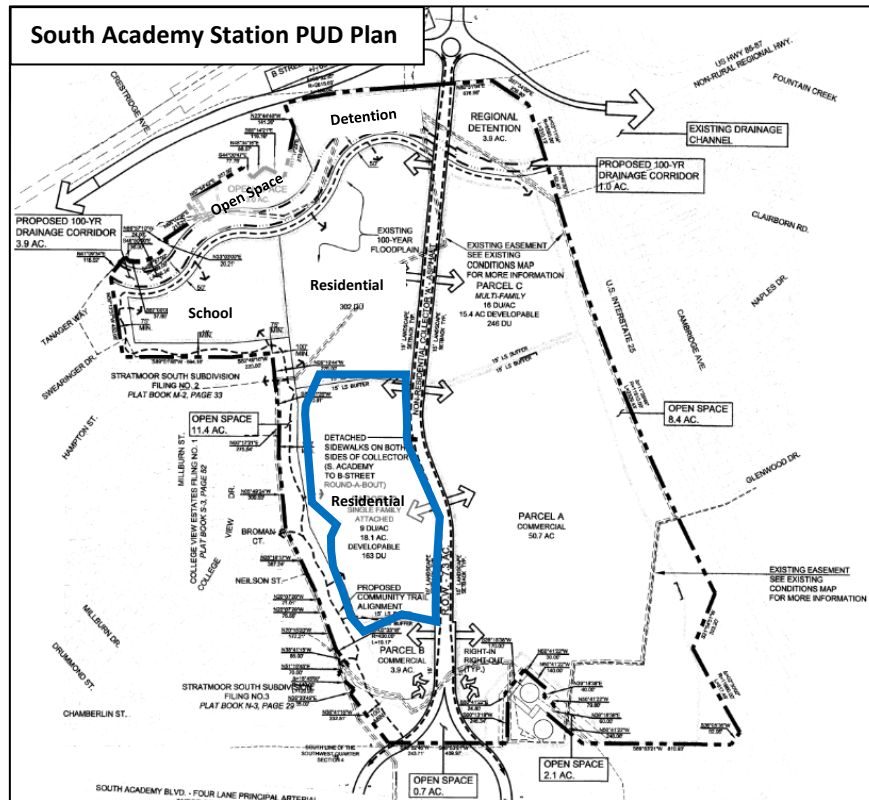
The 16.229-acre project site is located north of S. Academy Blvd, and west of Venetucci Blvd., in southwest El Paso County. The site is surrounded by residential development to the west, vacant undevelopable land to the north, vacant residential land and developed commercial land within the City of Fountain to the east and developed commercial land within the City of Fountain to the south.



PROJECT DESCRIPTION & CONTEXT

The site is currently undeveloped with no services, facilities, or structures. The property was zoned PUD, Planned Unit Development (South Academy Station) in 2008, which was amended in 2012 as currently zoned. The South Academy Station PUD is comprised of 162 acres of land on both sides of Venetucci Blvd, north of S. Academy Boulevard, South of B Street and west of I-25. The portion of the PUD west of Venetucci Blvd encompasses the subject property. The portion of the PUD east of Venetucci Blvd, and south of the subject site, has been annexed into the City of Fountain. The

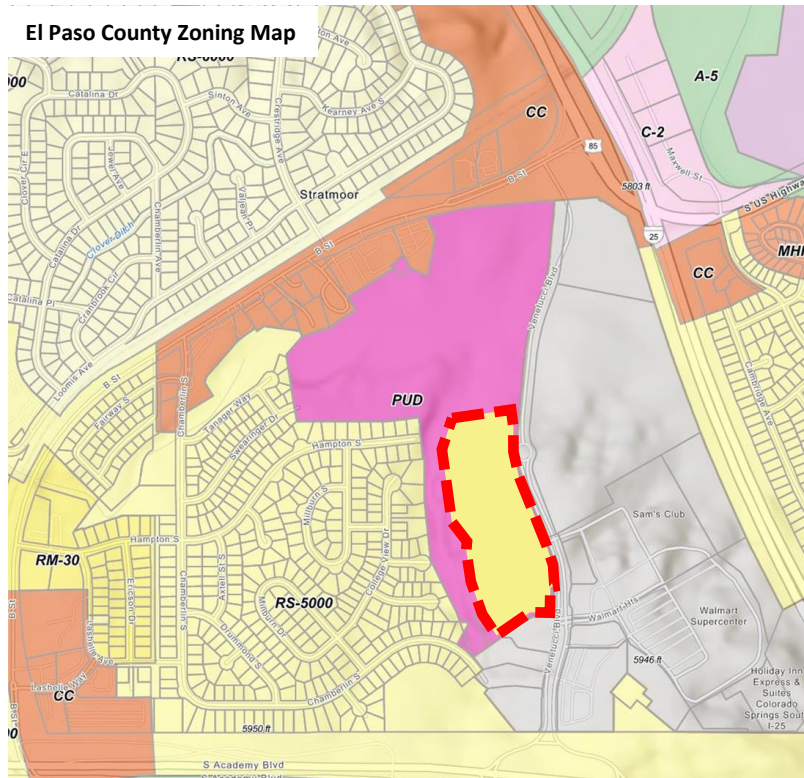
remaining portion of the PUD within El Paso County's jurisdiction, which includes the subject property, allows 465 residential units on 37 acres, public-school development on 8.1 acres, open space on 3 acres, and regional detention on 5 acres. Due to a large drainage complex (Clover Ditch), the area designated for school and residential development in the north portion of the PUD is undevelopable. Therefore, this proposed residential development will be the only additional development in this portion of the PUD.



A rezone of the property to RM-30 is requested to facilitate development of the property for a multi-family community, which is a permitted use in the RM-30 zone, up to a density of 30 DU/AC. Rezoning to RM-30 will allow the residential development planned in the west portion of the South Academy Station PUD to be developed on this 16.229-acre parcel, as opposed to being spread out over 37 acres, much of which is not appropriate for development. Further, with this rezoning, the number of units will be decreased from the allowable 465 units to approximately 336 units. The property will be developed on a single parcel and all zoning standards related to RM-30 zoning will be met.

Accessory uses and structures related to on-site parking and private recreation facilities (which may include clubhouse, pool, open space, and play area) may also be developed on the site, and are permissible accessory uses. There are no specific development standards for the principal or accessory uses proposed on the property. A storm water pond will also be constructed on the property, likely in the north portion of the site as determined by topography.

The proposed rezone to RM-30 is compatible with surrounding zoning. Land adjacent to the west of the property is developed residential land zoned RS-5000 (Residential Suburban); to the north is vacant low land zoned PUD (South Academy Station); and to the west and south is developed and undeveloped land in the City of Fountain zoned PUD (Planned Unit Development). RM-30 zoning is an appropriate zoning transition between the existing single-family residential development to the west and the existing commercial development to the south, east, and north beyond the PUD.



ACCESS AND CIRCULATION

Area access to the development will be provided by Interstate 25, US-85, and Academy Blvd. Primary access is provided by Venetucci Blvd, with direct access provided by one full movement access in alignment with Sams Heights and one at the existing round-about at the north end of the sight. There will be no connectivity or access to adjacent properties to the north, west or south.

A Traffic Impact Study is included with this submittal and provides recommendations for improvements to existing surrounding streets that will support this development. The proposed development of approximately 336 apartments will generate approximately 2,230 daily trips. The site will generate 128 morning peak hour trips and 166 afternoon peak hour trips. The Study found that the development will be successfully incorporated into the existing and future roadway network, and makes the following conclusions and recommendations (Ref. attached Study for details):

- The intersection of B Street and US-85 currently operates acceptably with level of service (LOS) B during the morning peak hour and LOS C during the afternoon peak hour; however, long vehicle queues are currently being experienced within the eastbound left turn lane

during the afternoon peak hour. To alleviate these long eastbound left turn vehicle queues, eastbound dual left turn lanes could be considered at this intersection. Therefore, the intersection of B Street and US-85 was evaluated with implementation of eastbound dual left turn lanes under existing signal control in this study. Vehicles queues are expected to be mitigated with eastbound dual left turn lanes at the B Street and US-85 intersection while this intersection is expected to operate with LOS C during the peak hour in 2045 under signal control. It should be noted that project traffic is expected to contribute approximately 3.9 percent of the eastbound left turn movements at this intersection in 2025.

- An eastbound right turn lane is warranted at the B Street and Venetucci Boulevard intersection based on El Paso County standards and existing traffic volumes. To meet El Paso County standards, this right turn lane should provide a length of 305 feet with a 160-foot taper. Of note, this eastbound right turn lane is warranted based on existing traffic volumes while project traffic is expected to contribute to approximately 4.1 percent of the eastbound right turn movements at this intersection in 2025.
- With project construction, a private access west leg will be constructed at the Walmart North Access and Venetucci Boulevard intersection (#3) to provide access to the project. It is recommended that this west leg be designated with a separate left turn lane and a shared through/right turn lane. Additionally, a northbound left turn lane is currently striped out for future use at this proposed project access. This northbound left turn lane should be designated to a maximum possible length of 150 feet plus a 140-foot shared taper.
- With completion of the Venetucci Thompson Thrift project, a second access will be provided by a proposed north full movement access along the west side of Venetucci Boulevard to be incorporated into the existing roundabout (#7). The proposed north access along the west side of Venetucci Boulevard to align with the existing roundabout (#7) is recommended to have one lane and yield control for all three approaches.
- Any on-site or off-site improvements should be incorporated into the Civil Drawings and conform to standards of El Paso County, CDOT, and the Manual on Uniform Traffic Control Devices (MUTCD) – 2009 Edition.

ROAD IMPACT FEE

Per the Road Impact Fee ordinance, all property in unincorporated El Paso County that receives a land use approval, either in a public hearing or administratively, is subject to the payment of Road Impact Fees. The applicant has not yet determined if they intend to request inclusion into a public improvement district (5 mill or 10 mill) or pay the full fee. This decision will be made in conjunction with the Final Plat and Site Development Plan submittal.

UTILITIES

The proposed residential lot will be served by central water and sewer supply systems provided by Stratmoor Hills Water District and the Stratmoor Hills Sanitation District. A stormwater quality/detention pond is planned in the northeast corner of the site. Electric and gas service will be provided by Colorado Springs Utilities.

FLOODPLAIN AND WETLANDS

There are no wetlands within the project boundaries, and there are no waterbodies which would create floodplains on the property. There is a large drainage complex (Clover Ditch) north of the subject property, which creates floodplain and wetlands. This area is not part of the development; however, the property owner will make channel and bank stabilization improvements in conjunction with development of the subject property.

WILDLIFE

According to the Impact Identification study conducted with the South Academy Station PUD Sketch Plan (2012), which includes the subject property, “the U.S. Fish and Wildlife Service reviewed information pertinent to the property and concluded that development of the PUD area should not have direct adverse effects to the Preble’s Jumping Mouse or the species habitat”.

Community Outreach

A neighborhood meeting is not required for this proposed Rezone. Thompson Thrift, however, opted to host a voluntary neighborhood meeting that was held on February 13, 2024, with approximately 10 people in attendance. A copy of the sign-in sheet and meeting minutes are submitted with this application. Comments and concerns will be considered and addressed during site planning to the extent possible.

DEVELOPMENT TIMELINE

The development is intended to be developed as one phase over the course of two years.

ANNEXATION

The Cities of Colorado Springs and Fountain Hills have not expressed interest in annexation of this property.

PROJECT JUSTIFICATION

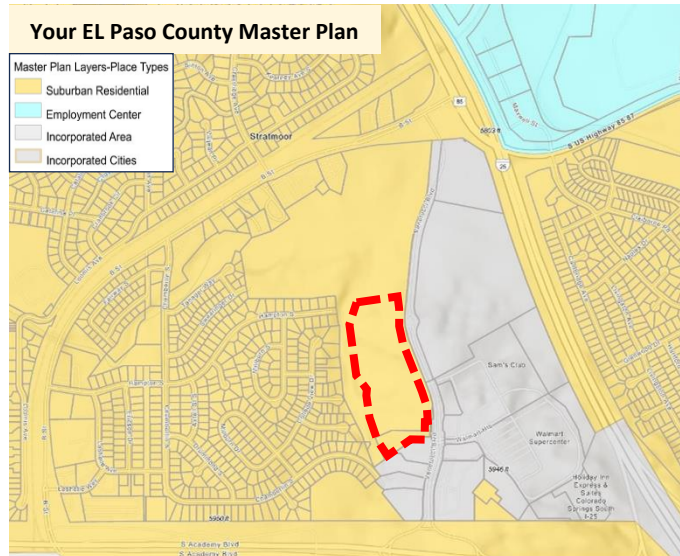
The criteria for assessing Map Amendments (Rezoning) are set out in Chapter 5.3.5.B of the El Paso County Land Development Code. The requested rezoning from PUD to RM-30 is justified against these criteria as follows:

- 1. The application is in general conformance with the El Paso County master plan including applicable small area plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;**

- A. Your El Paso County Master Plan**

The Master Plan for El Paso County was effective on October 6, 2021. The proposed rezone from PUD to RM-30 is consistent with the Master Plan.

The Placetypes map in the Master Plan classifies this property and the surrounding area as “Suburban Residential”, where the primary land use is single-family detached residential with multi-family residential as a supporting land use. The Suburban Residential placetype comprises the County’s traditional residential neighborhoods with supporting commercial at key intersections. The Master Plan states that “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”. This development meets the spirit and intent of the Suburban Residential placetype as it is a small multi-family development surrounded by a larger single-family detached and commercial development, and is secondary to, and supporting of such land uses. The property also serves as a buffer and transition from I-25 and commercial development to the lower density neighborhoods. Characteristics of the Suburban Residential placetype include the following:



- *Residential blocks are fully developed and well maintained with higher density uses adjacent to urban residential placetypes.* This site is adjacent to urban placetypes, such as Wal-Mart, Sam’s Club, and other commercial developments in the City of Fountain, as well as smaller lot residential.
- *Properties are generally connected through a network of sidewalks often on both sides of the street.* The development is adjacent to Venetucci Blvd, which has a sidewalk on both sides, and provides connections to commercial uses in the area. The residential development to the west has a network of sidewalks, however, due to existing topography, they will not connect to the subject property directly. There is an informal trail between the subject property and the adjacent neighborhood to the west.
- *Connectivity to trails, hiking paths, and bike lanes provide access to parks, open space, different neighborhoods, jobs, services, and transit if available.* The property has great connectivity to parks, open spaces, surrounding neighborhood, jobs, services and transit. There is a 10-foot’ wide trail along the west side of Venetucci Blvd adjacent to the property and a sidewalk on the east side of Venetucci Blvd between the two proposed access points to the property. The trail along Venetucci Blvd connects to a trail system that crosses under S. Academy Blvd and runs along the south side of S Academy Blvd. There is also an informal trail that runs along the west side of the subject property adjacent to the single-

family residential neighborhood that ties to the open space areas around the Clover Ditch. This open space area is immediately north of the development property and will remain as open space due to natural features and the Clover Ditch.

There are bus routes on both Venetucci Blvd and S. Academy Blvd; and the Pikes Peak State College Centennial Bus Transfer Center is located on the campus on the south side of Academy Blvd. There are no bike facilities in this area.

- *Neighborhood scale parks and open space are distributed throughout the residential development and support community gathering and recreation.* The development will have on-site amenities for tenants. Immediately to the north of the development area is a large open space area with informal trails, and natural features that deem the property undevelopable. This area is accessible to the development and will remain as open space. The closest neighborhood park is Stratmoor Park, located just under a mile northwest of the property, and Cheyenne Meadows Park is further to the west at just under 2 miles from the property. Stratmore Hills Elementary School has a playground and is located approximately 1.5 miles from the property.

The Areas of Change section of the Master Plan show the property as being in Transition. These areas are fully developed parts of the County that may completely or significantly change in character. Development/Redevelopment is expected to be intense enough to transition the area to a new type of development.

The Key Areas Map shows this property between the Fort Carson Military Installations and 2-Mile Notification Zone and the Colorado Spring Airport/Peterson Space Force Base. Key areas have their own unique identities and distinct characteristics. The Military Installations key area related to Fort Carson focuses the pursuit of conservation and compatible land use buffering efforts; and creating fire mitigation plans to reduce the potential for wildfire impacts in neighborhoods adjacent to installations and training areas. The Military Installations key area for Colorado Springs Airport/Peterson Space Force Base focuses on coordinating land use development applications located between Peterson AFB and Schriever AFB to limit radio frequency spectrum impacts; managing encroachment issues from nearby development; and pursuit of conservation partnering opportunities for compatible land use buffering under flight training and other critical areas. Development of the property for apartments will provide another housing option for military and civilian personnel that work on the base. The development site is buffered from Fort Carson by existing and developing adjacent commercial properties as well as the Colorado State College Centennial campus, located on the south side of S. Academy Blvd.

The Housing and Communities chapter of the Master Plan identifies its core principle to “preserve and develop neighborhoods with a mix of housing types”, and that “Housing variety provides multiple options to support residents regardless of income, household size, and age.

Providing an equitable mix of housing can ensure the viability of El Paso County as a home for all.” This chapter also indicates a shift toward renting, projecting that by 2050, 41% of housing units will be rental, and that multi-family housing will make up the majority of rental units. The plan recognizes that “Existing multifamily units provide rental housing options, but the County will need significantly more throughout the life of this Plan to capture projected growth within the region” and that “it is important that a mix of housing types be developed to provide options that support market demand and ensure affordability.” The plan goes on to say the “The County should increase density in key areas to reduce the land cost per unit for development. The primary focus should be in Urban Residential and Suburban Residential placetypes, which are appropriate for accommodating significant density that still conforms to the community’s desired character.”

The Transportation and Mobility Chapter of the Master Plan does not identify any road capacity improvements in the area of the development. Resurfacing of Academy Blvd west of this area is identified and currently on-going. The Traffic Impact Study for this project identifies recommended development related improvements as noted above.

The Public Facilities chapter of the Master Plan shows a County Fire Facility on the east side of Venetucci Blvd north of the development site, a State and Federal Fire facility south of Academy Blvd and the development area, and a public school in the north portion of the PUD adjacent to the development site, where the land has been determined to be undevelopable.

B. Water Master Plan

The subject property lies within the El Paso County Water Master Planning area, Region 7, within the Stratmoor Hills Water District. This area is not identified as an expected growth area, likely due to its proximity to the City of Fountain Municipal Boundary.

Region 7 has a current water supply of 15,376-acre feet per year and a current demand of 10,141-acre feet per year. The 2040 water supply is projected to be 25,241-acre feet per year and the projected demand is 15,846-acre feet. The 2060 water supply is projected to be 27,840-acre feet per year, whereas the demand is anticipated to be 26,959-acre feet per year; therefore, there is projected to be a surplus supply of water for central water providers in this region of the County.

A finding of water sufficiency regarding quantity, dependability, and quality is not being requested, nor is it required, with the proposed rezoning, but would occur later at the Final Plat and Site Development Plan stage of development. The applicant is proposing the subject development be served by the Stratmoor Hills Water District.

- **Policy 5.2.4:** *Encourage the locating of new development where it can take advantage of existing or proposed water supply projects that would allow shared infrastructure costs. The proposed subdivision is located within the service area of the Stratmoor Hills Water District.*

Water and Sewer service will be provided by extending water and sewer lines from adjacent developed areas to the west. A Will Serve Letter will be provided with later development review requests.

- **Policy 5.5.1:** *Discourage individual wells for new subdivisions with 2.5 acre or smaller average lot sizes, especially in the near-surface aquifers, when there is a reasonable opportunity to connect to an existing central system, alternatively, or construct a new central water supply system when economies of scale to do so can be achieved.* This site will be developed using a central public water supply.

C. Parks Master Plan

There are no new parks shown in the area of the development site. site lies south of the existing Stratmoor Hills Park, however there is developed residential land between the and the subject property. The Trails Master Plan identifies a proposed Secondary Regional Trail in the development area that follows the creek.

2. The rezoning is in compliance with all applicable statutory provisions, including but not limited to c.r.s. §30-28-111 §30-28-113, and §30-28-116;

As the proposed rezoning is consistent with the County Master Plan and is compatible with adjacent land uses and the approved PUD Plan for the property, it therefore complies with the statutory provisions that allow County's to establish, limit, regulate, or amend zoning within the unincorporated parts of El Paso County in the interests of public health, safety and welfare.

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

As noted above, the proposed RM-30 zoning is compatible with adjacent PUD and RS-6000 zoning and land uses, as it will be subordinate to the surrounding single-family residential uses and acts as a transition between the single-family neighborhood to the west and the existing and developing commercial areas to the north, south and east. The proposed rezone to allow multi-family uses is consistent with the approved Academy Station PUD Plan, which shows residential development in this area.

4. The site is suitable for the intended use, including the ability to meet the standards as described in chapter 5 of the land development code, for the intended zone district.

It is proposed to develop the single parcel as one lot with multi-family apartments, which is a permitted use in the RM-30 zone. The property is adequate to accommodate the RM-30 zone required setbacks of 25-foot front and 15-foot side and rear, maximum lot coverage of 60%, as well as landscape setbacks and open space requirements. The likely three-level buildings will fit within the maximum allowed height of 40 feet. Based on the requirement of 5,000 square feet minimum lot area for the first 3 units, and 1,000 square feet of additional lot area for each additional unit, the

parcel acreage would allow for 512 units at 30 DU/AC, which is significantly more than the approximately 336 units proposed.

p:\thompson thrift\venetucci boulevard\admin\submittals\rezone\1st
submittal\venetucci_letter_of_intent_1st_submittal.docx

ZONING MAP

THOMPSON THRIFT - VENETUCCI

COMMENCING AT THE NORTHWESTERLY CORNER OF SOUTH ACADEMY HIGHLANDS FILING NO. 4 RECORDED UNDER RECEPTION NO. 222714970, EL PASO COUNTY, COLORADO

LEGAL DESCRIPTION

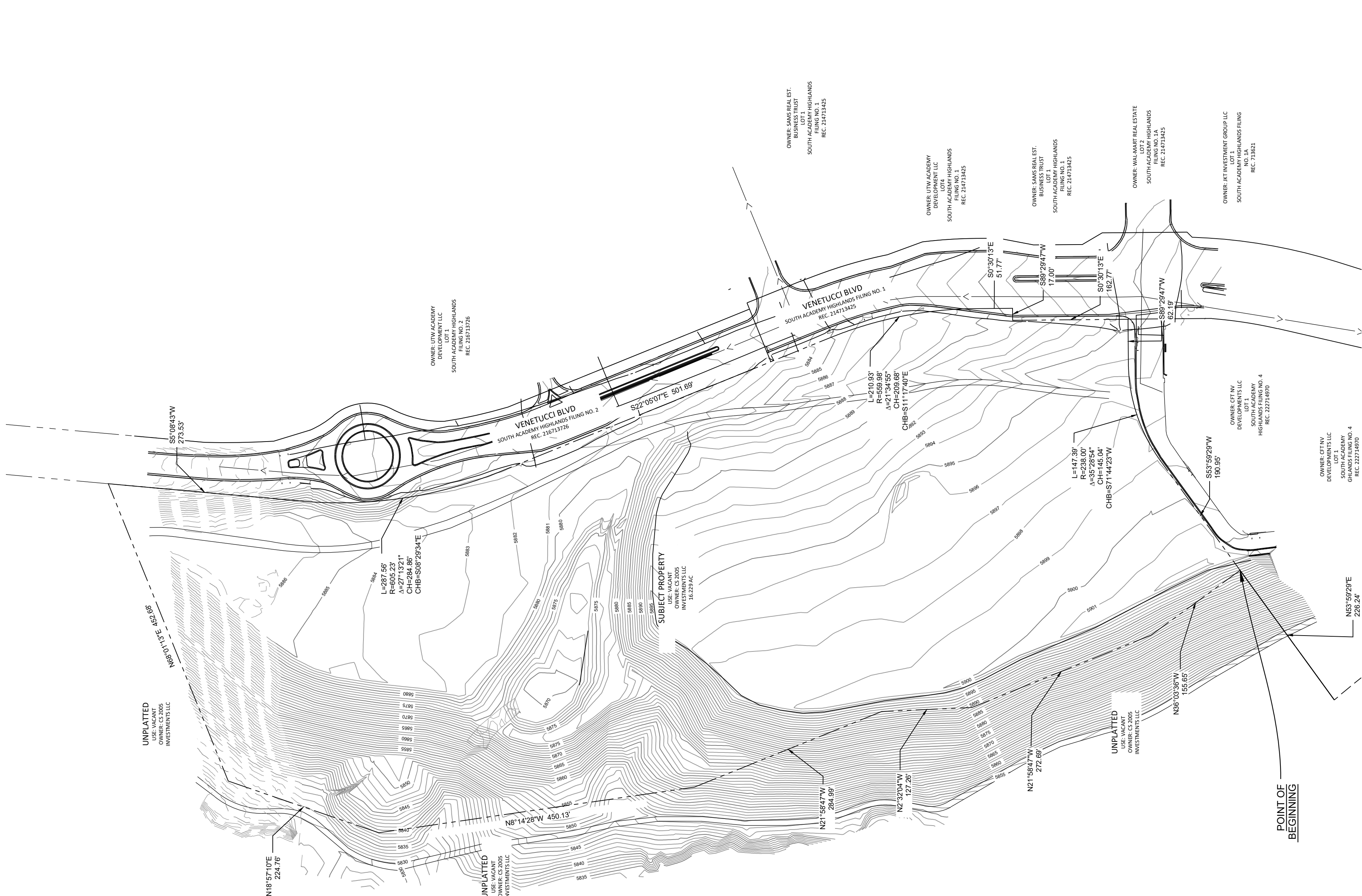
A PARCEL OF LAND BEING A PORTION OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, RECORDS OF EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SOUTH ACADEMY HIGHLANDS FILING NO. 4 RECORDED UNDER RECEPTION NO. 222714970, EL PASO COUNTY, COLORADO; THENCE N 53° 59' 29" E, ALONG THE NORTHERLY LINE OF OF SAID SOUTH ACADEMY HIGHLANDS FILING NO. 4 (BASIS OF BEARING), A DISTANCE OF 226.24 FEET TO THE POINT OF BEGINNING;

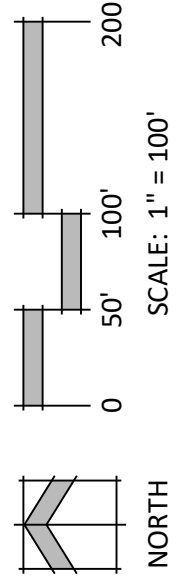
- THENCE N 36° 03' 36" W, A DISTANCE OF 155.65 FEET;
THENCE N 21° 58' 47" W, A DISTANCE OF 172.69 FEET;
THENCE N 02° 32' 04" W, A DISTANCE OF 127.26 FEET;
THENCE N 21° 58' 47" W, A DISTANCE OF 284.39 FEET;
THENCE N 08° 14' 28" W, A DISTANCE OF 450.13 FEET;
THENCE N 18° 57' 10" E, A DISTANCE OF 224.76 FEET;
THENCE N 68° 01' 13" E, A DISTANCE OF 452.68 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF VENETUCCI BOULEVARD;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID VENETUCCI BOULEVARD, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

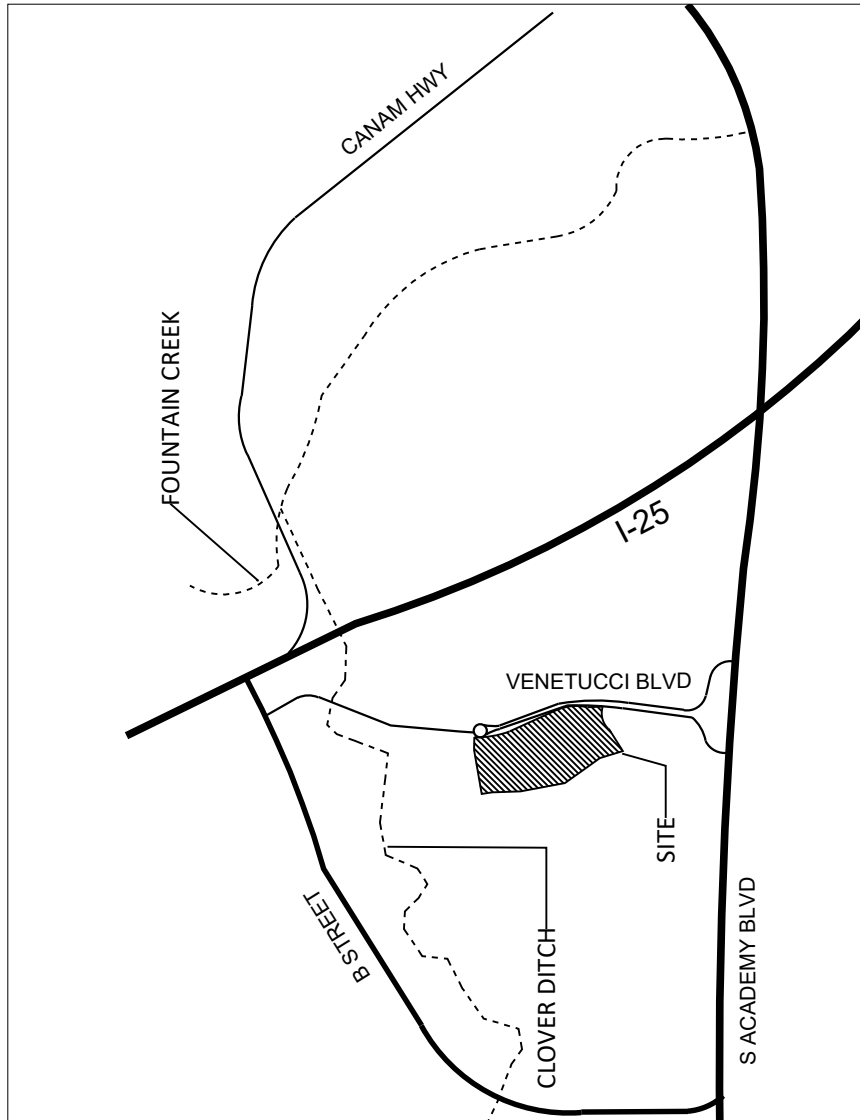
- 1) THENCE S 05° 08' 43" W, A DISTANCE OF 273.53 FEET TO A POINT OF CURVATURE;
 - 2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 605.23 FEET, A CENTRAL ANGLE OF 27° 13' 21", AND AN ARC LENGTH OF 287.56 FEET, THE CHORD OF WHICH BEARS S 08° 29' 34" E, A DISTANCE OF 284.86 FEET;
 - 3) THENCE S 22° 05' 07" E, A DISTANCE OF 501.69 FEET TO A POINT OF CURVATURE;
 - 4) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 559.98 FEET, A CENTRAL ANGLE OF 21° 34' 55", AND AN ARC LENGTH OF 210.93 FEET, THE CHORD OF WHICH BEARS S 11° 17' 40" E, A DISTANCE OF 209.68 FEET;
 - 5) THENCE S 00° 30' 13" E, A DISTANCE OF 51.77 FEET;
 - 6) THENCE S 89° 29' 47" W, A DISTANCE OF 17.00 FEET;
 - 7) THENCE S 00° 30' 13" E, A DISTANCE OF 162.77 FEET TO A POINT ON THE NORTH LINE OF LOT 1, SAID SOUTH ACADEMY HIGHLANDS FILING NO. 4;
- THENCE ALONG THE NORTH LINES OF SAID LOT 1, THE FOLLOWING THREE (3) COURSES AND DISTANCES:
- 1) THENCE S 89° 29' 47" W, A DISTANCE OF 62.19 FEET TO A POINT OF CURVATURE;
 - 2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 238.00 FEET, A CENTRAL ANGLE OF 35° 28' 54", AND AN ARC LENGTH OF 147.39 FEET, THE CHORD OF WHICH BEARS S 71° 44' 23" W, A DISTANCE OF 145.04 FEET;
 - 3) THENCE S 53° 59' 29" W, A DISTANCE OF 190.95 FEET TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 706,949 SQUARE FEET OR 16.229 ACRES, MORE OR LESS.



REZONE MAP EXHIBIT



VICINITY MAP



SITE DATA

Tax ID Number: 6504300049
Total Area: 15.426 AC
Concept Zoning: PUD
Proposed Zoning: RM-30
Current Use: Vacant
Sketch Plan: South Academy Station

PROJECT TEAM

OWNER: CS 2005 INVESTMENT LLC
10801 W CHARLESTON BLVD, SUITE 170
LAS VEGAS, NV 89135

APPLICANT: THOMPSON THRIFT RESIDENTIAL
111 MONUMENT CIRCLE, SUITE 1500
INDIANAPOLIS, IN 46204

CONSULTANT: N.E.S. INC.
619 N. CASCADE AVE, SUITE 200
COLORADO SPRINGS, CO 80903



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719-471-0073
Fax 719-471-0267
www.nescolorado.com
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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

THOMPSON
THRIFT
VENETUCCI
ZONING MAP

VENETUCCI BLVD.

DATE: 05.01.24
PROJECT MGR: K. JOHNSON
PREPARED BY: T. KNAB

PROJECT INFO

STAMP

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

REZONE MAP

SHEET TITLE

1

SHEET NUMBER

1 OF 1

PLAN FILE #

MAP AMENDMENT (REZONING) (RECOMMEND APPROVAL)

_____ moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. P247

MULTIFAMILY DEVELOPMENT FISHERS CANYON - THOMPSON THRIFT VENETUCCI

WHEREAS, CS 2005 Investments III LLC did file an application with the El Paso County Planning and Community Development Department for approval of a Map Amendment (Rezoning) to amend the El Paso County Zoning Map for property in the unincorporated area of El Paso County as described in Exhibit A and depicted in Exhibit B, attached hereto and incorporated herein by reference, from the PUD (Planned Unit Development) zoning district to the RM-30 (Residential Multi-Dwelling) zoning district; and

WHEREAS, a public hearing was held by this Commission on August 1, 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. The proposed land use does not permit the use of an area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor;

6. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations; and
7. For the above-stated and other reasons, the proposed amendment of the El Paso County Zoning Map is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

WHEREAS, when approving a Map Amendment (Rezoning), the Planning Commission and the Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 5.3.5.B of the El Paso County Land Development Code (as amended):

1. The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;
2. The rezoning is in compliance with all applicable statutory provisions, including but not limited to C.R.S. § 30-28-111, § 30-28-113, and § 30-28-116;
3. The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and
4. The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.

NOW, THEREFORE, BE IT RESOLVED, the El Paso County Planning Commission recommends that the petition of CS 2005 Investments III LLC for approval of a Map Amendment (Rezoning) to amend the El Paso County Zoning Map for property located in the unincorporated area of El Paso County from the PUD (Planned Unit Development) zoning district to the RM-30 (Residential Multi-Dwelling) zoning district be approved by the Board of County Commissioners with the following conditions and notations:

CONDITIONS

1. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements. Applicable agencies include but are not limited to: the Colorado Parks and 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 threatened species.
2. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the RM-30 (Residential Multi-Dwelling) Zoning District and with the applicable sections of the Land Development Code and Engineering Criteria Manual.

- 3. A updated Traffic Impact Study addressing comments from Colorado Department of Transportation (CDOT) comment letter dated June 26, 2024, and City of Fountain comment letter dated June 26, 2024, shall be submitted at the time of Final Plat.
- 4. A Development Agreement in accordance with the terms described in the comment letter dated June 26, 2024, shall be satisfied at the time of Final Plat.

NOTATIONS

- 1. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.
- 2. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

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.

_____ 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
Brandy Merriam	aye / no / non-voting / recused / absent
Bryce Schuettpeiz	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 ____ to ____ by the El Paso County Planning Commission, State of Colorado.

DONE THIS 1st day of August 2024 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: _____
Chair

EXHIBIT A

A PARCEL OF LAND BEING A PORTION OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, RECORDS OF EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SOUTH ACADEMY HIGHLANDS FILING NO. 4 RECORDED UNDER RECEPTION NO. 222714970, EL PASO COUNTY, COLORADO; THENCE N 53° 59' 29" E, ALONG THE NORTHERLY LINE OF OF SAID SOUTH ACADEMY HIGHLANDS FILING NO. 4 (BASIS OF BEARING), A DISTANCE OF 226.24 FEET TO THE POINT OF BEGINNING;

THENCE N 36° 03' 36" W, A DISTANCE OF 155.65 FEET;
THENCE N 21° 58' 47" W, A DISTANCE OF 272.69 FEET;
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THENCE N 21° 58' 47" W, A DISTANCE OF 284.99 FEET;
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- 3) THENCE S 22° 05' 07" E, A DISTANCE OF 501.69 FEET TO A POINT OF CURVATURE;
- 4) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 559.98 FEET, A CENTRAL ANGLE OF 21° 34' 55", AND AN ARC LENGTH OF 210.93 FEET, THE CHORD OF WHICH BEARS S 11° 17' 40" E, A DISTANCE OF 209.68 FEET;
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- 3) THENCE S 53° 59' 29" W, A DISTANCE OF 190.95 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 706,949 SQUARE FEET OR 16.229 ACRES, MORE OR LESS.

EXHIBIT B

LEGAL DESCRIPTION

1. The following are the names of the 100 students who took the test in the 100th grade of the 100th school in the 100th district of the 100th state of the 100th country of the 100th world. The names are listed in alphabetical order of the last name. The first name is the first name, the middle name is the middle name, and the last name is the last name. The names are listed in the following order: 1. John A. Doe, 2. Jane B. Smith, 3. Robert C. Johnson, 4. Mary D. Williams, 5. Charles E. Brown, 6. Susan F. Green, 7. David G. White, 8. Elizabeth H. Black, 9. Michael I. Gray, 10. Patricia J. King, 11. Christopher L. Lee, 12. Jennifer M. Hall, 13. Matthew N. Young, 14. Ashley O. Wright, 15. Daniel P. Scott, 16. Rebecca Q. Adams, 17. Andrew R. Baker, 18. Stephanie S. Carter, 19. Benjamin T. Evans, 20. Victoria U. Fisher, 21. Gregory V. Hill, 22. Hannah W. Jones, 23. Ian X. Kelly, 24. Olivia Y. Lewis, 25. Noah Z. Martin, 26. Sophia A. Nelson, 27. Lucas B. Owen, 28. Isabella C. Parker, 29. Ethan D. Quinn, 30. Mia E. Reed, 31. Alexander F. Shaw, 32. Charlotte G. Stone, 33. William H. Taylor, 34. Amelia I. Turner, 35. James J. Vance, 36. Emily K. Webb, 37. Benjamin L. Wright, 38. Sophia M. Young, 39. Daniel N. Adams, 40. Victoria O. Baker, 41. Gregory P. Carter, 42. Hannah Q. Evans, 43. Ian R. Fisher, 44. Olivia S. Hill, 45. Noah T. Jones, 46. Sophia U. Kelly, 47. Lucas V. Lewis, 48. Isabella W. Martin, 49. Ethan X. Nelson, 50. Mia Y. Owen, 51. Alexander Z. Parker, 52. Charlotte A. Quinn, 53. William B. Reed, 54. Amelia C. Shaw, 55. James D. Stone, 56. Emily E. Taylor, 57. Benjamin F. Turner, 58. Sophia G. Vance, 59. Daniel H. Webb, 60. Victoria I. Wright, 61. Gregory J. Young, 62. Hannah K. Adams, 63. Ian L. Baker, 64. Olivia M. Carter, 65. Noah N. Evans, 66. Sophia O. Fisher, 67. Lucas P. Hill, 68. Isabella Q. Jones, 69. Ethan R. Kelly, 70. Mia S. Lewis, 71. Alexander T. Martin, 72. Charlotte U. Nelson, 73. William V. Owen, 74. Amelia W. Parker, 75. James X. Quinn, 76. Emily Y. Reed, 77. Benjamin Z. Shaw, 78. Sophia A. Stone, 79. Daniel B. Taylor, 80. Victoria C. Turner, 81. Gregory E. Vance, 82. Hannah F. Webb, 83. Ian G. Wright, 84. Olivia H. Young, 85. Noah I. Adams, 86. Sophia J. Baker, 87. Lucas K. Carter, 88. Isabella L. Evans, 89. Ethan M. Fisher, 90. Mia N. Hill, 91. Alexander O. Jones, 92. Charlotte P. Kelly, 93. William Q. Lewis, 94. Amelia R. Martin, 95. James S. Nelson, 96. Emily T. Owen, 97. Benjamin U. Parker, 98. Sophia V. Quinn, 99. Daniel W. Reed, 100. Victoria X. Shaw.

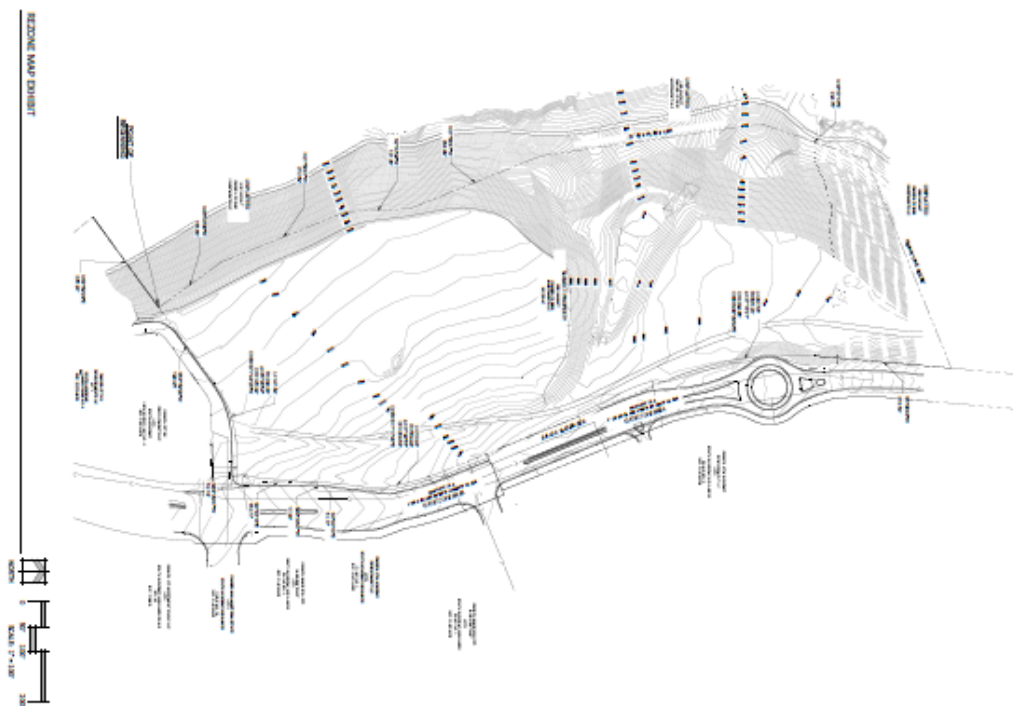
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5. The following are the names of the 100 students who took the test in the 100th grade of the 100th school in the 100th district

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INDIANAPOLIS, IN 46204

ARCHITECT
THOMASIN THORNTON & ASSOCIATES
111 MONTELEONE CIRCLE SUITE 1500
INDIANAPOLIS, IN 46204

LABORER
1,000 IN CHARLESTON, S.C.; 5,000 IN
LABETONIA, GA; 600 IN TX

MONTHLY MAP



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Columbus, Ohio, 43204-5000

THOMPSON
THRIFT
VENETUCCI

CONCLUSIONS

[illegible]

BEZONNE MA

