

APPLICANT-OWNER/CONSULTANT INFORMATION:

OWNER/APPLICANT

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719-922-2181

PLANNING SUPPORT

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ENGINEERING/SURVEYING

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LOCATION, ACREAGE, PARCEL ID INFO, & ZONING

The application for a map amendment (rezoning) includes Parcel No. 3414102015. The proposed rezoning is located near the southeast corner of the intersection of State Highway 94 and future Springs Road (see vicinity map insert and map exhibit for details). The total acreage of the proposed rezone is ±4.28. (Currently Zoned: Planned Unit Development [PUD]).



REQUEST

The application is to Rezone 4.28 acres from the PUD zone to the Commercial Services zoning district (CS). The application includes the following request:

- Approval to rezone Parcel No. 3414102015 to CS to match adjacent Parcels, 3414102013 and 3414102014, located west of said parcel.
- The Rezone process is projected to run concurrently with the site development plan of all three parcels for the purpose of being replatted at a later date to include a total of eight (8) commercial lots.
- The rezone of will be for commercial use, as proposed in the traffic study.

The specific uses of the site shall be limited to those included in the traffic impact study provided with PCD file no. SF2317. The applicant shall be required to provide a revised traffic impact study to be submitted and approved prior to initiation of any uses beyond those included in the traffic impact study.

JUSTIFICATION

The applicant requests approval of the rezoning based on findings of compliance with the following Goals:

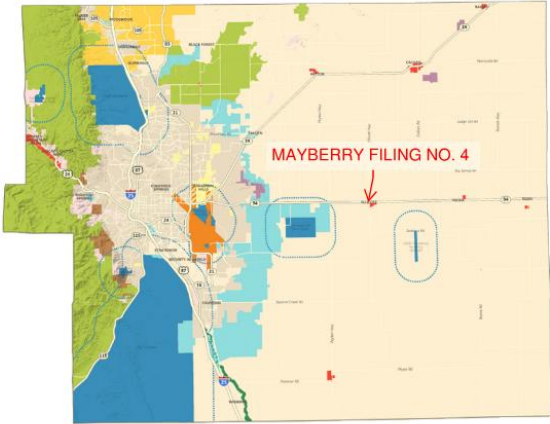
- Goal 1.1 - Ensure compatibility with established character and infrastructure capacity.
- Goal 1.3 - Encourage a range of development types to support a variety of land uses.

The proposed Rezone from the PUD district to the CS district provides opportunity for the developer to include additional commercial uses in this area, designating a CS zoned district creates a buffer from the residential use PUD development to the south from the State Highway 94 corridor. The proposed CS district and future plans to subdivide the parcels into eight (8) commercial lots allow the developer to maintain compliance with the previously approved Ellicott Town Center (SKP-05-005), soon to be amended to the proposed "Mayberry Communities Sketch Plan". In addition, the subject parcels directly abut State Highway 94 which is a busy corridor with vehicles traveling at high rates of speed creating above average noise. Providing commercial development directly adjacent to this expressway will act as a transition from this corridor into the Mayberry development. Furthermore, this commercial development, with any buffering and code compliant landscaping, will buffer future and planned residential developments in the surrounding area that are located within the Suburban and Rural placetypes to the east, west, and south.

| PLACETYPES | LAND USES | | | | | | | | | | | | | | | | | | | | |
|---------------------|-------------|---------------|--------|------------------------|------------------------|-------------|-----------|------------|-------------------|--------------------|--------------------|------------------------|--------------------------------|------------------|--------------------|-----------------------|-----------------------------|---------------|---------|---|---|
| | Agriculture | Farm/Homesite | Estate | Single-Family Detached | Single-Family Attached | Multifamily | Mixed Use | Restaurant | Commercial Retail | Commercial Service | Tourism/Commercial | Entertainment and Arts | Light Industrial/Business Park | Heavy Industrial | Military Operation | Parks and Open Spaces | Natural and Paleontological | Institutional | Utility | | |
| Rural | ● | ● | ○ | | | | | | | | | | | | | | | | | ● | ○ |
| Large Lot | ○ | | ● | | | | | | ○ | | | | | | | | | | | ○ | |
| Suburban | | | ● | ○ | ○ | | | | ○ | ○ | | | | | | | | | | ○ | ○ |
| Urban Residential | | | ● | ● | ○ | ○ | | ○ | ○ | ○ | | ○ | | | | | | | | ○ | ○ |
| Rural Center | | | ● | ○ | ○ | | | ● | ● | ● | | | | | | | | | | | ● |
| Regional Center | | | | ○ | ○ | ○ | | ● | ● | ● | ● | ● | ○ | | | | | | | | ○ |
| Employment Center | | | | | | | | ○ | ○ | ○ | | | ● | ● | ● | | | | | | |
| Regional Open Space | | | | | | | | | | | | | | | | | | | | ● | ● |
| Mountain Interface | | | ○ | | | | | ○ | ○ | ○ | ○ | | | | | | | | | ● | ● |
| Military | | | ○ | ○ | ● | | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Utility | | | | | | | | | | | | | | | | | | | | ○ | ● |

● Primary Land Use: More prominent and play a pivotal role in characterizing that placetype
 ○ Supporting Land Use: Less prevalent and serve to support the primary land use.

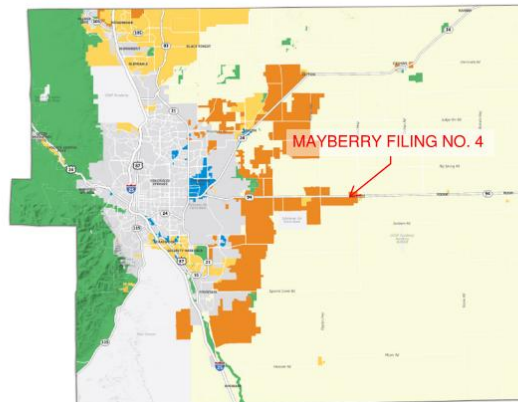
Key Areas:



- Key Areas**
- Military Installations and 2-Mile Notification Zone
 - Potential Area For Remediation
 - Enclaves or Near Enclaves
 - Pikes Peak Influence Area
 - Small Town & Rural Communities
 - Forested Area
 - Fountain Creek Watershed Flood Control & Greenway District
 - Tri-Lakes Area
 - Colorado Springs Airport/ Peterson Air Force Base
 - Uncommon Natural Resources

The property is not located within the ten (10) classifications of key areas.

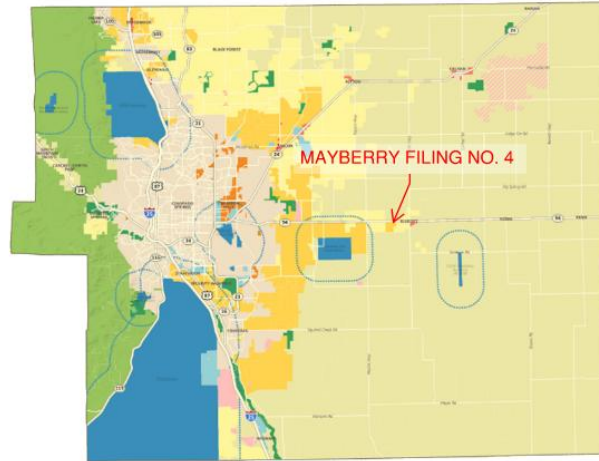
Areas of Change:



Areas of Change

- Protected/Conservation Area
- Minimal Change: Undeveloped
- Minimal Change: Developed
- New Development
- Transition

Mayberry Filing No 4 Rezone is located in the area expected for “New Development”. It is understood that 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.



Placetypes

| | | |
|--|---|--|
|  Military |  Urban Residential |  Regional Open Space |
|  Rural |  Rural Center |  Mountain Interface |
|  Large Lot Residential |  Regional Center |  Utility |
|  Suburban Residential |  Employment Center |  Incorporated Area |

Mayberry Filing No. 4 is located within the Suburban Residential type. This land use is designated for Suburban Residential, Traditional Residential neighborhoods with supporting commercial uses at key intersections. The Suburban place type generally supports the proposed development pattern and the support of limited accessory dwelling units as well.

- The rezone would be consistent with this placetype.
- The rezone and the code would protect the intent of the Placetype, by the procedures and standards intended to promote safe and orderly development.
- The proposal would provide for the land uses in relation to existing and predicted patterns of growth in the area.
- The proposal is consistent with available and necessary services.
- The rezone would have no impact on any currently approved sketch plans.

Sec. 5.3.5.B Map Amendment (Rezoning)

(B) Criteria for Approval. In approving a Map Amendment, the following findings shall be made:

- The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;

The site, and zone change are in conformance with the El Paso County Master Plan, the rezone is a minor portion of the overall Mayberry Communities Sketch Plan Amendment (SKP-05-005), adjacent properties are zoned CS and PUD.

- 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;

The requested rezone is in compliance with applicable statutory provisions.

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

The proposed land use of CS is adjacent to existing CS zones and is in compliance with the existing Sketch Plan (SKP-05-005) and proposed Mayberry Communities Sketch Plan Amendment, to be approved.

- 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.

Site is suitable for intended use.

Water Master Plan:

Under the Colorado Revised Statutes, Title 32. This property is within the Ellicott Utilities district boundary and will consistently follow the rules and regulations per the El Paso County Water Master Plan,

- A sufficient water supply has been clarified or provided through existing private wells. The wells have been permitted per quantity and quality standards set forth in the State water supply standards.

Wastewater systems:

- Wastewater services will be provided by way of Ellicott Utilities district boundary.

Electric

- Electric service will be provided through Mountain View Electric.

Gas

- Gas service will be provided through Black Hills Energy.

Natural or Physical site features:

The Zone Change will support the preservation of the natural features and drainages of the site and surrounding lands:

- Site Natural Features:
 - Site is located within the Ellicott Consolidated drainage basin (CHWS0200). Data provided by Muller Engineering Company; (1988)



- The topography of the site includes rolling hills with one drainage way, extending from north to south through the property. The existing drainage ways are wide and without a defined flow path; no erosion is anticipated.

- The site consists of;
 - An area of minimal flood hazard "Zone X" per the National Flood Hazard Layer FIRMette (08041C0820G)

National Flood Hazard Layer FIRMette



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

Legend

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, X, F00
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

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 V
- Future Conditions 1% Annual Chance Flood Hazard Zone F
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- no screen: Area of Minimal Flood Hazard Zone X
- Effective LOMs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

CROSS SECTIONS WITH 1% ANNUAL CHANCE WATER SURFACE ELEVATION

- Cross Sections with 1% Annual Chance
- Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline

OTHER FEATURES

- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

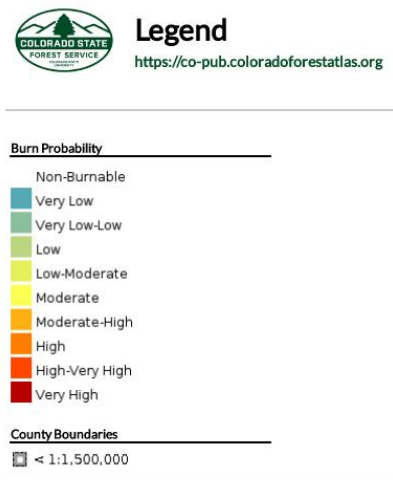
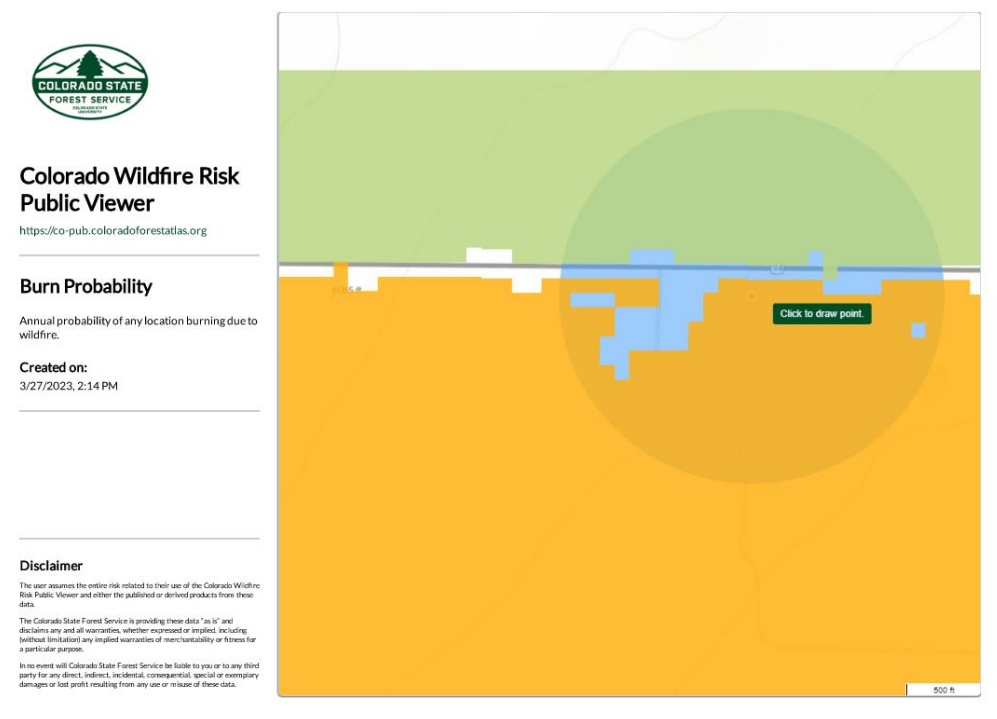
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 3/27/2023 at 4:02 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 unredetermined areas cannot be used for regulatory purposes.

- o Said Site is mapped as low to moderate-high per the wildfire risk public viewer.



Wildlife:

Impacts are expected to be very low.

Community Outreach:

Summarizing any community outreach efforts by the applicant that have occurred or are planned as part of the request.

- **Adjacent owner notification letters were sent out 3/24/2023 informing neighbors that a rezone and replat of said property will be completed. No comments have been received at this time.**
- **No additional community outreach has been conducted on the zone change to date.**

A Summary of anticipated traffic generation and access

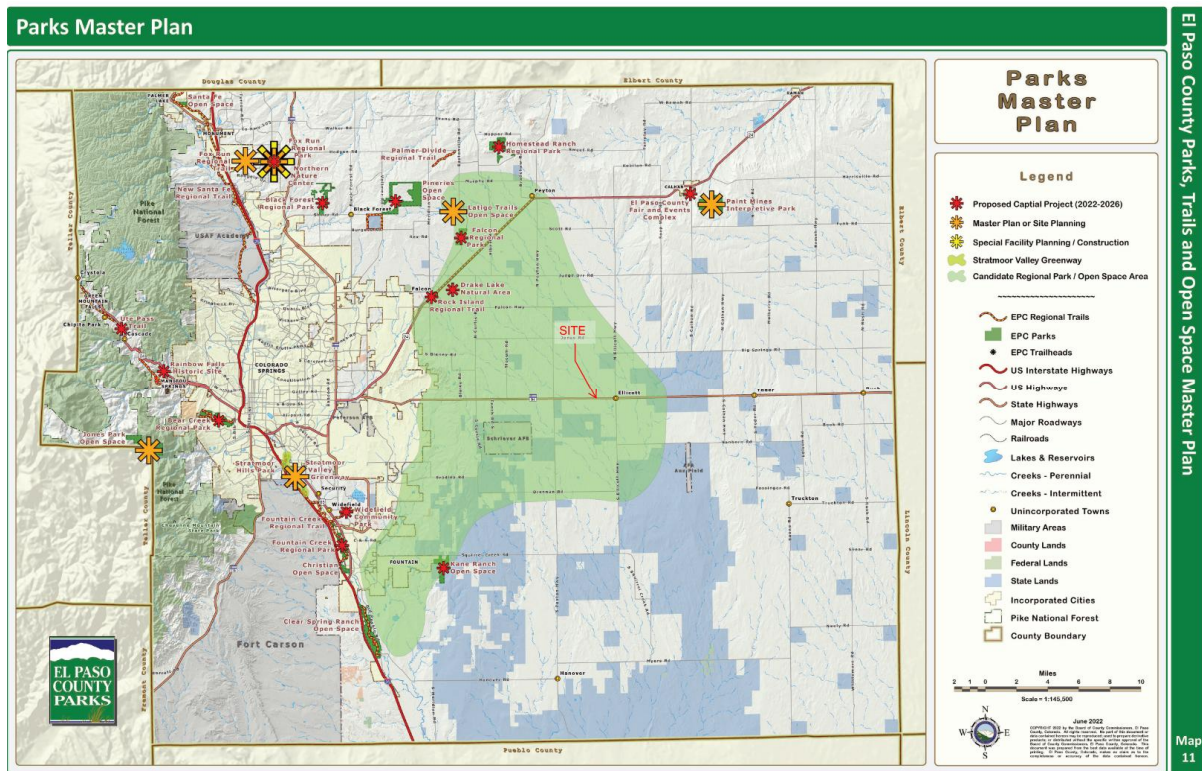
A traffic study has been completed by HDR Engineering, Inc.

- The intersection will operate at LOS A and B under 2024 site plus forecasted traffic conditions during the AM and PM peak periods, respectively. Assuming the connections at both New Log Road and Springs Road are provided, there are no improvements recommended at this intersection as part of this TIS.
- Intersections adjacent to the development on SH 94 will operate at LOS C or better for all scenarios analyzed in this TIA. Therefore, the infrastructure that is anticipated to be in place by the time Filing 3 and Filing 4 are developed and occupied will have the capacity to handle the generated traffic. No improvements are needed for the addition of Filing 4 to the Mayberry Communities development. Intersection LOS and delay results are presented in Table 7 below.

Table 7: Level of Service Summary

| Intersection | 2024 Existing | | 2024 Background + Filings 1,2 & ,3 | | 2024 Background + Filing 4 | |
|---|---------------|-------------|------------------------------------|-------------|----------------------------|-------------|
| | AM | PM | AM | PM | AM | PM |
| Highest delay minor street approach is reported for all unsignalized intersections. | | | | | | |
| Peyton Highway and SH 94 | B (14.1) | B (13.5) | C (15.8) | C (18.7) | C (16.7) | C (19.8) |
| New Log Road and SH 94 | - | - | B (14.5) | B (15.4) | C (15.2) | C (16.4) |
| Springs Road and SH 94 | - | - | A (9.2) | B (10.1) | A (9.2) | B (10.2) |
| Ellicott Highway and SH 94 | C (16.0) | C (15.5) | C (16.7) | C (16.4) | C (16.9) | C (16.5) |

Parks Master Plan



The site can is located in the “Candidate for Regional Park/Open Space Areas”.

The Developer of the Mayberry Communities Sketch Plan Amendment has the intention to incorporate Filing No. 4 with trails for connectivity to parks throughout the Proposed Mayberry Communities Sketch Plan Amendment.

Connectivity throughout said sketch plan will help with the work live play aspect allowing individuals to live and work within 5-minute walk.

The proposed Sketch Plan Amendment, to be recorded, incorporates the goals and objectives of the El Paso County Parks Master Plan.

Goal 1.B to provide and support large community events and provide visitor destinations and experiences between parks within the Sketch Plan Amendment, to be recorded.

Goal 2.A to provide regional parks, recreation areas, trails and open space

Goal 2.B to continue participation in development review for long range planning within the El Paso County development services, transportation and public park needs to anticipate future growth.

Goal 3.A to refine the definition of active trails between residential and commercial uses.

Regional Trails

Goal 1.A a regional trail is proposed along the State Highway 94 corridor, Mayberry Communities Sketch Plan Amendment, to be approved, acknowledges the proposed regional trail system and has incorporated an east/west trail within the community that ties into the adjacent proposed trail easement.

Additional Park and Open Space items are to be provided on the Proposed Mayberry Communities Sketch Plan Amendment (SKP-05-005).