



July 22, 2022

APPLICANT-OWNER/CONSULTANT INFORMATION:

OWNER

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APPLICANT

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PLANNING/TRANSPORTATION/ENGINEERING

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SURVEYING

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REQUEST

The Garrett Companies (Applicant), on behalf Greater Europe Mission (Owner), requests the rezoning of Parcel No. 7111303004 (±3.59 AC) aka 18950 Base Camp Rd, Monument, CO 80132 and Parcel No. 7111000018 (±11.61 AC), undeveloped, from the CC (Commercial Community District) to the RM-30 (Residential Multifamily) District. The parcels are located on the east side of Monument Hill Road between the entrance to Palmer Ridge High School and the northern terminus of Base Camp Road. (See vicinity map for location).

The Applicant intends to develop 264 multifamily units in twenty-one (21) buildings on the 15.2 AC site with a density of 17.4 DU/AC in the proposed RM-30 zone. The planned community includes: twenty (20) low-rise, two (2) story multifamily unit buildings with ten (10) units per building and one (1) mid-rise, three (3) story multifamily unit building with sixty-four (64) units, an office/club house

building, swimming pool, dog park, associated landscaping, and detention pond. Parking will be provided with a combination of tuck under (garage) parking below second level units and uncovered surface parking. Final community and site plan details are currently being refined for site development plan submittal.

REVIEW CRITERIA & JUSTIFICATION

The Applicant requests approval of the rezoning based on findings of consistency and general conformance with the following map amendment (rezoning) review criteria. Master Plan conformity will be discussed in terms of general conformity with the Your El Paso Master Plan (Master Plan) and El Paso County Water Master Plan (WMP).

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

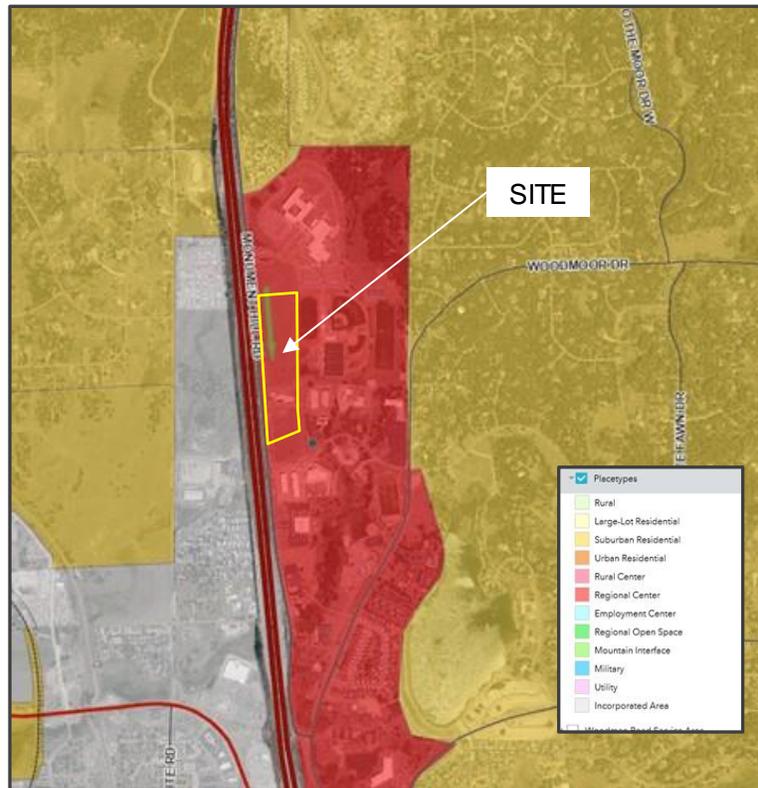
The proposed rezone is in general conformance with the EL Paso County Master Plan as discussed in detail below. Existing land use patterns comprise a mixed land use character of commercial, office, industrial, single-family, outdoor recreation & institutional (Palmer Ridge High School and Lewis-Palmer Middle School) along the Monument Hill Road and Woodmoor Drive corridors. This development pattern is consistent with the location and primary and supporting land uses of the Regional Center Placetype shown on the Placetypes Map in the Master Plan.

The proposed RM-30 zoning and planned multifamily land use and density are consistent with the existing adjacent commercial, office, industrial, public, and residential land uses.

Core Principle 1: Manage growth to ensure a variety of compatible land uses that preserve all character areas of the County.

Goal 1.1 - Ensure compatibility with established character and infrastructure capacity.

Goal 1.4 - Continue to encourage policies that ensure “development pays for itself”. (Addressed together with core principle and goals below)



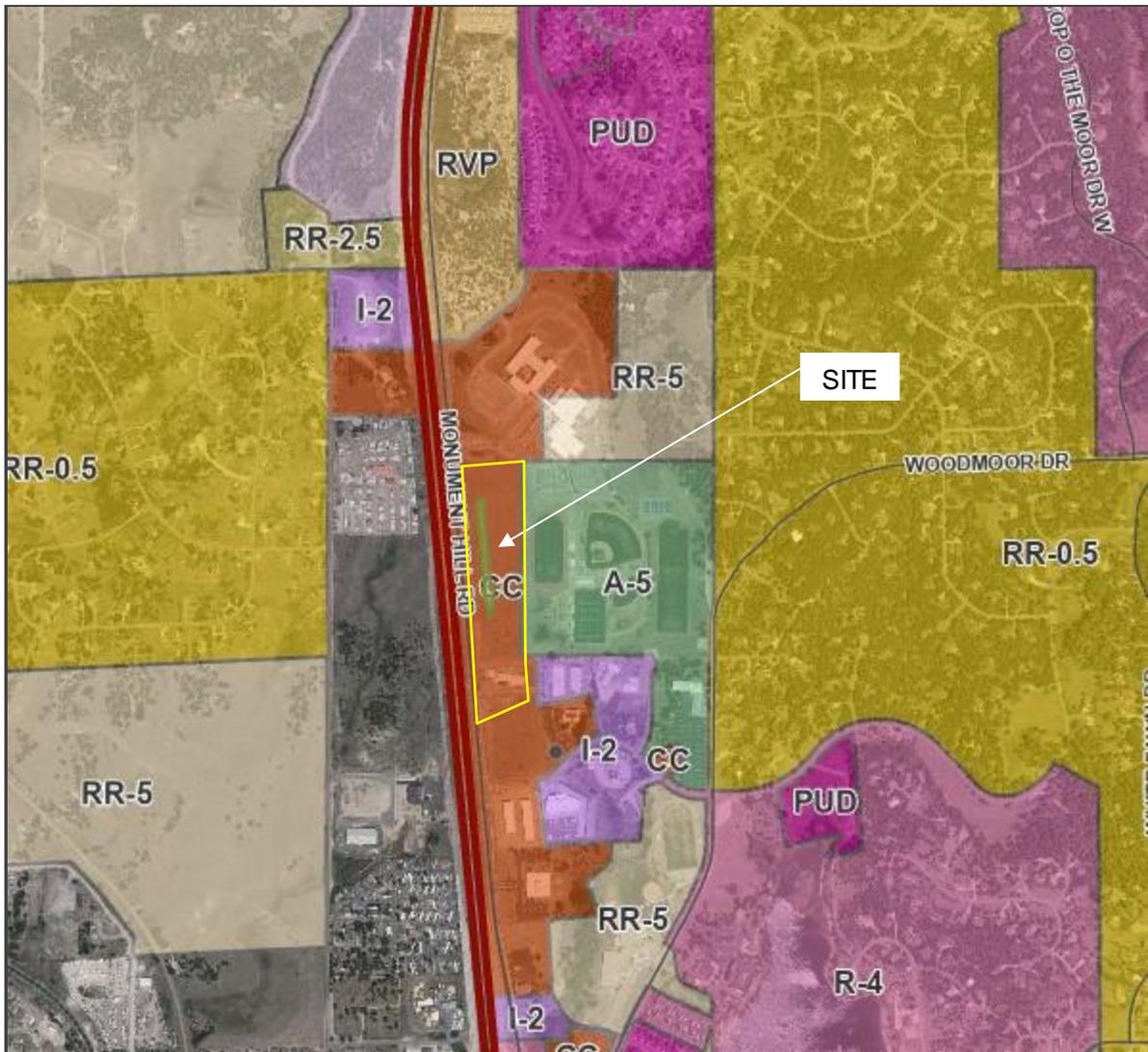
Land Use

The Your El Paso Master Plan locates this property within a Regional Center Placetype where higher density and multifamily residential uses are identified as a primary land use in this area designation. Multifamily apartments provide commercial businesses direct access to potential customers. Regional Centers are major commercial destinations for residents and are easily accessible from major transportation routes throughout the County, such as Monument Hill Road and I-25. Regional Centers in El Paso County are surrounded by Urban Residential, Suburban Residential, and Employment Center placetypes. In addition, Regional Centers can also be extensions of commercial areas within incorporated municipalities, such as the Town of Monument.

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	Office	Light Industrial/Business Park	Heavy Industrial	Military Operation	Parks and Open Space	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

The proposed multifamily use and density are compatible with the existing adjacent commercial, office, industrial, institutional, and residential land uses. Many of the Regional Center Placetype land uses are located adjacent to the planned development which include commercial service, office, and institutional in the surrounding CC (Commercial Community), I-2 (Limited Industrial), and A-5 (Agricultural) zone districts.



Tri-Lakes Area

Tri-Lakes is the northern gateway into the County along Interstate 25 and Highway 83. It is situated between Pike National Forest, the United States Air Force Academy, and Black Forest. With significant suburban development and some mixed-use development, this Key Area supports the commercial needs of many of the residents in northern El Paso County. Tri-Lakes also serves as a place of residence for many who commute to work in the Denver Metropolitan Area. It is also an activity and entertainment center with the three lakes (Monument Lake, Woodmoor Lake, and Palmer Lake) that comprise its namesake and direct access to the national forest. Tri-Lakes is the most well-established community in the northern part of the County with a mixture of housing options, easy access to necessary commercial goods and services, and a variety of entertainment opportunities.

The proposed development aligns with the existing character and will strengthen housing options for residents, and support the commercial, employment, and entertainment opportunities in the adjacent communities of Monument, Palmer Lake, and Woodmoor.

Infrastructure Capacity (Utilities and Urban Services)

Necessary urban services to meet the multifamily demands are available and currently serving adjacent and nearby residential, commercial, industrial land uses and densities. Specific services include water/wastewater, fire protection, emergency ambulatory/medical service (EMS), police protection, public schools for compulsory education, public parks and recreation opportunities, and public drainage/transportation facilities and associated infrastructure. Two new access drives are proposed on Monument Hill Road to provide ingress and egress to the development.

Public services and utilities are, or will be, provided by the following

- Water & Wastewater Services: Woodmoor Water and Sanitation District (WWSD)
- Natural Gas: Black Hills Energy
- Electric Service: Mountain View Electric Association, Inc.
- Fire Protection: Tri-Lakes Monument Fire Protection District
- Public Schools: Lewis Palmer School District 38
- Library Services: Pikes Peak Library District:
- Roads: El Paso County Road and Bridge
- Police Protection: El Paso County Sheriff’s Department
- Parks, Trails, Open Spaces: El Paso County

Utility and fire protection commitments and use specific service demands and delivery requirements will be provided at future subdivision phases for the multifamily project. The subsequent subdivision and site development plan submittal and review will include detailed reports and analysis of system or service deficiencies. Impacted service providers will outline respective infrastructure and/or operational needs to meet projected demands.

Infrastructure Capacity (Transportation and Access – Summarized from TIS)

The project is expected to generate approximately 1,768 weekday daily trips, with 106 of these trips occurring during the morning peak hour and 136 of these trips occurring during the afternoon peak hour.

Regional access will be provided by Interstate 25 (I-25) and SH-105. Primary access will be provided by Woodmoor Drive and Monument Hill Road. Direct access will be provided by a proposed northern full movement access located approximately 675 feet south of the Palmer Ridge High School bus loop access (measured right-of-way to center) and a southern right-in/right-out access located approximately 600 feet south of the full movement access (measured center to center). Likewise, access to the development will be available at the northern cul-de-sac terminus of Base Camp Road. Traffic using this access will arrive and depart Base Camp Road at the Deer Creek Road intersection.

The threshold for requiring an access permit along Colorado Department of Transportation (CDOT) roadways occurs when project traffic is anticipated to increase the existing access traffic volumes by more than 20 percent or modifications are needed at the intersection. Based on traffic projections, the addition of project traffic on the north leg of Woodmoor Drive at SH-105 is not anticipated to increase existing access traffic volumes by more than 20 percent, with the maximum expected increase at 10 percent during the afternoon peak hour on the north leg (109 project / 1144 existing 2022 counts (unadjusted)). In addition, improvements are not anticipated to be needed or recommended at the SH-105 and Woodmoor Drive intersection in the short-term horizon. Therefore, a CDOT access permit is not anticipated to be required in association with this project.

With completion of the Caliber at Woodmoor project, a northern full movement access is proposed to be located approximately 675 feet south of the Palmer Ridge High School bus loop access (measured right-of-way to center). The access is recommended to operate with stop control with installation of an R1-1 “STOP” sign on the westbound exiting driveway approach.

A southern right-in/right-out access is proposed to be located approximately 600 feet south of the full movement access (measured center to center). An R1-1 “STOP” sign is recommended to be installed on the exiting westbound approach. In addition, an R3-2 No Left Turn sign is recommended to be installed below the “STOP” sign to identify the restriction to right out only and on the southeast corner of the intersection visible to southbound drivers to identify the restriction to right in only.

Goal 1.3 - Encourage a range of development types to support a variety of land uses. (Addressed together with core principle and goals below)

Core Principle 2: Preserve and develop neighborhoods with a mix of housing types.

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

Goal 2.3 - Locate attainable housing that provides convenient access to goods, services, and employment.

Need for Housing Variety

The County’s housing stock is largely made up of single-family homes and the majority of planned residential development in unincorporated County is still focused on single-family housing. 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. While it can be expected that a majority of El Paso County’s future households will desire single-family homes, it is important that a mix of housing types be developed to provide options that support market demand and ensure affordability.

Renters

For renters, the shortages are most apparent for lower-income households with annual incomes less than \$25,000 a year. Currently, there is a need for an additional 16,360 units to serve households in this income group. This indicates a lack of attainable, market-rate housing units for these households to rent in their price range. Thus, many County residents who rent their home may be experiencing a housing cost burden (spending 30 percent or more of annual income on housing). Both owner- and renter-occupied households are experiencing an affordability disparity to some extent in El Paso County.

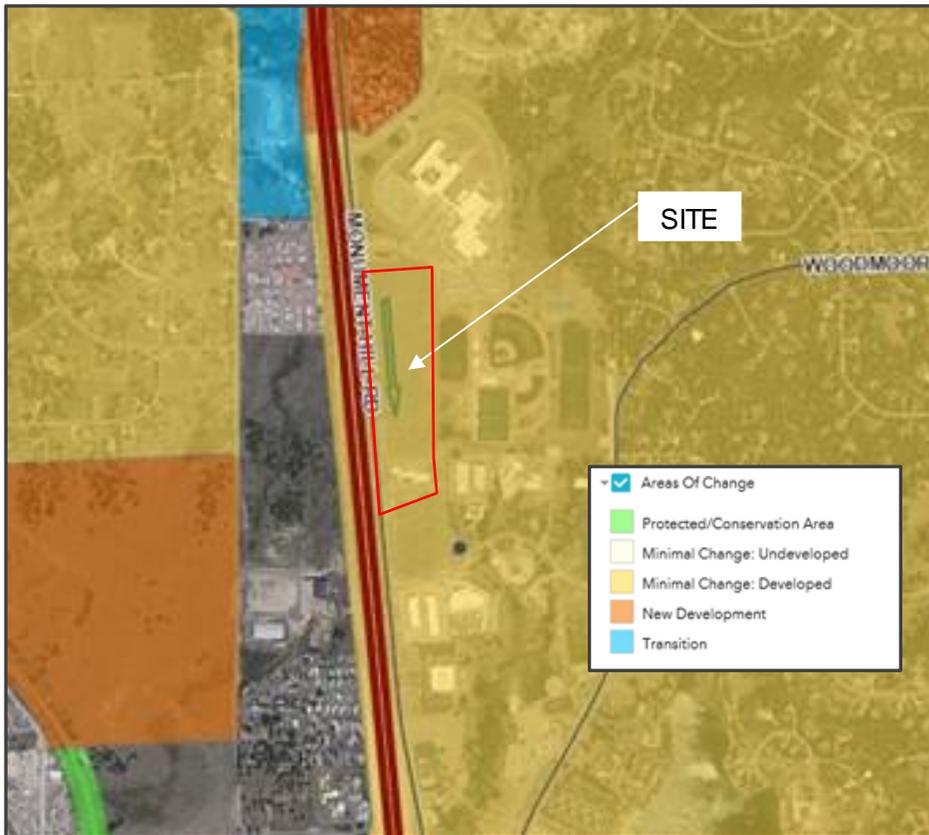
The housing type in the area is characterized by lower suburban residential densities of larger lot single family detached homes.

The proposed multifamily housing development will supply an additional 264 apartment units to the rental housing market demand. This housing will create opportunities for individuals and families to find attainable and affordable market-rate housing to conveniently located major transportation thoroughfares (I-25 and SH-105) which can connect them to employment centers, commercial/retail corridors and nodes, and recreational opportunities throughout the El Paso County region.

The proposed rezone and development of multi-family housing will provide additional housing choices to meet the current regional demand for workforce, affordable, and attainable housing. Rental/leasing prices will be market rate which are comparable to rental rates for similarly aged communities in El Paso County that provide comparable unit and community amenities. The proposed infill multifamily development provides a balancing and complementary land use mix that supports nearby commercial/retail uses and workforce housing demands.

According to the Area of Change Designation Map in the Master Plan, the site is located within a Minimal Change; Developed area. These areas have undergone development and have an established character. Developed areas of minimal change are largely built out but may include isolated pockets of vacant or underutilized land. The proposed development will integrate into the

existing framework of uses and intensity to maintain the overall character and not significantly impact or change the area.



The functionality of the site with respect to access, design, and building orientation will be consistent with and compatible with existing conditions such as location and massing of buildings relative to adjacent rights

of way and view corridors, location of community/resident amenities and recreation areas, site design which respects the location as a County/Town of Monument gateway, as well as enhancing the overall visual character attractiveness of the area through contemporary building facades and private architectural design standards.

WATER MASTER PLAN CONFORMANCE & CONSIDERATIONS

- **Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability, and quality for existing and future development.**
- **Goal 6.0 – Require adequate water availability for proposed development.**
- **Policy 6.0.8 – Encourage development patterns and higher density, mixed use developments in appropriate locations that propose to incorporate meaningful water conservation measures.**

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

The development area is in REGION 2 as identified on the El Paso County Water Master Plan Planning Regions Map and is within the Woodmoor Water and Sanitation (WWSD) Service Area. Region 2 consists of areas served by WWSD and is expected to experience significant growth by 2060.

WWSD has sufficient supply and existing infrastructure in the area to serve this infill development. Water quality is good and WWSD is in compliance with all regulatory limits. Existing distribution and service lines are located adjacent to the site and are adequately sized to deliver water and wastewater to the proposed development. Extension of utilities through the site, including any watermain looping requirements off-site, will be provided by the developer in accordance with WWSD regulations.

Findings of water sufficiency will be made during the final plat submittal, review, and approval process. Early discussions with WWSD indicate that adequate water supplies are available to meet the demands of the proposed project. A complete final analysis of projected water demand and to-date WWSD supplies are pending completion of the Development Review process between the WWSD and developer.

A Water Resources Report with supplemental WWSD information will be provided with upcoming final plat application and will provide detailed information regarding multifamily demand and supplies, commitments, facilities, acquisitions, and capital improvements. Coordination is ongoing with WWSD to establish final water demands to serve the development in terms of number of units, fixture counts, and irrigation and fire suppression needs.

B. 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 application has met all County submittal and procedural requirements for a rezone as either outlined or authorized by the referenced statutes.

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

Surrounding land uses and zoning include the following:

NORTH:

- PALMER RIDGE HIGH SCHOOL (CC)

WEST:

- I-25/TOWN OF MONUMENT
- RV & OUTDOOR STORAGE/VACANT LAND (TOWN OF MONUMENT CC – COMMERCIAL CENTER)

SOUTH:

- SELF STORAGE (CC)

EAST:

- PALMER RIDGE HIGH SCHOOL (A-5)
- LIGHT INDUSTRIAL/FLEX OFFICE/WAREHOUSE (I-2)

Roadways, utilities, drainage, etc. will be constructed in the most optimal and efficient manner as necessary to facilitate construction and sequencing. Utilities for the multifamily community will be coordinated with the associated districts and providers as required.

D. 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.

The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the County Code. The site is located adjacent to existing transportation and utility infrastructure and service lines. No major improvements or upgrades are anticipated to adequately serve the site.

The functionality of the site with respect to access, design, and building orientation will be consistent with and compatible with existing conditions such as location and massing of buildings relative to adjacent rights of way and view corridors, location of community/resident amenities and recreation areas, site design which respects the location as a County/Town of Monument gateway, as well as enhancing the overall visual character attractiveness of the area through contemporary building facades and private architectural design standards.

Suitability of the site for development in terms of geology, service availability, environmental impacts, major land use impacts, and military adjacency considerations and mitigation of associated impacts will be documented with subsequent subdivision plat and site development plan applications.

The subdivision analysis of the site suitability will also include availability of public services such as: access & transportation, stormwater, fire protection, utilities, water/sewer services, schools, parks and open spaces (via dedications as well as on site amenities where applicable). These and other issues will be addressed in additional detail in response to subdivision, site development and performance criteria, and any conditions of approval imposed by the County.

Development will conform to the zoning requirements of the RM-30 zone, including landscape buffering/screening requirements of the Code summarized below:

- Maximum density: 30 DU/AC
- Structural Setbacks (from property boundary):
 - Front 25-feet feet
 - Side/Rear: 15-feet
 - The minimum distance between buildings shall be 10 feet.
- Max Lot Coverage: 60%
- Max Height: 40-feet
- Roadway Landscape Buffers:
 - Non-Arterial: 10 feet (1 tree/30 feet of Monument Hill Road frontage)