



March 12, 2024

**The property owners:**

John and Brittany Uppole  
(229) 854-3233  
[johnupp1@gmail.com](mailto:johnupp1@gmail.com).

**Applicant Name:**

Soloway Designs Inc.  
(520) 219-6302  
[ray@soloway-designs.com](mailto:ray@soloway-designs.com)

**Property information:**

Address: 2775 N. Meridian Road  
Parcel: 4331000022  
Current Zoning: RR-5  
Current Use: Vacant Lot

**Request:**

Soloway Designs Inc. on behalf of John and Brittany Uppole requests the approval of a Map Amendment (Rezone) of their property of 35 acres from RR-5 to A-35 with the intention of building two single-family detached dwellings on the Eastern half of the property.

**Overlay Zoning:**

There is no applicable overlay zoning.

**Land Development Code Criteria for Approval of a Map Amendment (Rezoning):**

- 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;**

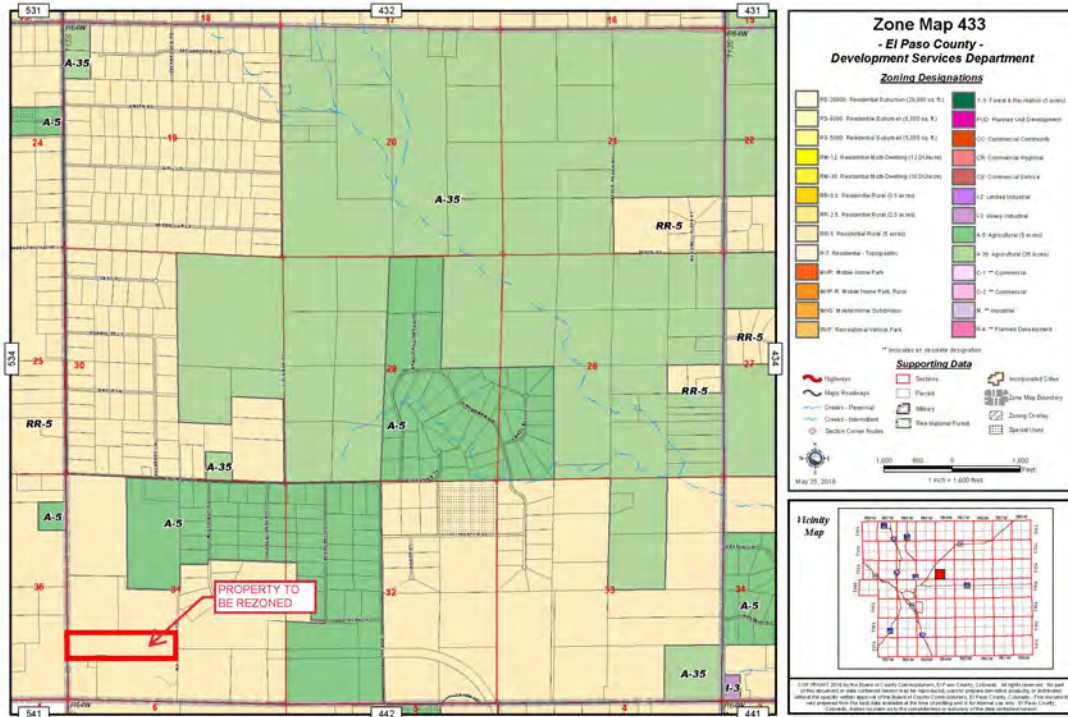
Please see section below on conformance with the El Paso County Master Plan, the El Paso County Water Master Plan, the El Paso Country Parks Master Plan, and the El Paso County Mineral Extraction Master Plan.

- 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;**

In regards to meeting the criterion (1) above and criterion (3) below the proposed zoning map amendment is therefore in compliance with all applicable statutory provisions that allow El Paso County to establish, limit, regulate, or amend zoning within its unincorporated areas 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;**

The proposed rezone from RR-5 to A-35 is compatible with the existing and permitted land uses and zone districts in all directions as the most predominant zoning districts in the immediate area are RR-5, A-5 and A-35. See map below.



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 (LDC), for the intended zone district.

The intended use of the property will be (2) single family detached dwellings which is allowed in the A-35 zoning per sections 5.1.2, 5.2.22 and Table 5-1 of the LDC. The property also meets all standards set forth in Table 5-4 of the LDC shown below.

Zoning District	Maximum Density (DU/ac)	Minimum Lot Size		Minimum Setbacks Principal(Accessory) <sup>14,3</sup>			Maximum Lot Coverage	Maximum Height
		Area <sup>1</sup>	Width (at front setback line)	Front	Rear	Side		
<b>Forestry and Agriculture</b>								
F-5		5 acres <sup>2</sup>	200 ft	25 ft <sup>3,4</sup>	25 ft <sup>3,4</sup>	25 ft <sup>4</sup>	25%	30 ft
<b>A-35</b>		<b>35 acres</b>	<b>500 ft</b>	<b>25 ft <sup>3,4,5</sup></b>	<b>25 ft <sup>3,4,5</sup></b>	<b>25 ft <sup>3,4,5</sup></b>	<b>None</b>	<b>30 ft <sup>6</sup></b>
A-5		5 acres <sup>2</sup>	200 ft	25 ft <sup>3,4</sup>	25 f <sup>3,4</sup>	25 ft <sup>3,4</sup>	None	30 ft



**Land Development Code requirements and definition of proposed use:**

The requested rezoning is in compliance with all applicable requirements and uses as stated in the Land Development Code (LDC). The property meets the standards of A-35 zoning shown above in Table 5-4 of the LDC. The property will have two single-family detached dwellings set for principal use which is allowed per sections 5.1.2, 5.2.22 and Table 5-1 of the LDC.

**The proposed Map Amendment (Rezoning) is consistent with the El Paso County Master Plan, including all applicable elements of the Master Plan:**

**El Paso County Master Plan:**

The proposed map amendment is within the Placetype Suburban Residential. An area with predominantly residential character made up of mostly single-family detached housing. This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern. One of the key supporting land uses is open space which is accommodated by rezoning to the less dense A-35.

**Land Use:**

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

**Objective LU3-3:** The Suburban Residential placetype should be characterized by predominantly residential areas with mostly single-family detached housing.

While this rezone is to go to a less dense designation the purpose is to build (2) single-family detached homes on the property which align with the above land use goal.

**Housing and Communities:**

**Goal HC1** – Promote development of a mix of housing types in identified areas.

**Objective HC1-5:** Focus detached housing development in Large-Lot Residential and Suburban Residential areas given the increasing infrastructure and environmental constraints associated with such development to help maintain the established character of rural communities.

**Goal HC2** – Preserve the character of rural and environmentally sensitive areas.

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

Both of the above Housing and Communities goals are being addressed with the rezone of the property. With the less dense zoning it will help preserve the rural feel of the community and have (2) single-family detached which is the preferred housing type for the area.



### **El Paso County Water Master Plan:**

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.

The property is Region 4c which gets its groundwater from the Upper Black Squirrel Basin. The property is also in an estimated area of development by 2040 per Figure 5.5. Thus, the rezone to a less dense A-35 zone from the RR-5 would only allow one well for the 35 acre property and help with the conservation of water.

### **El Paso County Parks Master Plan:**

The Parks Master Plan shows a proposed Primary Regional Trail (Jimmy Camp Creek Trail) which connects to a proposed City Trail approximately a half mile south of the property at the bottom of Corral Bluffs. There are no proposed parks at this time although the property does fall within the Candidate Regional Park / Open Space Area.

### **El Paso County Mineral Extraction Master Plan:**

On El Paso County Map 2 Aggregate Resource Evaluation an Appendix of the El Paso County Mineral Extraction Master Plan the property has Upland Deposits of Sand, gravel with silt and clay: remnants of older streams deposited on topographic highs or bench like features and Coal: 0-150 feet of overburden, minimum coal thickness 4 feet. Includes Dawson and Laramie. However, with the property being in such close proximity to incorporated municipalities (Colorado Springs), Platted/and or Developed land and being in an area that is likely to be annexed the likelihood of any private entity being allowed to mine or any major public mining would be remote.

### **Provisions of utilities:**

Electricity will be available at the lot provided either by Colorado Springs Utilities or Mountain View Electric Association, while water will be acquired from a groundwater well and wastewater will be treated with a septic system.

### **Potentially sensitive natural or physical features:**

Currently there are no known wetlands, protected species habitats or floodplains on the property. However, we are aware that there may be the need for a raptor study in the future.

### **Community outreach efforts:**

Neighboring properties will be notified of this request to rezone through the efforts of the County.



**Anticipated traffic generation and access:**

No transportation impact study will be required as all the criteria of Appendix B Section B.1.2-D are satisfied.

Please let us know if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Soloway". The signature is stylized with a large, sweeping "M" and a long, horizontal stroke that ends in a sharp point.

Marc A. Soloway, Architect  
Principal – Soloway Designs Inc.