



April 22, 2024

Kylie Bagley, Planner  
E.P.C. Planning & Community Development  
2880 International Circle  
Colorado Springs, CO 80910  
Contact: 719.373.8562  
<https://planningdevelopment.elpasoco.com/>  
Email: KylieBagley@elpasoco.com

**RE:** South Zone Change to RM-30  
**File / EA:** P229 / EA21172  
**Project Name:** Windermere Filing Rezoning

I appreciate the opportunity to comment of File P229 – South Zone Change to RM-30

With the substantial growth within the District Boundaries, District 49 is working diligently to redefine opportunities in building new facilities, additions to existing sites, or boundary changes.

At this time, this development is slated to be served by the Sand Creek Innovation Zone. However, by 2031, District 49 expects to see the following shortfalls;

- Springs Ranch Elementary School – shortfall of 36 seats
- Horizon Middle School – shortfall of 136 seats
- Sand Creek High School – shortfall of 259 seats

The proposed rezoning of parcel 5329416011, 5329400016 to RM-30; high-density residential development, will only impact these shortfalls more.

With the approximate 9.13 Acres, in which the rezoning will take place, the District would be asking for Fee's in lieu of Land, with hopes of ensuring the "revised" codes are in place at this time, and fees will reflect fair market value.

Respectfully,

Evelyn Galane Phillips  
Community and Facility Planning Manager  
Email: [evelyn.galanephillips@d49.org](mailto:evelyn.galanephillips@d49.org)  
Phone: 719-494-8986