

April 27, 2023

APPLICANT-OWNER/CONSULTANT INFORMATION:

OWNER/APPLICANT

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TRANSPORTATION ENGINEERING (TRAFFIC IMPACT STUDY)

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LOCATION, ACREAGE, PARCEL ID INFO, & ZONING

The application for a map amendment (rezoning) includes Parcel No. 6100000485, shown in Figure 1 below. The proposed rezoning site is located to the northwest of the Stepler Road and Hodgen Road intersection. Specifically, the tract is located at 16850 Stepler Road, El Paso County, Colorado Springs. The overall acreage of the property in the proposed rezone is ±36.38, currently zoned RR-5. Surrounding parcels to the west, north, and northwest are a part of the Settlers Ranch Subdivision, but Parcel No. 6100000485 is not a part of the subdivision.



Figure 1. Vicinity Map

REQUEST

Alfred C Stewart (Applicant) requests the rezoning of Parcel No. 6100000485 (±36.38 acres) from the RR-5 zoning district to the RR-2.5 district. The approved final plat will clarify zone district boundaries with respect to ROW, adjacent parcels, landscape buffers, and setbacks as necessary.

Discuss the existing residence on the parcel and its intended disposition. Will it be a 2.5ac lot or larger?

JUSTIFICATION**ZONING COMPLIANCE**

The site shall be in conformance with the zoning requirements of the RR-2.5 zone, including landscape buffering/screening requirements of the Code summarized below. Please note that the site does not fall within any Overlay zoning district.

- Maximum density: N/A
- Structural Setbacks (from property boundary or right-of-way):
 - Front: 25 feet
 - Side: 15 feet
 - Rear: 25 feet
- Max Lot Coverage: None
- Max Height: 30 feet
- Roadway Landscape Buffers:
 - Non-Arterial: 10 feet (1 tree/30 feet of frontage)
- Zoning District Boundary Trees:
 - A minimum of 1 tree shall be provided for every 30 feet of lot, parcel, or tract line coincident with a zoning district boundary line.
- Internal Landscaping Requirements:
 - N/A

CRITERIA FOR APPROVAL

In approving a rezone 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 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 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 Land Development Code, for the intended zone district.

MASTER PLAN CONFORMANCE

The applicant requests approval of the rezoning based on findings of consistency and general conformance with the map amendment (rezoning) review Criteria of Approval outlined above. Master Plan conformity will be discussed in terms of general compliance with the Master Plan.

The rezone request is in general conformance with the following Core Principals and Goals of the El Paso County Master Plan:

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

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

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.

Goal 2.2 – Preserve the character of rural and environmentally sensitive areas.

The request to rezone the ±36.38-acre site from RR-5 to RR-2.5 conforms with the surrounding developments in the area as well as the land use and placetype categories established by the Your El Paso Master Plan (Master Plan), adopted May 26th, 2021. Both the existing and proposed zoning districts for the property are categorized as Residential Rural Districts, and the land use category of the area allows for 2.5-acre lots. Many of the existing parcel sizes adjacent to the site are between 2.5 and 5-acres, consistent with the land use and placetype of the area. Nearby developments with existing parcel sizes between 2.5 and 5 acres are located to the north, west, and south of the site. Existing parcels in all directions are in conformance with ideal zoning and land use categories that justify the request, as described in further detail in the contents of this letter.

The proposed rezone provides opportunity to preserve the rural character of the existing community while allowing for 2.5-acre residential lots to be platted in the future. The character of the overall surrounding area is generally a mix of rural and suburban that is moderately distant from high activity and higher density areas. The purpose of rural zoned areas is to accommodate low-density, rural, single-family residential development, which is consistent with the existing community and the rezone request. Please see below Figure 2 for a chart of the El Paso County land use categories.

Land Use

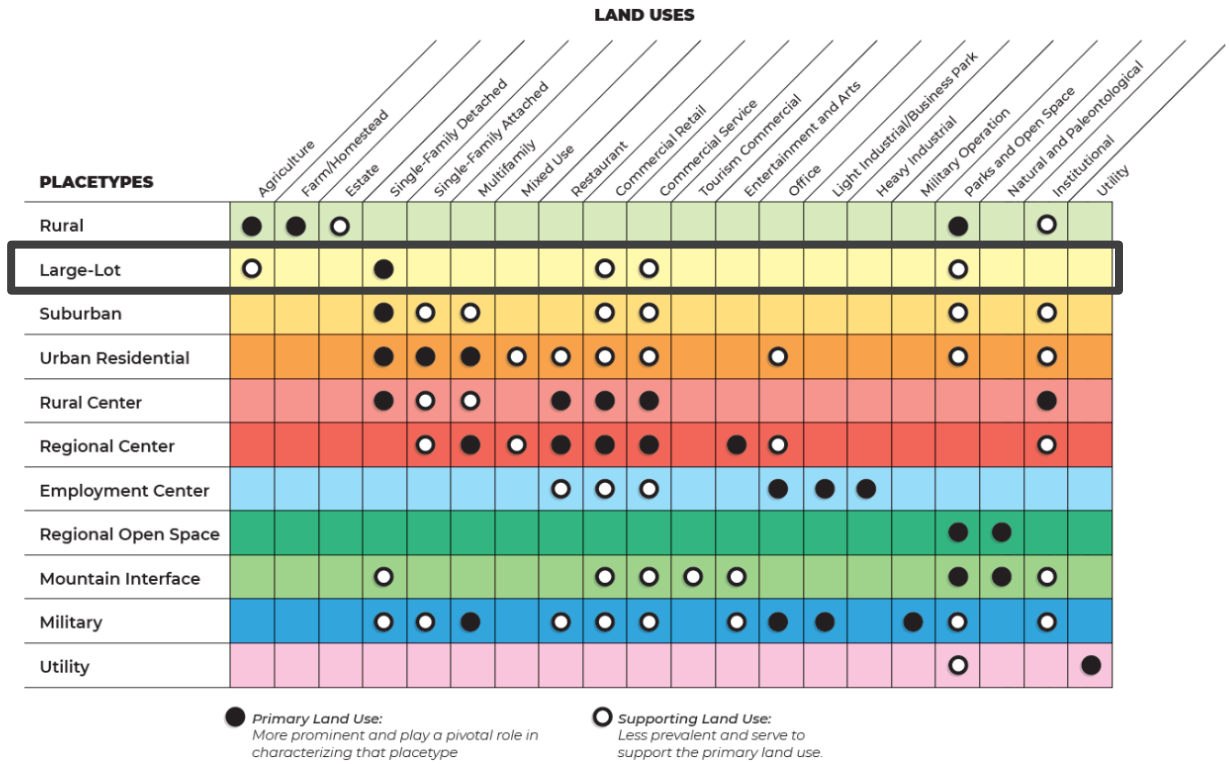
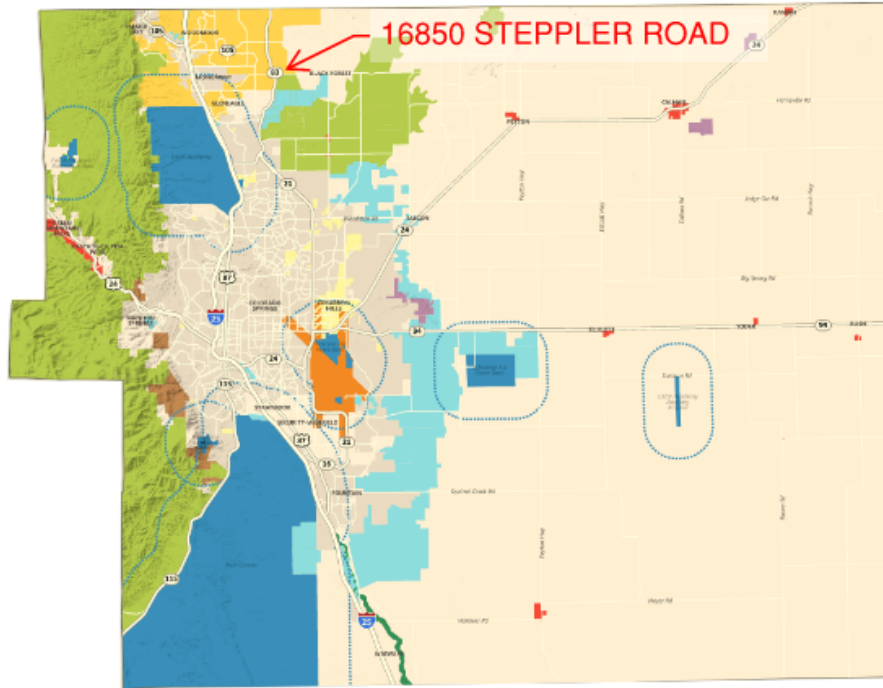


Figure 2. Land Use Category Chart, Your El Paso 2021

The site is located within the Large-Lot Residential Land Use Category as shown above. How this relates to the rezone request is discussed in greater detail in the Placetypes section of this letter.

Key Areas



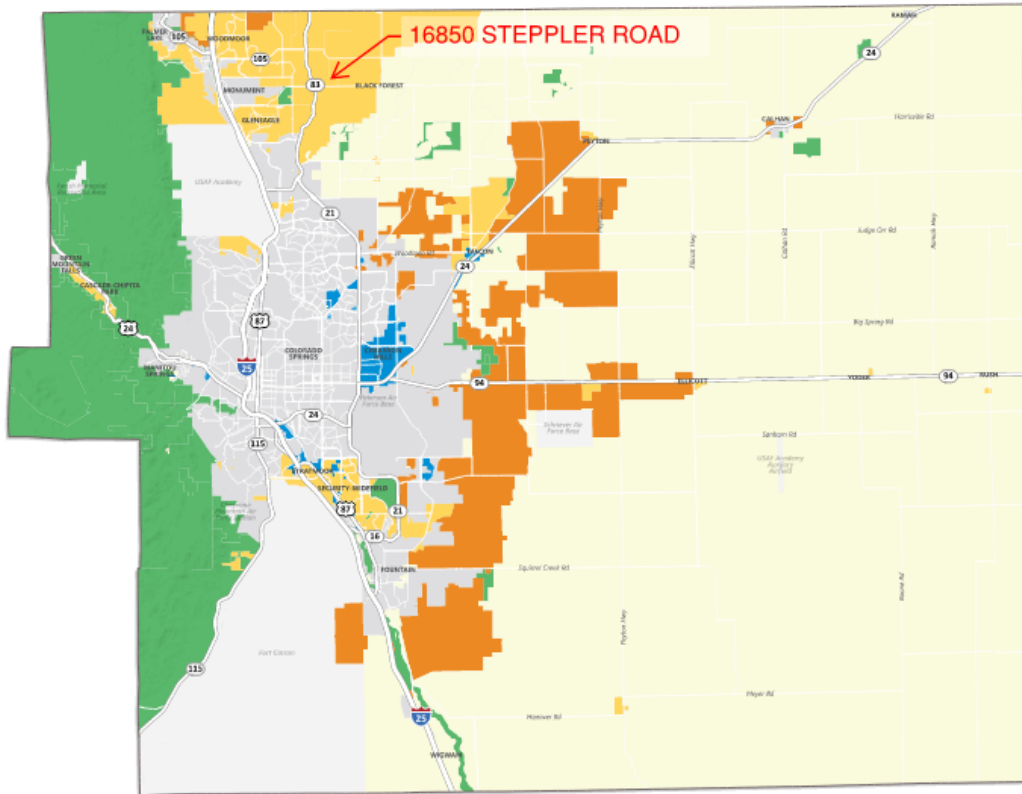
Key Areas

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

Figure 3. Key Areas Map, Your El Paso 2021

The project site is located within the Tri-Lakes Key Area, as shown in Figure 3 above. The Tri-Lakes area is described as the most well-established community in the northern part of the County and serves as a place of residence to many who commute to work in the Denver Metropolitan Area. The rezone will support the mixture of existing housing types and strengthen the residential opportunities of the Tri-Lakes Area, providing a greater level of conformance with the Key Area’s objective. In addition, the rezone will help support the commercial, employment, and entertainment markets in the adjacent communities of Monument, Palmer Lake, and Woodmor by providing for additional residential lots in the area. The property is also classified as an economically attainable area according to the Master Plan.

Areas of Change



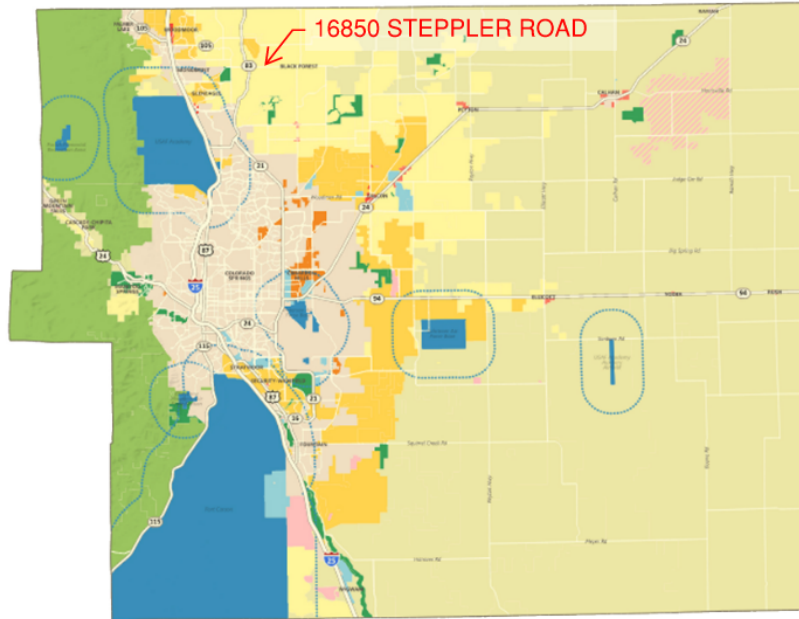
Areas of Change

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

Figure 4. Areas of Change Map, Your El Paso 2021

The property is located within the Minimal Change: Developed Area of Change, as shown in Figure 4 above. Sites in the Minimal Change: Developed category are defined as key areas that are largely built out with isolated pockets of vacant or under-utilized land. These areas are likely to see more infill development and a mix of uses and scale, with the ability to evolve to new development patterns. The rezoning request will bring the subject parcel to a higher level of consistency with the area by allowing for more parcels to be allocated within the ±36.38 acres and is not anticipated to conflict with the character of the established developments adjacent to the site.

Placetypes



Placetypes



Figure 5. Placetypes Map, Your El Paso 2021

The Stepler Road property is located within the Large-Lot Residential placetype as shown in Figure 5 above, which typically includes land for single-family detached residences, parks and open space, agriculture, as well as commercial service and retail developments. Communities within this placetype are typically more connected and less remote than the rural placetype. The Large-Lot Residential placetype allows for 2.5-acre minimum lots, which is consistent with this rezoning request. This placetype generally supports the proposed development pattern and the support of limited accessory dwelling units as well.

- A 2.5-acre minimum lot size is allowed within this placetype and is consistent with the rezoning request.
- 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 is consistent with available and necessary services.
- The rezone would have no impact on any currently approved sketch plans

Priority Development Areas

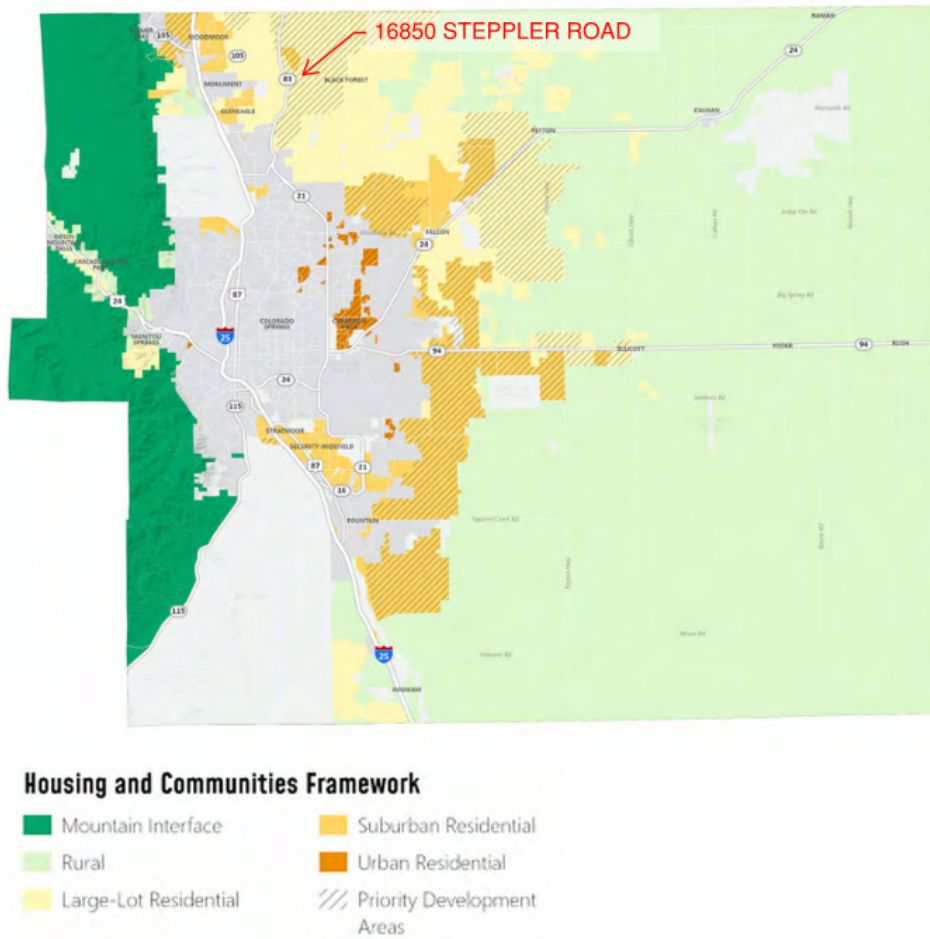
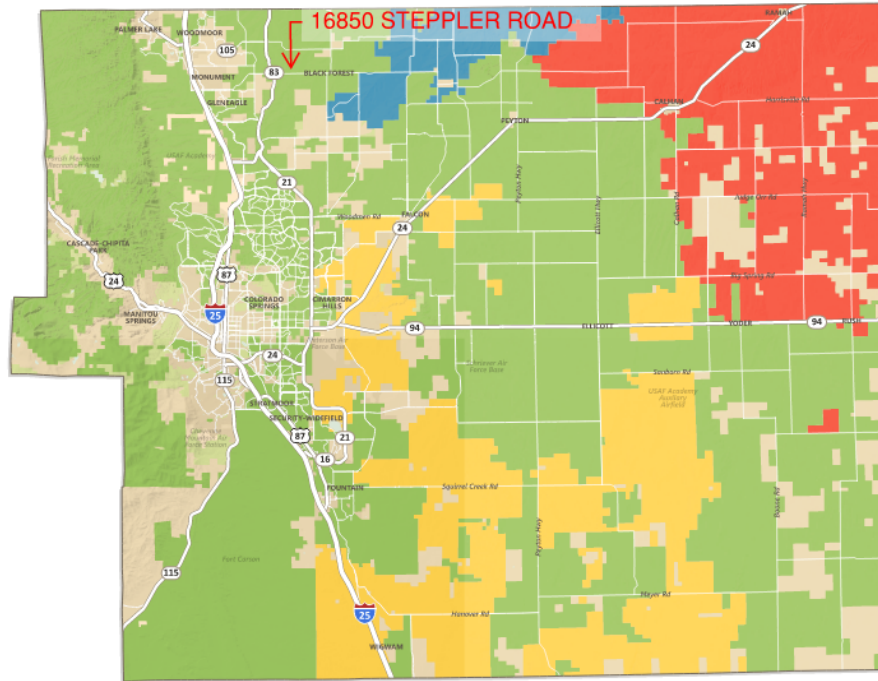


Figure 6. Housing and Communities Framework Map, Your El Paso 2021

The project site is located within a Priority Development Area as shown in Figure 6 above, which is defined as specific locations that should be prioritized first for residential development to help accommodate the projected significant growth of El Paso County.

The Stepler Road site happens to fall within the Black Forest/North Central Area of Large-Lot Residential Priority Development Areas. This Priority Development Area has one of the strongest and most well-established characters in El Paso County, with a focus on preserving the rural quality of the existing community and protecting the nearby forest. The proposed rezone is in line with the goals of the Black Forest/North Central Area Large-Lot Residential Priority Development category as it will maintain rural zoning while allowing for additional home sites to be platted in this area in the future, where the existing zoning district is currently limiting that.

Conservation Districts



Conservation Districts

- Central Colorado Conservation District
- El Paso County Conservation District
- Double El Conservation District
- Kiowa Conservation District

Figure 7. Conservation District Map, Your El Paso 2021

The requested rezone site falls within the El Paso County Conservation District, as shown in Figure 7 above. This request does not negatively impact the natural resources or rural character of the area and is considered to be compatible with the goals of the Conservation District.

Water Master Plan

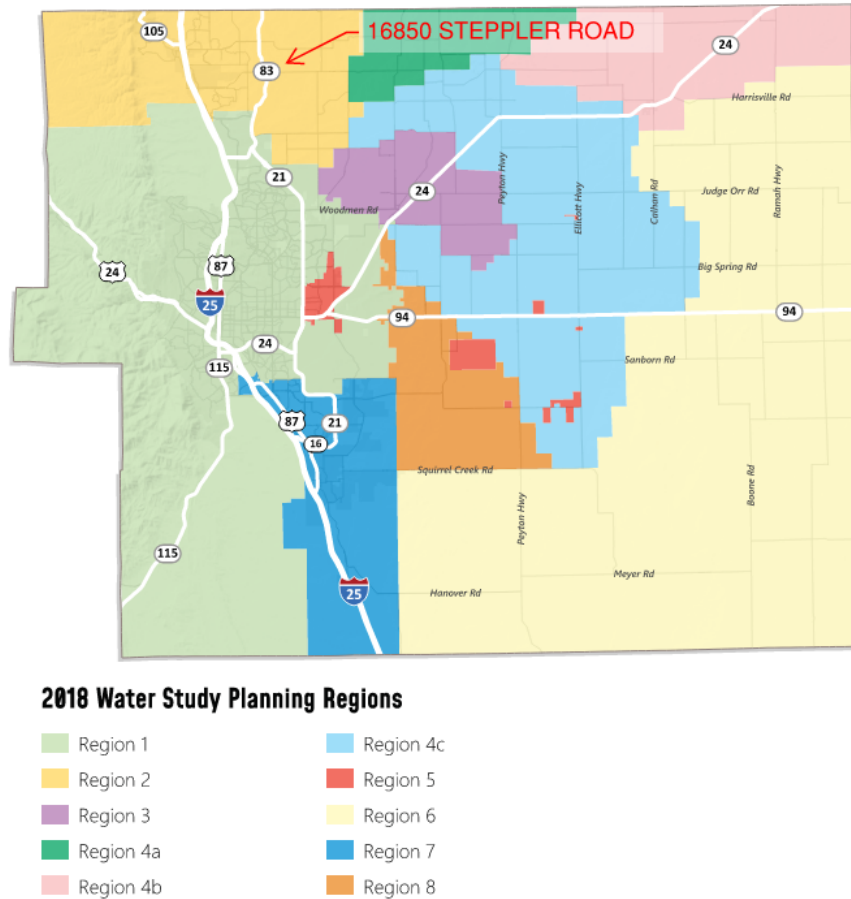


Figure 8. 2018 Water Study Planning Map, Your El Paso 2021

The Stepler Road site is located in Region 2 of the Water Master Plan, as shown in Figure 8 above. Region 2 is expected to experience significant growth through 2060. Future development of the site, while not part of this request, is anticipated to utilize groundwater sources from the Denver Basin via private well. At the time the Water Master Plan was published in 2018, there was a 353 acre-foot surplus in Region 2. Water production from Denver Basin wells in this region may not be economically sustainable in the long term, depending on local aquifer conditions. Water supplies in this region may need to be diversified in the years ahead, depending on local aquifer conditions.

A preliminary analysis was completed to estimate the maximum potential water usage for the property with fourteen 2.5-acre single family lots. It is anticipated each lot would require 0.65 acre-feet per lot for 300-years for a total of 9.1 acre-feet per year for the entire development. The existing capacity available is 10.8 acre-feet, so the total volume available is sufficient for the maximum usage for this development.

Utility Provisions

Services are or will be available to meet the needs of a future subdivision including, roads, police and fire protection, schools, recreation facilities, and utility service facilities. Required services are currently available to serve the needs of future development. Existing Services (and providers) include:

- Water & Wastewater Services: Private
- Natural Gas: Black Hills Energy
- Electric Service: Mountain View Electric
- Fire Protection: Tri-Lakes Monument Fire Protection
- 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, Colorado Springs, CMD

Wastewater systems

Future wastewater services will be provided by way of individual on-site septic/wastewater systems. Individual private property’s on-site sewage disposal systems will be established and comply with state and local laws and regulations, per [C.R.S. § 30-28-133(6) (b)] and the requirements of Chapter 8 of the Code.

Natural or Physical Site Features

The rezone will support the preservation of the natural features and drainages of the site and surrounding lands. The site is located within the West Cherry Creek drainage basin (CYCY0400), as shown in Figure 9 below.

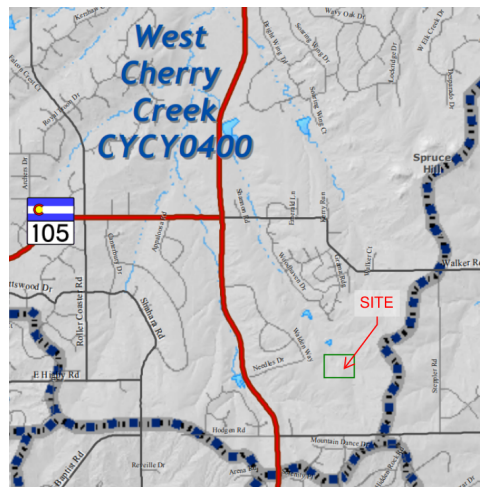


Figure 9. Drainage Basins Map, data provided by Muller Engineering Company; (1988)

There are no major hydrologic features within the project site. Review of FEMA Firm Panel '08041C0305G', effective date December 7, 2018, shows the project area is outside of a FEMA flood risk area. The parcel is identified as Zone X – Area of Minimal Flood Hazard. The site's flood condition is shown in the Figure below.

National Flood Hazard Layer FIRMette

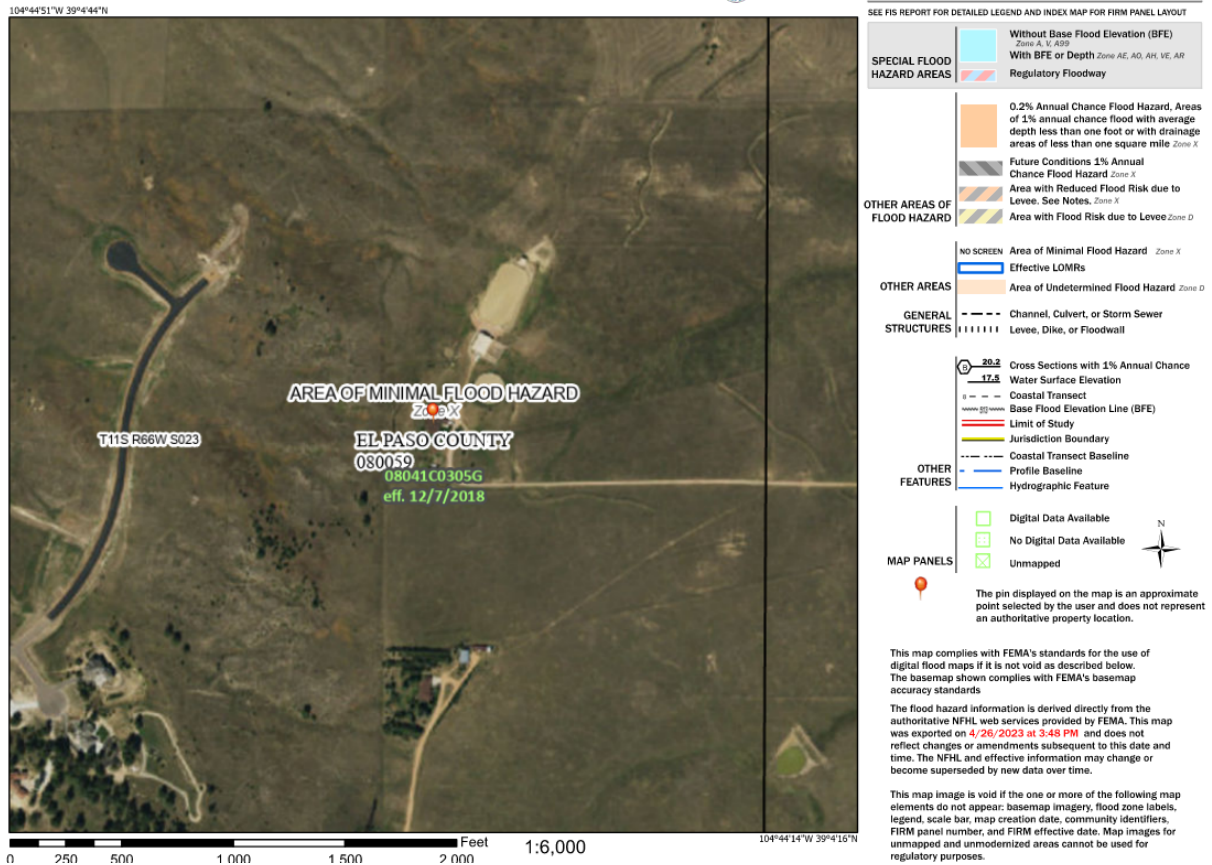


Figure 9. Drainage Basins Map, data provided by Muller Engineering Company; (1988)

Wildfire Risk

The site is mapped as low to very low risk on the Wildfire Risk Public Viewer shown in Figure 10 below.

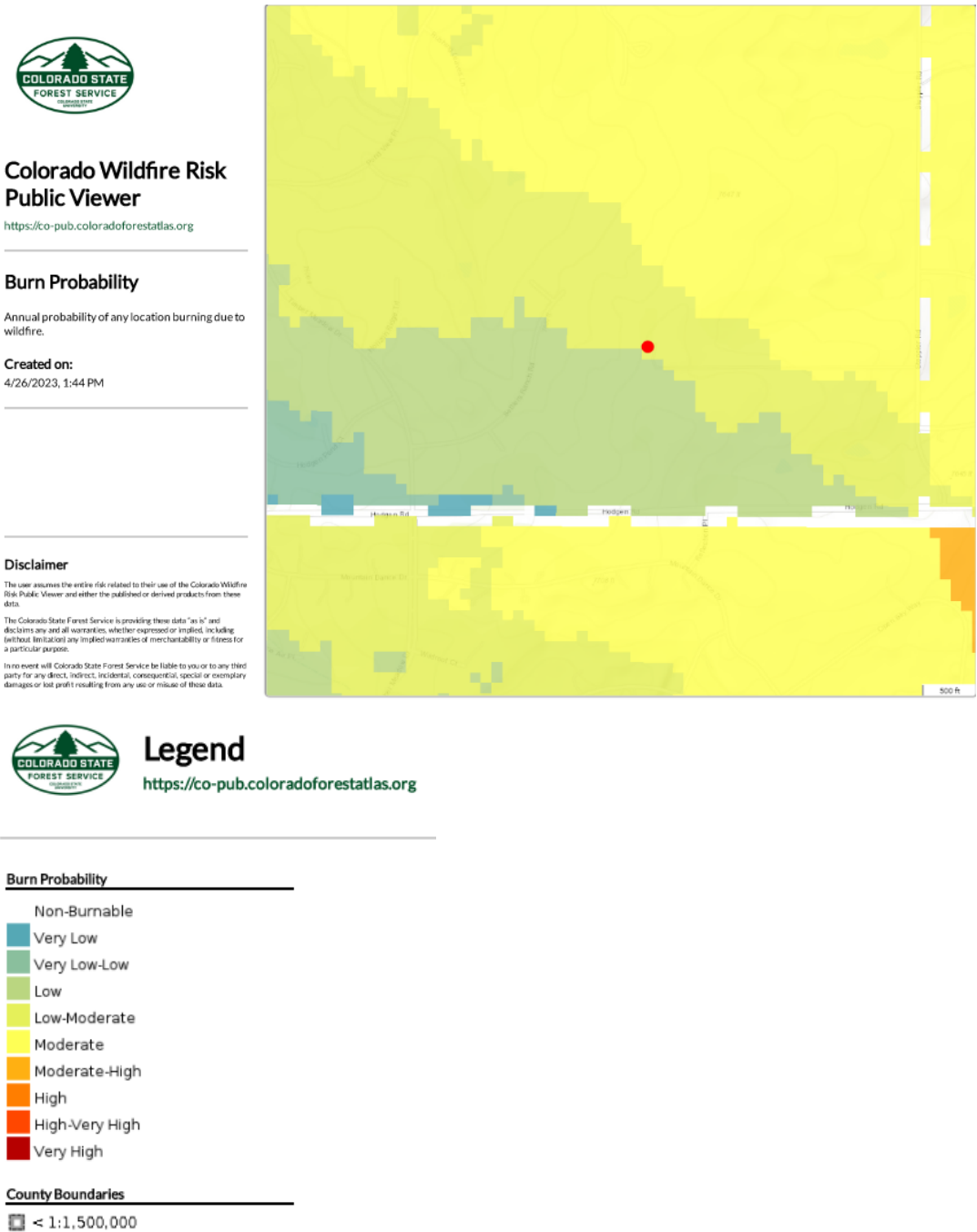


Figure 10. Wildfire Risk Map, Colorado Wildfire Risk Public Viewer

Wildlife

The site is located within a Conservation Area and has been identified in the Master Plan as an area of high wildlife habitat, but no significant data has been identified for the Black Forest area per the Colorado Wildlife Action Plan

Wetlands

There are no jurisdictional wetlands found within the proposed project site.

Geological & Soil Hazards

There are no anticipated geological or soil hazards associated with this site. Possible geologic hazards encountered at this site may include artificial fill, collapsible soils, expansive soils, areas of erosion, and groundwater. Mitigation would likely be accomplished with the implementation of common engineering and construction practices. At this time a soils and geologic hazard study has not been prepared.

Vegetation & Wildlife

The proposed project area is designated by the U.S. Geological survey as an area of urban development with no significant vegetation or wildlife.

Sites of Historical Significance

This site has no known historical significance.

Air Quality

The proposed rezone is not anticipated to negatively impact air quality. There are no expected long term air quality concerns.

Water Quality

The proposed rezone is not anticipated to be a source of water pollution.

Traffic

Based on the analysis presented in the provided Traffic Study Letter included with this submittal, Kimley-Horn believes that the rezoned site will be successfully incorporated into the existing roadway network. Regional access to 16850 Stepler Road will be provided by Interstate 25 (I-25), State Highway 83 (SH-83), and SH-105 while primary access to the site will be provided by SH-83, Hodgen Road, and Stepler Road. Direct access to the site will be provided by a proposed future access along Settlers Ranch Road to the northeast of the Settlers Ranch Rd and Timber Meadow Drive intersection. All of the existing direct access intersections are anticipated to operate well with future development of the site as they are currently constructed and do not warrant modifications or improvements. There are no pedestrian or bicycle facilities along the existing roadways within the study area. This project

Discuss access plan for existing residence. Provide justification why all lots cannot gain access from Settlers Ranch Rd

is not anticipated to create the need for these alternate travel mode facilities. There is also no public transportation service in this area. With the rural nature of the site, it is believed that public transportation to serve this area is not feasible.

Community Outreach

Adjacent property owners have been provided notices to announce the plan for the submittal of this application. Notices will be provided in kind to announce any future public hearings related to this request.

Summary

The proposed rezoning is consistent with the Large-Lot Residential placetype and will uphold the rural character of the existing community while assisting in providing additional acreage for rural single-family residential lotting in the Tri-Lakes key area, which currently serves as a place of residence to many who commute to work in the Denver Metropolitan Area. Because the site is classified as a priority development area as well as being located in an economically attainable zip code, the rezone will aid the County in meeting its housing needs to accommodate the significant growth that is projected to take place within the next 20 years.

Existing roadway infrastructure supports future development of the site without modification or needed improvements. Utility services are or will be available to meet the needs of a future subdivision. No major utility improvements or upgrades are anticipated in order to adequately serve this site.