

The environmental consultant will review the property for existing environmental features, including but not limited to, wetlands and wildlife corridors. The findings and recommendations of the environmental consultant will be incorporated into the design. Portions of the property have existing trees and topographic relief that is similar to the adjacent developed residential subdivisions. These conditions will be considered in the design approach.

#### I. Community Outreach

An Early Assistance meeting, lasting approximately one hour, was held on Tuesday, January 7, 2025. This meeting was recorded and virtually attended by El Paso County planning and engineering staff, as well representatives of United Congregational Church. Topics discussed during this comprehensive meeting included conceptual development planning, zoning, site characteristics, districts, water and wastewater, parks and trails, the El Paso County Master Plan, drainage, traffic, and County codes and criteria.

The United Congregational Church has not formally engaged in community outreach with regard to this rezoning application, and there is little time to do so considering the statutory mandate for application of County zoning within 90 days after disconnection. That said, the Church is a public-facing community institution that has positive relationships with its neighbors, and a number of the neighbors are aware of this request. Additionally, the Church has been planning for residential development of the Church Property for several years, including a petition for annexation of its unincorporated properties into the Town of Palmer Lake—an application that was publicly vetted. Ultimately, the Church and the Town of Palmer Lake did not reach acceptable terms in an annexation agreement, and the Town consented to judicial disconnection of the portion of the Church Property that was formerly within its jurisdiction.

#### J. TRAFFIC STUDY (DEFERRAL REQUESTED)

The present application affects ±341.1 acres of property, about 162.3 acres of which were until recently within the municipal boundaries of Palmer Lake. C.R.S. § 31-12-704 requires El Paso County to apply its zoning to the Disconnected Property within 90 days after the effective date of the disconnection. Consequently, the statutory deadline for decision on this application (as to the Disconnected Property) is February 20, 2025, or if calculated based on the completion of required filings after the order (the applicant is amenable to this interpretation), March 10, 2025. As such, County Staff suggested during the EA meeting that in order to streamline the rezoning process to comply with the statutory mandate, this application should request deferral of traffic studies until such time as the Church Property is subdivided or further developed.

The applicant intends to develop the entirety of the Church Property in a coordinated manner. As such, the applicant respectfully requests that a traffic study requirement be deferred until such time as the applicant seeks subdivision approval.