

**Date: September 14, 2022**

**RE: Cathedral Rock Commons- Spanish Bit Drive  
Zone Change R4 to RM12**

This submittal is for approval of a Zone Change for the property located on the southeast corner of Spanish Bit Drive and Struthers Road. This property has a tax number of 7136001045  
The legal description for the property is a tract of land in the Northeast quarter of the Southwest quarter in Section 36 in Township 11 South in Range 67 West of the 6th P.M., El Paso County, Colorado described as follows:

Beginning at the Southwest corner of Lot 26, Chaparral Hills, as recorded in Plat Book T-2 at Page 2 in the records of El Paso County, Colorado, said point being on the South line of said Northeast quarter of the Southwest quarter; thence S 89 degrees 59 minutes 08 seconds W on said south line, 880.00 feet to a point of intersection with the Northeasterly line of a tract described by deed to the Department of Highways, State of Colorado, recorded August 12, 1963 in Book 1969 at Page 746 under Reception No. 301954 of the records of El Paso County, Colorado; thence N 24 degrees 59 minutes 35 seconds W, on said Northeasterly line, 61.00 feet to a point of intersection with the Southeasterly line of Spanish Bit Drive as platted in said Chaparral Hills; thence along the said Southeasterly line of Spanish Bit Drive for the following five courses, N 65 degrees 00 minutes 25 seconds E, 166.60 feet to a point of curve; thence on a curve to the left, through a central angle of 29 degrees 52 minutes 41 seconds, having a radius of 530.00 feet, an arc distance of 276.38 feet; thence N 35 degrees 07 minutes 44 seconds E, 167.67 feet to a point of curve; thence on a curve to the right through a central angle of 14 degrees 19 minutes 10 seconds, having a radius of 470.00 feet; an arc distance of 117.46 feet; thence N 49 degrees 26 minutes 54 seconds E, 227.19 feet to the most Westerly corner of said Lot 26, Chaparral Hills; thence S 16 degrees 21 minutes 15 seconds E, 700.71 feet to the Point of Beginning, except that portion conveyed by Special Warranty Deed recorded January 2, 2007 at Reception No. 207000186, El Paso County, Colorado. Containing 6.576 acres "net" (286,453 square feet), more or less.

We propose to remove the R-4, Planned Development zoning designation, an obsolete zoning. The R-4 zoning would have to be removed with any development for this property other than single family or two family residential. We feel that this designation does not fit with the character of the developed area over the last fifteen years and the County's recently adopted El Paso County Master Plan. The subject property is currently surrounded by (1) the adjacent northern parcel is a 10.2 acre parcel zoned "CC" commercial ("Big R") with a large detention pond, (2) the adjacent eastern parcel is a 5.5 acre parcel zoned "RR-2.5" with a residence, (3) to the southeast, there are two (2) parcels zoned "PUD" with existing single family homes of .19 and .22 acres, respectively, (4) the adjacent southern parcel is a 5.1 acre parcel zoned "PUD" for the future construction of a church, and (5) the adjacent western boundary is Struthers Road. Our subject property is clearly at the intersection of divergent multiple zoning and uses. This northern corridor area is becoming higher density housing with more commercial area than it was when the R-4 zoning designation was assigned over 40 years ago. Immediately north of the Big R parcel is a 65.5 acre parcel, this parcel is undeveloped at this time. This property is located in the Key area Tri-Lakes area, this area is indicates as a minimal area of change at this time. We feel that this shall change slightly once the interchange of Voyager and I25 is in use and connected to Powers Boulevard. This area is designated as a Regional Center which is appropriate. We feel that this parcel will be developed as a commercial center or multi-family type development. There are currently 4 other multi-family developments between this site and Northgate Boulevard to the south of this project along Struthers Road (see exhibit).

We are requesting a zone change to RM-12, Residential Multi-Dwelling District. The RM-12 zoning district is a 12 dwelling unit per acre district primarily intended to accommodate moderate density single-family attached and low-density multi-dwelling development. This zone would allow for up to 79 dwelling units on the site. We are submitting a Rezone map to show what the development could potentially look like. This Rezone map plan shows 44 single-family dwelling units, these units are anticipated to be two story homes. The original R-4 zoning was set at 7.5 dwelling units per acre; we're

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proposing to be currently at a 6.7 dwelling units per acre mark which is currently below R-4 and the maximum allowable density for RM-12. The maximum allowable building height is 40' for both zones.

This zone change request is in compliance with the El Paso County Master Plan as adopted May 26, 2021. The area is designated as suburban residential which would support multi-family residential. Multi-family residential and single family attached homes are categorized as supporting land uses. The site is in the southwest corner of the Chapparral Hills development and set aside with a different classification that the RR 2.5 lots to the east and northeast of the site. This site is situated between the commercial site to the north and the Religious institution planned to the south. There is increasing demand throughout the County for higher density multi-family. This site shall help to decrease the renter disparity and provide attainable rental housing units. These units shall align with the established character of the area as you move south along Struthers Road where there are other existing multi-family residential units. The Master Plan indicates that these uses should be used as transitions between low intensity and high intensity neighborhoods; we feel that our transition takes into consideration the proximity of I-25 and the regional center for Gleneagle, which is talked about being expanded to include more retail and office space along Struthers Road. These transitions help to create community in the region, this project will help to add a broader demographic in close proximity to the commercial area. This project shall be aligned with the goals set forth in the Master Plan by ensuring a variety of compatible land uses that also account for the infrastructure capacity. This project shall introduce a mix of housing types, one of the core principles. The multi-family project shall provide a buffer between the Interstate, commercial center, and the church property from the rural single family homes to the east. The development of this area shall strengthen the transportation system in the area by completing the road ways with curb and sidewalks. This development shall foster effective working relationships with the Air Force Academy to the west, by providing rental housing units in the area for possible service members.

This zone change is in compliance with all applicable statutory provisions based on height, bulk, and size of buildings. This zone change is in response to the character of Struthers Road changing to a busier and more populated area and the required use that area associated with that change.

We feel that this project is harmonious with adjacent land uses in all directions due to the changing nature of Struthers Road and will serve community with a useful amenity for the area. This project would provide a transition from the regional road and commercial area to the single family RR 2.5 zoned homes to the southeast and east. This project is located in Region 2 of the Water Master Plan. This region currently has a surplus of water demand. We intend to use water conservation methods with the design and implementation of the landscaping and irrigation for the project. Donala water has been contacted and has indicated that they can provide adequate water for the proposed project. The landscaping provided shall be placed along all of the required setbacks to help screen the property from the adjacent properties. This project is a reflection of what the area is transitioning to in the future as Struthers Road will continue to develop into a regional connection from Baptist Road to Northgate Boulevard. This development should be anticipated to commence in 2022.

**Applicant:**

Marvin Boyd  
719-499-4411

**Owner:**

Beverly Miller  
P.O. Box 567  
Palmer Lake CO, 80133

**Consultant:**

YOW Architects  
115 S. Weber St. Suite 200  
Colorado Springs CO 80903  
Brad Nichols  
719-475-8133

Should you require any additional information, please contact me at 719.475.8133.