

You should include an analysis of the density on the property that would be allowed under the current R-4 designation (R475004Z is the EDARP project number). This will be important in justifying the impacts of the rezone.

**Date: March 24, 2021**

**RE: Cathedral Rock Commons- Spanish Bit Zone Change**

This submittal is for approval of a Zone Change for the Road. This property has a tax number of 7136001045. The legal description for the property is a tract of land 11 South in Range 67 West of the 6th P.M., El Paso Co.

Beginning at the Southwest corner of Lot 26, Chaparral County, Colorado, said point being on the South line of 0 minutes 08 seconds W on said south line, 880.00 feet deed to the Department of Highways, State of Colorado 301954 of the records of El Paso County, Colorado; thence 61.00 feet to a point of intersection with the Southeastly line of Spanish Bit Drive for the a point of curve; thence on a curve to the left, through 530.00 feet, an arc distance of 276.38 feet; thence N 30 degrees 14 minutes 14 seconds E on a curve to the right through a central angle of 14 degrees 11 minutes 17.46 feet; thence N 49 degrees 26 minutes 54 seconds E on a curve to the left through a central angle of 14 degrees 11 minutes 17.46 feet; thence S 16 degrees 21 minutes 15 seconds E, 71.00 feet to a point of intersection with the line of a Warranty Deed recorded January 2, 2007 at Reception (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 residential. We feel that this designation does not fit with the character of the area anymore. This area has become a higher density, more commercial area than it was when the R-4 zoning designation was assigned. We are requesting a zone change to RM-30, Residential Multi-Dwelling District. The RM-30 zoning district is a 30 dwelling unit per acre district primarily intended to accommodate moderate-density multi-dwelling development. This zone would allow for up to 197 multi-family units on the site. We are submitting a Rezone map to show what the development could potentially look like. This Rezone map plan shows 5 multi-family apartment units along with a daycare center in the middle. We anticipate having a playground included for the apartment residents. The apartment buildings include 24 units per building, this gives a total count of 120 units, a dwelling unit per acre number of 18.2.

We feel that this project is harmonious with adjacent land uses 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 homes to the east. 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.

This letter does not adequately address all of the review criteria for a rezone as outlined in LDC Sec. 5.3.5(B):

- 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.

In order to address the criteria, I would recommend including each of these bullet points in the letter and providing an explanation of how the criteria is being met. For the master plan, this includes policy plan, small area plan (Tri Lakes), and water master plan. OR you may wait until the new master plan is adopted and provide justification for the new master plan instead of the policy plan and Tri-Lakes plan. A key piece of importance regarding the third bullet point is that compatibility in ALL directions needs to be acknowledged, so how is this compatible with the 5 acre lots to the northeast, as well as the higher density residential development to the south and the commercial property to the north.

115 S W  
(719) 4

## Letter of Intent

A Letter of Intent shall be submitted with all zoning, rezoning, special use, variance of use, nonconforming use, sketch plan, preliminary plan, final plat, minor subdivision, vacations, Board of Adjustment petitions, etc. Where applicable, please provide the following appropriate information to serve as a cover page for the Letter of Intent.

For all Letters of Intent, the following information is required:

- X 1. Owner/applicant and consultant, including addresses and telephone numbers.
- X 2. Site location, size and zoning.
- X 3. Request and justification.
- X 4. Existing and proposed facilities, structures, roads, etc.
- N/A 5. Waiver requests (if applicable) and justification.

The following information, when applicable, shall be submitted for zoning and rezoning requests:

- X 6. The purpose and need for the change in zone classification.
- X 7. The total number of acres in the requested area.
- X 8. The total number of residential units and densities for each dwelling unit type.
- N/A 9. The number of industrial or commercial sites proposed.
- N/A 10. Approximate floor area ratio of industrial and/or commercial uses.
- N/A 11. The number of mobile home units and densities.
- N/A 12. Typical lot sizes: length and width.
- X 13. Type of proposed recreational facilities.
- N/A 14. If phased construction is proposed, how it will be phased.
- X 15. Anticipated schedule of development.
- X 16. How water and sewer will be provided.
- X 17. Proposed uses, relationship between uses and densities.
- X 18. Areas of required landscaping.
- X 19. Proposed access locations.
- N/A 20. Approximate acres and percent of land to be set aside as open space, not to include parking, drive, and access roads.