

I am not so sure about this argument. The nearest multifamily zoning district is over a mile away RidgePointe At Gleneagle, which is at the north corner of North Gate Blvd. Where are the other multifamily developments? The character of this area is primarily single-family detached and single-family attached, but no multifamily. This property is directly adjacent to a subdivision of lots greater than 5 acres each. How is this compatible with that adjacent lot size? The area between here and North Gate appears to be pretty much in line with the 7.5 units/acre as identified in the R4. If you are going to make the argument that the character of the area has changed to demand multifamily, the argument must be much stronger because the character of the area seems to be in line with where the existing allowed density is and possibly decreasing due to the proximity to rural residential. However, argument to be made that the property is proximate to plenty of commercial can strengthen the argument.

(719) 475-8133 | www.yowarch.com

Date: November 10, 2021

RE: Cathedral Rock Commons- Spanish Bit Drive
Zone Change

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 area anymore. This area has become higher density and a more commercial area than it was when the R-4 zoning designation was assigned. There are currently 4 multi-family developments between this site and Northgate Boulevard to the south of this project along Struthers Road. 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 dwelling units per building; this gives a total count of 120 units, a dwelling unit per acre number of 18.2. The original R-4 zoning was set at 7.5 dwelling units per acre; we're proposing to be at an 18.2 dwelling units per acre mark which is in the middle between R-4 and the maximum allowable density for RM-30. 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. 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 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 serve community with a useful amenity for the area. This project would provide a transition area to the single family RR 2.5 zoned homes to the east. Donala water has been contact adequate water for the proposed project. The landscaping provided shall be placed along the property from the adjacent properties. This project is a reflection of what the area is tra Road will continue to develop into a regional connection from Baptist Road to Northgate B anticipated to commence in 2022.

This paragraph needs to be updated. As stated above, I don't think it is a valid argument to make that multifamily is compatible with 5+ acre lots. Maybe you can emphasize the argument that you are trying to buffer low density residential from commercial / highway.

Master Plan analysis also needs to include key are and area of change. This is in the Tri-Lakes Key Area and is within the Military buffer placetype so you need to address that as well. Area of Change Minimal Change Developed.

If you can beef up your master plan analysis, and provide an analysis of all components of the master plan, this may strengthen the argument.

Applicant:

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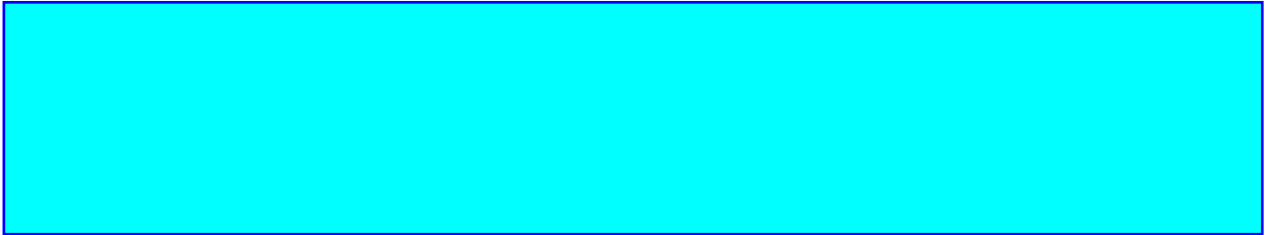
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Should you require any additional information, please contact me at 719.475.8133.



Please indicate how many stories each apartment building is expected to have.