SR LAND COMMERCIAL TRIANGLE REZONE

LETTER OF INTENT

OCTOBER 2026

OWNER:
SR LAND, LLC
20 BOULDER CRESCENT ST.
COLORADO SPRINGS, CO 80903

APPLICANT:
SR LAND, LLC
20 BOULDER CRESCENT ST.
COLORADO SPRINGS, CO 80903

CONSULTANT:
N.E.S. INC.
ANN ODOM
619 N. CASCADE AVE. SUITE 200
COLORADO SPRINGS, CO 80903
719.471.0073
AODOM@NESCOLORADO.COM

SITE DETAILS:

TSN: 5232400001 & 5232400003

LOCATION: SE CORNER OF THE INTERSECTION OF VOLLMER ROAD AND MARKSHEFFEL ROAD

ACREAGE: 8.871 AC

CURRENT ZONING: RR-5 CAD-O

PROPOSED ZONING: CC CAD-O

CURRENT USE: VACANT

REQUEST

N.E.S. Inc., on behalf of SR Land LLC, requests approval of a rezone of 8.871 acres from RR-5 CAD-O (Rural Residential, 5 acres with Commercial Airport Overlay) to CC CAD-O (Commercial Community with Commercial Airport Overlay).

LOCATION

Vollmer is already classified as a major collector in this area

The SR Land Commercial Triangle Rezone consists of 8.871 acres and is located on the southeast corner of the intersection of Vollmer and Marksheffel. Vollmer is classified as a Major Collector in the 2045 Major Transportation Corridor Plan and Marksheffel is a city owned Principal Arterial. The property is in the southwest corner of the Sterling Ranch Sketch Plan boundary and is adjacent to a variety of land uses included industrial and residential.



PROJECT DESCRIPTION AND CONTEXT

The proposed rezone consists of 8.871 acres and will rezone the property from RR-5 CAD-O (Rural Residential, 5 acres with Commercial Airport Overlay) to CC CAD-O (Commercial Community with Commercial Airport Overlay).

The Commercial Community zone district is intended to accommodate retail sales and service establishments that generally require freestanding or small center type buildings and that primarily serve adjoining neighborhoods.

The property is within the ANAV subzone of the Commercial Airport Overlay. The purpose of the CAD-O is to protect public health, safety, and welfare by preventing land uses and structures that could create hazards to air navigation or interfere with navigable airspace. The ANAV subzone is the least restrictive airport subzone and allows all uses listed in table 4-7, 'Commercial Airport Overlay District Land Use'. All rezoning requests shall be referred to Airport Advisory Commission for review and comment and an Airport Activity Notice and Disclosure shall be required to be recorded against the title of the property as a condition of approval.

COMPATIBILITY



The Commercial Community zone district is intended to accommodate retail sales and service establishments that generally require freestanding or small center type buildings and that primarily serve adjoining neighborhoods. The project site is located in a developing area of the county with a variety of existing and planned land uses. Historic development patterns are characterized by a variety of industrial and large lot residential uses however, more recent and planned, future development largely consists of suburban style residential development with smaller lot sizes and supporting commercial. With the increase in density being developed, additional commercial services of the appropriate scale will be necessary to provide services to support growth in the area.

The subject parcel is located on the corner the intersection of Vollmer Road, a Major Collector, and Marksheffel Road, a Principal Arterial. It is standard land use planning practice to locate more intense uses, such as commercial or higher density residential, at busy intersections to provide a buffer and transition to less intense uses. To the south is an existing crushing facility and contractor's storage yard zoned I-3. To the northeast is the Copper Chase residential subdivision zoned PUD, and to the northwest is a vacant parcel zoned RM-30 and planned for multi-family residential. Community Commercial

development will provide a buffer from the Copper Chase residential subdivision and the existing crushing facility. Future uses will provide convenient services for residents in the area.

TRAFFIC:

A Traffic Study was prepared by SM Rocha in October 2026. The proposed development is conceptual, and no specific land uses have been determined. However, for purposes of the analysis, there is assumed to be construction for approximately 23,500 square feet of retail plaza, a gas station supporting 14 vehicle fueling positions, an approximate 2,000 square foot coffee/donut shop with a drive-through window, and an approximate 2,000 square foot automated car wash with one car wash tunnel. It is to be noted that land use densities indicated were estimated based on a typical floor-area-ratio (FAR) of 0.2 in relation to the known acreage allocated to each land use at this time.

Proposed access to the development is provided at the following locations: one full-movement access onto Vollmer Road (referred to as Access A), one right-in/right-out access onto Vollmer Road (referred to as Access B), and one right-in/right-out access onto Marksheffel Road (referred to as Access C). Additional access to specific development areas may be provided. However, given the conceptual nature of the site, these access locations are subject to change and therefore were not considered within this analysis. This provides for a conservative analysis.

Analysis of future traffic conditions indicates that the addition of site-generated traffic is expected to create minimal negative impact to traffic operations for the existing and surrounding roadway system upon roadway and intersection control improvements assumed within this analysis. With all conservative assumptions defined in this analysis, the study intersections are projected to ope future levels of service comparable to background traffic conditions

This doesn't seem like a valid statement as commercial sites usually can generate up to 10 times the traffic.

Considering the conceptual nature of this development and how total traffic conditions are comparable to background traffic conditions, no improvements are currently being recommended with this rezone application.

As actual land uses, densities, or site plans within the SR Land Triangle Commercial site become defined over time, it is expected that traffic generation characteristics and recommendations considered within this study will need to be updated by more specific traffic analyses or studies to help assess if transportation improvements are needed to mitigate potential traffic impacts.

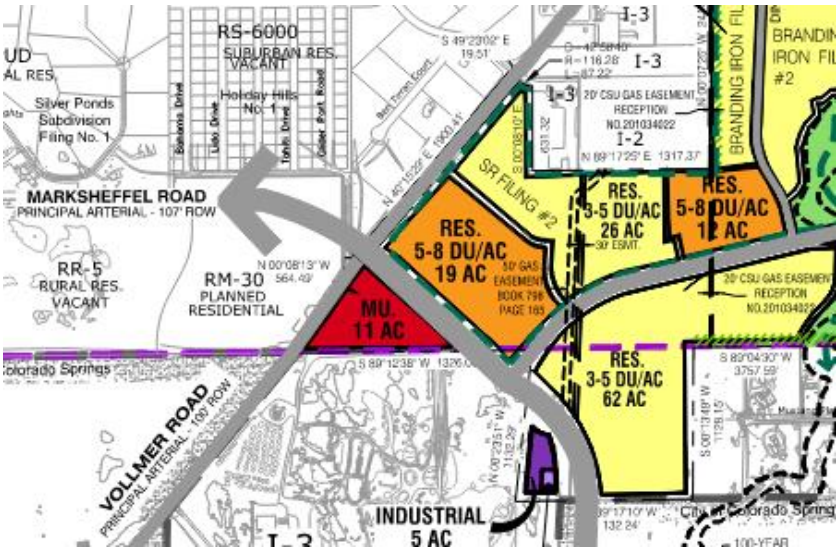
It is reemphasized that analyses provided throughout this study reflect conceptual land uses and densities. As such, it is expected that analyses and assumptions considered throughout this study may need to be reevaluated once actual land uses, densities, and site plans become defined over time.

UTILITIES: Water and wastewater will be provided by the Falcon Area Water and Wastewater Authority (FAWWA). The site is within the service area of Mountain View Electric Association, Inc. for electricity supply, and within the service area of Colorado Springs Utilities for natural gas supply.

NATURAL FEATURES: The project site does not include any significant natural features. The site has been overlot graded and portions of the property have been dedicated to widen the adjacent roadways. There are no wetlands or wildlife habitats on the property.

FLOODPLAIN: This site is not within a designated F.E.M.A. Floodplain as determined by the flood insurance rate map, community panel numbers 08041C0533G and 08041C0529G, effective December 7, 2018.

SKETCH PLAN CONSISTENCY:

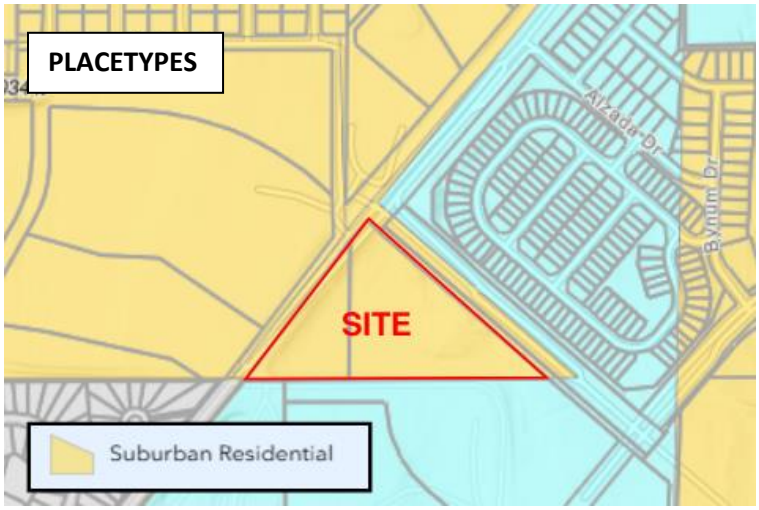


The Sterling Ranch Sketch Plan consists of 1,444 acres and is planned for up to 4,800 residential units, with supporting land uses including schools, parks, and commercial development. The Sketch Plan was most recently amended and approved in 2024. The approved Sketch Plan identifies the project site as Mixed Use which is consistent with the proposed CC CAD-O zone district. The CC zone district allows a variety of commercial uses such as retail sales and service establishments that support surrounding neighborhoods. The growing population in the Sterling Ranch Sketch Plan area warrants additional community scale commercial services to serve existing and future residences. The Sketch Plan situates the commercial uses at larger intersections to ensure adequate access for future users and to limit cut-through traffic in surrounding neighborhoods.

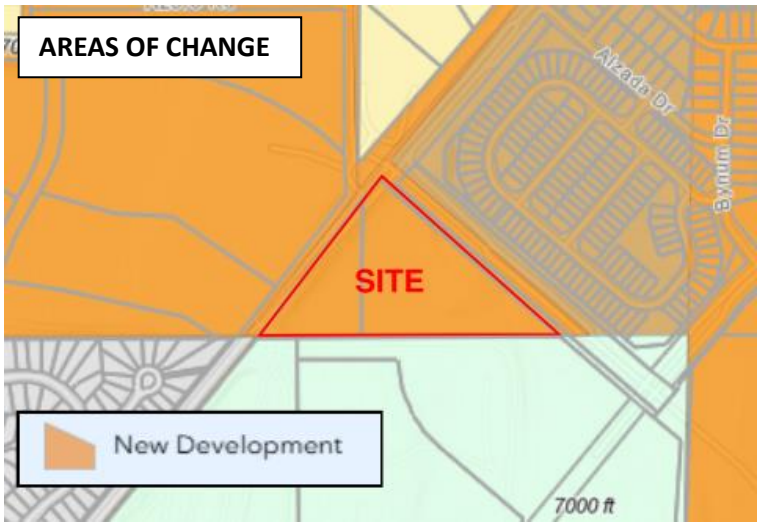
RELATIONSHIP TO THE ADOPTED COUNTY MASTER PLANS

YOUR EL PASO MASTER PLAN

The new County Master Plan denotes the site as a suburban residential placetype, which consists of predominantly single-family homes up to a density of 5 du/ac, with supporting uses including commercial service and commercial retail. The proposed CC rezone accommodates commercial service and retail uses that complement and support surrounding residential development.. The proposed rezone is consistent with the intent of the suburban residential placetype.



This area is located within a "new development area" on the Areas of Change map. New development areas take place on largely undeveloped land adjacent to built-out areas. The project site is located north of the City of Colorado Springs and near a rapidly developing area of the county. As new residents move into the area, additional services will be needed to support the growing population. The CC zone allows for neighborhood serving commercial development.



The PUD Preliminary Plan is consistent with Core Principle 1, Land Use and Development, which seeks to "manage growth to ensure a variety of compatible land uses that preserve all character areas of the county," in addition to goal 1.3, "encourage a range of development types to support a variety of land uses."

2045 MAJOR TRANSPORTATION CORRIDOR PLAN

The 2045 Functional Classification map shows the extension of Marksheffel Road as a non-county-maintained roadway. Vollmer Road is also shown as an Urban Major Collector adjacent to the site. The Briargate Stapleton Corridor will be extended as an Urban Principal Arterial north of the site through Sterling Ranch.

WATER MASTER PLAN

Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.

Goal 6.0 – Require adequate water availability for proposed development.

Policy 6.0.8 – Encourage development patterns and higher density, mixed use developments in appropriate locations that propose to incorporate meaningful water conservation measures.

Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.

The proposed rezone to the Commercial Community (CC) zone district supports the goals and policies of the Water Master Plan by allowing commercial uses that serve surrounding residential development. The adequacy of water supply will be evaluated through the Site Development Plan and Final Plat review process to ensure sufficient water quantity, reliability, and quality are available to serve the proposed uses. The proposed rezone area falls within the Falcon Area Water and Wastewater Authority (FAWWA). FAWWA supply and infrastructure in the area to serve future development of the property. Where applicable, water-efficient landscaping, irrigation systems, and other conservation measures may be incorporated to promote responsible water use and support sustainable development patterns.

EL PASO COUNTY PARKS MASTER PLAN

The Parks Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity.

PROJECT JUSTIFICATION

Map Amendment (Rezoning) Review Criteria – Chapter 5.3.5(B)

1. 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 project site substantially conforms to all relevant plans including the Sterling Ranch Sketch Plan, Your El Paso County Master Plan, the Water Master Plan, and the El Paso County Parks Master Plan as described above.

2. 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;

As the proposed rezoning fulfils the goals of the County Master Plan as described under criterion (1) above and is a compatible transition between the adjacent uses, as described in criterion (3) below, it therefore complies with the statutory provisions that allow County's to establish, limit, regulate, or amend zoning within the unincorporated parts of El Paso County in the interests of public health, safety and welfare. All statutory provisions regarding notifications have been met.

3. THE PROPOSED LAND USE OR ZONE DISTRICT IS COMPATIBLE WITH THE EXISTING AND PERMITTED LAND USES AND ZONE DISTRICTS IN ALL DIRECTIONS; AND

The subject parcel is located on the corner the intersection of Vollmer Road, a Major Collector, and Marksheffel Road, a Principal Arterial. It is standard land use planning practice to locate more intense uses, such as commercial or higher density residential, at busy intersections to provide a buffer and transition to less intense uses. To the south is an existing crushing facility and contractor's storage yard zoned I-3. To the northeast is the Copper Chase residential subdivision zoned PUD, and to the northwest is a vacant parcel zoned RM-30 and planned for multi-family residential. Community Commercial development will provide a buffer from the Copper Chase residential subdivision and the existing crushing facility. Future uses will provide convenient services for residents in the area.

4. 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.

The Commercial Community zone district is intended to accommodate retail sales and service establishments that generally require freestanding or small center type buildings and that primarily serve adjoining neighborhoods. The project site is located in a developing area of the county with a variety of existing and planned land uses including industrial uses, large lot residential, and suburban style residential. With the increase in density being developed in the area, additional commercial

services of the appropriate scale will be necessary to provide services to the growing population in the area.