

**MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR**

**PLANNING AND COMMUNITY DEVELOPMENT**

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SUMMARY MEMORANDUM

TO: El Paso County Board of County Commissioners  
FROM: Planning & Community Development  
DATE: 6/25/2026  
RE: ANX263; Kettle Creek Addition No. 1 Annexation

Project Description

Acknowledgement of an Annexation Impact Report for Kettle Creek Addition No. 1 Annexation. An annexation application request was submitted to the City of Colorado Springs consisting of 19.884 acres located North of Old Ranch Road and east, immediately adjacent, to Kettle Creek Road. The 19.884 acres are zoned RR-5 (Residential Rural) and RR-2.5 (Residential Rural) and are proposed to be rezoned within the City of Colorado Springs to R- FM (R-Flex Medium), SS-O (Stream Side Overlay) and AFO (Air Force Overlay).

The State of Colorado requires that an Annexation Impact Report be prepared and submitted to the Board of County Commissioners of El Paso County prior to being heard by the City Council of Colorado Springs.

The City of Colorado Springs provided El Paso County with an Annexation Impact Report on June 9, 2026. The project is scheduled for consideration by the City of Colorado Springs' City Council on July 14, 2026.

Authority of Board of County Commissioners

The Board of County Commissioners may forward written comments to the annexing municipality, time permitting, or designate an authorized representative to present the Board of County Commissioners' comments at the annexation hearing.

Attachments

1. Annexation Impact Report
2. Land Use Plan
3. Annexation Plat
4. Map Series

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## KETTLE CREEK ADDITION NO. 1 ANNEXATION/POST PETITION/LAND USE PLAN/ZONE CHANGE

### PROJECT STATEMENT

**AUGUST, 2025, SEPTEMBER 2025, OCTOBER 2025, NOVEMBER 2025**

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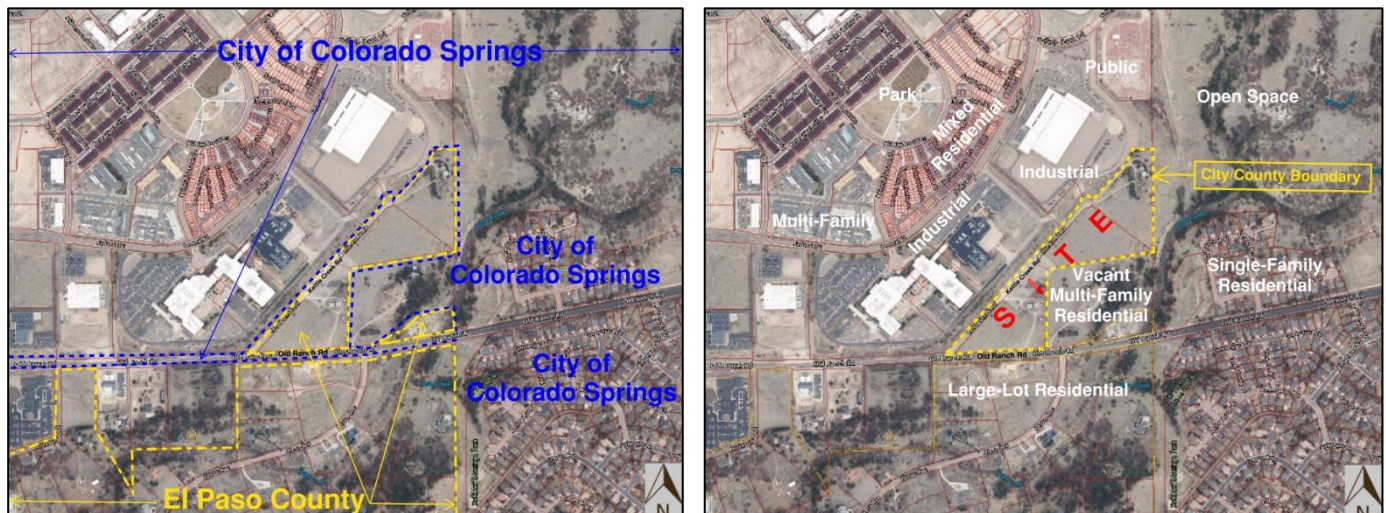
### REQUEST

N.E.S. Inc., on behalf of Waldo S. and Rebecca A Pendleton, Mark D. and Lynn M. George, and Challenger Homes, requests approval of the following applications:

1. Annexation of Kettle Creek Addition No. 1
2. A Zone Change from County Zoning (RR-5 and RR-2.5) to City Zoning R-Flex Medium, SS-O (Streamside Overlay), and AFO (Air Force Overlay)
3. A Land Use Plan for Kettle Creek Addition No. 1 Annexation

### LOCATION, CONTIGUITY, AND LAND USE CONTEXT

The 19.884-Acre site is located in El Paso County, north of Old Ranch Road, west of N Powers Boulevard and east of Voyager Parkway. The property is comprised of three parcels (2060 Old Ranch Rd, 10455 Kettle Creek Rd, and 10515 Kettle Creek Road) and the right of way for adjacent Kettle Creek Road. The property is compliant with the 1/6 contiguity required for annexation, as the contiguous perimeter is 100%.

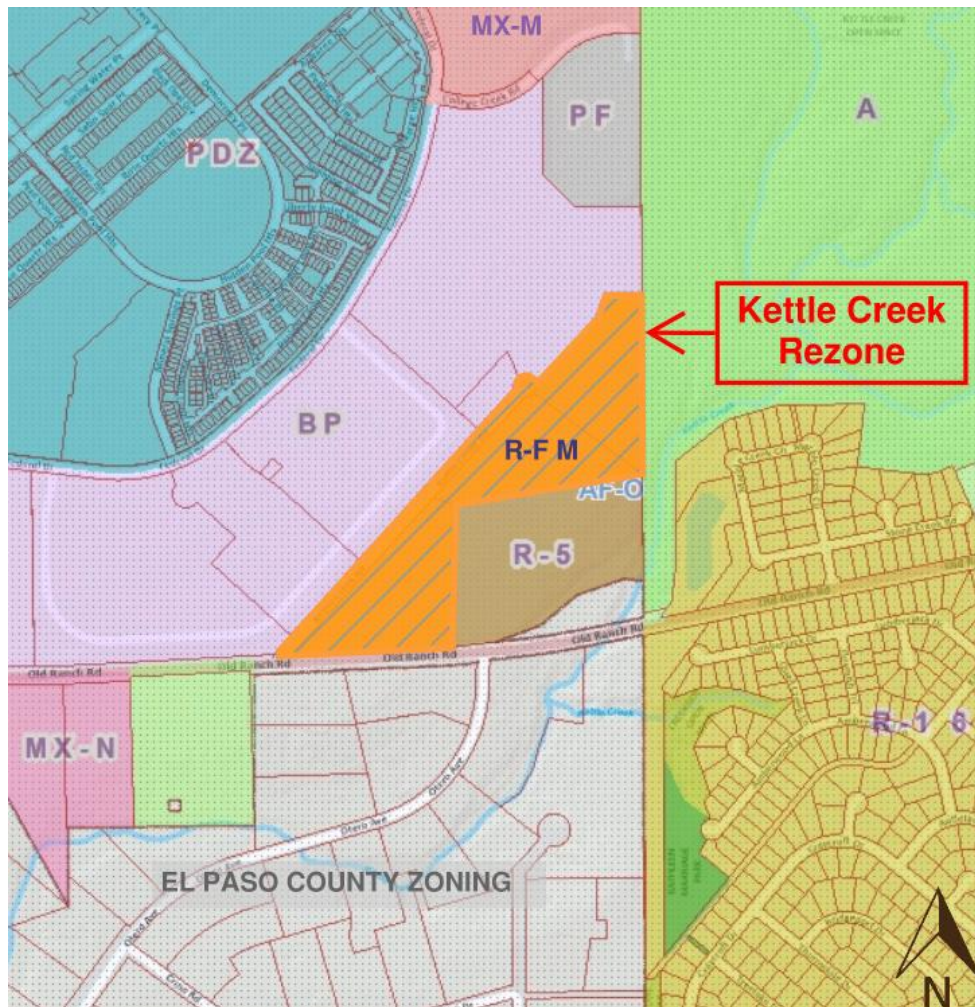


The site lies in an area of mixed-use, which includes urban single-family and multi-family residential, public, open space, institutional, industrial and rural large-lot single-family residential development. Large-lot single-family residential development lies within the County to the south of Old Ranch Road; to the east are vacant multi-family residential land, open space and urban single-family residential uses; to the west are industrial and institutional uses; and to the north are Industrial, public, and open space use.

**ZONING CONTEXT**

The property is currently zoned RR-5, Residential Rural (5-Acres) and RR-2.5 (2.5 Acres) in El Paso County. Proposed zoning upon annexation is R-F M (R-Flex Medium), SS-O (Streamside Overlay) and AF-O, (Airforce Overlay). The site is surrounded by a mix of primarily City zone districts, with County zoning to the south as follows:

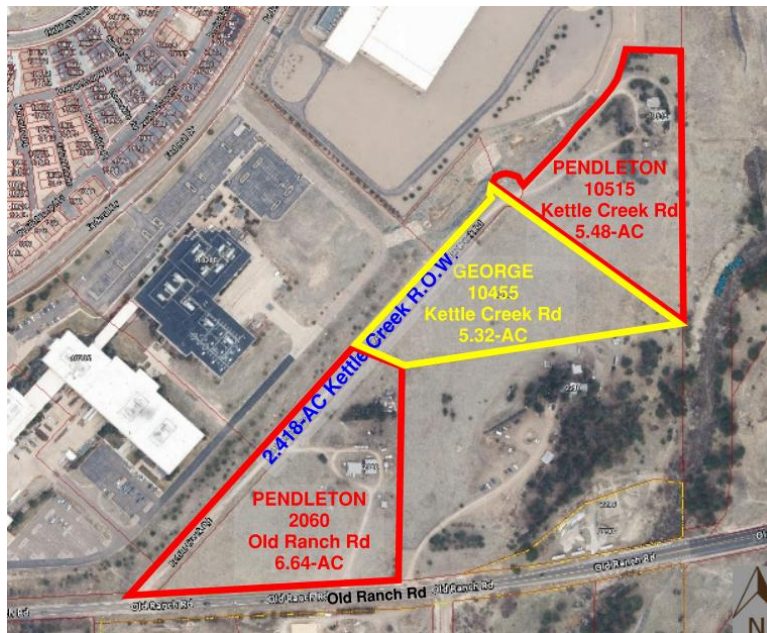
DIRECTION	JURISDICTION	ZONE DISTRICT	ZONE DISTRICT NAME
NORTH	CITY	BP	BUSINESS PARK
WEST	CITY	BP	BUSINESS PARK
SOUTH	CITY	R-5	MULTI-FAMILY RESIDENTIAL
	COUNTY	RR-2.5	RESIDENTIAL RURAL (2.5 ACRES)
EAST	CITY	R-5	MULTI-FAMILY RESIDENTIAL
	CITY	R-1 6	SINGLE-FAMILY MEDIUM
	CITY	A	AGRICULTURE



**PROJECT DESCRIPTION**

Annexation Petition

The property owners are requesting annexation of 19.884 acres of land, comprised of three platted parcels, and including the right of way for Kettle Creek Road, which is 2.418-Ac. The property at 10455 Kettle Creek Rd is owned by George and the other two lots, 10515 Kettle Creek Rd and 2060 Old Ranch Rd, are owned by Pendleton, all of which have signed and submitted an Annexation Petition.



Upon Annexation, Kettle Creek Road will be vacated and the primary access to the property from Old Ranch Road will be realigned with the Development Plan and Final Plat. Municipal utilities are available to serve the property.

Zoning and Land Use Plan Applications

The project proposes a rezoning of the property to R-Flex Medium with a Land Use Plan to allow for single-family attached (two-family) and single-family detached residential development. The Land Use Plan proposes development within the density parameters of the R-Flex Medium zone district, which allows density between 5-16 DU/AC. The density range is proposed to be 5-8 DU/AC. The Unified Development Code (UDC) requires R-Flex Medium developments to comply with Compact Lot standards. Zoning standards for the R-Flex Medium zone district are shown in the table to the right.

The minimum lot area required in the R-FM zone is 1,500 sf and a minimum lot width of 20'. All lots exceed the minimum lot area

SETBACK LOCATION	REQUIRED
<b>Front</b>	
Single-Family Detached	
Primary Structure	10'
Street Loaded Garage	20'
Two-Family Attached	
Primary Structure	10'
Street Loaded Garage	20'
<b>Side</b>	
Interior	5' minimum; 0' if attached
Corner Lot Side Street	5' minimum adjacent
<b>Rear</b>	10'

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requirement and range from 32' wide up to 61' wide. The single-family detached lots are typically 35' wide and the single-family attached lots are typically 32' wide. Maximum height allowed is 45', and the two-story buildings will be well within this height standard. Compact Lot standards relate to green space, specific lot orientation requirements, and guest parking provisions. These standards will be reviewed at the Development Plan stage.

A portion of the property is encumbered by Preble's habitat and/or is in the 150' setback from the Outer Streamside Buffer. As such, these areas will remain open space. The applicant has submitted a request for concurrence to the U.S. Fish and Wildlife Service regarding development impacts to the Preble's habitat.

Access to the property will be via one full-movement access on Old Ranch Road, and one secondary two-way access in the southeast corner of the development, which connects through the adjacent residential development to the southeast. The primary access at Old Ranch Road will be relocated from the current Kettle Creek Rd intersection, easterly approximately 500'.

A Traffic Impact Analysis has been completed for the Annexation and Land Use Plan area and is included with this submittal. A Geologic Hazard Report has also been completed and is included with this submittal.

## **PROJECT JUSTIFICATION**

### **CONFORMITY WITH COLORADO REVISED STATUTES**

According to the City of Colorado Springs Unified Development Code, Annexation to the City shall be in accord with article II of the Colorado Constitution and the Municipal Annexation Act of 1965 as it exists now or may later be amended.

**Title 31-12-104 of the Colorado Revised Statute indicates that no unincorporated area may be annexed to a municipality unless one of the conditions of section 30 (1) of article II of the state constitution are met:**

***(a) The question of annexation has been submitted to the vote of the landowners and the registered electors in the area proposed to be annexed, and the majority of such persons voting on the question have voted for the annexation; or***

***(b) The annexing municipality has received a petition for the annexation of such area signed by persons comprising more than fifty percent of the landowners in the area and owning more than fifty percent of the area, excluding public streets, and alleys and any land owned by the annexing municipality; or***

***(c) The area is entirely surrounded by or is solely owned by the annexing municipality.***

Conditions (a) and (c) above are not applicable to the annexation property. Condition (b) is met as the submitted Annexation Petition is signed by 100% of the landowners of the area to be annexed.

**Title 31-12-104 of the Colorado Revised Statute also states that the governing body must find and determine:**

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***(a) That not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the annexing municipality.***

The property is completely surrounded by property within the City of Colorado Springs, comprising 100% of the boundary of the property.

***(b) That a community of interest exists between the area proposed to be annexed and the annexing municipality; that said area is urban or will be urbanized in the near future; and that said area is integrated with or is capable of being integrated with the annexing municipality.***

The annexation is a logical extension of the municipal boundaries as the site is completely surrounded by the City's boundary. This part of the city has been growing over the last few years with various types of residential and non-residential development. The annexation and pursuant development of the serve as a transition between the lower density residential development to the south in El Paso County, and the industrial, institutional and public property to the north and west. This development will be consistent with other residential development existing or approved in the area, and will support the employment center to the north and west.

**In accordance with Title 31-12-104, the fact that the area proposed to be annexed has the contiguity with the annexing municipality shall be a basis for a finding of compliance with these requirements unless the governing body finds that at least two of the following conditions are shown to exist:**

***(I) Less than fifty percent of the adult residents of the area proposed to be annexed make use of part or all of the following types of facilities of the annexing municipality: Recreational, civic, social, religious, industrial, or commercial; and less than twenty-five percent of said area's adult residents are employed in the annexing municipality. If there are no adult residents at the time of the hearing, this standard shall not apply.***

N/A

***(II) One-half or more of the land in the area proposed to be annexed (including streets) is agricultural, and the landowners of such agricultural land, under oath, express an intention to devote the land to such agricultural use for a period of not less than five years.***

N/A

***(III) It is not physically practicable to extend to the area proposed to be annexed those urban services which the annexing municipality provides in common to all of its citizens on the same terms and conditions as such services are made available to such citizens. This standard shall not apply to the extent that any portion of an area proposed to be annexed is provided or will within the reasonably near future.***

It is physically practicable to extend municipal services to the property, as they are being provided to other adjacent development within the municipality.

The property to be annexed thus satisfies all the requirements of the Colorado State Statute pertaining to Annexations.

**CONFORMITY WITH CITY OF COLORADO SPRINGS ZONING CODE**

**CONDITIONS FOR ANNEXATION (SECTION 7.5.701 C. 1.)**

**A. The area proposed to be annexed is a logical extension of the City's boundary;**

The property is 100% surrounded by the City of Colorado Springs municipal boundary. This part of the city has been rapidly growing over the last few years with significant commercial, industrial, and multi-family residential development north of the site close to InterQuest and Voyager.

Annexations approved by the City of Colorado Springs in the area along Old Ranch Road:  
Hope Chapel Addition No 1 (Ordinance No 23-43), Peaks Recovery Centers, LLC (Ordinance No 21-11), Academy Christian Church (Ordinance No 04-204), Hadnagy Addition (Ordinance No 98-147), Ford Parcel #1 (Ordinance No 82-151), and Kitty Hawk Addition #1 (Ordinance No 82-234.



**B. The development of the area proposed to be annexed will be beneficial to the City. Financial considerations, although important, are not the only criteria and shall not be the sole measure of benefit to the City;**

Annexation and development of the property will provide additional housing options for the community. Relevant PlanCOS goals and objectives include locating supporting housing near jobs and other complimentary uses; encouraging mixed use development and transition of density; and preservation and enhancement of existing physical elements.

**C. There is a projected available water surplus at the time of request;**

The properties are currently served by existing on-site wells. The project proposes to connect to CSU water which is available in surrounding development to serve the property. CSU has indicated that they have sufficient supply and facilities to serve this property, and is available on a first-come, first-served basis. The project must meet CSU's looping requirements. The existing wells will need to be abandoned upon connection to CSU water, and all water rights will be relinquished to CSU.

**D. The existing and projected water facilities and/or wastewater facilities of the City are expected to be sufficient for the present and projected needs for the foreseeable future to serve all present users whether within or outside the corporate limits of the City;**

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Individual septic systems and private wells currently serve the developed lots. It is intended to connect to CSU water and wastewater which are available in adjacent development to serve the property. CSU has indicated that water and sanitary capacity is currently adequate to meet the proposed development needs and is available on a first come, first served basis.

The existing wells and individual septic systems will need to be abandoned upon connection to CSU infrastructure.

**E. The annexation can be effected at the time the utilities are extended or at some time in the future;**

Yes. The land to be annexed is owned by two parties, both of which have petitioned for annexation; therefore, the annexation can be affected at the time utility connections are available.

**F. The City shall require as a condition of annexation the transfer of title to all groundwater underlying the land proposed to be annexed. Should such groundwater be separated from the land or otherwise be unavailable for transfer to the City, the City, at its discretion, may either refuse annexation or require payment commensurate with the value of such groundwater as a condition of annexation. The value of such groundwater shall be determined by the Utilities based on market conditions as presently exist;**

This will be addressed in the Annexation Agreement.

**G. All rights of way or easements required by the Utilities necessary to serve the proposed annexation, to serve beyond the annexation, and for system integrity, shall be granted to the Utilities. Utilities, at the time of utility system development, shall determine such rights of way and easements;**

Utility easements and right of way will be provided with future development plans for the site. Upon determination of sanitary sewer and water service extension, utility easement(s) will need to be identified and an agreement executed.

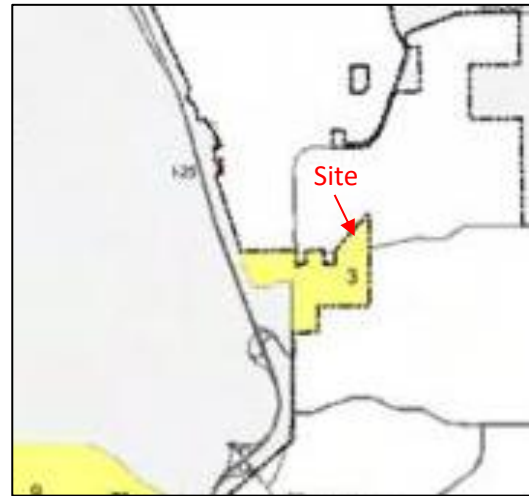
**H. If the proposed annexation to the City overlaps an existing service area of another utility, the applicant shall petition the PUC (Public Utilities Commission) or other governing authority to revise the service area such that the new service area will be contiguous to the new corporate boundary of the City.**

This property lies within Tri-Lakes Monument Fire Protection District. The applicant will work with the District to remove this property from its service area. This will be completed prior to annexation. The property is currently served by Mountain View Electric Association. Requirements for removal of the property from the service area of this District will be addressed in the Annexation Agreement.

**ZONE CHANGE CRITERIA (7.5.704 D.)**

**1. The proposed rezoning is consistent with the goals and policies of the Colorado Springs Comprehensive Plan, with other plans and policies adopted by the City Council; and with the purpose statement of the proposed zone district(s).**

The 2006 Annexation Plan establishes the framework for decisions concerning annexation of land into the City of Colorado Springs. The intent of the Annexation Plan is to guide future applicants who seek to annex property into the City. On the 'Potential Annexation Map' in the Annexation Plan, the Site is within Area 3 of the Annexation Plan. Area 3 is identified as an area 'eligible for annexation but not recommended.' Area 3 is approximately 406 AC and functions as an enclave, however, since this area borders the United States Air Force Academy (USAFA) to the west, it does not meet statutory requirements for enclave definition. The Annexation Plan notes that "Most of the land is developed and thus the land use pattern is established. It is anticipated that this land use pattern will continue and redevelopment is unlikely." However, annexations have been approved by the City within the immediate area along Old Ranch Road and within Area 3, which have established a new development pattern.



Much of the surrounding land has now been annexed and the property is 100% surrounded by the Colorado Springs Corporate Boundary. As such, the property meets the definition of Enclave, and is consistent with the City's Annexation Plan.

In Chapter 8 (Adaptable Implementation) of PlanCOS, under "Key Projects and Implementation Strategies" one of the most important implementation initiatives is #6 Annexation Plan Update. PlanCOS recommends systematic update of the City's annexation strategies and polices to follow the outline of the Annexation Plan. The areas within the City adjacent to the Site are designated as a "Newer Developing Neighborhood" on the PlanCOS Vision Map and is designated as a "high area of change" on the PlanCOS Areas of Change map, which highlights areas expected to have the most potential for land use changes.

According to PlanCOS, with respect to Annexation requests "over the next 20 years, PlanCOS envisions limited but strategic additional outward expansion of city limits, and a focus on developing and redeveloping property currently within city boundaries while becoming more proactive in working to incorporate existing enclaves and near enclaves into the city."

The proposed zoning of R-F M is consistent with the purpose of the zone district which is to: accommodate(s) a mix of detached and attached low- to medium-density housing up to a maximum residential density of five (5) to sixteen (16) dwelling units per acre. A mix of dwelling and/or lot types, building forms and architecture, and design is strongly encouraged to break up monotony and provide a variety of housing options.

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**2. The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.**

The Applicant is requesting to rezone the property to R-F M with the intent to develop single-family detached and two-family attached lots.

In accordance with the UDC, the R-F M (R-Flex Medium) District “accommodates a mix of detached and attached low- to medium-density housing” and “a mix of dwelling and/or lot types, building forms and architecture, and design is strongly encouraged to break up monotony and provide a variety of housing options.”

The development proposes single-family detached and two-family attached dwellings which provide a mix of dwelling types and additional housing options in the area, which is a mix of residential densities with an adjacent employment center.

The request to change the zoning of the properties will not be detrimental to the public interest, health, safety, convenience, or general welfare. The development will provide additional housing options for the neighborhood and the community as a whole. The subject property lies within an area that has been changing and growing.

**3. The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).**

The subject property is served by Old Ranch Rd and is within ½ mile of the intersection with Voyager Parkway (Principal Arterial) and 1.2 miles of N Powers Blvd (Freeway). Principal Arterials are intended to carry adequate volumes of traffic to accommodate existing and proposed land uses in the area. Freeways are intended to provide rapid movement of very high volumes of regional traffic. The land is occupied by Preble’s Meadow Jumping Mouse habitat as well as Steamside Overlay of Kettle Creek. These sensitive areas will be left as open space for the most part. There are no areas of steep slopes. Surrounding zoning within the City includes BP, A, R-5, R1-6. There is also a large PDZ in the area, all of which provides low to medium density housing. There is also other land within the City in the surrounding area that is zoned for employment providing business uses.

**4. If the application proposes to rezone a small area of land, the application demonstrates that the size, scale, height density, and multimodal traffic impacts of the proposed rezoning are compatible with surrounding development or can be made compatible with surrounding development through approval conditions.**

The Land Use Plan proposes density on the low end of the R-Flex Medium range. Land use densities in the surrounding area within the City range from 3.6 DU/AC to 18.1 DU/AC depending on the land use. The single-family detached residential areas range from 3.6 DU/AC to 10 DU/AC and the multi-family areas range from 10.6 DU/AC to 18.1 DU/AC. The proposed annexation development will be of similar size, scale, height, and density; and will have similar multi-modal impacts as existing development in the area. With R-Flex Medium zoning standards, Compact Lot standards, buffering and landscape setback requirements, the new development will be compatible in the area.

**5. If the application proposes to rezone a relatively small area of land, the application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other**

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**Colorado Springs Comprehensive Plan goals that would be achieved by approval of the application.**

The property is currently occupied by two single-family detached homes. While there will be displacement of tenants or occupants, the owners have all petitioned for annexation of the land and support development of the property for urban residential use. The benefits of more housing in a high demand market will fulfill current housing goals of PlanCOS, which include “housing for all” and the provision of a variety of housing types, densities, and price points.

- 6. If a Land Use Plan or amendment to a Land Use Plan accompanies the application, the Land Use Plan or amendment complies with the applicable criteria in Subsection 7.5.514C.3 (Land Use Plan Criteria).**

A Land Use Plan is submitted with this request, and such plan complies with the criteria in the UDC.

- 7. The application is consistent with any approved Concept Plans in the area for which the map is being amended or includes or is accompanied by a provision that approved Concept Plans that have been classified as implemented do not have to be amended in order to be considered consistent with an amended zoning map.**

There is no Concept Plan for the area being annexed or zoned. A Land Use Plan is submitted with this application.

- 8. If the application is for creation of an ADS-O district, the approval criteria applicable to the creation of the text of the ADS-O district in Section 7.2.607D.47.5.702 (Decision) shall also apply to consideration of the zoning map amendment required to create or amend the boundaries of the ADS-O district.**

This criterion does not apply.

- 9. If rezoning to a PDZ district, the proposed PDZ district provides significant community amenities or other benefits, as determined by the Manager, that promote the achievement of Colorado Springs Comprehensive Plan goals and would not otherwise be required of the applicant under this UDC or other City or governmental regulations.**

This criterion does not apply.

- 10. Complies with the additional standards of the base zone district where the property is located (see Article 7.2 (Zone Districts)) or in an overlay district that applies to the property (see Part 7.2.6 (Overlay Districts)). (Ord. 23-03).**

The rezone complies with the standards of the R-F M District of the UDC. Single-family detached and two-family attached dwellings are permitted and encouraged uses in the R-F M District.

**LAND USE PLAN REVIEW CRITERIA (SECTION 7.5.514 C.3.)**

- A. Consistency with the Colorado Springs Comprehensive Plan and other plans and policies adopted by City Council;**

The Land Use Plan proposes medium density residential development which is consistent with the goals of PlanCOS as noted in the annexation criteria above.

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**B. Consistency with development standards the zone district in which the property is located, or would be located after a requested zone district change;**

The Land Use Plan proposes medium density residential development at a density and maximum height established in the R-Flex Medium zone district. Single-family detached and two-family attached residential uses are permitted uses in the R-F M zone district.

**C. Compatibility with the land uses and development intensities surrounding the property;**

The Land Use Plan proposes medium density residential development at a density and maximum height established in the R-Flex Medium zone district. Land use densities in the surrounding area within the City range from 3.6 DU/AC to 18.1 DU/AC depending on the land use. The single-family detached residential areas range from 3.6 DU/AC to 10 DU/AC and the multi-family areas range from 10.6 DU/AC to 18.1 DU/AC. The proposed annexation development will be of similar size, scale, height, and density; and will have similar multi-modal impacts as existing development in the area. The smaller residential buildings and open amenity areas will serve as a transition from the adjacent business park uses and the large-lot single-family development in the county. With R-Flex Medium zoning standards, Compact Lot standards, buffering and landscape setback requirements, the new development will be compatible in the area.

**D. Impacts of the permitted or requested uses, appropriate to the type of development, the neighborhood, and the community;**

The subject property is served by Old Ranch Rd and is within ½ mile of the intersection with Voyager Parkway (Principal Arterial) and 1.2 miles of N Powers Blvd (Freeway). Principal Arterials are intended to carry adequate volumes of traffic to accommodate existing and proposed land uses in the area. Freeways are intended to provide rapid movement of very high volumes of regional traffic. The land is occupied by Preble’s Meadow Jumping Mouse habitat as well as Steamside Overlay of Kettle Creek. These sensitive areas will be left as open space for the most part. There are no areas of steep slopes. Surrounding zoning within the City includes BP, A, R-5, and R1-6. There is also a large PDZ in the area, all of which provide for single-family housing at low to medium densities; and other land within the City in the surrounding area is zoned for employment providing business uses.

The Land Use Plan proposes medium density residential development at a density and maximum height established in the R-Flex Medium zone district. In the surrounding area, the single-family detached residential areas range from 3.6 DU/AC to 10 DU/AC and the multi-family areas range from 10.6 DU/AC to 18.1 DU/AC. The proposed annexation development will be of similar size, scale, height, and density and will have similar multi-modal impacts as existing development in the area. With R-Flex Medium zoning standards, Compact Lot standards, buffering and landscape setback requirements, the new development will be compatible in the area.

Land use densities in the surrounding area within the City ranges from 3.6 DU/AC to 18.1 DU/AC . The proposed annexation development will be of similar size, scale, height, and density and will have similar multi-modal impacts as existing development in the area .With R-Flex Medium zoning standards, Compact Lot standards, buffering and landscape setback requirements, the new development will be compatible in the area.

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**A. Adequacy of proposed ingress/egress points and traffic circulation, both on and off the site;**

The subject property is served by Old Ranch Rd and is within ½ mile of the intersection with Voyager Parkway (Principal Arterial) and 1.2 miles of N Powers Blvd (Freeway). Principal Arterials are intended to carry adequate volumes of traffic to accommodate existing and proposed land uses in the area. Freeways are intended to provide rapid movement of very high volumes of regional traffic. Access to the property will be via one full-movement access on Old Ranch Road, and one secondary two-way access in the southeast corner of the development, which connects through the adjacent residential development to the southeast. The primary access at Old Ranch Road will be relocated from the current Kettle Creek Rd intersection, easterly approximately 500'. Internal access drives will be designed to accommodate emergency vehicles and will include sidewalks. There is no access to other development areas.

A Traffic Impact Analysis has been completed for the Annexation and Land Use Plan area and is included with this submittal.

**B. Capacity of the existing streets, utilities, parks, schools, and other public facilities to serve the proposed development;**

The subject property is served by Old Ranch Rd and is within ½ mile of the intersection with Voyager Parkway (Principal Arterial) and 1.2 miles of N Powers Blvd (Freeway). Principal Arterials are intended to carry adequate volumes of traffic to accommodate existing and proposed land uses in the area. Freeways are intended to provide rapid movement of very high volumes of regional traffic.

A Traffic Impact Analysis has been completed for the Annexation and Land Use Plan area and is submitted with this application.

CSU has indicated that utilities are in the area and adequate to serve the property upon annexation, except the gas main will need to be increased in size. All associated improvements will be the responsibility of the developer.

The developer anticipates cash in lieu of land dedication for schools and parks. Both entities will have an opportunity to comment on the application. Parks facilities in the area include the Kettle Creek Open Space to the east. The Park System Master Plan shows a Candidate Open Space Area and Urban Trail in the Creek corridor to the east of the property and creek. There was no indication of the need for any such facilities on or in the area of the proposed annexation, and the development provides open space to serve the development.

School facilities to support the new development are located at various locations in the areas to the north, east and south of the development.

**G. Promotion of transitions in height, intensity, or character between proposed non-residential or mixed-use development and nearby low-density residential zone districts.**

The developer intends to construct two- and three-story residential buildings on the site. These homes will have smaller footprints as appropriate for compact lot development. This development will provide transition from the large-lot single-family detached development in the county to the south and the business park uses to the north and east. Landscape setbacks and buffering between differing land use intensities will be provided as required by the UDC.

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**STREAMSIDE OVERLAY REVIEW CRITERIA (7.2.603 C)**

**1. Has the natural landform been maintained within the overlay area and does grading conform to the specific grading limitations of this Section as well as all other City grading and filling regulations?**

The property is within 150' of the Streamside Outer Buffer, but neither the Inner nor Outer Buffers are within the property. The development plan retains all of the area of the property within 150' of the Outer Buffer as open space, within which there will be no development activities and the stream ecosystem will be protected. The site is designed to have minimum impact on the creek and adjacent Streamside buffers, which are off-site, but the development will take advantage of the views of the natural area, which helps to include the stream in the development for residents.

**2. DOES THE DEVELOPMENT INCORPORATE THE STREAM ECOSYSTEM INTO THE PROJECT DESIGN AND COMPLEMENT THE NATURAL STREAMSIDE SETTING? HAS THE PROJECT BEEN DESIGNED TO LINK AND INTEGRATE ADJACENT PROPERTIES WITH THE STREAM CORRIDOR USING ACCESSWAYS, CREEK FRONT PLAZAS, EMPLOYEE RECREATIONAL AREAS OR OTHER SITE PLANNING AND LANDSCAPING TECHNIQUES WHICH INCLUDE THE STREAM CORRIDOR AS AN AMENITY?**

The site is designed to have minimum impact on the area within 150' of the Outer Buffer, the creek, and adjacent Streamside Buffers; but will take advantage of the views of the natural area, which helps incorporate and bring attention to the stream. Because the area within 150' of the Outer Buffer, is Preble's habitat, there will be no development activity in that area. Other active open space amenities are proposed adjacent to, but outside of the habitat area.

**3. HAS THE PROJECT BEEN DESIGNED TO MINIMIZE IMPACT UPON WILDLIFE HABITAT AND THE RIPARIAN ECOSYSTEM WHICH EXISTS ON OR ADJACENT TO THE SITE? DOES THE PROJECT DESIGN PROTECT ESTABLISHED HABITAT OR ANY KNOWN POPULATIONS OF ANY THREATENED OR ENDANGERED SPECIES OR SPECIES OF SPECIAL CONCERN?**

The development plan retains all of the area of the property within 150' of the Outer Buffer as open space, within which there will be no development activities and the Preble's habitat will be protected

**4. HAVE EXISTING OR POTENTIAL COMMUNITY TRAIL NETWORKS AND OTHER RECREATIONAL OPPORTUNITIES BEEN IDENTIFIED AND INCORPORATED INTO THE PROJECT DESIGN?**

There are no planned trails within the 150' of the Outer Buffer due to the presence of Preble's habitat. The Parks and Open Space Department does not wish to acquire the property and did not request the provision of formal trail construction due to the Preble's meadow jumping mouse habitat on the property.

---

**5. HAS THE PROJECT BEEN DESIGNED TO PROTECT THE SUBJECT PROPERTY FROM POTENTIAL FLOOD DAMAGE AND TO ACCOMMODATE FLOOD STORAGE AND CONVEYANCE NEEDS?**

The property has been designed in conformance with the City's Engineering Criteria Manual for stormwater management. On-site ponding is proposed to accommodate historic drainage through the property as well as new runoff from the development and is designed to accommodate the 100-year storm event. The pond will outlet to the stream, which will be conveyed by pipe from the pond to the stream.

**6. HAVE ALL SIGNIFICANT NATURAL FEATURES WITHIN THE PROJECT STREAMSIDE AREA BEEN IDENTIFIED, AND HAS THE PROJECT BEEN DESIGNED TO MINIMIZE THE IMPACT ON THESE FEATURES?**

There are no significant natural features in this streamside area, except for habitat for the Preble's meadow jumping mouse, which is within 150' of the Outer Buffer, and is addressed in criteria #3 above.

**7. DOES THE PROJECT IDENTIFY AND IMPLEMENT THE RECOMMENDATIONS OF ANY APPROVED SUBAREA PLANS (SUCH AS THE CITY GREENWAY MASTER PLAN, CITY OPEN SPACE PLAN OR A SPECIFIC DRAINAGE BASIN PLANNING STUDY) AND OF ANY APPROVED PUBLIC WORKS PROJECTS AND HABITAT CONSERVATION PLANS?**

The project is within the Kettle Creek drainage basin. The Drainage Report for the project addresses the recommendations of the Kettle Creek drainage basin plan and is included with this submittal.

**8. DOES THE PROJECT DESIGN:**

**A. IMPLEMENT A RIPARIAN BUFFER BETWEEN THE DEVELOPED PORTIONS OF THE SITE AND THE ADJACENT WATERWAY TO ASSIST IN PREVENTING POINT AND NONPOINT SOURCE POLLUTANTS AND SEDIMENT FROM ENTERING THE WATERWAY?**

There are no Steamside buffers on the property, just the area 150' from the Outer Buffer. The proposed development does not impact the area within 150' of the Outer Buffer, or the buffers which are off-site. The on-site detention pond, includes water quality measures which are intended to prevent sediment entering the waterway.

**B. EXCLUDE IMPERVIOUS SURFACES FROM THE INNER BUFFER ZONE AND MEET IMPERVIOUSNESS RESTRICTIONS ACROSS THE ENTIRE OVERLAY AREA ON THE SITE?**

Yes. There is no Inner Buffer on the site.

**C. INCORPORATE ALL STORMWATER PCMs REQUIRED BY STORMWATER ENTERPRISE THROUGHOUT THE DEVELOPED SITE AND ADJACENT TO THE BUFFER TO ENCOURAGE ON SITE FILTRATION OF STORMWATER AND PROTECT WATER QUALITY?**

Yes.

---

**D. INCORPORATE VISUAL BUFFERS OF THE STREAM BETWEEN IDENTIFIED EXISTING AND/OR PROPOSED PROJECTS ON OPPOSING SIDES OF THE STREAM?**

No, as there are no Streamside Buffers on this property, and there is Preble's habitat that is being left undisturbed.

**9. ARE INNER AND OUTER BUFFER ZONE LANDSCAPING STANDARDS MET AND DOES THE APPLICATION MEET ALL OTHER REQUIREMENTS OF PART 7.4.9 (LANDSCAPING AND GREEN SPACE)?**

There are no inner or outer buffers on the property and the area within 150' of the Outer Buffer is dedicated as Preble's habitat, which will not be disturbed by development activity.

**10. HAVE DISTURBED AREAS BEEN REVEGETATED TO MINIMIZE EROSION AND STABILIZE LANDSCAPE AREAS AND DOES THE PROJECT LANDSCAPING DESIGN SPECIFY PLANTS SELECTED FROM THE RIPARIAN PLANT COMMUNITIES AS SET FORTH IN APPENDIX A OF THE LANDSCAPE POLICY MANUAL?**

There are no riparian areas within the property. All disturbed areas have been revegetated to minimize erosion. The proposal meets all other requirements of the city's landscape code, except as identified in the alternative landscape compliance request.

**11. HAVE STREAM BANK AND SLOPE AREAS BEEN IDENTIFIED, INCLUDING THOSE OVER FIFTEEN (15) PERCENT SLOPE, HAS THE DISTURBANCE TO THESE AREAS AND ANY PROTECTIVE OR STABILIZING VEGETATIVE COVER BEEN MINIMIZED, AND DOES THE PLAN PROVIDE FOR THE REVEGETATION AND STABILIZATION OF ANY DISTURBED AREAS REQUIRED BY THIS UDC?**

There are no stream banks or slopes near the channel on the property. A Streamside Plan has not been required since there is not Inner or Outer Buffer on the property.

**12. HAVE OPPORTUNITIES TO RECLAIM THE DRAINAGEWAY BEEN IDENTIFIED AND IMPLEMENTED WHERE PRACTICAL?**

The stream channel is off site and fees in lieu of improvements are required.

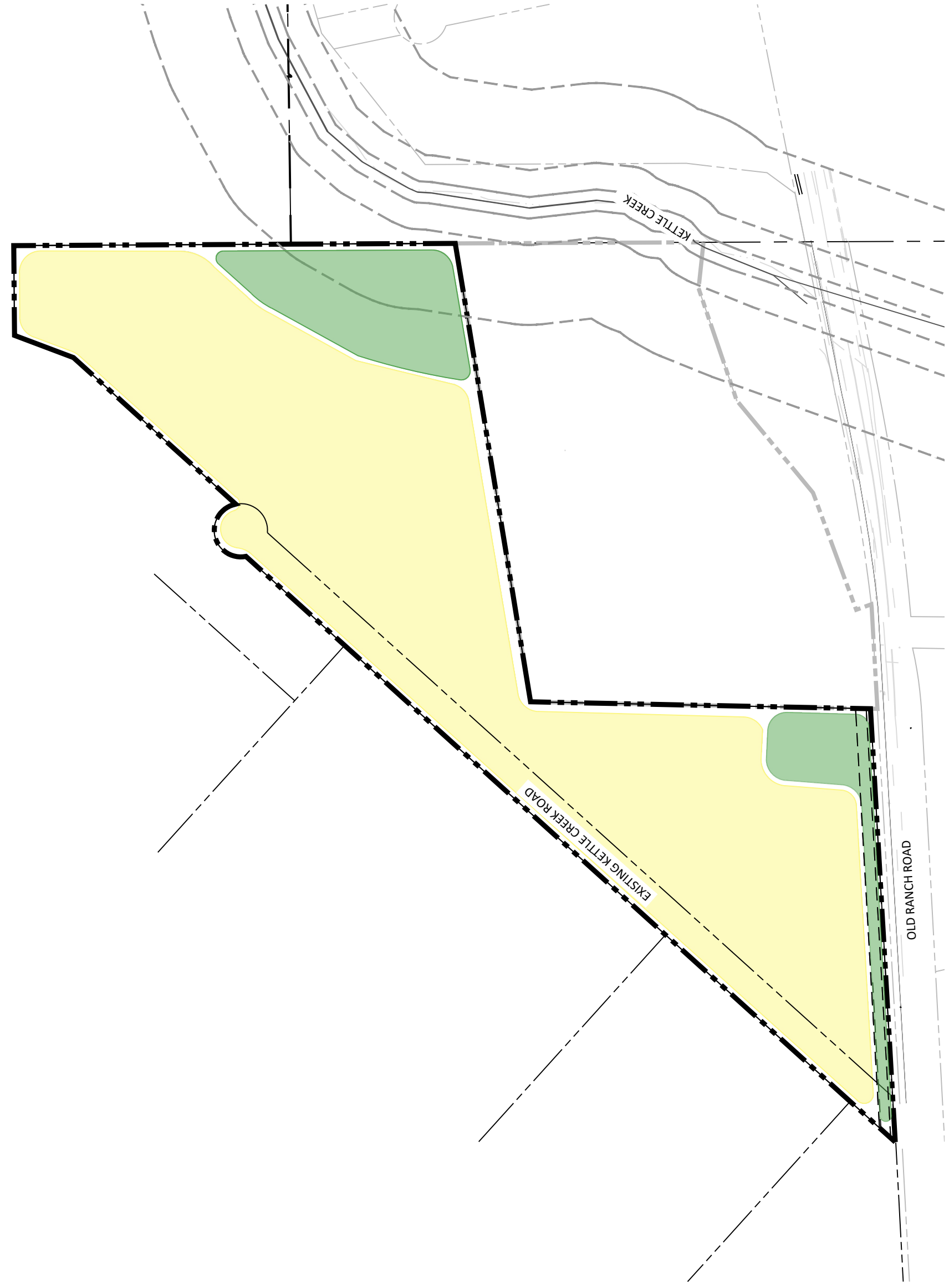
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submittal\project\_statement\_kettle\_creek\_addition\_no\_1\_annexation\_entitlement\_3rd\_submittal.docx

# KETTLE CREEK ANNEXATION

## CITY OF COLORADO SPRINGS, COLORADO

### LAND USE PLAN

#### OVERALL SITE PLAN



#### PLDO REQUIREMENTS

HOUSING TYPE (HUNITS PER STRUCTURE)	# OF UNITS	NEIGHBORHOOD PARKS (0.00644 AC PER UNIT)	COMMUNITY PARKS (0.00797 AC PER UNIT)
SINGLE FAMILY DETACHED	83	0.82 AC (5,575 SF)	0.98 AC (42,700 SF)
RESIDENTIAL STRUCTURE		0.22 AC (9,392 SF)	0.26 AC (11,256 SF)
2-FAMILY ATTACHED/RESIDENTIAL STRUCTURE	40	0.00539 AC PER UNIT	0.00646 AC PER UNIT

#### LEGAL DESCRIPTION

Lots 1, 2, and 3, Block 1, Pendleton Subdivision, filed for record on March 13, 1970, under Reception No. 719194 in the official records of the El Paso County Clerk and Recorder.

#### TOGETHER WITH

Kettle Creek Road, a 60' public right-of-way as established on Pendleton Subdivision, filed for record on March 13, 1970, under Reception No. 719194 in the official records of the El Paso County Clerk and Recorder.

The above parcels being more particularly described as follows:

That portion of the Southeast Quarter of Section 21 and a portion of the Northwest Quarter of Section 28, Township 12 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado, being more particularly described as follows:

BEGINNING at a point on the East line of Lot 3, Block 1, Pendleton Subdivision, filed for record on March 13, 1970, under Reception No. 719194 in the official records of the El Paso County Clerk and Recorder, said point also being the North Quarter Corner of said Section 28; thence S 00°15'21" E along said East line (Bearings are based upon the North line of the Northeast Quarter of Section 28, Township 12 South, Range 66 West of the 6th P.M., monumented at the North Quarter Corner of Section 28 with a 1 1/4" brass cap on 1" diameter pipe stamped "GLW LS 6359" and monumented at the Northeast Corner of Section 28 with a 3 1/4" aluminum cap stamped "LS 10956", said line bears N 89°12'01" E, a measured distance of 2641.89 feet), a distance of 308.91 feet to the Southeast corner of said Lot 2; thence S 80°40'10" W along the South line of Lot 2 of said Block 1, Pendleton Subdivision, a distance of 872.71 feet to the Southwest corner of said Lot 2, also being the Northeast corner of Lot 1, of said Block 1, Pendleton Subdivision; thence along the South line of said Lot 1, a distance of 651.86 feet to the Southeast corner of said Lot 1; thence S 86°43'51" W along the South line of said Lot 1, said South line also being the North right-of-way line Old Ranch Road as recorded in Book 2288 at Page 416 in the official records of the El Paso County Clerk and Recorder, a distance of 827.55 feet to the Southwest corner of said Pendleton Subdivision; thence N 42°02'48" E along the West line of said Pendleton Subdivision, said West line also being the West right-of-way line of Kettle Creek Road as established in said Pendleton Subdivision, a distance of 1661.35 feet; thence continuing along said West right-of-way line, 157.00 feet along the arc of a 50.00 foot radius curve to the right, having a central angle of 179°54'37" and a chord that bears N 78°57'00" E, a distance of 100.00 feet to a point on the West line of said Lot 3; thence N 42°03'52" E along the West line of said Lot 3, a distance of 410.89 feet; thence N 20°39'37" E continuing along said West line, a distance of 118.28 feet to the Northwest corner of said Lot 3; thence N 89°29'01" E along said north line, a distance of 168.68 feet to the Northeast corner of said Lot 3; thence S 00°18'16" E along said East line of Lot 3, a distance of 520.84 feet to the POINT OF BEGINNING.

Containing a calculated area of 866,126 square feet, 19.884 acres of land, more or less.

#### GENERAL NOTES

- THIS LAND USE PLAN MAP IS A DRAWING REPRESENTING A PROPOSED DEVELOPMENT SHOWING CONCEPTUAL PLANNING AREAS, LAND USE TYPES AND LOCATIONS IN ORDER TO EVALUATE THE FEASIBILITY OF THE PROJECT. LAND USE AREAS MAY CHANGE SIZE AND LOCATION WITHIN THE OVERALL PARAMETERS OF THE LAND USE PLAN WITHOUT THE NEED TO AMEND OR MODIFY THIS LAND USE PLAN.
- PRIOR TO ANY DEVELOPMENT ON THE PROPERTY, A DEVELOPMENT PLAN MUST BE SUBMITTED AND APPROVED.
- SCHOOL AND PARK LAND DEDICATION REQUIREMENTS ARE TO BE MET WITH FEES IN LIEU OF LAND DEDICATION.
- UNTIL APPROVED BY THE CITY OF COLORADO SPRINGS, ALL PROPOSED ACCESS LOCATIONS, ROAD LOCATIONS, WIDTHS AND LOCATIONS OF UTILITIES SHALL BE DETERMINED THROUGH THE SUBSEQUENT DEVELOPMENT PLANS. FINAL LOCATION AND DESIGN WILL BE DETERMINED THROUGH THE SUBSEQUENT DEVELOPMENT PLANS.
- THE SUBJECT PROPERTY IS TO BE INCLUDED IN A FUTURE METRO DISTRICT OR HOA.
- ALL STREETS WILL BE PRIVATELY OWNED AND MAINTAINED BY THE METRO DISTRICT OR HOA.
- THE MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT WAS SUBMITTED AND CAN BE FOUND IN FILE LUP-25-0014. THE APPLICANT HAS ATTESTED THERE ARE NO SEPARATE MINERAL ESTATE OWNER (S) IDENTIFIED AND NO FURTHER ACTION TAKEN.
- CITY WIDE DEVELOPMENT IMPACT FEES FOR POLICE AND FIRE APPLY TO ALL DEVELOPMENT, TO BE DUE AT TIME OF BUILDING PERMIT.
- WILDLIFE MEADOW JUMPING MOUSE HABITAT BOUNDARY HAS BEEN DETERMINED THROUGH CORRESPONDENCE WITH AN ECOLOGIST AND US FISH AND WILDLIFE SERVICES. PRIOR TO ANY FUTURE DEVELOPMENT OF THE PROPERTY, US FISH AND WILDLIFE WILL NEED TO REVIEW AND APPROVE DEVELOPMENT DUE TO THE PRESENCE OF PEBBLE'S MEADOW JUMPING MOUSE HABITAT LOCATED ON THE PROPERTY. A FENCE WILL BE PROVIDED TO PREVENT DISTURBANCE TO THE MOUSE HABITAT.
- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE REGULATIONS OR REGULATIONS GOVERNED OR ENFORCED BY FEDERAL, STATE OR LOCAL AGENCIES OR WITH RESPECT TO SUCH LAWS, SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
- THE DEVELOPER WILL BE REQUIRED TO CONSTRUCT AN EASTBOUND LEFT TURN LANE AT OLD RANCH ROAD/KETTLE CREEK ROAD INTERSECTION. THIS TURN LANE WILL NEED TO CONTAIN 155-FOOT EASTBOUND LEFT-TURN AND 160-FOOT LONG TRANSITION TAPER.
- AS A CONDITION OF ANNEXATION, KETTLE CREEK ROAD SHALL BE REROUTED THROUGH THE KETTLE CREEK ANNEXATION AREA AND SHALL CONNECT TO OLD RANCH ROAD VIA A FULL MOVEMENT INTERSECTION AS SHOWN ON THIS PLAN. THE EXISTING KETTLE CREEK ROAD WILL PROVIDE SECONDARY ACCESS TO THE COTTAGES AT KETTLE CREEK FILL NO. 1. PER THE TERMS OF THE DEED, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ROAD. A 20' WIDER ESTATE-GRADE BUFFER ZONE MUST BE FENCED OR APPROPRIATELY FLAGGED BY THE PROPERTY OWNER OR DESIGNER TO DENOTE THE STREAM CORRIDOR. NO HEAVY EQUIPMENT OR OTHER POTENTIAL DAMAGING ACTIVITIES ARE PERMITTED IN THE PROTECTED AREA. THE FLAGS ARE TO REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETE.
- EXISTING TREES COUNTED TOWARDS LANDSCAPE AND STREAMSIDE REQUIREMENTS WILL BE REPLACED IF NOT IN A HEALTHY CONDITION AFTER CONSTRUCTION AS A RESULT OF CONSTRUCTION ACTIVITIES.
- THE STORMWATER ENTERPRISE (SWENT) HAS INDICATED THAT BASED ON THE FLOW RATE IN KETTLE CREEK ABOVE OLD RANCH ROAD, THE COST PER LINEAR FOOT OF CHANNEL IN 2025 DOLLARS IS \$676. THIS IS THE FEE IN LIEU AMOUNT BASED ON DEVELOPMENT ON ONE SIDE OF THE CREEK.

#### STORMWATER NOTES

- THIS PROPERTY IS SUBJECT TO ALL STORMWATER CRITERIA INCLUDING BUT NOT LIMITED TO GRADING AND EROSION CONTROL, WATER QUALITY, AND CHANNEL STABILIZATION REQUIREMENTS.
- THE FUTURE METRO DISTRICT OR HOA SHALL OWN AND MAINTAIN THE PRIVATE FULL SPECTRUM WATER QUALITY AND DETENTION BASIN.

#### GEOHAZARD NOTES

- THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY RMG ENGINEERS, DATED AUGUST 5, 2025, WHICH IDENTIFIED SPECIFIC HAZARDS. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE LUP-25-0014 OR WITHIN THE SUBDIVISION FILE OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVE, SUITE 701, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

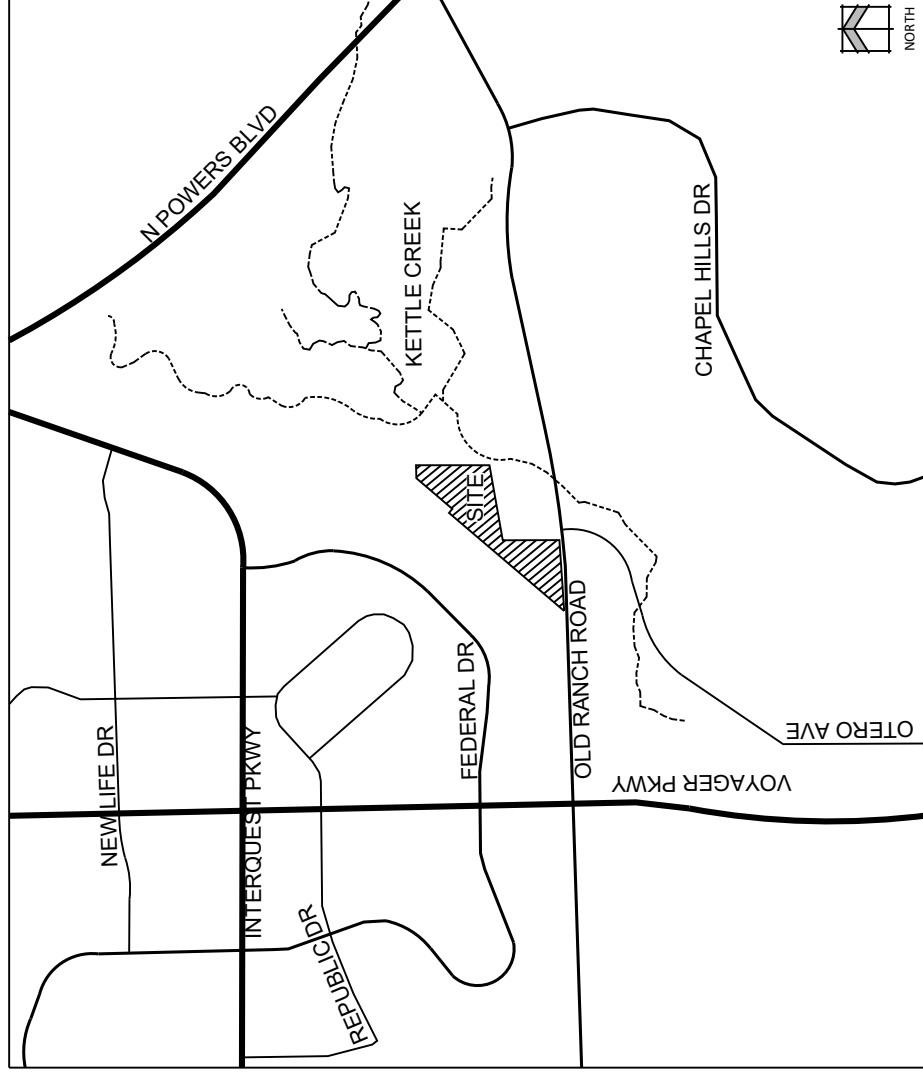
#### FEMA NOTE

- FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08041C0506G, EFFECTIVE DATE, DECEMBER 7, 2018, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE A ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOODPLAIN)

#### AVIGATION NOTES

- A PRIVATE AVIGATION EASEMENT ACKNOWLEDGING THE USAFA AIRMANSHIP PROGRAM WILL BE ESTABLISHED PRIOR TO RECORDATION OF THE FINAL SUBDIVISION PLAT(S) FOR THIS DEVELOPMENT OR PRIOR TO THE ISSUANCE OF A CERTIFICATED OF OCCUPANCY FOR ANY UNIT WITHIN THE DEVELOPMENT.
- NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT OPERATIONS AND AIRCRAFT TAKEOFF AND LANDING. THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT TRAINING PURPOSES, OR UNTIL ALL AIRPORTS ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.
- AN AVIGATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT WILL BE RECORDED WITH THE (IS THEREIN ESTABLISHED BY THE KETTLE CREEK FILING NO. 1 SUBDIVISION PLAT. SAID EASEMENT SHALL BE CONSIDERED A PUBLIC EASEMENT AND IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED UNDER RECORD NO. 217069667 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENT OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

#### VICINITY MAP



#### PROJECT TEAM

OWNER/DEVELOPER:	CHALLENGER INVESTMENTS 8605 EXPLORED DR, SUITE 250 COLORADO SPRINGS, CO 80920	APPLICANT:	N.E.S. INC. 619 N. CASCADE AVE., SUITE 200 COLORADO SPRINGS, CO 80903
CIVIL:	ALL TERRAIN ENGINEERING LLC 3004 VAN BUREN CT COLORADO SPRINGS, CO 80907	ARCHITECT:	CHAPPEL HILLS DR. KETTLE CREEK

#### SITE DATA

TAX ID NUMBER: 6228001006, 6228001009, 6228001010  
 TOTAL AREA: 19.88 ACRES  
 DRAINAGE BASIN: KETTLE CREEK  
 EXISTING ZONING: RR-5 RR-2.5; MULTI-FAMILY RESIDENTIAL

PROPOSED ZONING: R-FLEX MEDIUM/SS-O/AF-O  
 CURRENT USE: VACANT, RESIDENTIAL  
 PROPOSED USE: RESIDENTIAL

MINIMUM LOT AREA: 1500 SF/DU  
 MINIMUM LOT WIDTH: 20 FT/DU  
 MINIMUM DENSITY: 5 DU/AC  
 MAXIMUM DENSITY: 16 DU/AC  
 MAXIMUM BUILDING HEIGHT: 45'  
 PROPOSED BUILDING HEIGHT: 45'

#### BUILDING SETBACKS

FRONT, RESIDENTIAL STRUCTURES: 10'  
 FRONT, STREET-LOADED GARAGE: 20'  
 SIDE, INTERIOR: 20'  
 SIDE, CORNER LOT SIDE STREET: 15'  
 REAR: 10'

LANDSCAPE SETBACKS:  
 OLD RANCH ROAD: 20'

#### SHEET INDEX

NUMBER	DESCRIPTION
1	LAND USE PLAN COVER
2	LAND USE PLAN
3	LAND SUITABILITY ANALYSIS

ISSUE INFO

DATE:

BY:

DESCRIPTION:

ISSUE / REVISION

#### LAND USE PLAN

SHEET NUMBER/TITLE

1

1

OF

3

LUP-25-0014

PLAN FILE #



N.E.S., Inc.  
 619 N. Cascade Avenue, Suite 200  
 Colorado Springs, CO 80903  
 Tel. 719.471.0073  
 Fax 719.471.0267  
 www.nesscolorado.com  
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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

# KETTLE CREEK ANNEXATION LAND USE PLAN

2060 OLD RANCH ROAD,  
 1485 KETTLE CREEK RD,  
 10313 KETTLE CREEK RD

DATE: 10.21.25  
 PROJECT MGR: K. JOHNSON  
 PREPARED BY: A. ROMAN

STAMP

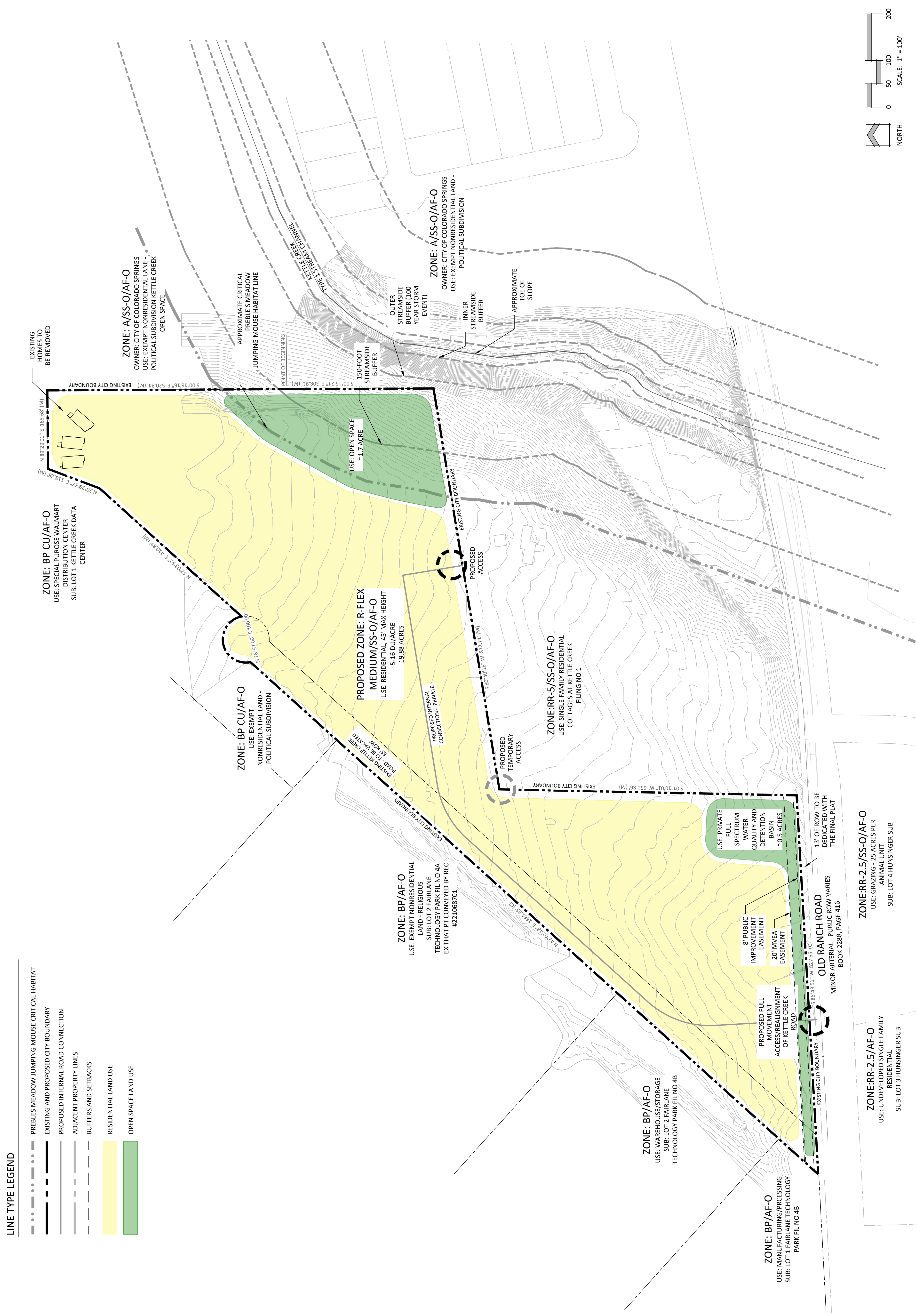
ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

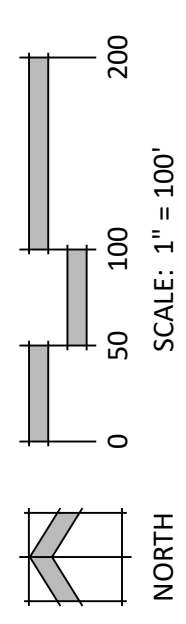
## LAND USE PLAN

SHEET NUMBER/TITLE	2
PLAN FILE #	LUPL-25-0014
SHEET NUMBER/TITLE	2 OF 3

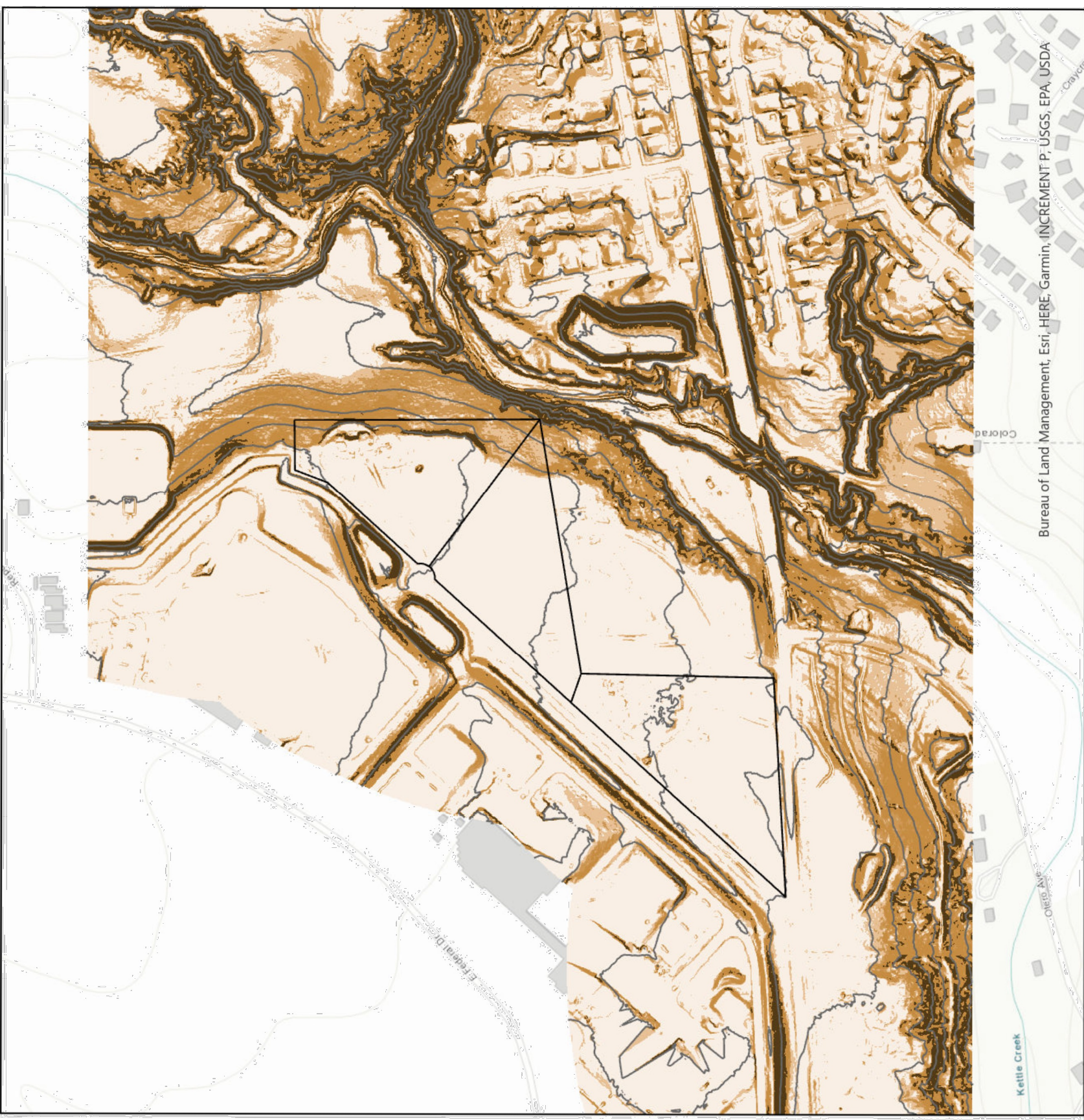


**LINE TYPE LEGEND**

--- (Dashed line with dots)	PREBBLES MEADOW / JUMPING MOUSE CRITICAL HABITAT
--- (Dashed line)	EXISTING AND PROPOSED CITY BOUNDARY
--- (Dashed line)	PROPOSED INTERNAL ROAD CONNECTION
--- (Dashed line)	ADJACENT PROPERTY LINES
--- (Dashed line)	BUFFERS AND SETBACKS
■ (Yellow fill)	RESIDENTIAL LAND USE
■ (Green fill)	OPEN SPACE LAND USE



TOPOGRAPHY & SLOPE MAP



THIS MAP DISPLAYS THE SLOPE PERCENTAGES ON THE SITE. THE SITE IS RELATIVELY FLAT WITH STEEPER SLOPES OF 15%+ HAPPENING ALONG THE CREEK BANKS.

SOILS & GEOLOGY MAP



THE SOIL MAP DISPLAYS THE SOIL TYPES ON SITE. THE SOIL TYPES ARE COLUMBINE GRAVELLY SANDY LOAM AND STAPLETON BERNAL SANDY LOAM. THESE ARE SUITABLE FOR DEVELOPMENT AND HAVE GOOD DRAINAGE. PROPER COMPACTION SHOULD BE CONSIDERED TO ELIMINATE RISK OF EROSION. THE GEOLOGY MAP PORTRAYS THAT THE PARCELS ARE Qes. Qes IS EOLIAN DEPOSITS. FINE TO COARSE GRAINED SILTY SAND DEPOSITED BY WIND AND PRESERVED ON SURFACES EAST OF MONUMENT CREEK.

HYDROLOGY & VEGETATION MAP

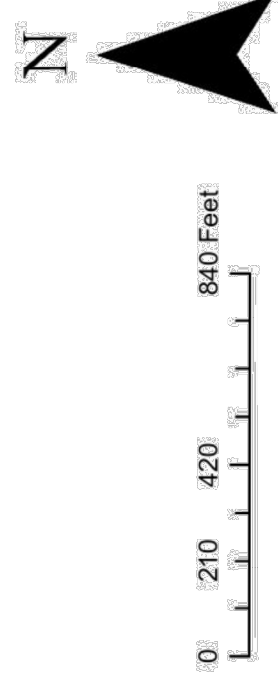


THE AERIAL ABOVE VISUALLY SHOWS THE EXISTING CONDITIONS ON THE SITE. SOME VEGETATION PRESENT ALONG STREAM BANKS. MOST OF THE SITE IS EXISTING SEED AROUND EXISTING DEVELOPED PARCELS. KETTLE CREEK RUNS EAST AND SOUTH OF THE SITE. ZONE AE. MAP #08041C0506G EFF. 12/7/2018.

SITE COMPOSITE MAP



THE COMPOSITE MAP CONCLUSION IS THAT THE SITE IS BUILDABLE. AFTER ANALYSIS OF THE SOIL TOPOGRAPHY, VEGETATION, GEOLOGY, HYDROLOGY, AND EXISTING CONDITIONS IT IS DEEMED TO BE SUITABLE FOR DEVELOPMENT. THE DEVELOPMENT SHOULD STAY CLEAR OF THE STREAMS AND REQUIRES MEASURES TO PROTECT WATER QUALITY. TREE PRESERVATION SHOULD TAKE PLACE WHEN POSSIBLE.



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nescolorado.com  
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PLANNER / LANDSCAPE ARCHITECT  
IN ASSOCIATION WITH

# KETTLE CREEK ANNEXATION

## LAND USE PLAN

2060 OLD RANCH ROAD,  
1455 KETTLE CREEK RD,  
10315 KETTLE CREEK RD  
DATE: 05-24-25  
PROJECT MGR: K. DANKSON  
PREPARED BY: A. ROMAN

PROJECT INFO

STAMP

ISSUE INFO

DATE	BY	DESCRIPTION

ISSUE / REVISION

SHEET DESCRIPTION

### LAND SUITABILITY ANALYSIS

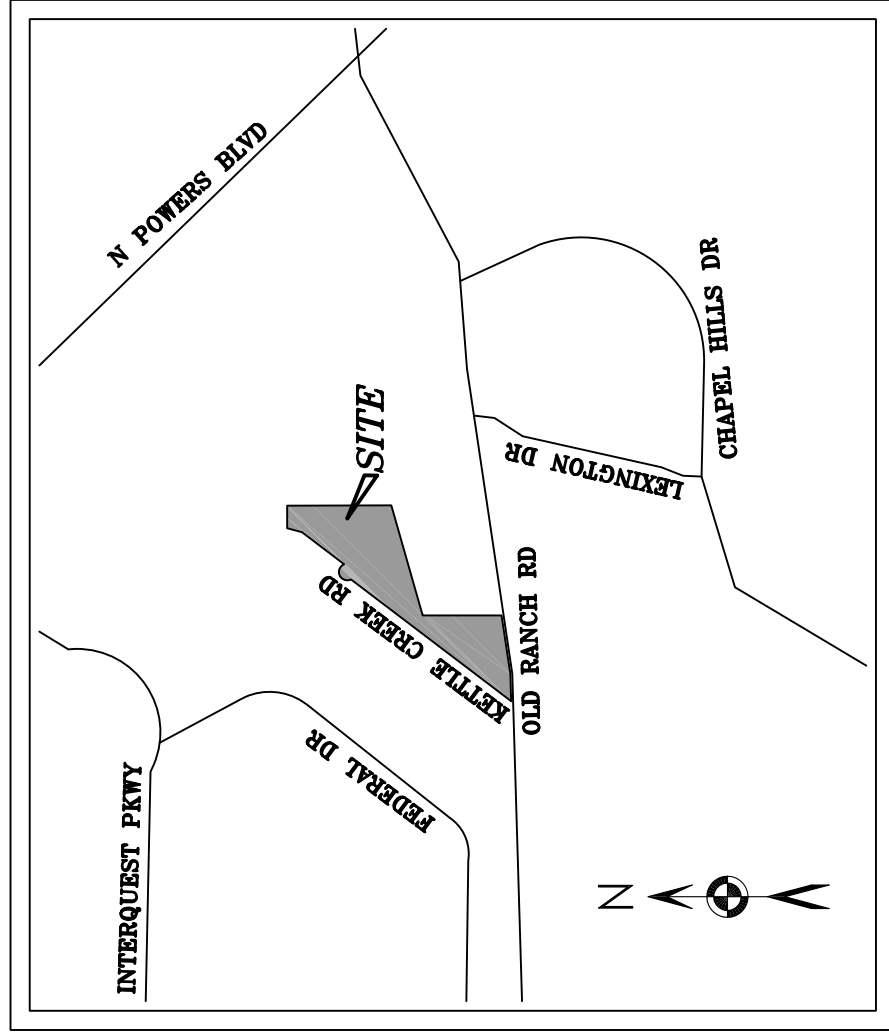
3

3 OF 3

LUPL-25-0014

PLAN FILE #

**ANNEXATION PLAT**  
**KETTLE CREEK ADDITION NO. 1**  
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21 AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., INTO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP  
(NOT TO SCALE)

**BE IT KNOWN BY THESE PRESENTS:**

That Rebecca A. Pendleton and Waldo S. Pendleton, being the owners of the following described tract of land to wit:  
That portion of the Southeast Quarter of Section 21 and a portion of the Northwest Quarter of Section 28, Township 12 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Lot 1, Block 1, Pendleton Subdivision as described in that Beneficiary Deed recorded on October 09, 2018, under Reception No. 218117681 in the official records of the El Paso County Clerk and Recorder.

TOGETHER WITH

Lot 3, Block 1, Pendleton Subdivision as described in that Beneficiary Deed recorded on October 09, 2018, under Reception No. 218117682 in the official records of the El Paso County Clerk and Recorder.

Containing a calculated area of 527,770 square feet (12,116 acres) of land, more or less.

AND

That Mark D. George and Lynn M. George, being the owners of the following described tract of land to wit:

That portion of the Southeast Quarter of Section 21 and a portion of the Northwest Quarter of Section 28, Township 12 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Lot 2, Block 1, Pendleton Subdivision as described in that Warranty Deed recorded on June 08, 1993, under Reception No. 2305436 in the official records of the El Paso County Clerk and Recorder.

Containing a calculated area of 233,052 square feet (5.350 acres) of land, more or less.

**LEGAL DESCRIPTION OF ANNEXATION PARCEL**

Lots 1, 2, and 3, Block 1, Pendleton Subdivision, filed for record on March 13, 1970, under Reception No. 719194 in the official records of the El Paso County Clerk and Recorder.

TOGETHER WITH

Kettle Creek Road, a 50' public right-of-way as established on Pendleton Subdivision, filed for record on March 13, 1970, under Reception No. 719194 in the official records of the El Paso County Clerk and Recorder.

The above parcels being more particularly described as follows:

That portion of the Southeast Quarter of Section 21 and a portion of the Northwest Quarter of Section 28, Township 12 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado, being more particularly described as follows:  
RECOMMENCING at a point on the East line of Lot 3, Block 1, Pendleton Subdivision, filed for record on March 13, 1970, under Reception No. 719194 in the official records of the El Paso County Clerk and Recorder, said point also being the North Quarter Corner of said Section 28; thence S 0°15'21" E along said East line (Bearings are based upon the North line of the North Quarter Corner of Section 28, Township 12 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado, as shown on the plat of said Section 28 with a 3 1/4" aluminum cap stamped "LS 6359" and monumented at the Northeast Corner of Section 28 with a 3 1/4" aluminum cap stamped "LS 10956", said line bears N 89°12'01" E, a measured distance of 2641.69 feet; a distance of 308.91 feet to the Southeast corner of said Lot 2; thence S 01°01'01" W along the East line of said Lot 1, a distance of 651.86 feet to the Southwest corner of said Lot 1; thence S 01°01'01" W along the East line of said Lot 1, a distance of 157.00 feet along the arc of a 300.00 foot radius curve to the right, bearing a central angle of 179°54'37", and a chord that bears N 78°57'00" E, a distance of 100.00 feet to a point on the West line of said Lot 2; thence N 42°03'53" E along the West line of said Lot 2, a distance of 410.89 feet; thence N 20°39'37" E continuing along said West line, a distance of 118.28 feet to the Northwest corner of said Lot 3; thence N 85°28'01" E along said north line, a distance of 168.66 feet to the Northeast corner of said Lot 3; thence S 00°15'19" E along said East line of Lot 3, a distance of 520.84 feet to the POINT OF BEGINNING.

Containing a calculated area of 866,126 square feet, 19.884 acres of land, more or less.

**OWNERS CERTIFICATE:**

The aforementioned, Rebecca A. Pendleton and Waldo S. Pendleton have executed this instrument this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Rebecca A. Pendleton, Owner

Waldo S. Pendleton, Owner

**NOTARIAL:**

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

The above and aforementioned instrument was acknowledged before me this

\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by Rebecca A. Pendleton and Waldo S. Pendleton, owners.

Witness my hand and seal:

My Commission expires \_\_\_\_\_

Notary Public \_\_\_\_\_

**OWNERS CERTIFICATE:**

The aforementioned, Mark D. George and Lynn M. George have executed this instrument this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Mark D. George, Owner

Lynn M. George, Owner

**NOTARIAL:**

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

The above and aforementioned instrument was acknowledged before me this

\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by Mark D. George and Lynn M. George, owners.

Witness my hand and seal:

My Commission expires \_\_\_\_\_

Notary Public \_\_\_\_\_

**SURVEYOR'S NOTES**

1. NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect in no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.

2. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.

3. The lineal units used in this drawing are U.S. Survey Feet. A U.S. Survey Foot is defined as 1200/3937 meters.

4. Any underground or above ground utilities shown hereon have been located from field survey information. Barron Land, LLC does not warrant the accuracy of the location of any underground utilities shown on this plat. Barron Land, LLC does not warrant the accuracy of the location of any underground utilities shown on this plat. Barron Land, LLC does not warrant the accuracy of the location of any underground utilities shown on this plat. Barron Land, LLC does not warrant the accuracy of the location of any underground utilities shown on this plat. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

5. This survey does not constitute a title search by Barron Land, LLC to determine ownership, rights-of-way, or easements or encumbrances. A current title commitment was not provided at the time of survey and the client did not request rights-of-way or easements to be shown as part of this survey.

6. This survey was performed in the field on February 21, 2025.

7. The overall annexed parcel is comprised of Pendleton Subdivision, in its entirety which includes all dedicated right-of-way and easements shown hereon. The subject parcel to be annexed hereon contains a calculated area of 866,126 square feet (19.884 acres) of land, more or less.

8. BASIS OF BEARINGS: Bearings are based upon the North line of the Northeast Quarter of Section 28, Township 12 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado, as shown on the plat of said Section 28 with a 3 1/4" aluminum cap stamped "LS 10956", said line bears N 89°12'01" E, a measured distance of 2641.69 feet.

9. Unless noted otherwise, the found survey monuments shown hereon are flush with the existing grade.

10. The Federal Emergency Management Agency, Flood Insurance Rate Map No. 08041C0506C with an effective date of December 7, 2018, indicates that portions of the subject property are located in Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain)

11. This property is subject to the findings, summary and conclusions of a geologic hazard report prepared by RMG Engineers, dated August 5, 2025, which identified specific hazards. A copy of said report has been placed within file LUP-25-0014, or within the subdivision file of the City of Colorado Springs Planning and Development Team. Contact the Planning and Development Team, 30 South Nevada Ave., Suite 701, Colorado Springs, CO, if you would like to review said report.

**CONTIGUITY CALCULATION**

Total perimeter of the Area of Annexation: 5,698.09 feet  
One-Sixth (1/16) of the Total Perimeter: 949.68 feet (16.67%)  
Perimeter of the Area Contiguous to the Existing City Limits: 5,698.09 feet (100.00%)

**SURVEYOR'S CERTIFICATION:**

I, Spencer J. Barron, a registered professional land surveyor in the state of Colorado, do hereby certify that the map hereon shown is a correct delineation of the above-described parcel of land and that, at least one-sixth (1/6) of the perimeter boundary of said parcel is contiguous with the present boundary of the City of Colorado Springs, El Paso County, Colorado, as set forth in Colorado Revised Statutes 31-12-104-(1).

Spencer J. Barron  
Colorado Professional Land Surveyor No. 38141  
For and on behalf of Barron Land, LLC

**CITY APPROVAL:**

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying annexation plat of "KETTLE CREEK ADDITION No. 1".

CITY PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

The annexation of the real property shown on this plat is approved pursuant to an ordinance made and adopted by the City of Colorado Springs, El Paso County, Colorado, by actions of the City Council of the City of Colorado Springs at its meeting on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D.

CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**RECORDING**

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT \_\_\_\_ O'CLOCK \_\_\_\_ THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

FEE: \_\_\_\_\_ STEVE SCHLEIKER, RECORDER

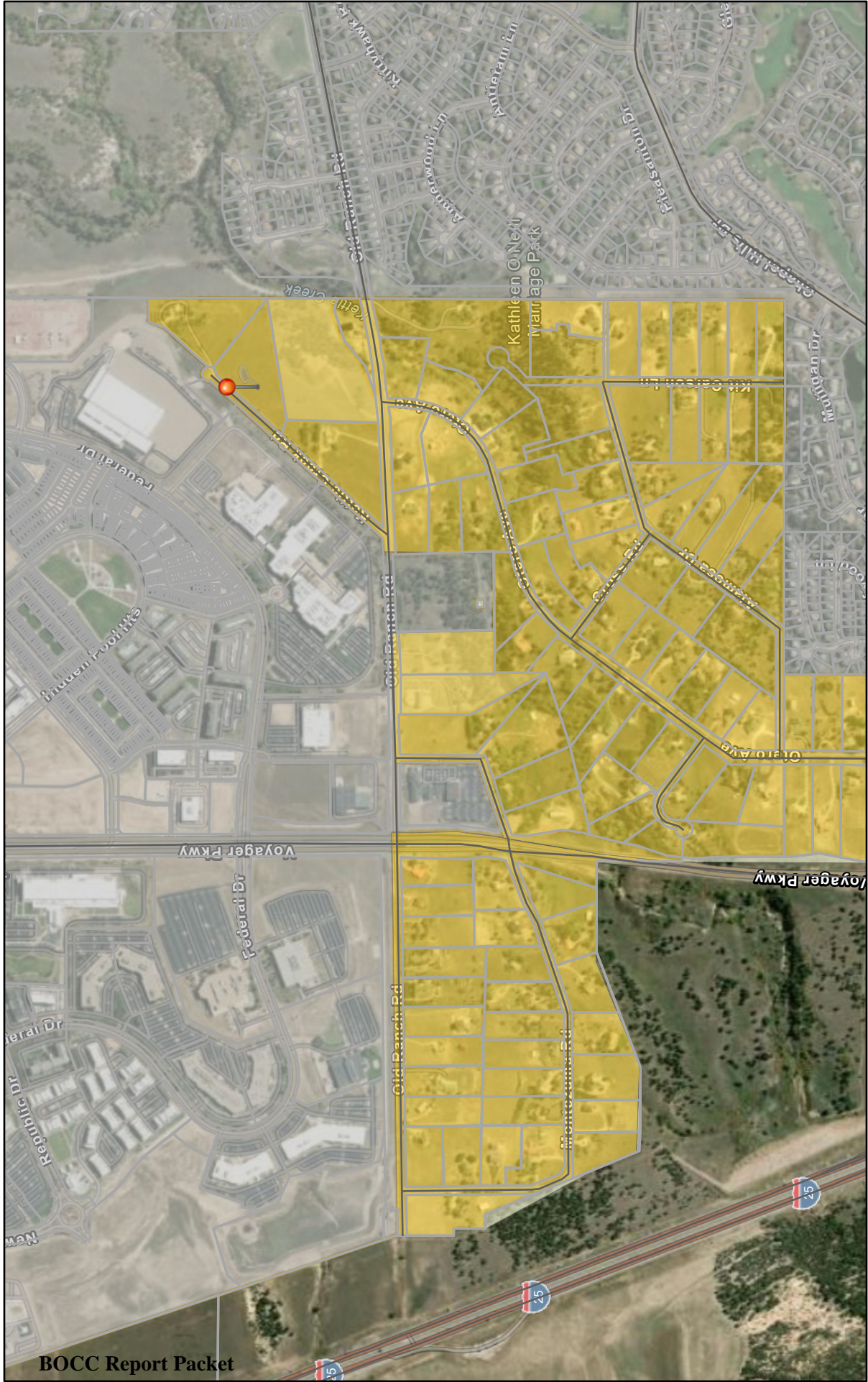
SURCHARGE: \_\_\_\_\_ BY: \_\_\_\_\_  
DEPUTY

REVISIONS	
No.	Remarks
1	Address Comments--Revised Legis
2	Address City Comments
3	Address City Comments
4	Address City Comments

**ANNEX-25-0002**  
**BARRON LAND**  
BOUNDARY & SURVEYING & CONSTRUCTION  
1000 North Academy Street, Suite 311  
Colorado Springs, CO 80917  
P: 719.466.6527  
F: 719.466.6527  
www.BARRONLAND.com  
PROJECT No.: 25-006  
SHEET 1 OF 2



# Areas of Change Map



6/10/2026, 1:09:16 PM

	Override 1		Areas Of Change		0	0.1	0.2	0.3	0.4	0.6	1:15,042
	County Roads		Minimal Change: Undeveloped		0	0.15	0.3	0.6	1.2	2.4	4.8
	Parcels		Minimal Change: Developed		0	0.15	0.3	0.6	1.2	2.4	4.8
			Incorporated Cities								
			World Imagery								
			High Resolution 60cm Imagery								
			Citations								
			4.8m Resolution Metadata								

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Vantor

# Key Areas Map



6/10/2026, 1:11:30 PM

- Override 1
- County Roads
- Parcels
- KeyAreas
- Military Installations
- Enclaves or Near Enclaves
- Incorporated Cities
- World Imagery
- High Resolution 60cm Imagery

- High Resolution 30cm Imagery
- Citations
- 2.4m Resolution Metadata

1:9,025

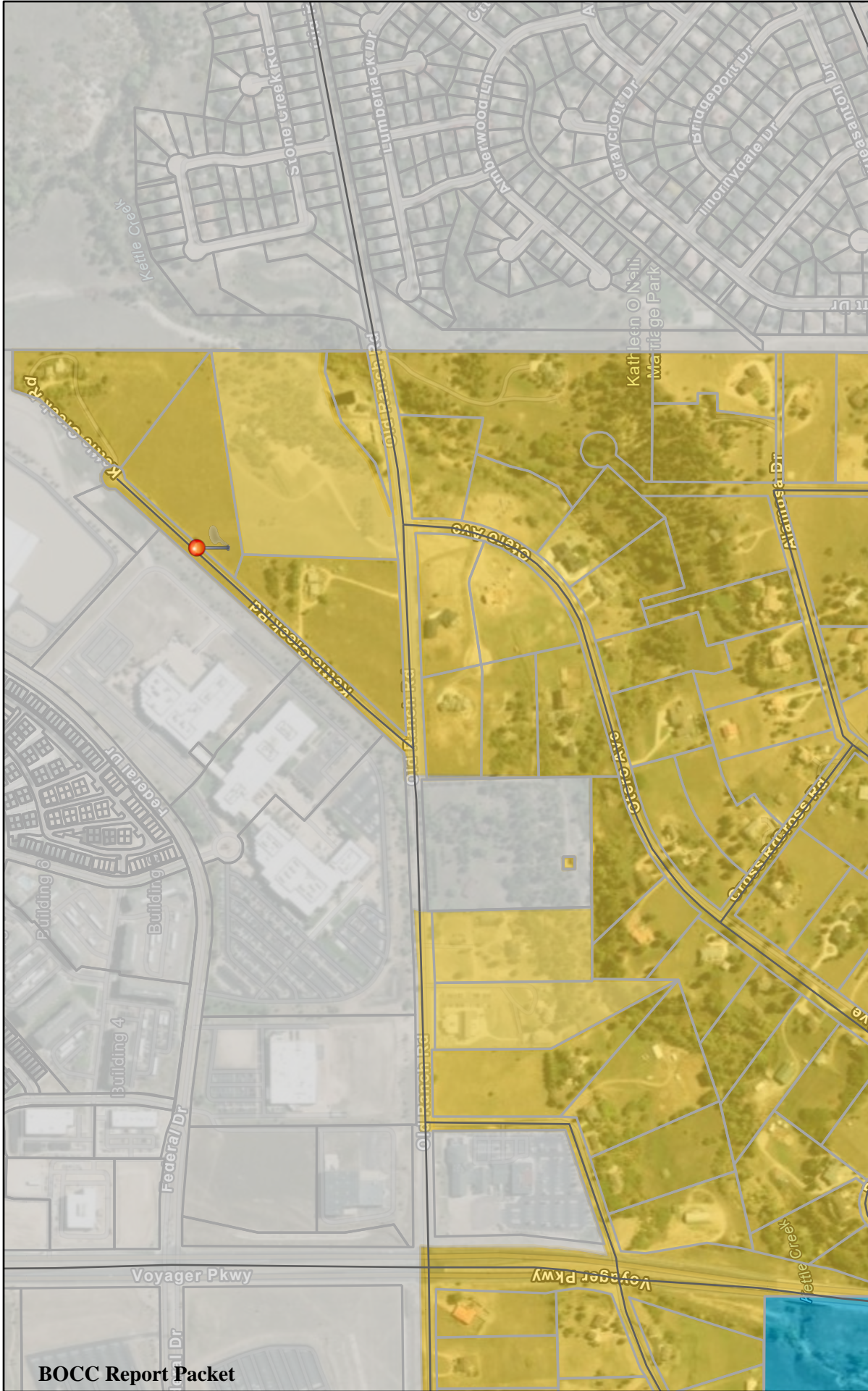


0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

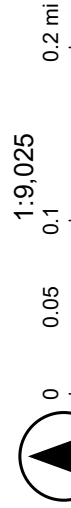
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Vantor

# Placetypes Map



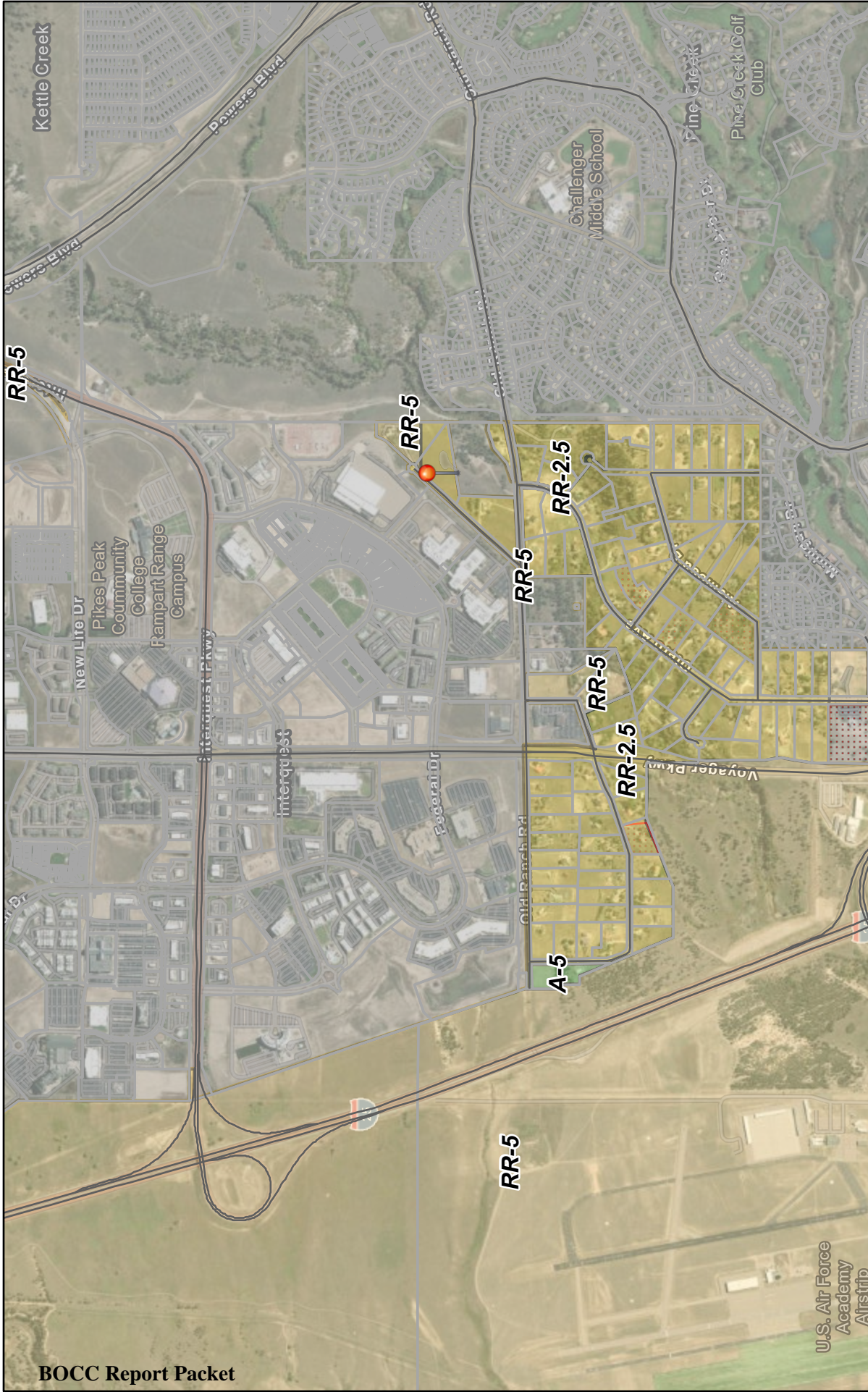
6/10/2026, 1:05:17 PM

- Override 1
- County Roads
- Parcels
- Placetypes
- Suburban Residential
- Incorporated Area
- Military
- Incorporated Cities
- World Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- High Resolution 30cm Imagery
- Citations
- Citations
- 2.4m Resolution Metadata
- 2.4m Resolution Metadata



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Vantor

# Zoning Map



6/10/2026, 12:54:38 PM

1:25,069

0 0.15 0.3 0.5 0.6 mi  
0 0.25 0.5 1 km

Citations  
4.8m Resolution Metadata

Incorporated Cities  
World Imagery  
High Resolution 60cm Imagery  
High Resolution 30cm Imagery

- RR-2.5: Residential Rural (2.5 acres)
- RR-5: Residential Rural (5 acres)
- Initial Zoning
- Special Use
- County Roads
- Parcels
- A-5: Agricultural (5 acres)

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Vantor