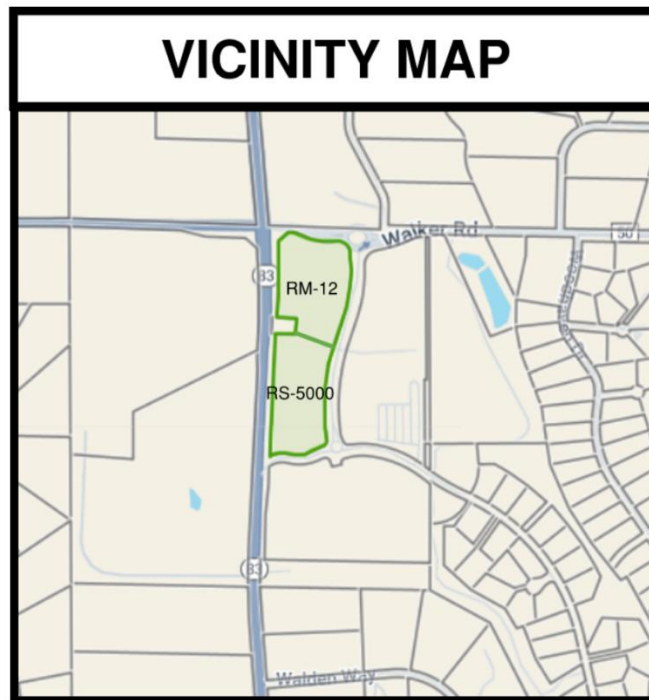


MA SUBDIVISION TRACT A : RM-12

Map Amendment (Rezoning)

Letter of Intent

September 9, 2026



PCD File No. P26X

MA Infrastructure LLC
1230 Scarsbrook Ct
Monument, CO 80132

OWNER: MA Infrastructure LLC
1230 Scarsbrook Ct
Monument, CO 80132

APPLICANT: Vertex Consulting Services, LLC
5825 Delmonico Dr., Suite 320
Colorado Springs, CO 80919

PROPERTY LOCATION: Southeast corner of the Highway 83 and Walker Road intersection

TAX SCHEDULE NO: 6115011001

CURRENT ZONING: RR-5

PROPOSED ZONING: 7.79 acres to RM-12

UTILITY SERVICE:

Mountain View Electric Association (MVEA) provides electric service and Black Hills Energy provides natural gas service to the area. Walden Water and Sanitation District will provide water and wastewater services (see commitment letter).

BACKGROUND:

Monument Academy combined middle and high school was approved by Approval of Location by the Planning Commission on May 7, 2019 (PCD File U191). The site development plan (PCD File PPR199) for the school was then administratively approved on June 1, 2020, subject to the Monument Academy Development Agreement (PCD File DA201). The development agreement required the construction of Jane Lundeen Drive to the County's Urban Collector roadway standard and Pinehurst Circle to the County's Urban Local roadway standard, in addition to requiring intersection improvements at Walker Road. The required urban cross-section was based upon comments by El Paso County and CDOT requiring the associated Traffic Impact Study to presume the land south and west of the school, now known as Tracts A and B, would be developed as a more intense mix of retail and office use based upon the Black Forest Preservation Plan, which is now obsolete.

The developer agreed to El Paso County's terms in the associated development agreement and constructed the required improvements to meet the urban cross-section, even though the land was zoned RR-5 at the time the obligation was put into place. Following construction of the necessary roadway improvements, the developer submitted a request for minor subdivision approval to create one lot, two future development tracts, and dedication of right-of-way (PCD File MS2110). The MA Subdivision was approved by the Board of County Commissioners on April 4, 2023. The property that is the subject of this rezoning request is Tract A of the MA Subdivision.

The developer then submitted a request for approval of two rezone applications for the subject parcel on January 16, 2026 (PCD Files P26 and P262). The requests included rezoning 7.56 acres to RM-12 and 7.79 acres to RM-30. The rezone applications were heard before the Board of County Commissioners on July 23, 2026, at a public hearing. The Board of County Commissioners denied the applications after hearing public testimony regarding the proposed zoning being urban in nature, whereas the surrounding development was characterized as being somewhat rural in nature.

Section 2.1.4, Resubmittal of Denied Application, provides the applicable standard directly relating to this zoning application:

No development application which has been denied by the final decision-making authority for such application may be resubmitted unless evidence is presented showing that there has been a substantial change in conditions or circumstances. A substantial change has occurred when the development application is substantially different in a material way from the one previously denied, or the conditions or circumstances surrounding the development application and material to the approval criteria for such application have substantially changed. (emphasis added)

The requested application is completely and substantially different from the prior denied application; it is a new application with materially different proposed zoning. The developer is now requesting to rezone the portion previously requested for RM-30 to the RM-12 zoning district, which represents a decrease in allowed density by more than half of the allowed dwelling units per acre. The developer is also requesting to rezone the portion previously requested for RM-12 to RS-5000, which represents a decrease in density by at least 25% while also removing the allowance for any multi-family dwellings for that portion of the property. These changes are substantial and material to the criteria in Section 2.1.4 included above. Accordingly, the applicant is requesting a finding that the application satisfies Section 2.1.4 as a new application, and that such application should be processed and ultimately be agendized before the Board of County Commissioners for a final decision.

REQUEST:

This is a request for approval of a map amendment (rezone) of 7.79 acres to the RM-12 (Residential Multi-Dwelling) zoning district.

Analysis and Justification:

The following is an analysis of the Map Amendment (Rezoning) criteria included within Section 5.3.5 of the El Paso County Land Development Code and justification for approval:

REZONING CRITERIA #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.”

Your El Paso County Master Plan

Chapter 1 of Your El Paso Master Plan (2021) states that the Plan is “general in nature-it cannot tackle every issue in sufficient detail to determine every type of necessary action.” In addition, Chapter 1 goes on to state that the Plan “is intended to provide clearer and more coordinated policy, resulting in a document that effectively communicates County goals and identifies specific actions to achieve both County-wide and local area objectives.” When taken together, these two statements suggest to the reader that the Plan may only address certain issues at a cursory level and that specific steps or actions for addressing such issues may not be offered within the Plan.

Chapter 3 Land Use

Key Area Analysis: “Tri-Lakes Key Area”

A portion of the property is located within the Tri-Lakes Key Area. The Plan describes the key area as follows:

“Tri-Lakes is the northern gateway into the County along Interstate 25 and Highway 83. It is situated between Pike National Forest, the United States Air Force Academy, and Black Forest. With significant suburban development and some mixed-use development, this Key Area supports the commercial needs of many of the residents in northern El Paso County. ***Tri-Lakes also serves as a place of residence for many who commute to work in the Denver Metropolitan Area.*** It is also an activity and entertainment center with the three lakes (Monument Lake, Woodmoor Lake, and Palmer Lake) that comprise its namesake and direct access to the national forest. Tri-Lakes is the most well-established community in the northern part of the County with ***a mixture of housing options***, easy access to necessary commercial goods and services, and a variety of entertainment opportunities. ***Future development in this area should align with the existing character and strengthen the residential, commercial, employment, and entertainment opportunities in the adjacent communities of Monument, Palmer Lake, and Woodmoor.*** (emphasis added)

The proposed Map Amendment (Rezoning) will help support the existing character of the Tri-Lakes Key Area by providing additional places of residence for those who commute to work in the Denver Metropolitan Area. The proposed rezoning will allow for a greater variety (mixture) of housing options in the area. Developing additional housing in the area will help strengthen the current residential market as well as generate increased sales for any existing and future commercial uses in the area.

The map below shows the location of the site with respect to the rest of the Tri-Lakes Key Area. The context provided by this exhibit supports the proposed RM-12 and RS-5000 rezoning, as the site is uniquely situated adjacent to both Highway 83 and Monument Academy Charter School, distinguishing it from much of the surrounding Key Area. Monument Academy serves as a transition between the existing Walden development, which consists predominantly of residential lots ranging from 0.5 to one acre in size, and the more urban MA Subdivision development. As discussed in the Background Section above, El Paso County has historically planned for the land included within the MA Subdivision to develop in an urban manner. Accordingly, the developer was required to construct urban public improvements based on El Paso County's and CDOT's longstanding vision for more intensive development on this site than within the remainder of Walden. The proposed rezonings are consistent with this historic planning framework and the established development pattern in the immediate vicinity. By providing a mix of residential densities through the RM-12 and RS-5000 zoning districts, the proposed rezonings will help reinforce the long-standing planning expectations for the site as a transition area, its alignment with the existing character of the surrounding community, and its ability to strengthen residential housing opportunities within the Tri-Lakes Key Area.

Additionally, other locations in the Tri-Lakes Key Area would not be appropriate for increased residential densities due to concerns over infrastructure availability and capacity (e.g. water, wastewater, and roadways). The subject property is served by the Walden Corporation, which has excess water and wastewater capacity. The adjacent roadways have already been constructed to an urban cross-section with planned driveway curb cuts into the subject property to allow for internal roadway connections. As the Tri-Lakes Key Area continues to build out the most logical location for meaningful residential growth is along highway corridors in areas served by centralized services in unincorporated El Paso County, all of which are directly consistent with this map amendment (rezoning) request.



Area of Change Analysis: “Minimal Change: Developed”

The subject property is identified in the Areas of Change map within the Plan as being within the “Minimal Change: Developed” area of change.

“Minimal Change: Developed” Area of Change

Page 21 of the Plan characterizes areas of “Minimal Change: Developed” by stating:

“These areas have undergone development and have an established character. Developed areas of minimal change are largely built out ***but may include isolated pockets of vacant or underutilized land. These key sites are likely to see more intense infill development with a mix of uses and scale of redevelopment*** that will significantly impact the character of an area. ***For example, a large amount of vacant land in a suburban division adjacent to a more urban neighborhood may be developed and change to match the urban character and intensity so as to accommodate a greater population.*** The inverse is also possible where an undeveloped portion of a denser neighborhood could redevelop to a less intense suburban scale. Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character can be maintained.” (emphasis added)

The subject property directly reflects the conditions contemplated by the Plan. While a portion of the site is located within an area designated “Minimal Change: Developed,” the property itself remains vacant and undeveloped. As such, it represents one of the “isolated pockets of vacant or underutilized land” specifically identified by the Plan as appropriate for redevelopment and potential increases in intensity.

Rather than discouraging change, the Plan expressly recognizes that vacant sites within otherwise

developed areas may experience more intensive infill development and redevelopment that differs from surrounding patterns, provided the resulting development responds to the broader context and preserves the area's overall character. Accordingly, the subject property should not be evaluated solely against nearby lower-density residential development, but rather within the context of the site's unique characteristics, surrounding land uses, and strategic location.

Several factors distinguish the property from much of the surrounding area and support a development pattern that differs from adjacent detached single-family neighborhoods:

- Frontage along both Highway 83 and Highway 105, two significant regional transportation corridors;
- Availability of central water and wastewater infrastructure;
- Immediate adjacency to a major public institution, which is Monument Academy; and
- Being located at the intersection of community-serving facilities, regional transportation infrastructure, and established residential neighborhoods.

These characteristics create a context that is fundamentally different from other existing residential subdivisions located farther south and east in areas that are substantially further away from the existing highways. The site functions as a transition area between neighborhood-scale residential uses and higher-activity corridors that serve the broader community.

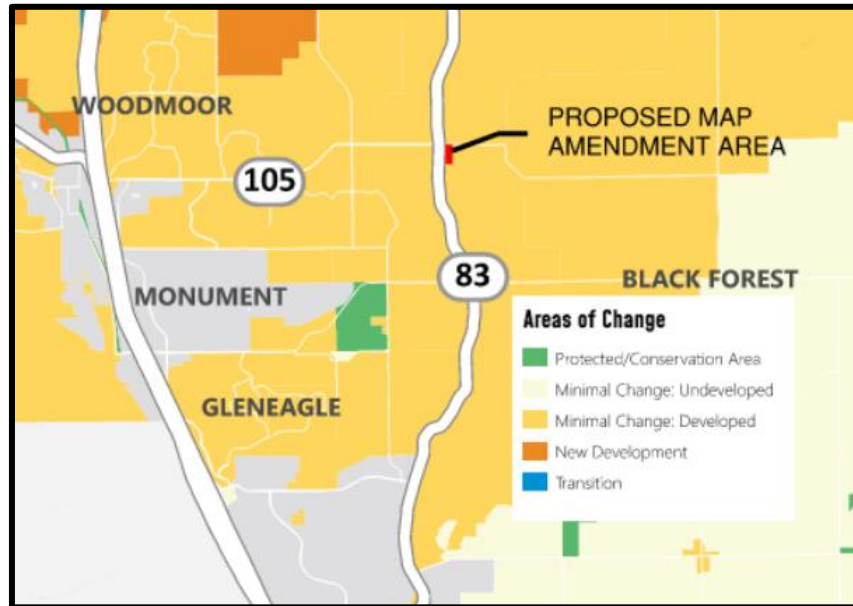
The property's adjacency to Monument Academy is particularly significant, as it establishes an institutional context that supports development patterns characterized by:

- Increased pedestrian activity and multimodal access;
- Building forms and site layouts compatible with civic, educational, and community-serving uses;
- Enhanced visibility, safety, and connectivity; and
- Opportunities for complementary uses that support students, families, and the surrounding community.

Importantly, the Plan does not require future development within a "Minimal Change: Developed" area to replicate existing development patterns. Instead, it recognizes that redevelopment may occur at a different intensity while still maintaining overall community character. While surrounding neighborhoods contribute to the area's overall character, the subject property's context is more directly influenced by its frontage along major arterial roadways, access to urban infrastructure, and adjacency to a substantial institutional use. These features reflect an environment planned and built to support a much greater development intensity than the large-lot residential areas located nearby, making the property an appropriate location for evolution in the development pattern contemplated by the Plan with respect to key vacant sites within developed areas.

Consequently, development of the subject property at an intensity greater than nearby single-family neighborhoods would not conflict with the intent of the Plan. Rather, it would be consistent

with the Plan's express recognition that vacant infill sites within developed areas may evolve to a different development pattern when supported by surrounding conditions and community context.



Placetype Analysis: “Suburban Residential”

The Plan's placetype framework is intended to promote context-sensitive development rather than rigid land use prescriptions. Page 22 states:

“By thinking of El Paso County as a collection of unique places, the Master Plan promotes development of places at a neighborhood scale, creating context-appropriate flexibility and an opportunity for compatible change. ***The place-based approach promotes the full potential of vacant and undeveloped properties by allowing them to draw on different types of land uses. The creation of places not only depends on the land uses, but also on their specific design, functionality, access to infrastructure and services, and overall character.***” (emphasis added)

The subject property is shown on the Placetypes map of Your El Paso Master Plan as being within the Suburban Residential Placetype.

Page 28 identifies Single-Family Detached Residential as the primary land use within the Suburban Residential Placetype. However, the Placetype also expressly contemplates a range of supporting uses, including:

- Single-Family Attached Residential
- Multifamily Residential
- Parks/Open Space
- Commercial Retail

- Commercial Services
- Institutional Uses

The inclusion of these supporting uses demonstrates that the Placetype is not intended to consist exclusively of detached single-family residential development.

The Plan further explains on Page 26 that:

The 11 placetypes consist of several land uses arranged in different patterns to provide a range of development intensity. Primary land uses are those that are most prominent and play a pivotal role in characterizing the placetype. ***Supporting land uses are less prevalent and serve an ancillary function that complements the primary land use. For example, Suburban Residential area primarily consists of single-family homes, but can also contain supporting uses such as multi-family,*** limited neighborhood commercial, and parks.
(emphasis added)

A review of this area of the County in the context of the mapped Placetypes in the County Master Plan reveals a significant amount of single-family residential development, particularly within the neighborhoods located immediately east and south of the subject property. The residential development within a three-mile radius is overwhelmingly single-family detached and includes very limited examples of any of the acceptable supporting land uses. It is important to note, however, that the Suburban Residential Placetype also identifies single-family attached and multi-family residential as supporting land uses, both of which would be consistent with the proposed RM-12 and RS-5000 rezoning requests, as evidenced by the list of allowed land uses included above. The Suburban Residential Placetype-designated land in this area of the County is already predominantly developed with single-family detached dwellings, suggesting that the primary land use envisioned by the Placetype is already well represented. By comparison, there are very few examples of the supporting residential land uses specifically contemplated by the Plan. Approval of the proposed rezoning requests and subsequent development of the site pursuant to those new zoning designations can help to introduce much needed supporting land uses to the otherwise homogenous Suburban Residential Placetype designation in this area, thereby not only being consistent with the County's Master Plan but actually supporting and advancing the policies and goals of the Plan and of the respective Suburban Residential Placetype.

The proposed rezoning area is estimated to represent less than one percent (1%) of the land included within the local Suburban Residential Placetype area. This means that the proposed development would not only be a "Supporting Land Use" within the broader context of the expansive single-family residential development that exists today but can also be characterized as supportive and much "less prevalent" in terms of its size and scale relative to the overall Suburban Residential Placetype area.

The inclusion of compatible, but not necessarily identical, residential land uses such as multi-

family and attached single-family housing within the Suburban Residential Placetype demonstrates the flexibility built into the Master Plan's place-based approach. Furthermore, there is no better location within this area to accommodate RM-12 and RS-5000 development than the subject property. Unlike the more isolated single-family neighborhoods located to the south and east, the property fronts both Highway 83 and Highway 105, is adjacent to Monument Academy, can be served by an existing central water and wastewater provider, and is situated along roadway infrastructure designed to accommodate higher traffic volumes and development intensity. These characteristics distinguish the site from the surrounding large-lot and single-family residential areas and make it particularly well suited for the supporting residential land uses anticipated within the Suburban Residential Placetype.

Chapter 4 Housing & Communities

In addition to supporting and being in compliance with the applicable Areas of Change, Key Area, and Placetype designations and policies in Chapter 3 of the Master Plan, the proposed rezonings are also in full alignment with the Residential Priority Development Area designation identified in Chapter 4 of the Plan.

The MA Subdivision property is located within a designated Priority Development Area. The Plan explains that Priority Development Areas were established to accommodate anticipated population growth while efficiently using existing infrastructure and resources:

“El Paso County is expecting significant growth over the next 20 years. While large expanses of undeveloped land exist throughout the County, particularly in the Rural Placetype, development should be prioritized elsewhere to **efficiently utilize and extend existing infrastructure**, conserve water resources, and strengthen established neighborhoods. **This framework identifies specific locations throughout the County that should be prioritized first for new residential development to help accommodate growth.** While some priority development areas may be made up of a mix of plactypes, each area is driven by a predominant plactype that defines most of the area. The map shows some gaps between priority development areas and municipal boundaries. These areas are largely developed already and will continue to develop as necessary. In the following section, numbers are only intended to connect recommendations to the corresponding locations in the County. They are not a hierarchy of priority.” (emphasis added)

Accordingly, the Master Plan expressly identifies the subject property as being within an area that should receive priority consideration for future residential growth.

The subject property is further located within the Black Forest/North Central Priority Development Area, which is described by the Plan as follows:

“Black Forest is a community with one of the strongest and most well-established characters in El Paso County. **This area is built around protecting the forest and**

preserving its rural quality. Due to this natural amenity, many new residents seek to live in this area when moving to the County.

- Careful planning is required to **promote health of natural areas, especially the forest**, while accommodating new development for future residents.
- The County should **maintain existing and expand the Large-Lot Residential place type** in this area in a development pattern that matches the existing character of the developed Black Forest community.
- Commercial nodes should be considered where appropriately served by the transportation network in the northern area to provide commercial goods and services within closer proximity to the population in this area. This would reduce unnecessary travel to other parts of the County and establish key commercial areas within the communities that need them.” (emphasis added)

It should be noted the subject property, as it exists today, is not forested or treed and it does not match the Black Forest character as described in the Master Plan. While the Priority Development Area map identifies portions of the area as Large-Lot Residential, that designation should not be determinative in evaluating Master Plan consistency for the subject property. The Large-Lot Residential Placetype is generally defined as lots of approximately 2.5 acres. However, all of the existing Walden and Walden Preserve developed areas are located within the same Black Forest/North Central Priority Development Area and, at the time of Master Plan adoption, already contained lots of approximately 0.5 acre and 1 acre in size. As such, the mapped Large-Lot Residential designation does not even accurately reflect the existing development pattern in this portion of the Priority Development Area and appears to be a mapping inconsistency rather than an indication of the County's intended land use framework.

In addition to prioritizing development within this area, Chapter 4 also emphasizes the need for a broader range of housing opportunities throughout the County.

Need for Housing Variety (p. 57)

*“Existing multifamily units provide rental housing options, **but the County will need significantly more** throughout the life of this Plan to capture projected growth within the region...It is important that a mix of housing types be developed to **provide options that support market demand and ensure affordability.**”* (emphasis added)

Transitioning with Attached Housing (p. 57)

*“**Single-family attached housing** such as townhomes, rowhomes, and multi-unit apartment homes **should be used to create seamless transitions** between low-intensity and high-intensity neighborhoods as well as nonresidential uses.”* (emphasis added)

These policies directly support the proposed rezoning by encouraging a wider variety of

housing options and recognizing attached housing as an appropriate tool for transitioning between varying intensities of development.

Not only does the Master Plan support the specific rezoning requests as proposed, but it also expressly identifies the subject property as being within a Priority Development Area where residential development is encouraged and prioritized to accommodate future growth within El Paso County.

Chapter 14 Implementation

The proposed rezoning is in conformance with all applicable aspects of the Master Plan, with the exception of the Black Forest/North Central Priority Development Area recommendation regarding Large-Lot Residential development. As discussed above, the designation likely reflects a mapping oversight associated with the preparation of the Master Plan. Nevertheless, the Implementation Chapter of the Master Plan provides clear guidance regarding how consistencies with the Plan should be considered.

The Plan expressly recognizes that a finding of consistency with the Plan does not equate to strict conformity with every single individual policy or recommendation:

“In making this finding, the Planning Commission and Board of County Commissioners are asked to weigh the merits of each individual land use application against all applicable components of the Master Plan. **Approval of a land use application does not necessarily require a finding that the application is fully consistent with each and every applicable component of the Master Plan**, likewise, denial of an application does not necessarily require a finding of inconsistency with all applicable components of the Master Plan. **Both hearing bodies have the discretion to give greater weight to individual components of the Master Plan compared to other components when taking a formal action to either approve**, approve with conditions, or deny an application.” (p.142) (emphasis added)

Here, almost every single one of the applicable Master Plan components support the proposed rezonings. The property is located within a designated Priority Development Area where the Plan specifically encourages residential growth, supports additional housing opportunities, and recognizes the need for a greater variety of housing types to meet future demand.

The Plan further acknowledges that development proposals may arise that were not specifically anticipated when the Master Plan was prepared:

“Some requests may include a proposed use that was not identified or otherwise anticipated within the respective Master Plan Placetype. In this instance, the proposal should not be immediately discounted as inconsistent with the Master Plan, but instead should be evaluated based upon the merits of the proposal for overall consistency with the Plan, compatibility with the surrounding land uses, and whether

the use supports the overall character of the area.” (p. 143)

The proposed rezonings satisfies all of these considerations. They are largely consistent with the overall goals and policies of the Plan, are compatible with the surrounding development pattern and built environment, and they support the continued transition of the area in a manner consistent with residential and institutional character of existing and planned development.

Finally, the Master Plan emphasizes that it was intended to be applied as a flexible policy document rather than a rigid regulatory framework:

“Recognizing that it is impossible to foresee or forecast all future land use or development requests and given the unpredictable nature of land use requests, this Plan was written with the intention of remaining open and flexible. Moving forward, while using the Master Plan as a foundational guide for decision-making, it will be the role of County officials to implement the Plan by making decisions on land use requests in a manner that best fits the needs and vision of El Paso County.” (p. 143)

Even if the Large-Lot Residential recommendation within the Black Forest/North Central Priority Development Area is viewed as inconsistent with the proposed rezoning, it must be noted that the Master Plan expressly states that individual applications need to be evaluated based on their overall consistency with the Plan, which is to say that the various provisions of the Master Plan should not be used as a checklist of sorts, but instead is a guiding document intended to help frame land use decisions for the respective hearing bodies based upon well-established County goals and land use policies.

El Paso County Water Master Plan

The subject property is located within Planning Region 2 of the Water Master Plan, pursuant to Figure 3-1 on page 25, which includes Walden Water and Sanitation District along with several other central water providers. Table 5-3 of the Plan identifies that Region 2 has a current demand of 7,532 acre-feet per year and a current supply of 13,607 acre-feet per year, which results in current excess water supplies in the amount of 6,075 acre-feet per year. Tables 5-4 and 5-5 project Region 2 as continuing to have excess water supplies at year 2040 and at full buildout (2060) in the amount of 1,894 acre-feet and 353 acre-feet, respectively. A Water Resources Report is not required with a rezone application and, therefore, has not been provided. A finding of water sufficiency will be required at the subdivision stage of development.

El Paso County Parks Master Plan

The El Paso County Parks Master Plan (2022) does not depict any planned open space on, or adjacent to the subject property. The Plan depict a planned bicycle route along Highway 83 and Walker Road. Land dedication, or fees in lieu of land dedication are not required at the rezoning

stage of development, but will be required at the final plat stage of development.

2024 Major Transportation Corridors Plan (MTCP)

Map 14. The 2045 Roadway Plan (Classification and Lanes) exhibit of the 2024 El Paso County Major Transportation Corridors Plan (MTCP) identifies Highway 83 to the west of the project as a “Principal Arterial” and Walker Road as a “Minor Arterial”.

Other Topical Elements of the County Master Plan

The proposed rezones are in compliance with the other topical elements of the County Master Plan, including the Master Plan for Mineral Extraction, and the El Paso County Wildlife Habitat Maps and Descriptors.

REZONING CRITERIA #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.*

County staff has not identified any issues regarding the proposed rezoning’s compliance with all applicable statutory provisions. Pursuant to state statute and El Paso County’s notification procedures, the County will cause the public hearing notice to be published in the newspaper ensuring all statutory requirements have been satisfied.

REZONING CRITERIA #3: *The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions.*

The RM-12 (Residential Multi-Family) zone district is intended to accommodate moderate density single-family attached and detached and low-density multi-dwelling development. The RS-5000 (Residential Suburban) zone district is intended to accommodate single-family and two-family residential development. The proposed residential rezonings of the MA Subdivision property are compatible with the existing and permitted residential and institutional land uses and zoning surrounding the site. The property’s location along two major highway corridors, together with its immediate adjacency to the Monument Academy institutional use and low-to-moderate intensity residential areas, creates an appropriate context for multi-family and single-family residential development at the proposed densities. As discussed above, the site is located within a transition area whereas the land east of Monument Academy is moderate density residential and the land within the MA Subdivision is urban. The approved land use pattern and infrastructure supports this transition.

North

Walker Road forms the northern boundary of the property and provides a clear physical and functional separation between the MA Subdivision and the residential parcel located to the north across the roadway. The approximately 20-acre parcel north of Walker Road is developed at a low residential density and is buffered from the subject property by the roadway right-of-way. This separation will appropriately serve as mitigation of any actual or perceived noise, traffic, and/or visual impacts, thus allowing the proposed mixed residential development to coexist in harmony with the lower-density residential uses. Low-density multi-dwelling residential zoning is often considered appropriate along roadway corridors where transitions in residential intensity are expected and supported by centralized utility infrastructure and collector and arterial roadways. Site design standards such as setbacks, landscaping, and buffering can be incorporated later in the overall entitlement process to help ensure a gradual and compatible transition to the existing residential development to the north.

South

The land located immediately south of the property is vacant and proposed for one-half acre residential development. Monument Glamping 2, which is located farther to the south along the east side of Highway 83, consists of 24 glamping sites on approximately 5.95 acres and functions as an overnight lodging and residential-type land use. The proposed rezonings will further the existing transition from the south from large lot to suburban residential to low-density multi-dwelling. The proposed residential zoning is compatible with the existing residential land uses and developed conditions, as both uses can be designed to transition in scale and intensity. Similar to the transition to the north, site design standards including setbacks, landscaping, and buffering should be incorporated later in the overall entitlement process to enhance the land use transition from the existing and proposed land uses located to the south.

West

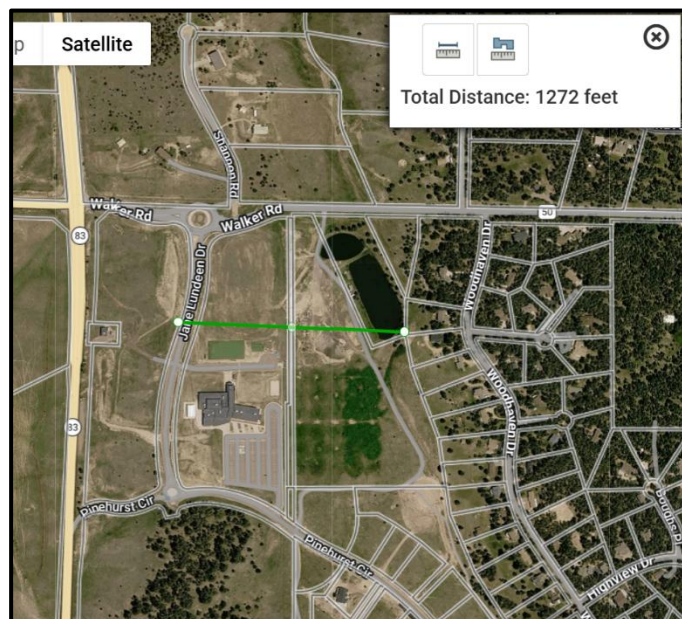
Highway 83 borders the property to the west and serves as a major regional transportation corridor. The highway right-of-way, which is approximately 120 feet wide, provides a substantial physical and visual separation between the proposed residential development and any land uses located west of the highway corridor. The property located across Highway 83 from the subject property is undeveloped and immediately adjacent to Highway 105. Moderate density single-family attached and detached and low-density multi-dwelling development is typically well-suited along highway corridors, where transportation access supports increased residential intensity and where roadway buffers mitigate potential land use compatibility conflicts. The presence of the highway as a manmade buffer between the subject property and any future development to the west

will help mitigate any uses-to-use impacts and will ultimately help reinforce the compatibility of the proposed rezonings at this location.

East

The property is directly adjacent to the west of Monument Academy, an established and currently expanding institutional use. Moderate density single-family attached and detached and low-density multi-dwelling developments are commonly located near schools, civic facilities, and other similar institutional uses due to shared characteristics such as pedestrian activity, community orientation, and compatible daily use patterns. The proposed zoning provides an appropriate residential edge to the school campus and supports housing opportunities for families, staff members, and the broader community, further reinforcing land use compatibility.

Additionally, the school site and adjacent Walden Corporation Wastewater Treatment Facility provide a buffer of approximately 1,270 feet (which is well over four football fields) from homes within the existing Walden neighborhood (see map below). The school site is located on topographical high point with the existing Walden neighborhood located downhill to the east and the proposed residential development located downhill to the west. As such, the view of the area proposed to be rezoned is obstructed from the residences located to the east by the existing topography and the existing school.



The context of the surrounding land uses, as discussed above, demonstrates that the proposed rezoning is compatible with existing and permitted land uses and zone districts in all directions. Physical separations created by roadways, planned transitions in residential density, existing adjacency to an institutional use, and access to major transportation corridors collectively support the proposed map amendments (rezonings). The development of the site can be designed with

sensitivity and respect to neighboring properties while supporting appropriate residential density in a location served by central water and wastewater infrastructure, convenient proximity to community facilities, and access to major transportation facilities.

REZONING CRITERIA #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.*

Table 5-5 of the Land Development Code identifies the density and dimensional standards of the RM-12 zoning district:

- Maximum Density: 12 DU/ac
- Minimum Lot Size: 3,500 sq ft ^{1, 2}
- Front Setback: 20 ft ^{2, 3}
- Side Setback: 5 ft ^{2, 3}
- Rear Setback: 15 ft ^{2, 3}
- Maximum Lot Coverage: 70%
- Maximum Height: 40 ft

¹ The minimum lot area of 3,500 square feet applies to single family attached dwellings. The minimum lot area for single-family detached dwelling units is 3,500 square feet. The minimum lot area for two-family dwellings and all other allowed uses is 7,000 square feet. Central water and wastewater services are required regardless of lot size or conforming status.

² If the building is established as or converted to condominium or townhome units in accordance with Chapter 7 of this Code, the building and lot shall meet the minimum lot area and setbacks requirements, but the individual units are not required to meet the minimum lot area, maximum lot coverage, or setback requirements. Within the zoning district, a 25 foot perimeter boundary setback shall be maintained around the entire development, but a zero foot setback is allowed along any internal lot line within the development.

³ The minimum distance between buildings shall be 10 feet.

The portion of the property proposed for RM-12 zoning can be readily developed pursuant to the RM-12 zoning without requiring variances from the density and dimensional standards identified above.