BROADMOOR GLEN ADDITION NO. 1 – NO. 3 ANNEXATION POST PETITION/LAND USE PLAN/ZONE CHANGE

PROJECT STATEMENT

NOVEMBER 2026

REQUEST

N.E.S. Inc., on behalf of CCCS THC, City of Colorado Springs, and Colorado Springs Equities LLC, requests approval of the following applications:

1. Annexation of Broadmoor Glen Addition No. 1-No. 3
2. A Zone Change from County Zoning (A-5) to City Zoning, A-Agriculture and WUI-O (Wildland Urban Interface Overlay)
3. A Land Use Plan for the annexation property

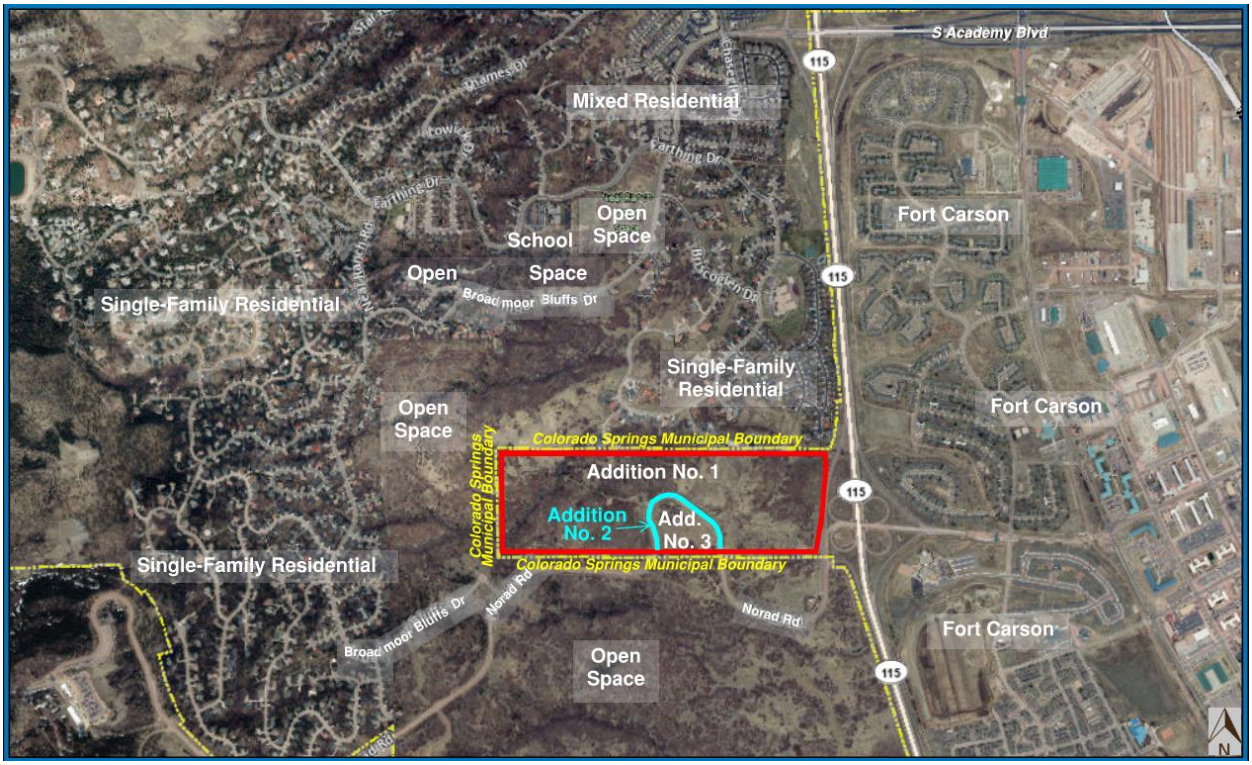
LOCATION, CONTIGUITY, AND LAND USE

The 110.337-acre site is located in El Paso County, west of State Highway 115 and on both sides of Norad Rd. The property is comprised of two parcels (TSN# 6500000183, TSN# 6500000007) and Norad Rd right of way. The two parcels are owned by CCCS THC Inc and Norad Rd is owned by City of Colorado Springs. The project involves three serial annexation additions due to Norad Rd, which is owned by the City of Colorado Springs, bisecting the property owned by CCCS THC Inc.



Contiguity is established as follows:

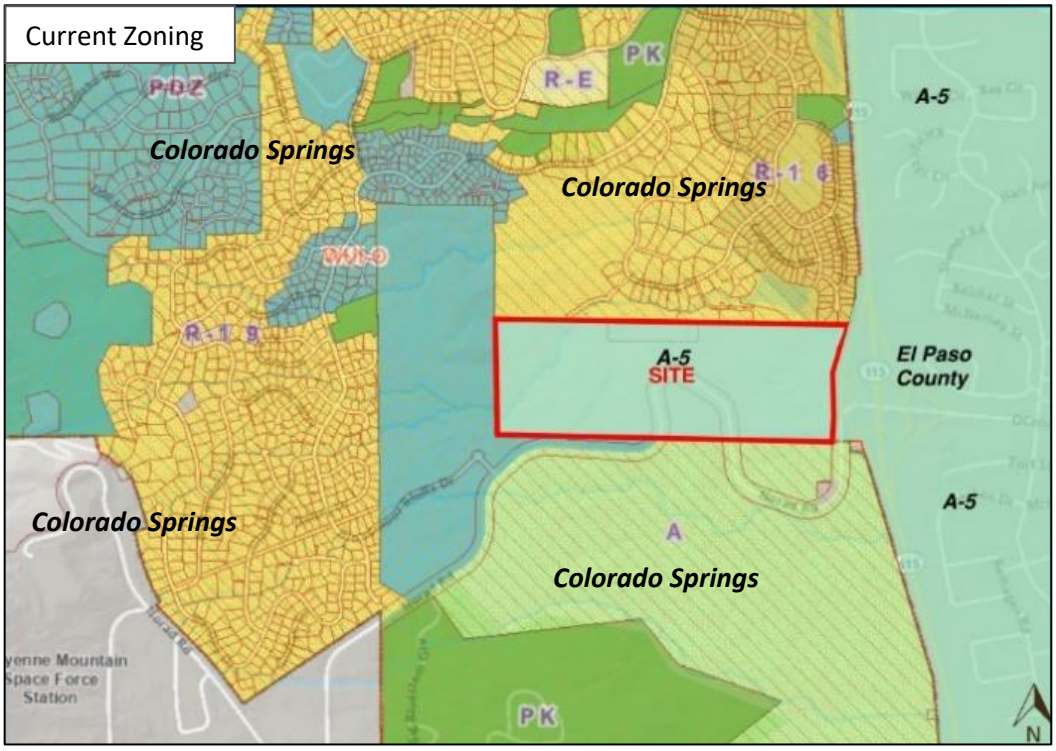
- Addition No. 1 is the large parcel owned by CCCS THC Inc. which is comprised of 103.174 Acres and is 83.32% contiguous to the existing City Limits.
- Addition No. 2 is right of way for Norad Rd owned by City of Colorado Springs which is comprised of 9.123 Acres and is 62.06% contiguous with the existing City Limits. This Addition No. 2 is not a part of the land use plan as it will remain public right of way.
- Additon No. 3 is the remainder of the property owned by CCCS THC Inc. which is comprised of 7.163 Acres and is 100% contiguous with the existing City Limits.

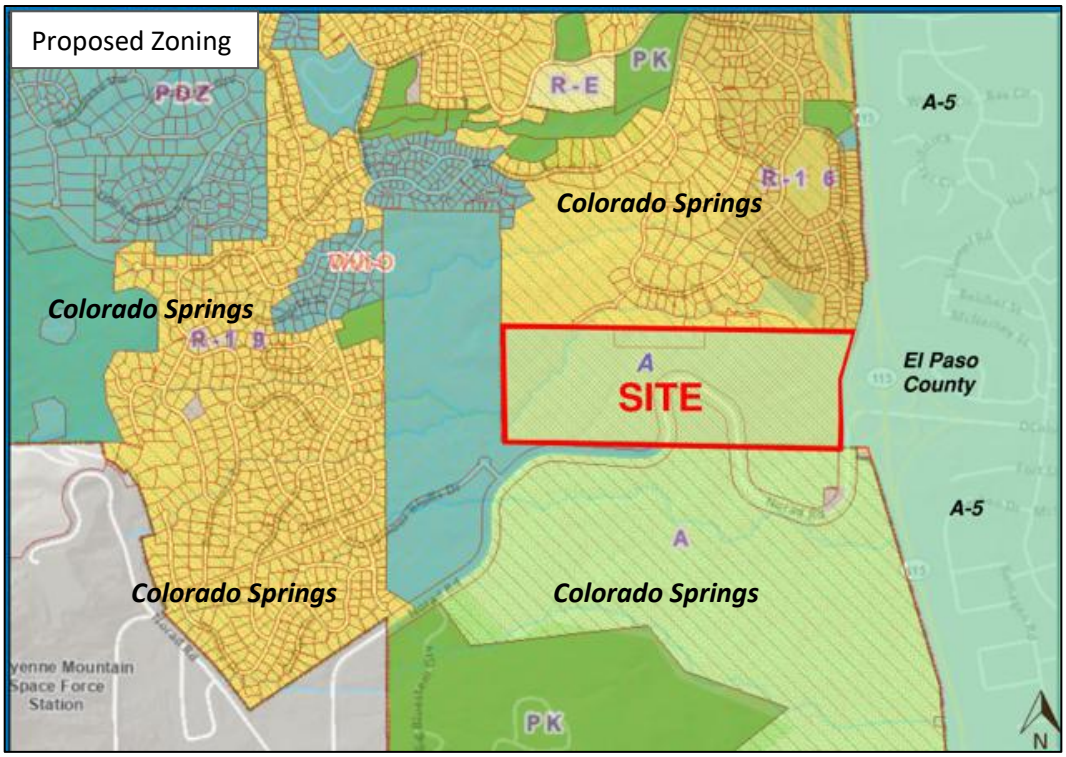


The site lies in an area of mixed-use, which includes urban single-family residential, vacant residential land, open space, and schools. Fort Carson, a military installation, is located within El Paso County across State Highway 115 to the east.

ZONING CONTEXT

The property is currently zoned A-5, Agriculture (5-Acres) in El Paso County. Proposed zoning upon annexation is A (Agriculture) and WUI-O (Wild and Urban Interface Overlay).





The site is surrounded by a mix of primarily City zone districts, with County zoning to the east as follows:

DIRECTION	JURISDICTION	ZONE DISTRICT	ZONE DISTRICT NAME
NORTH	CITY	R-1-6	SINGLE-FAMILY MEDIUM
WEST	CITY	PDZ	PLANNED DEVELOPMENT ZONE-RESIDENTIAL
	CITY	R-1-9	SINGLE-FAMILY LARGE
SOUTH	CITY	A	AGRICULTURE
	CITY	PDZ	PLANNED DEVELOPMENT ZONE-RESIDENTIAL
EAST	COUNTY	A-5	AGRICULTURE-5 ACRES (FORT CARSON)

The ultimate use of the property is yet unknown, therefore, the applicant is requesting the property be zoned Agricultural (A) at this time. The current purpose of the Agricultural zone is to accommodate large lot residential development and agricultural purposes on lands that are, in most cases, on the periphery of the City limits but may become more urban in the future. This zone district may serve as a holding zone for future development of recently annexed properties, which is the intent in this case.

PROJECT DESCRIPTION

The property owner is requesting annexation of 110.337-acres of land, comprised of two parcels separated by the existing Norad Rd.

The project proposes a rezoning of the property to A, Agricultural with an associated Land Use Plan showing no specific land use or density, as there is no development planned at this time. The Land Use Plan proposes no specific development within the parameters of the site; however, agricultural and residential uses at a maximum density of 1 DU/5 AC and a maximum height of 35’ is allowed in the Agricultural zone district.

Portions of the site are encumbered by existing steep slopes and vegetation; and therefore, the property us required to be zoned WIU-O, Wildland Urban Interface Overlay.

Utilities

Municipal utilities are available to serve the property and can be extended from existing infrastructure within adjacent developments when development occurs and utility demands are determined.

CSU has indicated an interest in the future extension of a water main through the site connecting the existing higher pressure system to the north and west with a lower pressure water main to the east within Norad Rd. This connection will provide system redundancy between the higher- and lower-pressure zones improving water service reliability, continued support for existing infrastructure, as well serve future development in this area, including properties located south of the project site.

Access

The property is currently served by a historic access point at the approximate half-way point along Norad Rd. This access point is proposed to remain as part of this Land Use Plan. Additional access

points are proposed via possible extensions of Campglen Drive to the north through the Reserve at Broadmoor Glen subdivision, via extension of Broadmoor Bluffs Dr in the southwest corner of the site, and at the existing public row of way provided in the northwest corner via Imola Ln.

At the direction of the City Traffic Engineering, no traffic study has been provided with this submittal because of development and density limitations of the Agricultural zone district. Future rezoning and development of the property will require traffic analysis in accordance with City of Colorado Springs standards at that time.

Geologic Hazards

A Geologic Hazard Report will be completed in the future at time of the first Development Plan once a more defined design and land use programming is complete so that the geologic study can be concentrated on those areas intended for development.

PROJECT JUSTIFICATION

CONFORMITY WITH COLORADO REVISED STATUES

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:

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

The proposed annexation involves three serial annexations because Norad Rd, which is owned by the City of Colorado Springs, bisects the property owned by CCCS THC Inc. Two of the annexations

relate to the property owned by CCCS THC Inc. (Addition No. 1 and Addition No. 3) and one annexation pertains to the City-owned Norad Rd right of way (Addition No. 2). Each of the serial annexations exceeds the required 1/6 contiguity required.

(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 of Colorado Springs' boundary and federal land to the east. This part of the city has developed as primarily mixed residential and supporting land uses to the north and west of the subject property. Growth and development to the east is restricted due to being occupied by Fort Carson, and to the south by Cheyenne Mountain State Park. The annexation and future development of the property are consistent with development and supporting land uses already in the area.

(c) 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 utilities are available in adjacent development within the municipality. Water can be extended with development for redundancy in the area as requested by Colorado Springs Utilities.

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 and Federal land. The annexation involves three serial annexations because Norad Rd, which is owned by the City of Colorado Springs, bisects the property owned by CCCS THC Inc. Two of the annexations relate to the property owned by CCCS THC Inc. (Addition No. 1 and Addition No. 3) and one annexation pertains to the City-owned Norad Rd right of way (Addition No. 2). Each of the serial annexations exceeds the required 1/6 contiguity required.

This part of the city has existing residential and supporting development to the north and west, Colorado State Park to the south, and Fort Carson to the east. All adjacent developed land to the north and west is within the City limits.

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;

Future development of the property for residential and supporting land uses can serve growing housing needs and provide more diversity of housing styles within this area of Colorado Springs, especially for Fort Carson to the east. As the region's largest Army base continues to experience unmet housing demand, the future development of this project could help expand available housing opportunities by introducing a variety of residential product types, including multifamily, townhome, and single-family detached units. The proposed additional housing will also bring in additional tax revenue through property taxes, sales tax collected through online sales, revenue generated from use of water and wastewater services, as well as provide employment opportunities during the multi-year construction of the project. Extension and looping of municipal water through the site in conjunction with residential development will provide reliable water supply in the event of structure fire or wildfire event. In addition, the opportunity to increase park and/ or open space lands provide resource protection and community benefit.

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

Upon future development of the site, Colorado Springs Utilities (CSU) will provide water and wastewater facilities to this area. Utilities will be provided to the site via extension of existing utilities in adjacent development/s. At such time, water will be looped for redundancy as requested by CSU. All utilities servicing the site will be public and within public utility easements to be dedicated on future final plats as required. CSU has indicated that they have sufficient supply and facilities to serve this property, and is available on a first-come, first-served basis. Any existing 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;

At the time of future development, CSU will provide water and wastewater facilities to this area. Utilities will be provided to the site via extension of utilities from adjacent development. At this time all utilities servicing the site are intended to be public and within a public utility easement to be dedicated on future final plats as required.

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

Utilities will be extended at the time of development. A utility plan will be provided in a future Development Plan. Public utility easements will be dedicated on future final plats.

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;

Any existing water rights will be dedicated to the City of Colorado Springs. Any existing wells will be capped and abandoned as may be required.

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;

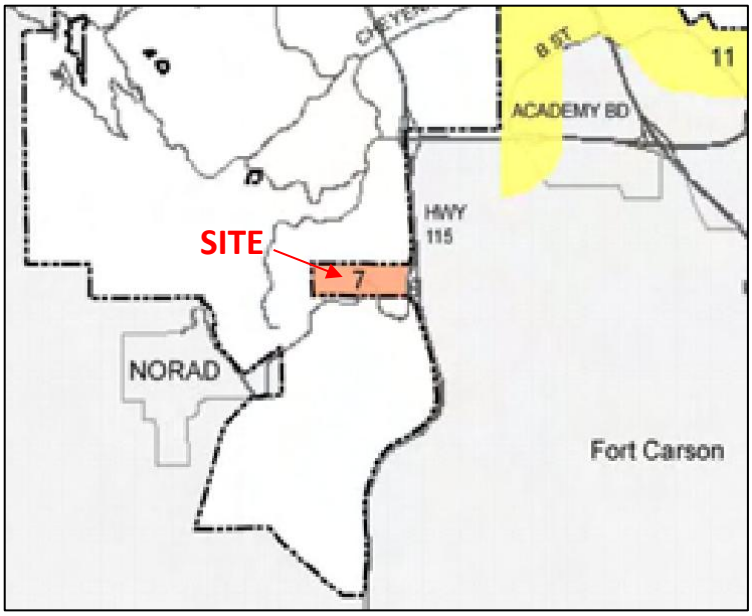
Utility easements and right of way will be provided in conjunction with a future development plan and final plat. Upon determination of sanitary sewer and water service extension, utility easement(s) will need to be identified and an agreement executed.

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.

There are no other existing utility providers for this site, no further action is needed.

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).

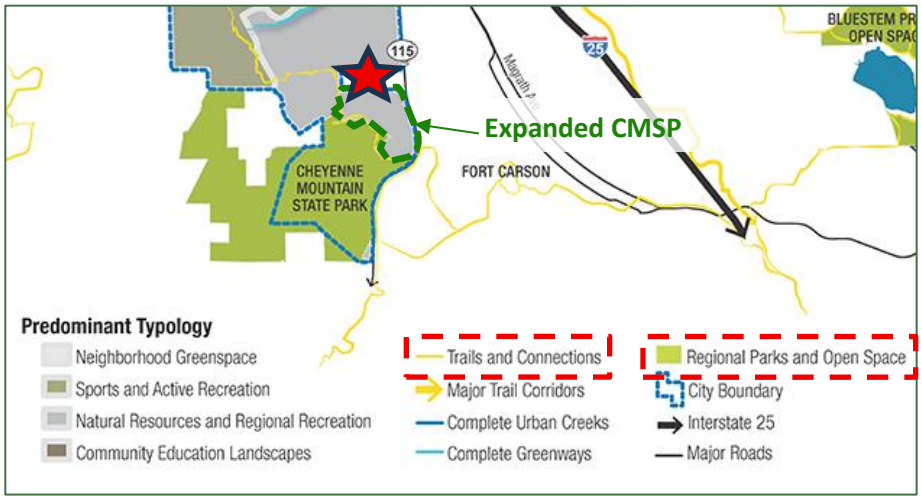


The 2006 Annexation Plan establishes the framework for decisions concerning annexation of land into the City of Colorado Springs. The intent of the Annexation Plan is to guide future applicants who seek to annex property into the City. On the 'Potential Annexation Map' in the Annexation Plan, the Site is Area 7 of the Annexation Plan and is area 'recommended for annexation'. Area 7 is comprised entirely of the subject property and functions as an enclave as it is surrounded on three sides by the Colorado Springs municipal boundary, and on the fourth side by Fort Carson/federal land. Since this area borders Fort Carson to the east, it does not meet statutory requirements for enclave definition.

The areas within the City surrounding the site are designated as an "Established Suburban Neighborhood" on the PlanCOS Vision Map and are designated as a "low to medium areas of change" on the PlanCOS Areas of Change map. This map highlights those 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."

This site is located adjacent to Cheyenne Mountain State Park, which since adoption of PlanCOS, has grown in size toward the north. Cheyenne Mountain State Park serves as a regional park and open space; described in PlanCOS as a Majestic Landscape. Key trends of these spaces are described in PlanCOS as having numerous direct and indirect benefits such as increasing property values, influencing the state's tourism economy, and support for local biodiversity. Access to parks and recreational opportunities are often one of the primary reasons an individual chooses to live or locate their business in Colorado Springs.



As a majestic landscape, Cheyenne Mountain State Park is supported by Typology 3: Natural Resources and Regional Recreation. These areas reinforce environmental stewardship through provision of user infrastructure and facilities, preserve important ecological, historic, cultural and archaeological features in their natural state, limit development encroachment that threatens the integrity of the natural landscape and designate specific areas for public access and recreation. The goal of this typology is to balance tourism, recreation use, and environmental protection of important natural resource areas that embody the majestic scenery of Colorado Springs. The focus of Cheyenne State Park is nature orientated, passive outdoor recreation, with an emphasis on appropriate balance between resource protection and public use. These areas create a buffer around urban areas. Natural areas, such as these, are essential to PlanCOS vision of protecting its scenic and natural landscapes. As the proposed project will be directly buffered from the State Park by Norad Rd. The proposed rezoning will support the following policies and strategies of PlanCOS:

Policy ML-4.A: Emphasize preservation of undeveloped land and natural areas that result in the preservation of the most environmentally and culturally significant areas and incorporate low-impact recreation.

- Strategy ML- 4.A-4: Align annexation, master plans and large scale planned development to contribute and connect to natural areas.

  The proposed annexation is immediately north of Cheyenne Mountain State Park. A 5.81AC active park, open space and trail are proposed between Cheyenne Mountain State Park and the proposed residential development.

Policy ML-5.B: Focus on resilient landscape in the face of drought, flood and fire hazards

- Strategy ML-5.B-2: Develop fire mitigation partnerships and create natural area management plan with land managers, utility providers, public safety officials, and state and federal representatives.

  Future development of this area will loop water in this area which will be utilized by Colorado Springs Fire Department, and in some cases Fort Carson Fire Protection Services. All landscapes and buildings will be designed in accordance with Colorado Springs Fire Department Ignition Resistant Construction Design Manual and recently adopted Wildfire Resiliency Codes.

Additionally, in the case of future residential and supporting land uses, this annexation is supportive of PlanCOS Vibrant Neighborhood policies, including Housing for All and Reclaiming Neighborhood Space. The proposed Land Use Plan bridges the Established Neighborhoods to the north and west with the Emerging and Future Neighborhood visions defined for the site. Surrounding residential areas reflect mature suburban development built over the past couple decades. To align with PlanCOS guidelines, future development along these boundaries should maintain appropriate scaled structures, density transitions, buffers, and street connections that respect adjacent single-family character.

The potential for future residential and support development advances Emerging Neighborhood objectives by utilizing a key undeveloped parcel to address evolving housing demand in this area with needed infrastructure improvements. Located adjacent to Fort Carson to the east and state park lands to the south, the plan balances new residential opportunities with environmental stewardship and military installation compatibility.

The proposed land use plan fulfills the Future Neighborhoods vision through comprehensive planning. The proposed designation establishes a well-connected residential footprint that integrates housing diversity with direct access to regional open space, supporting the core goals of PlanCOS.

Policy VN-2.A: Promote Neighborhoods that incorporate common desired neighborhood elements.

- Strategy VN-2A-3: Support land use decisions and projects that provide a variety of housing types and sizes, servicing a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels.

  Any future residential and supporting development will respond to market demands for an increase in housing and housing diversity within the area. Such development will be supportive of housing needs in the community as a whole and contribute to addressing nearby Fort Carson housing shortages through a variety of housing types and styles.

Policy VN-3.A: Preserve and enhance the physical elements that define a neighborhood's character.

- Strategy VN-3.A-3: Incorporate existing natural features into project design by providing amenities such as trail connectivity, outdoor dining areas, promenades and plazas.
- Strategy VN-3.A-5: Update plans and City Code to encourage a blend of uses the positively affect neighborhoods.
- Strategy VN-3.A-7: Encourage neighborhood plans and initiatives that reflect neighborhood identity and a built environment supporting residents of all age ranges and abilities.

Future residential development will provide additional variety of housing products which will serve the needs of a diversified population. Natural features incorporated into the development and adjacency to Cheyenne Mountain State Park will allow the development to connect to natural areas and encourage a blend of uses the positively affect neighborhoods.

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 A, Agricultural as a holding zone for potential future development since the ultimate use of the property is not yet known. Rezoning of this area will provide for future development within the City of Colorado Springs which may support diversity in housing choices and expansion of city services which will be supportive of the public health, safety, and welfare of this area. In accordance with the UDC, the A, Agricultural Zone District is intended to:

"accommodate large lot residential development and agricultural purposes on lands that are, in most cases, on the periphery of the City limits but may become more urban in the future. The activities permitted in the A zone district should not be detrimental to adjacent urban land uses. The types, size, and intensity of permitted uses encourages and protects agricultural uses until urban development occurs. This zone district may serve as a holding zone for future development of recently annexed properties."

The request to change the zoning of the properties will not be detrimental to the public interest, health, safety, convenience, or general welfare. Future development of residential uses will provide a variety of additional housing options for the neighborhood, Fort Carson, and the community as a whole. The subject property lies within an area that has been developed with residential and complimentary uses as well as for park and open space uses.

Any future development will be designed in accordance with the Colorado Springs Fire Department Ignition Resistant Construction Design Manual. Colorado Springs Fire Department will service this area.

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

Access options to the property include multiple full movement access points including Campglen Drive to the north through the Reserve at Broadmoor Glen subdivision, via extension of Broadmoor Bluffs Dr in the southwest corner of the site, at the existing public row of way provided in the northwest corner via Imola Ln, and at the existing access point along Norad Rd.

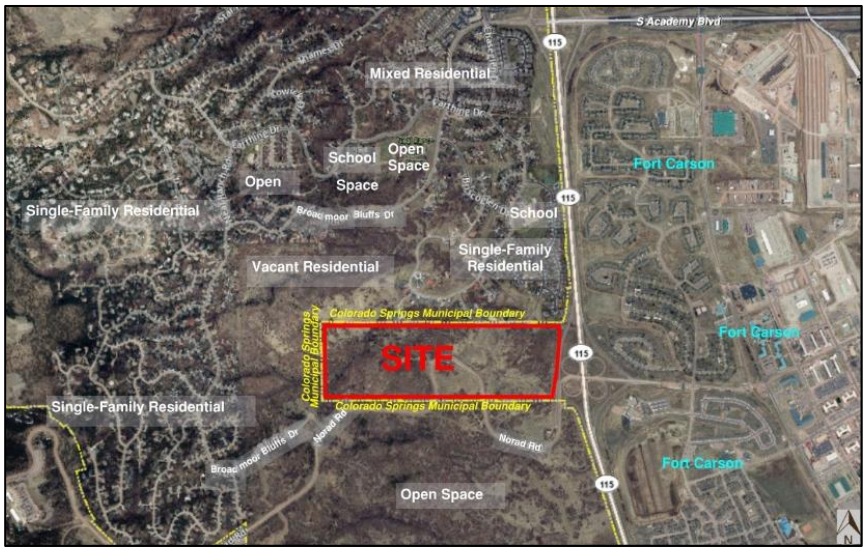
The A, Agriculture zoning will accommodate large-lot residential development and agricultural purposes on lands that is on the periphery of the City limits but may become more urban in the future. The types, size, and intensity of permitted uses encourages and protects agricultural uses until urban development occurs. This zone district will serve as a holding zone for future development of recently annexed properties. All areas will be within the Wildland Urban Interface (WUI).

Portions of the property are occupied by steep slopes and vegetation. Preservation and/or protection of these areas will be considered in conjunction with a future development plan for the property. Surrounding zoning within the City includes R1-6, R1-9, PDZ-R, and Agriculture. The large PDZ zoned areas to the north and west has similar topography and vegetation. The adjacent zoning

provides a mix of residential and supporting land uses at low to medium densities; and Fort Carson acting as a large employment center.

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 application proposes to rezone approximately 110.337 acres of land that is proposed for annexation to the City of Colorado Springs. Because the use of the property has not yet been determined, the Land Use Plan proposes no specific land uses or density, as the intent is to annex and zone the property as a holding zone for future development. The Land Use Plan acknowledges that large-lot residential development at a maximum density of 1 DU/5 AC is allowed in the Agricultural zone. Upon future development, it is intended that all internal streets will be residential and built to city standards.



The proposed annexation and land use plan will hold the property for future development which will provide additional housing options that are compatible with other uses in the area and/or additional park/open space.

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

The property is comprised of approximately 110.337 Ac of land that is currently occupied by remnants of an old homestead. Additional out structures remain; however, any existing structures will be removed in conjunction with future development. The owners of the property have petitioned for annexation and support development of the property for urban use. In the case of future residential development, 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 Subsection7.5.514C.3 (Land Use Plan Criteria).**

   A Land Use Plan is submitted with this request, and such plan complies with the criteria in Subsection 7.5.514C.3 of 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 A, Agricultural Zone District of the UDC.

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 no specific land use or density, as the intent is for the land to be held for future development for which further zoning will be required. The Land Use Plan acknowledges that residential development at a maximum density of 1 DU/5 AC is allowed in the Agricultural zone. Should residential development occur in the future, it will occur consistent with the goals of PlanCOS as noted in the annexation criteria above.

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 no specific land use or density, as the intent is for the land to be held for future development for which further zoning will likely be required. The Land Use Plan acknowledges that residential development at a maximum density of 1 DU/5 AC is allowed in the Agricultural zone.

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

Because the use of the property has not yet been determined, the Land Use Plan proposes no specific land uses or density, as the intent is to annex and zone the property as a holding zone for future development. The Land Use Plan acknowledges that large-lot residential development at a maximum density of 1 DU/5 AC is allowed in the Agricultural zone. Future development will likely require modification of the Land Use Plan and rezoning to accommodate any such proposed development.

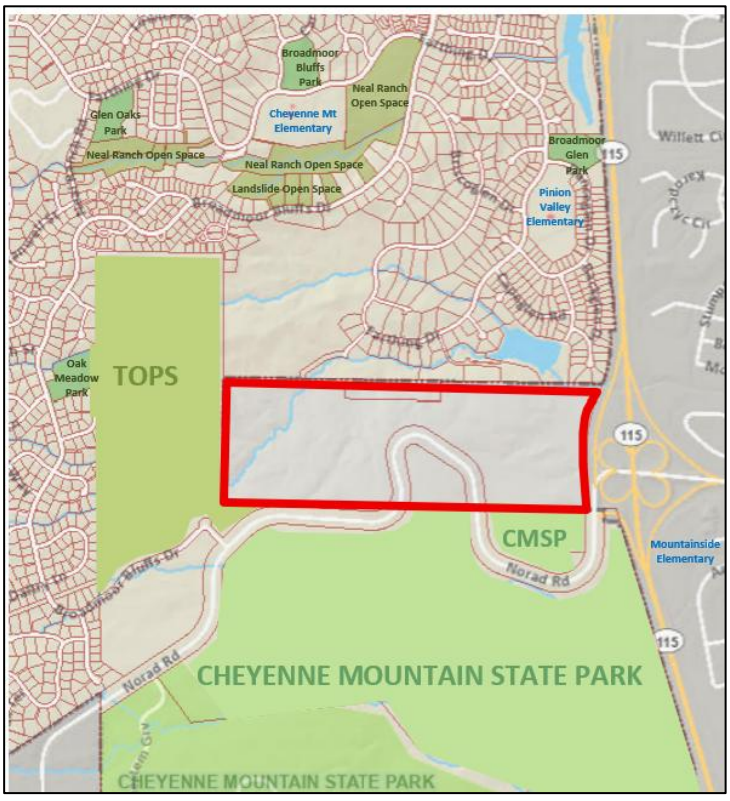
D. Impacts of the permitted or requested uses, appropriate to the type of development, the neighborhood, and the community;

Impacts on the surrounding neighborhood will be minimal because of this particular Land Use Plan and rezoning. Future development will likely require modification of the Land Use Plan and rezoning at which time use compatibility will be determined.

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

The property is currently served by a historic access point at the approximate half-way point along Norad Rd. This access point is proposed to remain as part of this land use plan. Additional access points are proposed via extension of Campglen Drive to the north through the Reserve at Broadmoor Glen subdivision, via extension of Broadmoor Bluffs Dr in the southwest corner of the site, and an extension of the existing public right of way via Imola Ln.

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



Both the existing street network and utilities in the area have capacity; however, as discussed both require extension and expansion of this infrastructure through the site. While the detailed nature of projected traffic and finalized street sections will be determined with future submittals, the planned roadway connections will help alleviate security concerns along Norad Road. The immediate adjacency to State Highway 115 also provides convenient access to a large arterial roadway providing nearby connections to Academy Blvd., North Neveda, and Interstate 25.

Per discussions withs CSU, they have indicated that utilities are in the area and adequate to serve the property upon annexation as part of planned service expansion and connections outlined above.

There are three elementary schools in the area, two to the north and one to the east at Fort Carson. The developer anticipates cash in lieu of land dedication for schools.

There are several public parks in the area to the north as well as vast areas of open space as part of recent open space acquisitions to Cheyenne Mountain State Park and TOPS land to the west. The Park System Master Plan shows no future Parks or Urban Trails through this property; however, a trail system through this development could be developed pending coordination between the City and State Park.

The site has been identified as a potential Candidate Open Space Area. Due to the extensive surrounding park and open space resources, initial discussions regarding land dedication and other interest by the City have occurred. The Land Use Plan allows for open space pending further collaboration with the City.

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

Existing development in the area is comprised of traditional suburban type development residential with varying lot sizes and structure heights. Because the use of the property has not yet been determined, the Land Use Plan proposes no specific land uses or density, as the intent is to annex and zone the property as a holding zone for future development. The Land Use Plan acknowledges that large-lot residential development at a maximum density of 1 DU/5 AC is allowed in the Agricultural zone. Future development will likely require modification of the Land Use Plan and rezoning to accommodate such development. Transitions in height from the proposed development to adjacent developed areas will be considered in the context of surrounding land uses and topographic characteristics with future development plans.