



Winsome Filing No. 2

**LOT 1 REZONE
LETTER OF INTENT
PCD FILE NO.: P2410
OCTOBER 2024**

APPLICANT-OWNER/CONSULTANT INFORMATION:

OWNER/APPLICANT

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PLANNING/ENGINEERING

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LOCATION, ACREAGE, PARCEL ID INFO, & ZONING

The application for the map amendment (rezone) is for Lot 1 of Winsome Filing No. 2, Parcel No. 4119007001. The proposed parcel is located to the northwest of Meridian Road and Hodgen Road, as shown in Figure 1. The overall acreage of the property in the proposed rezone is ±7.21 and currently zoned CC (Commercial Community). The requested rezone is RR-2.5 (Residential Rural 2.5-acre).

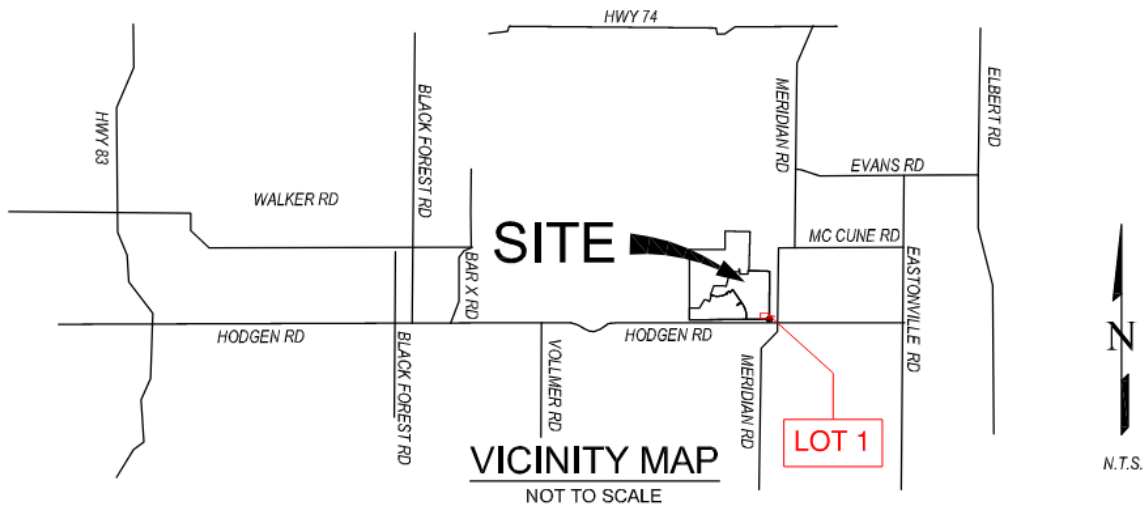


Figure 1. Vicinity Map

REQUEST

Winsome LLC (Owner/ Applicant) requests a rezone of Lot 1 of Winsome Filing No. 2 from CC (Commercial Community) to RR-2.5 (Residential Rural 2.5-acre).

JUSTIFICATION

The parcel is currently zoned (CC) Commercial Community, and the owner intends to rezone to RR-2.5 (Residential Rural 2.5-acre) to be consistent with the existing surrounding parcels zoned for RR-2.5 and RR-5. This approach conforms to the El Paso County Master Plan as well as existing and permitted land uses.

ZONING COMPLIANCE

The site shall be in conformance with the zoning requirements of the RR-2.5 (Residential Rural 2.5 acre) zone, including requirements of the Code summarized below. Please note that the site does not fall within any overlay zoning district.

- Maximum density: N/A
- Minimum Lot Size
 - Area: 2.5 acres
 - Width (at front setback line): 200 feet
- Structural Setbacks (from property boundary or right-of-way):
 - Front: 25 feet
 - Side: 15 feet
 - Rear: 25 feet
- Max Lot Coverage: N/A
- Max Height: 30 feet
- Internal Landscaping Requirements:
 - N/A

MAP AMENDMENT (Sec. 5.3.5.B) Criteria for Approval

In approving a Map Amendment, the following findings shall be made:

- 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.
 - There are no Small Area Plans associated with the site. Although Small Area Plans are no longer used within the county, it must be acknowledged as it is referenced in the Land Development Code.
 - The application for zone change is in conformance with “Your El Paso County Master Plan”
 - Within the “Your El Paso County Master Plan” the site is within the “Minimal Change: Undeveloped Area” area of change, “Rural” placetype, and adjacent to the “Forested Area” key area (to be discussed).
- 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;
 - The requested Rezone is in compliance with applicable statutory provisions.
 - The request is not asking for relief or modifications to the standards per the zone criteria listed within the LDC.
 - The request will not restrict the application of the current zoning regulations related to bulk, height, size, locations of facilities or limit standard setbacks, etc.

- The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions.
 - The proposed land use of RR-2.5 is adjacent (North and West) to existing RR-2.5 and is in compliance with “Your El Paso County Master Plan”. Adjacent properties are zoned RR-5 to the east, RR-2.5 to the North and West, and A-35 to the South. The site will consider future residential buffers as uses are identified.
- 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.
 - Site is suitable for intended use as “Residential Rural 2.5 acre” as identified and as a “Supporting Land Use”.
 - The Site offers direct access to Early Light Drive and the surrounding neighborhood.
 - The Site is adequately sized and flexible enough to accommodate the development criteria stated with the development code.

YOUR EL PASO COUNTY MASTER PLAN

The applicant requests approval of the rezoning based on findings of compliance with the following Master Plan Goals:

Goal 1.1 - Ensure compatibility with established character and infrastructure capacity.

- Gas service will be provided by Black Hills Energy. No change to the current distribution.
- Electric service will be provided through Mountain View Electric. No change to the current distribution.
- Wastewater services will be provided by way of onsite septic systems. No direct impact on regional wastewater systems.
- The Site will be serviced by individual wells and water rights. No impact to regional service providers and systems today.

Goal 2.1 – Promote Development of a mix of housing types in identified areas.

- RR-2.5 continues to support diversification of housing types in rural residential areas
- The surrounding areas range from RR-5 to A-35 and this rezone would provide adequate residential housing as part of the goal to diversify housing types.
- A CC zones lot would not promote rural residential development in this area and would increase traffic.

Goal 2.2 – Preserve the character of rural and environmentally sensitive areas.

- RR-2.5 is consistent with the surrounding neighborhood and would promote the rural character better than the current CC zoning.

- CC zoning has higher traffic volumes and greater impervious areas than a RR 2.5 zoning.

Goal 5.4 – Use best management practices to protect water quality, conserve water, minimize impacts of flooding, and beautify El Paso County.

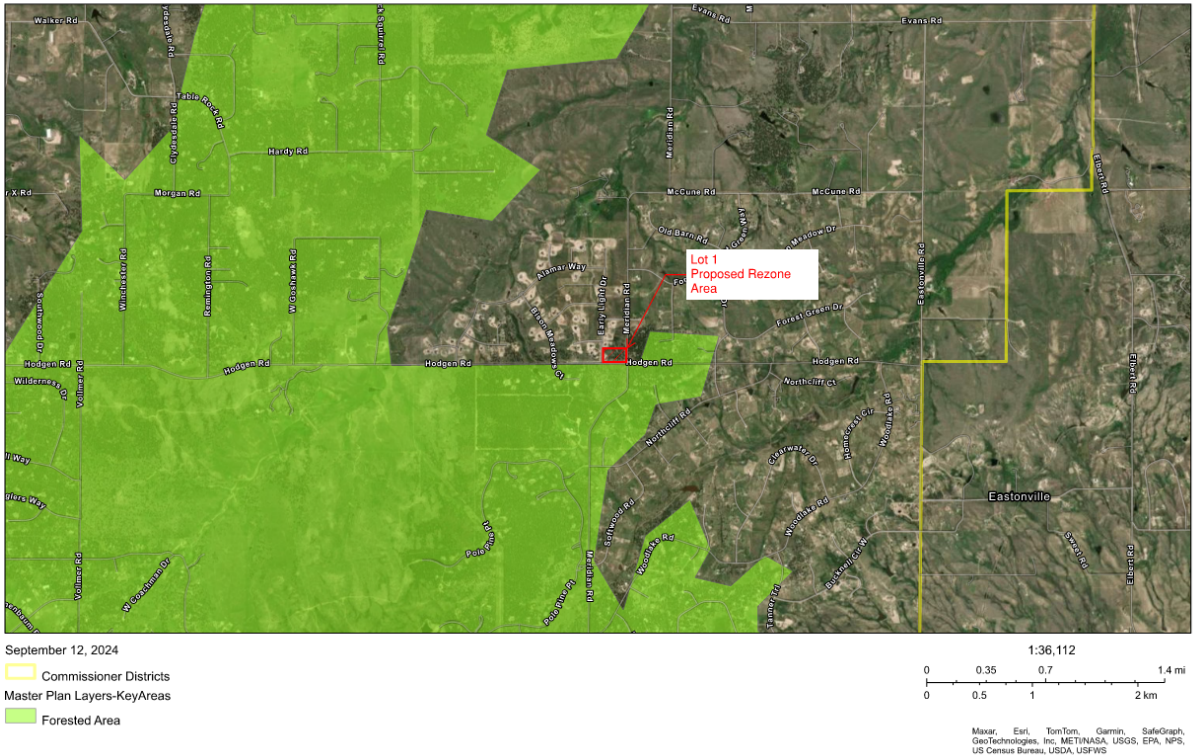
- The currently CC zoned lot would use a higher quantity of water and would have a higher impervious area resulting in increased runoff.
- RR-2.5 allows for larger lot sizes with a higher permeable area to promote infiltration and uses less water domestically.

Goal 9.1 – Consider the environmental impacts related to natural resource conservation, air quality, water quality, wildlife habitat, and waste management during any planning process.

- CC zoning has higher traffic volumes which can have environmental, and wildlife habitat impacts due to the nature of commercial developments.
- RR-2.5 promotes to beautify El Paso County given the Rural Residential Lots have the potential to provide landscaping and greater open space.

KEY AREAS

Winsome Filing No. 2, Lot 1



Per El Paso County GIS, Lot 1 of Winsome Filing No. 2 is not located within an explicit key area. However, the proposed rezone area is located adjacent to the “Forested Area” key area classification of key areas. This key area outlines portions of the County where natural forests are the predominant feature. New development and any redevelopment in these locations should be of a lower intensity to mitigate any impacts on the forest. Managed residential growth, along with supportive commercial uses, have helped the other forested areas preserve their natural amenities while supporting the daily needs of a thriving local community.

The intent of the rezone is to continue this trend towards sustainable residential housing in the rural areas. The proposed rural residential would allow for a healthy balance in the area to preserve the existing natural state of the environment.

AREAS OF CHANGE

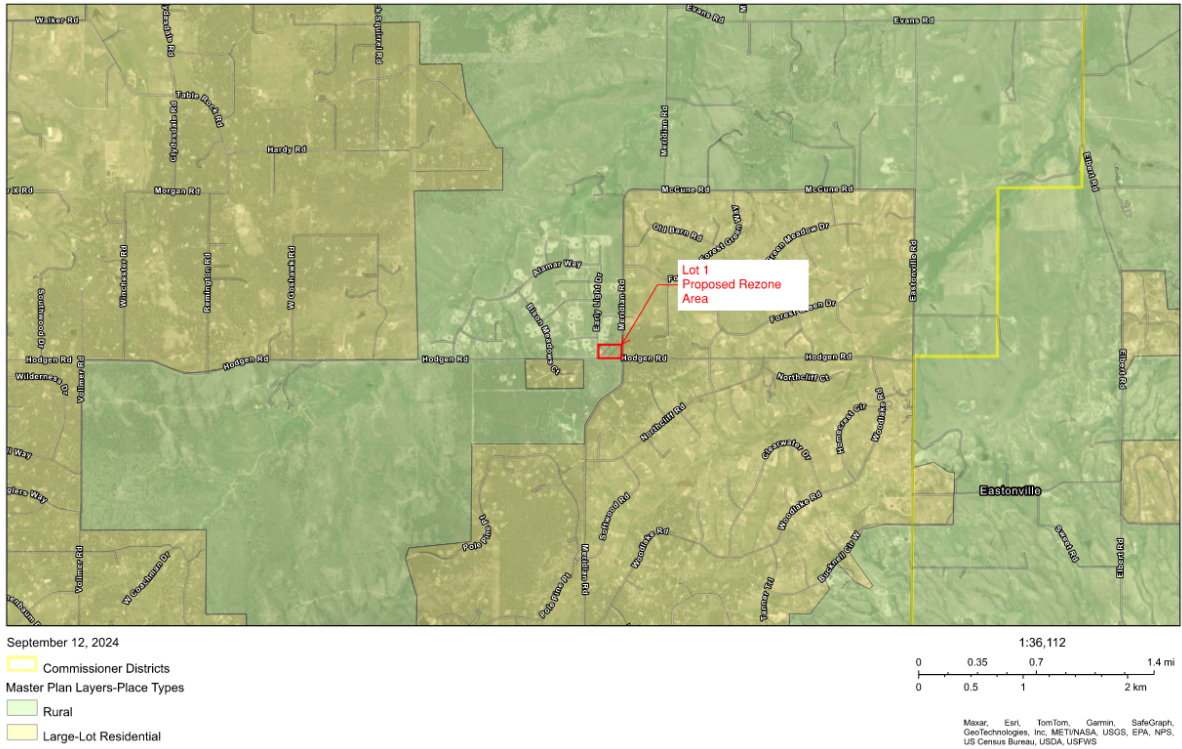
Winsome Filing No. 2, Lot 1



Lot 1 for Winsome Filing No. 2 is located in the Minimal Change: Undeveloped area. It is understood that these areas are defined by a lack of development and presence of significant natural areas. New development may also occur in these areas on previously undeveloped land, but overall, there will be no change to the prioritized rural and natural environments. The intent of the rezone is to support the priority of rural and natural environments through a rural residential approach.

PLACETYPES

Winsome Filing No. 2, Lot 1



Lot 1 for Winsome Filing No. 2 is located in the Rural placetype, according to the County Maps, but is located within the greater Winsome Subdivision, which conforms with a large lot placetype. Additionally, there are large lot placetypes on the subdivisions to the east and west of the greater Winsome Subdivision, thus we assume that this parcel is intended to be associated into the Large Lot Placetype. RR-2.5 meets this intent of the large lot placetype, given the existing surroundings zoned for rural residential. Commercial may be considered as a limited use in the area but would be adjacent to existing rural residential neighborhoods. The rezone would have no impact on any currently approved sketch plans.

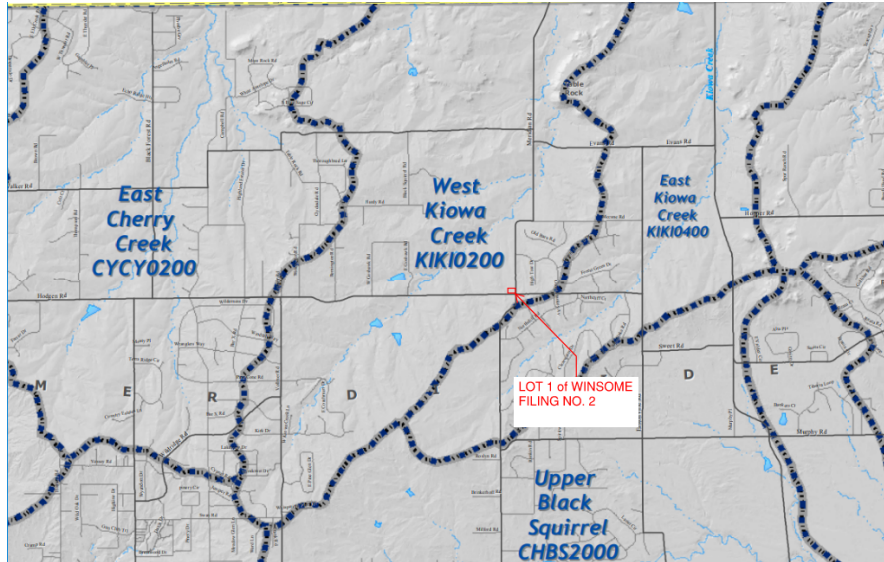
| PLACETYPES | LAND USES | | | | | | | | | | | | | | | | | | | | |
|---------------------|-------------|----------------|--------|------------------------|------------------------|-------------|-----------|------------|-------------------|--------------------|--------------------|------------------------|--------|--------------------------------|------------------|--------------------|----------------------|-----------------------------|---------------|---------|---|
| | Agriculture | Farm/Homestead | Estate | Single-Family Detached | Single-Family Attached | Multifamily | Mixed Use | Restaurant | Commercial Retail | Commercial Service | Tourism Commercial | Entertainment and Arts | Office | Light Industrial/Business Park | Heavy Industrial | Military Operation | Parks and Open Space | Natural and Paleontological | Institutional | Utility | |
| Rural | ● | ● | ○ | | | | | | | | | | | | | | | | ● | | ○ |
| Large-Lot | ○ | | | ● | | | | | ○ | ○ | | | | | | | | | | ○ | |
| Suburban | | | | ● | ○ | ○ | | | ○ | ○ | | | | | | | | | ○ | | ○ |
| Urban Residential | | | | ● | ● | ● | ○ | ○ | ○ | ○ | | | ○ | | | | | | ○ | | ○ |
| Rural Center | | | | ● | ○ | ○ | | ● | ● | ● | | | | | | | | | | | ● |
| Regional Center | | | | | ○ | ● | ○ | ● | ● | ● | | ● | ○ | | | | | | | | ○ |
| Employment Center | | | | | | | | ○ | ○ | ○ | | | ● | ● | ● | | | | | | |
| Regional Open Space | | | | | | | | | | | | | | | | | | | ● | ● | |
| Mountain Interface | | | | ○ | | | | | ○ | ○ | ○ | ○ | | | | | | ● | ● | ○ | |
| Military | | | | ○ | ○ | ● | | ○ | ○ | ○ | | ○ | ● | ● | | ● | ○ | | | ○ | |
| Utility | | | | | | | | | | | | | | | | | | | | ○ | ● |

● **Primary Land Use:**
 More prominent and play a pivotal role in characterizing that placetype

○ **Supporting Land Use:**
 Less prevalent and serve to support the primary land use.

NATURAL OR PHYSICAL SITE FEATURES

The existing site has defined natural features consistent with existing natural forest and open space consisting of native grasses and vegetation. The intended land use is rural residential 2.5-acre lot. The intent is to make minimal changes to the existing natural landscape to ensure natural drainage patterns are maintained. There are no floodplain limitations. The site is within the West Kiowa Creek Drainage Basin.

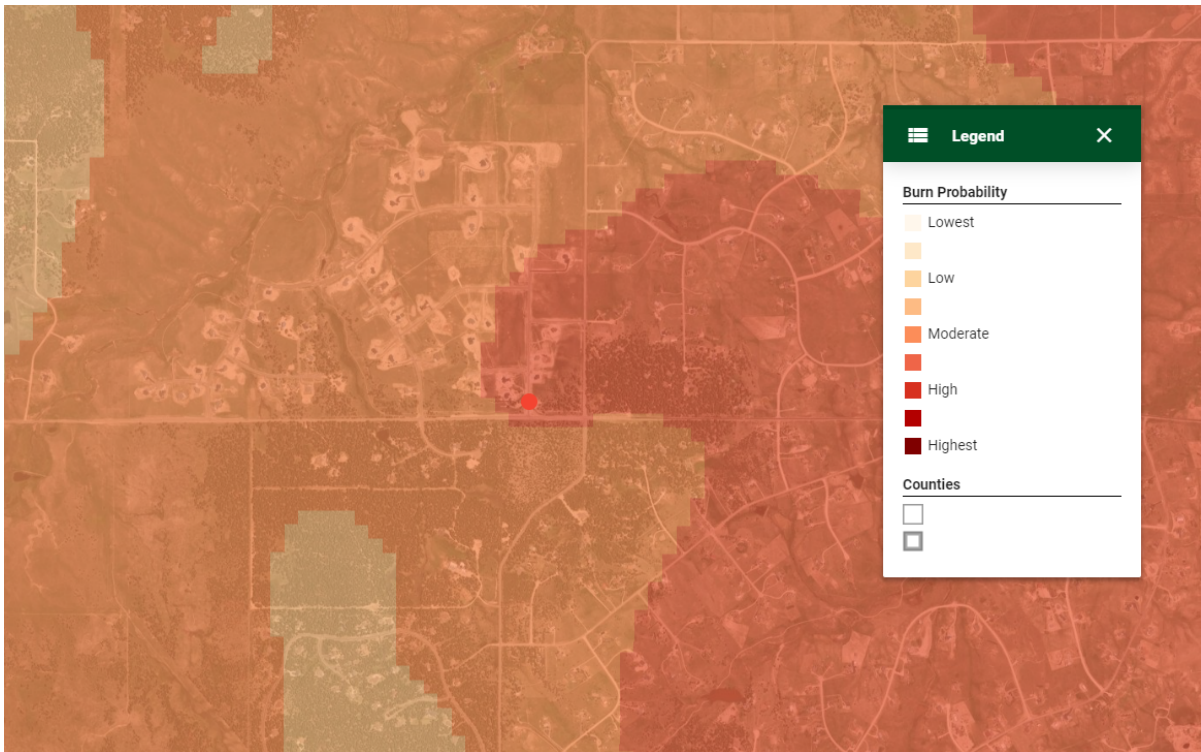


The area is identified as minimal flood hazard “Zone X” per the National Flood Hazard Layer FIRMette (08041C0350G) dated 12/7/2018.



WILDFIRE CONSIDERATIONS

- The site is mapped as moderate-high per the Colorado Public Wildfire Risk Viewer
- Fire mitigation efforts are expected to be made in accordance with the overall future development on this site.



COMMUNITY OUTREACH

Summarizing any community outreach efforts by the applicant that have occurred or are planned as part of the request.

- Adjacent owner notification letters will be sent out to adjacent property owners upon initial submittal by the county.
- Upon internal approval by county staff owner will post signs provided by the county in notice of Planning Commission and Board of County Commissioner Meetings.
- No additional community outreach has been conducted on the zone change to date.

A SUMMARY OF ANTICIPATED TRAFFIC GENERATION AND ACCESS

In summary, the traffic compliance memo findings indicate that the proposed project rezone will not create a negative traffic impact upon the public streets near or adjacent to the project site.

The findings of the traffic memo are summarized below:

- The single-family home land use is anticipated to generate less traffic than what was

previously approved for the lot. See Table 1: Trip Generation.

- The existing roadway network is sufficient to handle the project’s traffic.
- The findings from the previously approved TIS for the subdivision are still valid.

Table 1: Trip Generation (ITE Trip Generation, 11th Edition)

| ITE Code | Land Use | Size | Average Daily Trips | | AM Peak Hour Trips | | | | | PM Peak Hour Trips | | | | | | |
|-------------------------|-----------------------|----------|---------------------|-------|--------------------|------|----|-------|-----|--------------------|------|------|----|-------|-----|-------|
| | | | Rate | Total | Rate | % In | In | % Out | Out | Total | Rate | % In | In | % Out | Out | Total |
| Previous Study | | | | | | | | | | | | | | | | |
| 826* | Retail | 30.0 KSF | 44.32 | 1,330 | 6.84 | 48% | 98 | 52% | 107 | 205 | 2.71 | 44% | 36 | 56% | 46 | 82 |
| Current Proposal | | | | | | | | | | | | | | | | |
| 210 | Single-Family Housing | 1 DU | 9.43 | 9 | 0.70 | 25% | 0 | 75% | 1 | 1 | 0.94 | 63% | 1 | 37% | 0 | 1 |
| Difference | | | | | -1,321 | | | | | | | | | | | |

KSF = Thousand Square Feet
 DU = Dwelling Units
 * ITE Trip Generation, 9th Edition

*For more detailed information, please reference Winsome Filing No. 2 Traffic Compliance Memo (Kellar Engineering, September 9, 2024)