



## **KYLE REZONE**

### **Map Amendment (Rezoning)**

**Letter of Intent**

**December 11, 2025**

JAMES KYLE  
213 TONN VALLEY  
EVERGREEN, CO 80439

PCD File No. P264

**OWNER:** JAMES KYLE  
213 TONN VALLEY  
EVERGREEN, CO 80439

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

**PROPERTY LOCATION:** 12057 E Hwy 24, South of Highway 24, east of Meridian Road

**TAX SCHEDULE NO:** 43072-00-007

**ACREAGE:** 13.28 acres proposed for RM-30 zoning

**CURRENT ZONING:** RR-5

**PROPOSED ZONING:** RM-30

**UTILITY SERVICE:**

Mountain View Electric Association (MVEA) provides electrical service and Black Hills Energy provides natural gas services to the area. Water will be provided by either Woodmen Hills or Falcon Highlands via inclusion into the district.

**REQUEST:**

This is a request for approval of a map amendment (rezone) of 13.28 acres to the RM-30 (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. However, that is not the case with this map amendment (rezoning) request, as identified below.

### **Chapter 3 Land Use**

#### **Key Area Analysis: "Potential Annexation "**

A portion of the property is located within the Potential Annexation Key Area. The Plan describes the key area as follows:

"A significant portion of the County's expected population growth will be located in one of the eight incorporated municipalities. As the largest municipality in El Paso County, Colorado Springs is expected to grow in population over the next several decades. As a result of this growth, Colorado Springs, and other municipalities including Fountain and Monument, will need to annex parts of unincorporated County to plan for and **accommodate new development**. This will either occur through new development within existing municipal limits or the annexation of subdivisions in unincorporated parts of the County."

"This Key Area outlines the portions of the County that are **anticipated to be annexed as development occurs**. It is imperative that the County continue to coordinate with the individual cities and towns as they plan for growth. Collaboration with the individual communities will prevent the unnecessary duplication of efforts, overextension of resources, and spending of funds. The County should coordinate with each of the municipalities experiencing substantial growth the development of an intergovernmental agreement similar to that developed with Colorado Springs."

The challenge for owners of land located within the "Potential Areas for Annexation" Key Area is that the final decision as to whether to annex the land into the respective incorporated city or town lies exclusively with the city or town itself. In this instance, the City of Colorado Springs identified at the time of the Early Assistance meeting that annexation was not being requested.

One of the main reasons for annexing land into a municipality is to obtain centralized water and wastewater service, which can help justify an overall increase in development intensity, whether that be as more intense commercial or industrial development or higher residential development. Centralized water and wastewater services can, however, still be provided to developments in the County via a special district(s). In this case either Woodmen Hills or Falcon Highlands will provide water and wastewater service to the development through inclusion into the district.

Even though annexation of the land is not being recommended by the City of Colorado Springs, the intent of the Key Area designation of the land as a "Potential Area for Annexation" can still be maintained with inclusion of the land into a Water and Sanitation District. All of this suggests that development of the subject property in unincorporated El Paso County is equivalent if not more sustainable in this area of the County than it might have otherwise been in the City.

**Area of Change Analysis: “Transition”**

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

The Plan characterizes areas of “Transition” by stating:

“Transition areas are fully developed parts of the County that may completely or significantly change in character. **In these areas, redevelopment is expected to be intense enough to transition the existing development setting to an entirely new type of development.** For example, a failing strip of commercial development could be redeveloped with light industrial or office uses that result in a transition to an employment hub or business park. Another example of such a transition would be if a blighted suburban neighborhood were to experience redevelopment with significant amounts of multifamily housing or commercial development of a larger scale in line with commercial center.”

The transition area of change anticipates intense redevelopment, without the need to transition from one intensity to another. It recognizes that the future land use may not match the land use immediately adjacent. However, this is not the case with this particular rezoning request.

Immediately to the south are educational facilities including D49 K-12 schools and a D49 bus station. To the west is Pikes Peak Community College. Across Highway 24 is the Rock Island Trailhead. To the northwest is a commercial center primarily zoned CC (Commercial Community) which includes a library, restaurants, and medical offices. To the northeast is the Courtyards at Woodmen Hills PUD- a single-family residential development with lots less than 5,000 square feet. To the east is the Falcon Fields development which includes CR (Commercial Regional), RS-5000 (Residential Suburban), and RM-12 (Residential Multi-Family). The proposed rezoning is compatible with the existing and allowed land uses and zoning in all directions.

**Placetype Analysis: “Regional Center”**

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

The Plan identifies the following land uses as being Primary Land Uses within the Regional Center Placetype:

- Restaurant
- Commercial Retail
- Commercial Service
- Entertainment
- **Multifamily Residential**

In addition, the Placetype includes the following Supporting Land Uses:

- Office
- Institutional
- Mixed Use
- Single-family Attached Residential

The Regional Center Placetype is described further as follows:

“The fundamental purpose of a Regional Center is to provide access to necessary and desired commercial goods and services in El Paso County through a unique mix of uses. **This placetype differs from Rural Centers by providing a level of goods and services that attract people from across the County, and depending on location, from adjacent counties.** Regional Centers often incorporate a lifestyle live-work-play environment and can include multifamily housing elements in their design as standalone apartments or part of mixed-use developments.

This placetype includes large scale shopping centers that house a variety of commercial businesses and support a high activity of users on a regular basis such as grocery stores, pharmacies, clothing stores, automotive centers, restaurants, entertainment opportunities, home improvement stores, and other major retailers. **Multifamily apartments provide commercial businesses direct access to potential customers.**

Regional Centers are major commercial destinations for residents and are easily accessible from major transportation routes throughout the County. Regional Centers in El Paso County are surrounded by Urban Residential, Suburban Residential, and Employment Center placetypes. In addition, Regional Centers can also be extensions of commercial areas within incorporated municipalities such as the Gleneagle area.”

Multi-Family Residential is a recommended primary land use. There are existing commercial land uses in the immediate vicinity as well as other planned commercial centers not yet constructed. The proposed residential development will support this growing commercial center with new customers.

### **El Paso County Water Master Plan**

The subject property is located within Planning Region 3 of the Water Master Plan, pursuant to Figure 3-1 on page 25, which includes Woodmen Hills and Falcon Highlands Water and Sanitation District along with several other central water providers. Table 5-3 of the Plan identifies that Region 3 has a current demand of 4,494 acre-feet per year and a current supply of 7,164 acre-feet per year, which results in current excess water supplies. Tables 5-4 and 5-5 project Region 3 as continuing to have excess water supplies at year 2040 and at full buildout (2060). A Water Resources Report is not required with a rezone application and, therefore, has not been provided.

### **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. Land dedication, or fees in lieu of land dedication are not required at the rezoning stage of development.

### **2016 Major Transportation Corridors Plan (MTCP)**

Map 14. The 2040 Roadway Plan (Classification and Lanes) exhibit of the 2016 El Paso County Major Transportation Corridors Plan (MTCP) identifies Highway 24 as a “Principal Arterial”.

### **Other Topical Elements of the County Master Plan**

The proposed rezone is 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 proposed residential rezoning to RM-30 is consistent with the existing and permitted land uses and zone districts in all directions. The following is an analysis of the existing and permitted land uses surrounding the property:

- **North** – Across Highway 24 to the north is the Rock Island Trailhead. To the northwest is a commercial center primarily zoned CC (Commercial Community) which includes a library, restaurants, and medical offices. To the northeast is the Courtyards at Woodmen Hills PUD- a single-family residential development with lots less than 5,000 square feet.
- **South** – Immediately to the south are educational facilities including D49 K-12 schools and

a D49 bus station.

- **West** – To the west is the Pikes Peak Community College.
- **East**- To the east is the Falcon Fields development which includes CR (Commercial Regional), RS-5000 (Residential Suburban), and RM-12 (Residential Multi-Family).

**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-30 zoning district:

- Maximum Density: 30 DU/ac
- Minimum Lot Size: 5,000 sq ft <sup>1,2</sup>
- Front Setback: 25 ft <sup>2,3</sup>
- Side Setback: 15 ft <sup>2,3</sup>
- Rear Setback: 15 ft <sup>2,3</sup>
- Maximum Lot Coverage: 60%
- Maximum Height: 40 ft

<sup>1</sup> Minimum lot area of 5,000 square feet applies to single-family detached dwellings, Two-family dwellings and the first 2 units of a multi-family development. An additional 1,000 square feet of lot area is required each additional dwelling unit within a multi-family development. The maximum multi-family density may not exceed 30 dwelling units per acre. All other uses are subject to a minimum lot area of 7,000 square feet. Central water and wastewater services are required regardless of lot size or conforming status.

<sup>2</sup> 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.

<sup>3</sup> The minimum distance between buildings shall be 10 feet.

The property proposed for RM-30 zoning can be readily developed pursuant to the RM-30 zoning without requiring deviations or variances from the density and dimensional standards identified above.