



P268

Needles Highway 83 Rezoning RR-5 to RR-2.5



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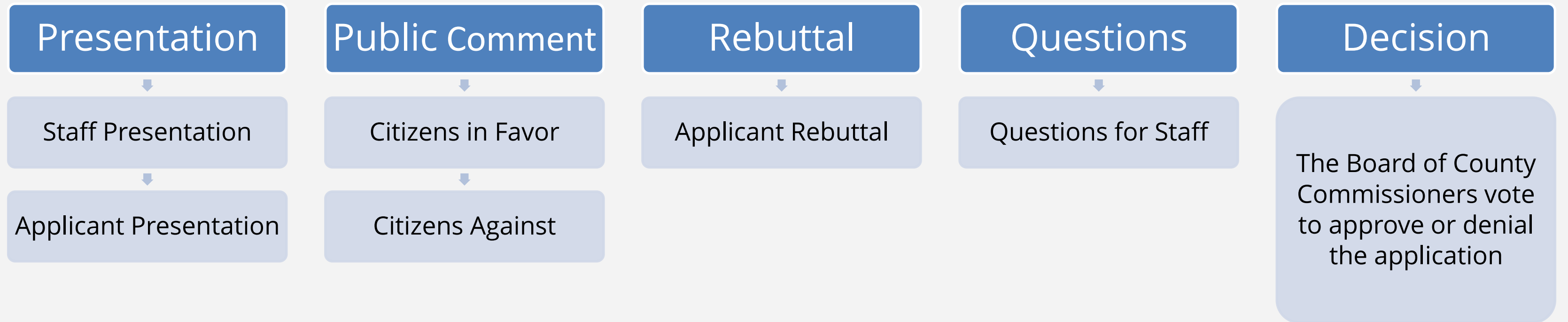
Bret Dilts, PE

Senior Engineer – Department of Public Works

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Hearing Procedures





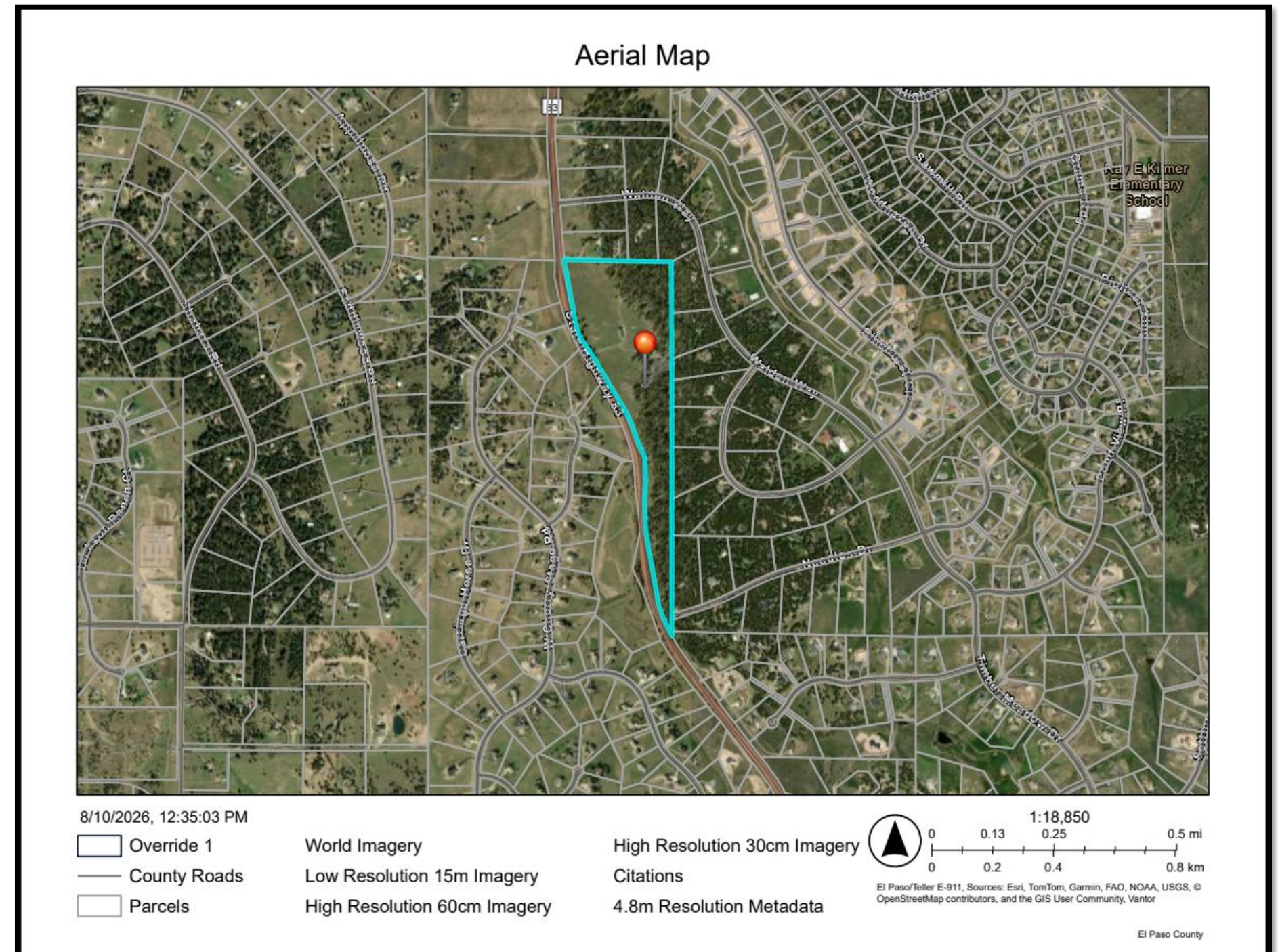
Planning Commission

- The request was heard as a regular item at the September 3, 2026, Planning Commission hearing.
- A recommendation for approval passed in a 6-3 vote. There was brief discussion regarding change in traffic.
- The three dissenting Planning Commission members were silent on reasoning behind their decision.



Request

- A request by North Ranch LLC for approval of a Rezoning (Map Amendment) of one property totaling 47.55-acres in size from RR-5 (Residential Rural) to RR-2.5 (Residential Rural).
- The property is located along Colorado State Highway 83 and is 0.7 miles south of the intersection of Colorado State Highway 83 and Colorado State Highway 105.





Criteria of Approval

Section 4.2.6 Approval Criteria for Map Amendment (Rezoning)

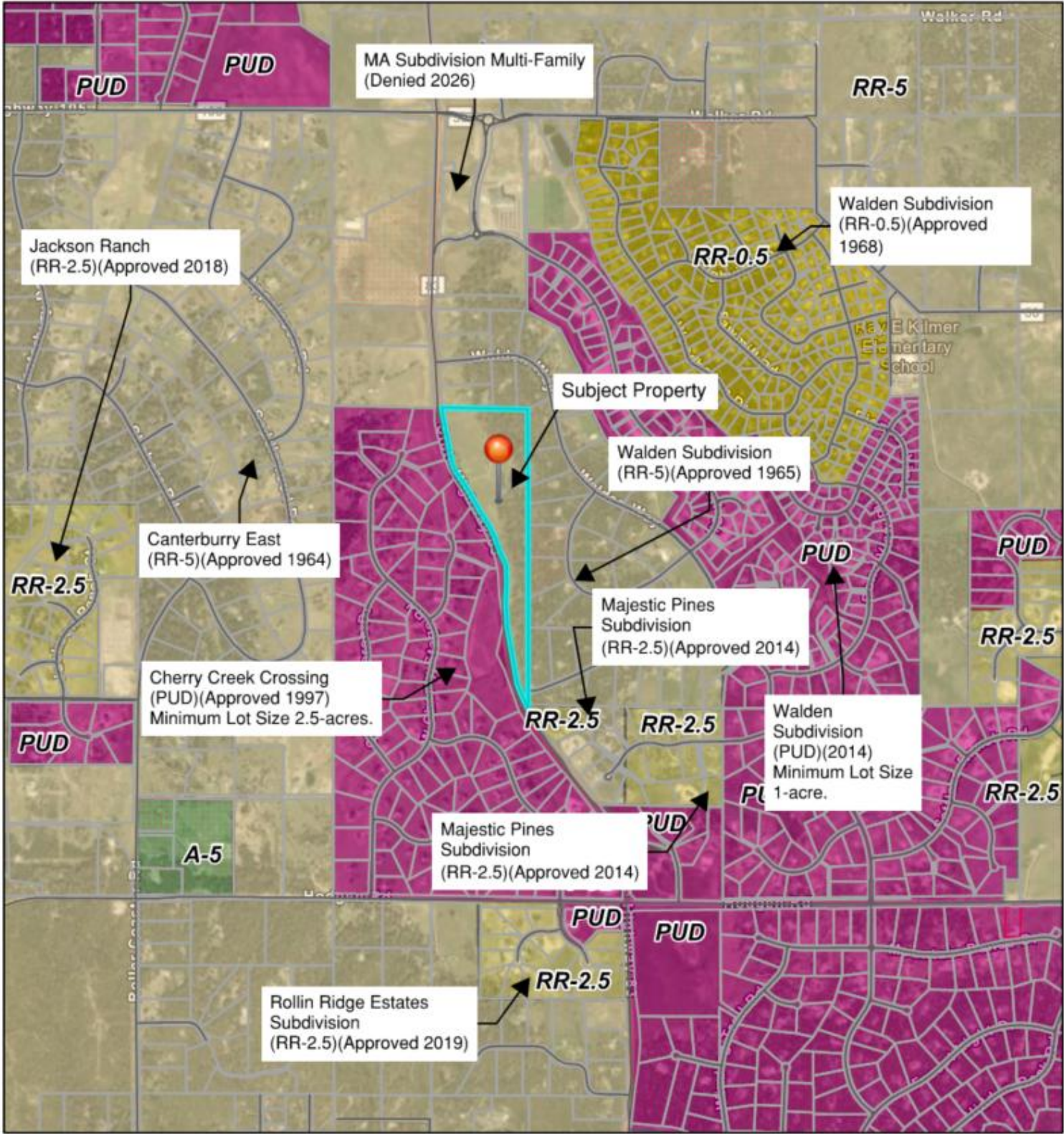
- The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;
- The rezoning is in compliance with all applicable statutory provisions, including but not limited to C.R.S. § 30-28-111 § 30-28-113, and § 30-28-116;
- The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and
- 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.



Dimensional Standards

	Existing Zoning District: RR-5 (Residential Rural)	Proposed Zoning District: RR-2.5 (Residential Rural)
Minimum Lot Size	5 acres	2.5 acres
Minimum Width at Front Setback	200 feet	200 feet
Front Setback	25 feet	25 feet
Rear Setback	25 feet	25 feet
Side Setback	25 feet	15 feet
Maximum Lot Coverage	25%	None
Maximum Height	30 feet	30 feet

Zoning Map



8/5/2026, 7:57:36 AM

Override 1

County Roads

Parcels

County Zoning

A-5: Agricultural (5 acres)

PUD: Planned Unit Development

RR-0.5: Residential Rural (0.5 acres)

RR-2.5: Residential Rural (2.5 acres)

RR-5: Residential Rural (5 acres)

Initial Zoning

Special Use

World Imagery

Low Resolution 15m Imagery

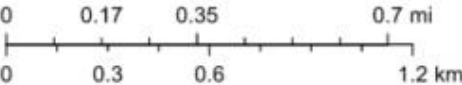
High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations



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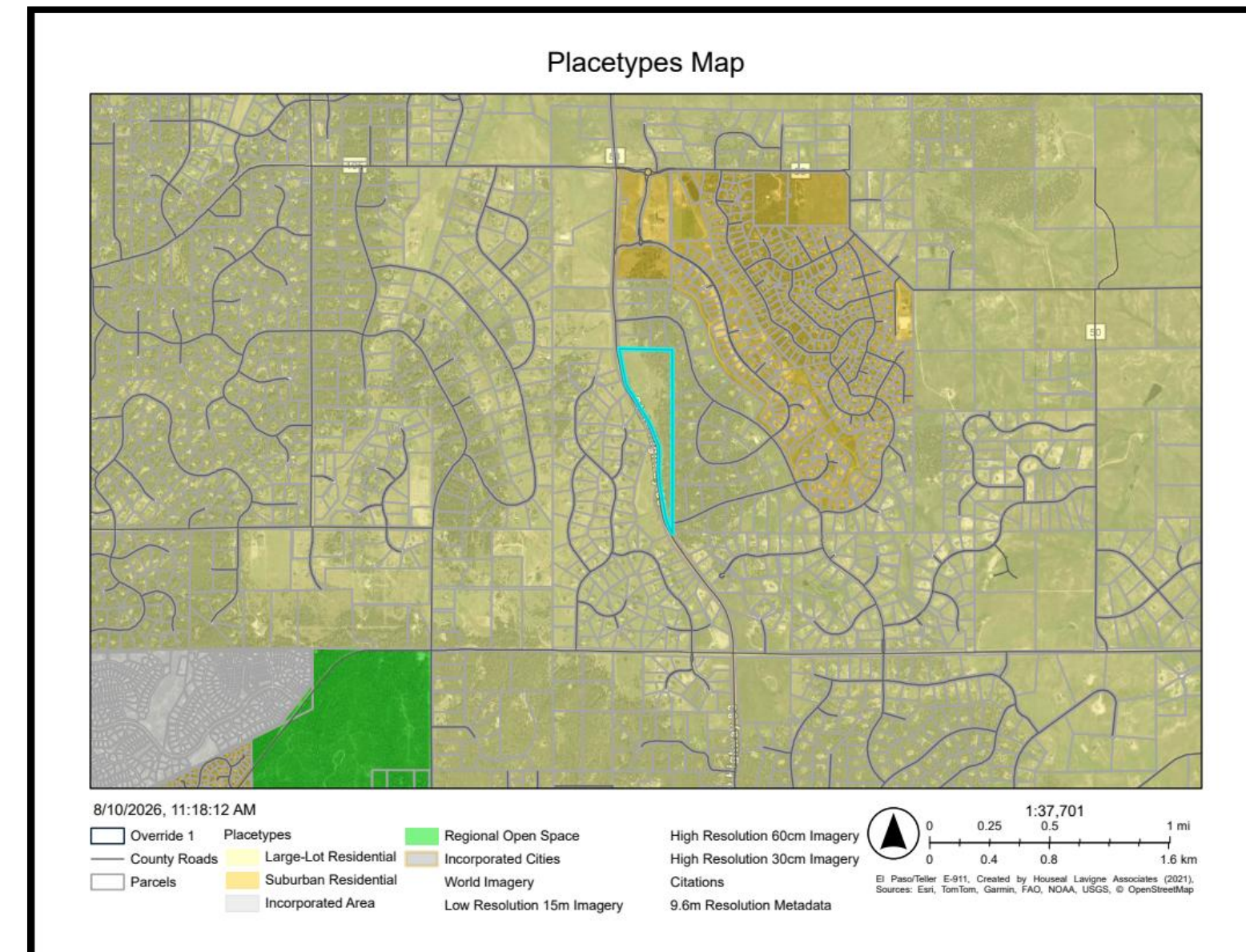


El Paso/Teller E-911, El Paso County Development Services, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Vantor



Master Plan: Large-lot Residential Placetype

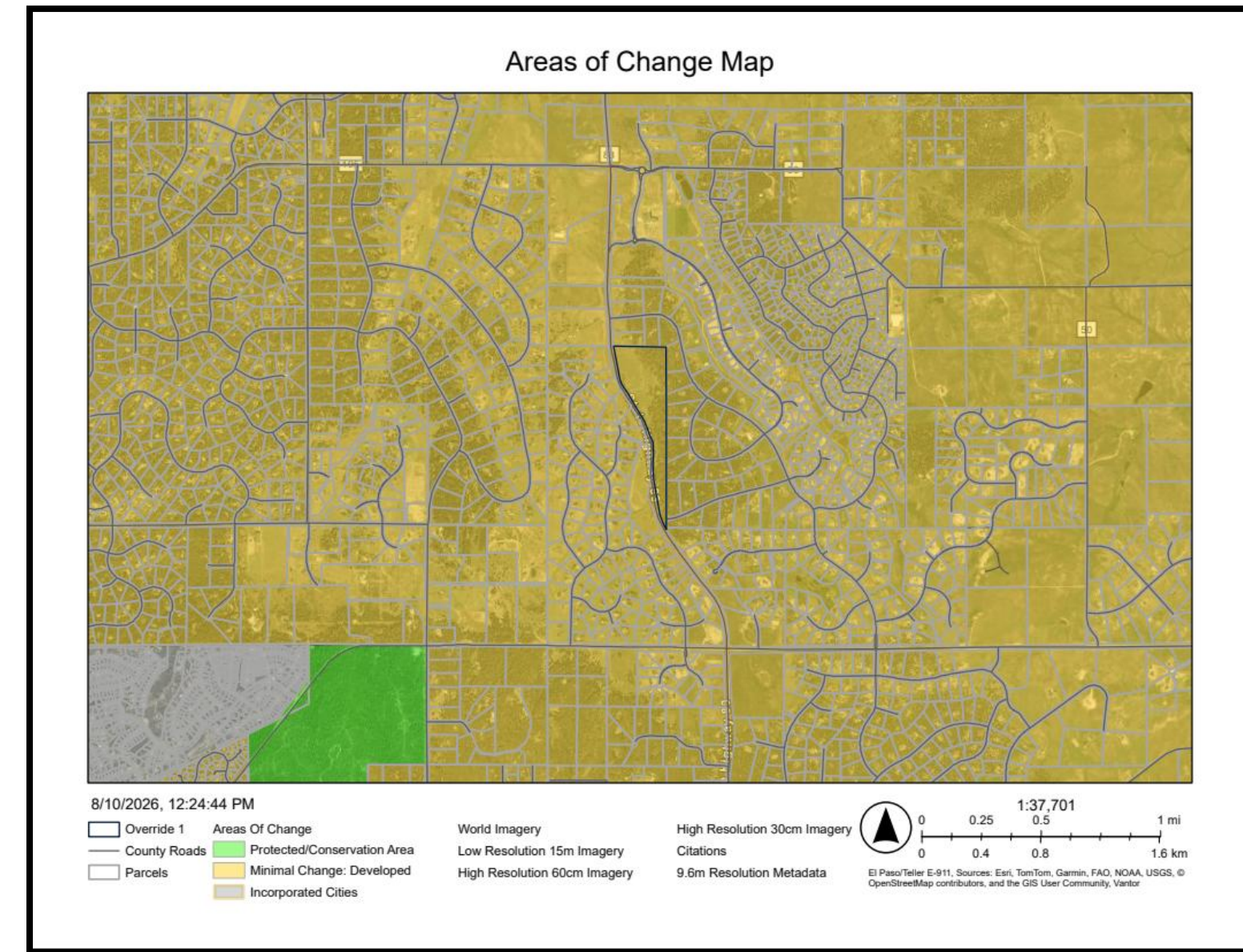
- The subject property is located within the Large-Lot Residential placetype as delineated in the Master Plan.
- This placetype primarily supports single-family residential development on lots that are “typically 2.5 acres or larger”, reflecting the area's intended and existing low-density residential character.
- The applicant's request to rezone the property is generally consistent with the Master Plan placetype, as the proposed RR-2.5 zoning district continues to support large-lot single-family residential development in conformance with the Large-Lot Residential placetype recommendations.





Master Plan: Area of Minimal Change: Developed

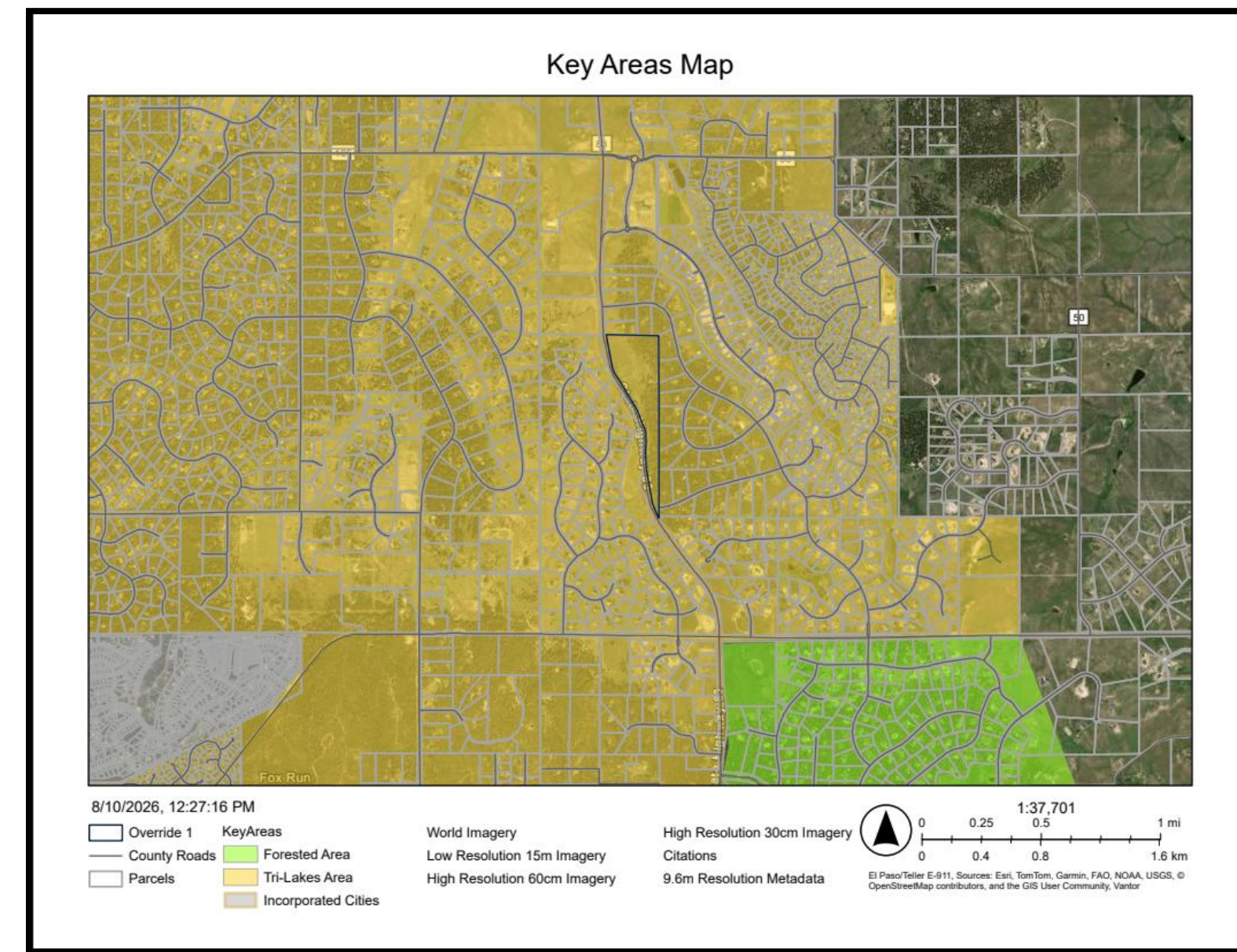
- The subject property is located within the Minimal Change: Developed Area of Change designation. The Master Plan recommends that if development is to occur in this area, that the general character is maintained.
- To that effect, the property is adjacent to existing Majestic Pines RR-2.5 subdivision (PCD File No. P132) and the existing Cherry Creek Crossing PUD which contains a minimum lots size of 2.5-acres (PCD File No. PUD97003 & PUD97003).





Master Plan: Key Area Influences Tri-Lakes Area

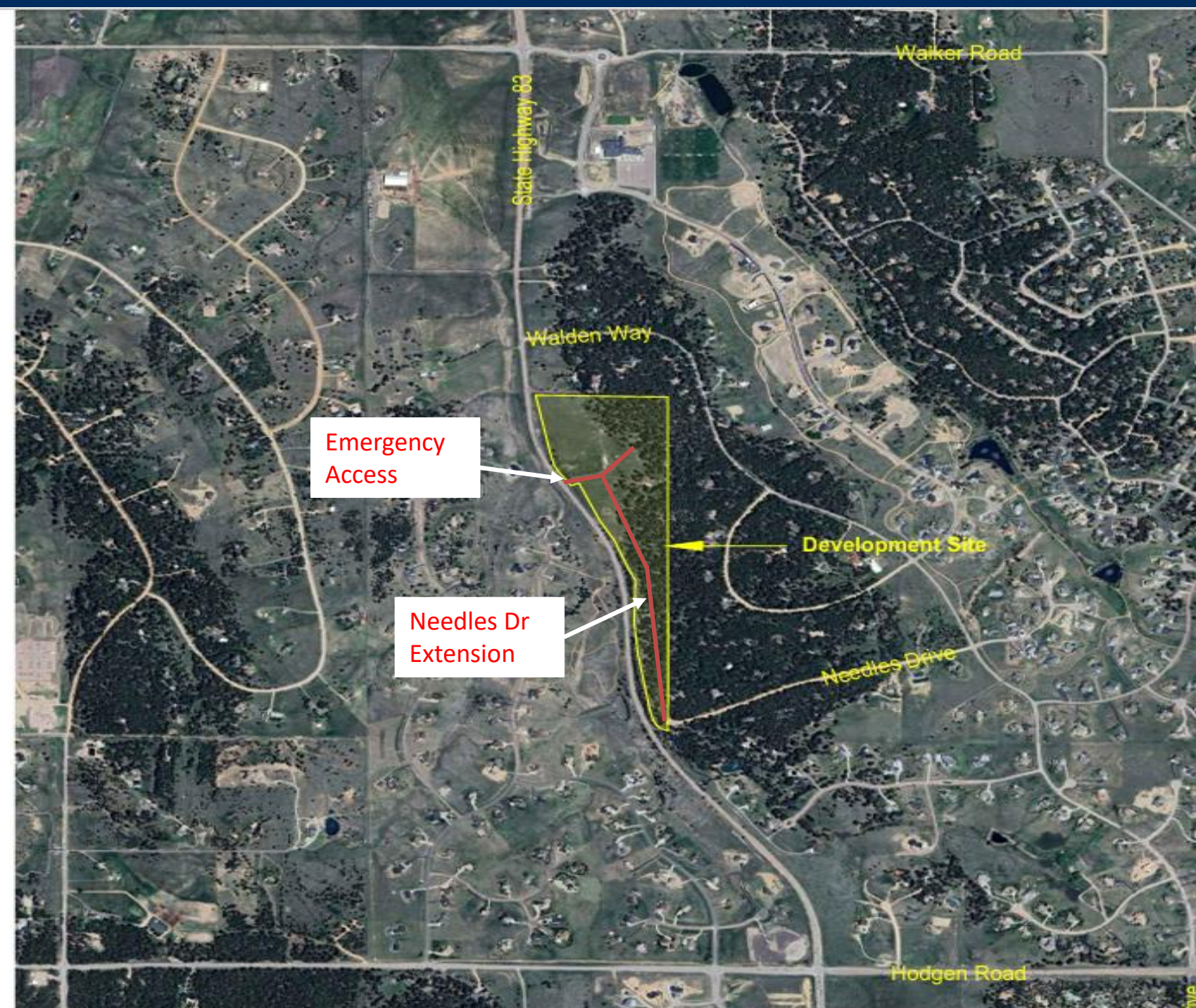
- The subject property is located within the Tri-Lakes Key Area. The El Paso County Master Plan identifies a land use goal for this area stating that, "Future development in the Tri-Lakes Area should align with the existing character and strengthen the residential, commercial, employment, and entertainment opportunities in the adjacent communities of Monument, Palmer Lake, and Woodmoor."
- The proposed rezoning is generally consistent with this Key area and goal, as the surrounding area is characterized by similar rural residential development. Additionally, the property's designation within the Large-Lot Residential placetype and the Minimal Change: Developed area supports the proposed land use.





Transportation

- This project is anticipated to generate 127 average daily trips (ADT).
- Access to the proposed development would be from an extension of Needles Drive which is Rural – Local Road.
- Emergency Access will be provided off State Highway 83.
- The Road Impact Fee (RIF) is applicable, and due at the building stage.





Drainage

- This project is located in the West Cherry Creek drainage basins.
- West Cherry Creek drainage is not part of the basin and bridge Fees program.
- A drainage report and grading erosion control plan are not required with a Map Amendment (Rezoning) request but will be reviewed with subsequent development applications.

National Flood Hazard Layer FIRMette



104°46'20"W 39°5'25"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes, Zone X
	Area with Flood Risk due to Levee Zone D
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
OTHER FEATURES	20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
	17.5 Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
MAP PANELS	Profile Baseline
	Hydrographic Feature
	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/31/2026 at 9:19 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



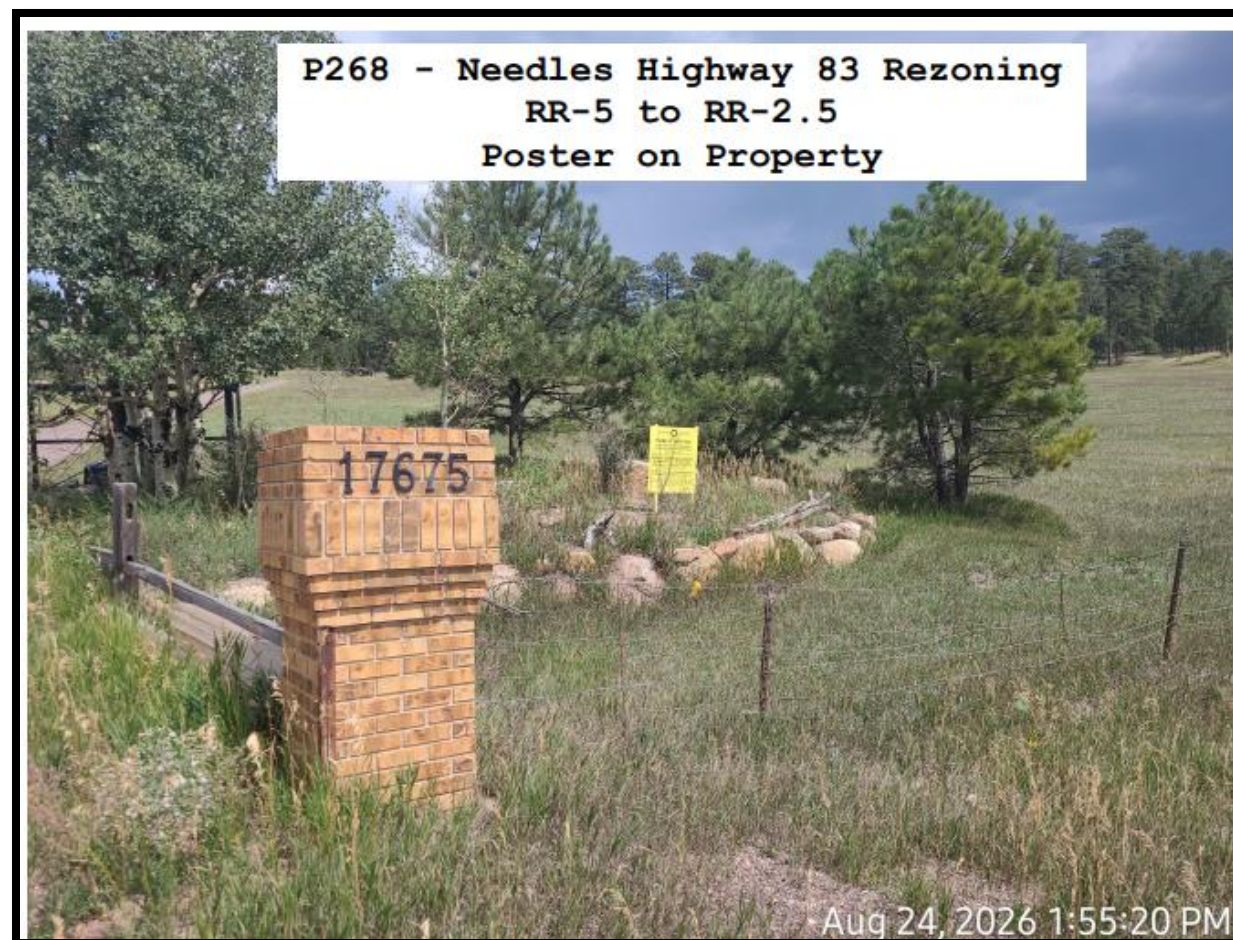
Public Input

- As of September 23, 2026, approximately 23 comments of opposition were received and have been included in the staff report packet.
- Key phrases and concerns include challenges over the roads and traffic, increased density, removal of trees, fire protection, water supply, light pollution, and location.
- During the September 3rd, 2026 Planning Commission hearing several citizens spoke in opposition to the application.
- A subdivision application has been received. It is currently pending payment of review fees.



Hearing Notification

- On August 19th, 2026, Planning and Community Development mailed hearing notices to 36 neighboring property owners.
- The property was posted with notice of public hearing dates.





Applicant

OWNER:	REPRESENTATIVE:
North Ranch LLC 944 Cheyenne Blvd Colorado Springs, CO 80905-2428	Vertex Consulting Services, LLC C/o Nina Dossey 5825 Delmonico Drive Colorado Springs, CO 80919