

EL PASO  **COUNTY**
COLORADO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

May 11, 2021

Colorado Springs Equities, LLC
90 S. Cascade Ave., Suite 1500
Colorado Springs, CO 80903

Kimley-Horn and Associates
2 N. Nevada Avenue, Suite 300
Colorado Springs, CO 80903

RE: Crossroads at Meadowbrook Apartments– Map Amendment (Rezone) – (P-20-008)

This is to inform you that the above-reference request for approval of a map amendment (rezoning) was heard and approved by the El Paso County Board of Commissioners on May 11, 2021, at which time an approval was made to rezone from CR (Commercial Regional) to RM-30 (Residential Multi-Dwelling). The 17.146-acre parcel is located at the northwest corner of the Meadowbrook Parkway and Highway 24 intersection and is within Section 8, Township, 14 South, Range 65 West of the 6th P.M. (Parcel No. 54080-07-005)

This approval is subject to the following:

CONDITIONS

1. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements. Applicable agencies include but are not limited to: the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.
2. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the RM-30 (Residential Multi-Dwelling) zoning district and with the applicable sections of the Land Development Code and Engineering Criteria Manual.

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3. A site-specific traffic study shall be required with the site development plan for the anticipated multi-family residential dwelling as required by Engineering Criteria Manual (2019), Appendix B.1.2.

This represents the Planning and Community Development Department's understanding of the action taken by the Board of County Commissioners.

Should you have any questions, or if I can be of further assistance, please contact me at 719-520-6300.

Sincerely,

A handwritten signature in blue ink that reads "Kari Parsons".

Kari Parsons, Planner III

File No. P-20-008