

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

SUMMARY MEMORANDUM

TO: El Paso County Board of County Commissioners
FROM: Planning & Community Development
DATE: 5/27/2026
RE: P263; Welsch at Howells Rezone to RR-2.5

Project Description

A request by Randall and Louellen Welsch for approval of a Map Amendment (Rezoning) of 5 acres from RR-5 (Residential Rural) to RR-2.5 (Residential Rural). The property is located at 11525 Howells Road and is approximately 0.2 miles northeast of the intersection of Howells Road and Mountain View Drive. The item was heard on the consent agenda at the May 21, 2026, Planning Commission meeting, and was recommended for approval with a vote of 7-2. (Parcel No. 6214000071) (Commissioner District No. 1)

Notation

Please see the Planning Commission Minutes for a complete discussion of the topic and the project manager's staff report for staff analysis and conditions.

Planning Commission Recommendation and Vote

Moraes moved / Brittain Jack seconded for Approval of the Map Amendment (Rezoning) utilizing the resolution attached to the staff report, that this item be forwarded to the Board of County Commissioners

for their consideration. The motion for Approval was approved (7-2). The item was heard as a consent agenda item.

Discussion

The item was heard as a consent agenda item and, therefore, had minimal discussion. Planning Commission did ask staff to show the zoning map of the area to view locations of other properties not zoned RR-5. Two Planning Commissioners stated that they would recommend denial of the application due to RR-5 being the primary zone district for the Black Forest area.

Attachments

1. Planning Commission Minutes from 5/21/2026.
2. Signed Planning Commission Resolution.
3. Planning Commission Staff Report.
4. Draft BOCC Resolution.

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

EL PASO COUNTY PLANNING COMMISSION

MEETING RESULTS (UNOFFICIAL RESULTS)

Planning Commission (PC) Meeting

Thursday, May 21, 2026, El Paso County Planning and Community Development Department
2880 International Circle, Colorado Springs, Colorado – Second Floor Hearing Room

REGULAR HEARING at 9:00 A.M.

PC MEMBERS PRESENT AND VOTING: Blaine Brew, Sarah Brittain Jack, Jim Byers, Jay Carlson, Maribeth Emrick, Eric Moraes, Bryce Schuettpelez, Tim Trowbridge, and Christopher Whitney.

PC MEMBERS PRESENT AND NOT VOTING: Michael Brewer (Virtual), Suzanne Casagrande, and Jason Wulf.

PC MEMBERS ABSENT:

STAFF PRESENT: Meggan Herington, Mindy Schulz, Justin Kilgore, Daniel Torres, Maria Lancto, Bret Dilts, Erika Keech, and Jessica Merriam.

OTHERS PRESENT AND SPEAKING:

1. REPORT ITEMS

Ms. Herington recognized regular Planning Commission members, Ms. Becky Fuller and Mr. Jay Carlson for their service on the Board and presented each with a certificate of appreciation in recognition of their time and dedication.

Ms. Herington informed the Board that the annual election could be postponed until the next hearing due to the appointment of two new regular Planning Commission members scheduled for the Board of County Commissioner hearing on Tuesday, May 26, 2026.

Mr. Kilgore advised the board that the next PC Hearing is Thursday June 4th, 2026, at 9:00 A.M.

2. ANNUAL ELECTION OF OFFICERS – Chair and Vice-Chair

PC ACTION: SCHUETTELPELZ MOVED / BRITAIN JACK SECONDED TO NOMINATE TROWBRIDGE AS CHAIR OF THE PLANNING COMMISSION. THE MOTION PASSED (8 - 0).

IN FAVOR: (8) Brew, Brittain Jack, Byers, Carlson, Emrick, Moraes, Schuettpelz, and Whitney.

IN OPPOSITION: (0) None.

PC ACTION: SCHUETTELPELZ MOVED / TROWBRIDGE SECONDED TO NOMINATE MORAES AS VICE-CHAIR OF THE PLANNING COMMISSION. MORAES DECLINED THE NOMINATION DUE TO SCHEDULING CONSTRAINTS RELATED TO WORK COMMITMENTS.

PC ACTION: SCHUETTELPELZ MOVED / BYERS SECONDED TO NOMINATE WHITNEY AS VICE-CHAIR OF THE PLANNING COMMISSION. THE MOTION PASSED (8 - 0).

IN FAVOR: (8) Brew, Brittain Jack, Byers, Carlson, Emrick, Moraes, Schuettpelz, and Trowbridge.

IN OPPOSITION: (0) None.

3. PUBLIC COMMENT FOR ITEMS NOT ON THE HEARING AGENDA

NONE

4. CONSENT ITEMS

A. Adoption of Minutes for meeting held on May 7th, 2026.

PC ACTION: THE MINUTES WERE APPROVED AS PRESENTED (9 - 0)

IN FAVOR: (9) Brew, Brittain Jack, Byers, Carlson, Emrick, Moraes, Schuettpelz, Trowbridge, and Whitney.

IN OPPOSITION: (0) None.

B. P263

LANCTO

MAP AMENDMENT (REZONING)

WELSCH AT HOWELLS REZONE TO RR-2.5

A request by Randall and Louellen Welsch for approval of a Map Amendment (Rezoning) of 5 acres from RR-5 (Residential Rural) to RR-2.5 (Residential Rural). The property is located at 11525 Howells Road and

is approximately 0.2 miles northeast of the intersection of Howells Road and Mountain View Drive. (Parcel No. 6214000071) (Commissioner District No. 1)

NO STAFF OR APPLICANT PRESENTATIONS

DISCUSSION: Mr. Trowbridge requested clarification regarding the surrounding zoning patterns and asked Staff to display the zoning map for the area. He noted that the surrounding properties appeared to remain primarily zoned RR-5 and questioned how many nearby properties had been rezoned to RR-2.5. **Ms. Lancto** responded that only a small number of individual properties had been rezoned to RR-2.5, including a few properties located to the northeast and southeast of the subject property, as well as one property rezoned to RR-0.5 to the southeast. Staff further confirmed that the referenced rezoned properties were located approximately one mile from the subject site.

PLANNING COMMISSION DISCUSSION: Mr. Trowbridge stated that, although reluctant, he could not support the request because he did not believe it was consistent with the character of the immediate Black Forest area. Mr. Trowbridge expressed his opinion that the intent of the Master Plan was to maintain five-acre lot patterns within the surrounding area, despite the existence of smaller lot zoning elsewhere in the vicinity.

Mr. Whitney stated that he shared Mr. Trowbridge's concerns regarding compatibility and the relationship between the Master Plan and existing zoning patterns and indicated that those concerns would also result in his opposition to the request.

Mr. Carlson acknowledged the concerns raised by Commissioners Trowbridge and Whitney but stated that public comments submitted in support of the request by adjacent property owners influenced his position in favor of the item.

PC ACTION: MORAES MOVED / BRITAIN JACK SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 4B, FILE NUMBER P263 FOR A MAP AMENDMENT (REZONING), WELSCH AT HOWELLS REZONE TO RR-2.5, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH TWO (2) CONDITIONS AND TWO (2) NOTATIONS, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (7 - 2).

IN FAVOR: (7) Brew, Brittain Jack, Byers, Carlson, Emrick, Moraes, and Schuettpelz.

IN OPPOSITION: (2) Trowbridge and Whitney.

5. CALLED-UP CONSENT ITEMS:

NONE

6. REGULAR ITEMS

A. LDC263

SCHULZ

**LAND DEVELOPMENT CODE AMENDMENT
FIRE PROTECTION AND WILDFIRE MITIGATION**

A request by El Paso County Planning and Community Development to amend Chapter 1, Section 15, Definitions, Chapter 6, Section 6.3.3, Fire Protection and Wildfire Mitigation of the El Paso County Land Development Code (“LDC”) and, pursuant to, C.R.S. § 24-33.5-1236 and 8 CCR 1507-39, add Appendix E, Wildfire Resiliency Requirements to the LDC. The purpose of the amendments is to update the requirements for fire protection and wildfire mitigation and comply with State of Colorado requirements.

STAFF PRESENTATION

DISCUSSION: Mr. Whitney questioned the extent of local authority to grant waivers or modifications to applicants given that the requirements originate from State Statute. **Ms. Schulz** responded that the County has very limited flexibility in deviating from the requirements established by the Wildfire Resiliency Code (WRC). She explained that applicants may propose alternative materials or methods; however, the WRC establishes specific standards and documentation requirements, including testing and supporting materials, that must be submitted for consideration. Ms. Schulz noted that while alternative approaches may be approved in limited circumstances, the opportunity for modification is minimal.

Mr. Carlson asked whether the WRC requirements would apply only to the portion of a structure being modified under permit, or whether additional upgrades to unrelated portions of the structure would also be required. Mr. Carlson used the example of whether replacing a roof would also trigger requirements to upgrade exterior wall materials. **Ms. Schulz** clarified that the requirements apply only to the portion of the structure being modified. She explained that replacing a roof would require compliance for the roof only and would not require upgrades to exterior walls. Similarly, adding a deck would not trigger requirements to modify the roof or exterior wall materials.

Mr. Whitney requested clarification regarding the applicability of the Wildfire Resiliency Code to properties located within fire protection districts and questioned whether individual districts maintain

separate requirements. **Ms. Schulz** responded that all fire protection districts within El Paso County are subject to the same Wildfire Resiliency Code requirements and noted that all 18 fire protection districts in the County have already adopted the document.

Ms. Brittain Jack questioned why the Pikes Peak Regional Building Department (PPRBD) was not required to enforce the Wildfire Resiliency Code if both the County and fire protection districts were subject to State legislation. **Ms. Schulz** responded that she could not speak on behalf of PPRBD regarding its interpretation of the legislation but explained that the statutory definition of a governing body references cities, towns, boards of county commissioners, and fire protection districts. Ms. Schulz stated that extensive discussions had occurred regarding enforcement responsibilities and noted that there had initially been hope that PPRBD would administer the structural hardening requirements. However, following those discussions, the consensus reached was that enforcement responsibility did not fall under PPRBD's authority.

Mr. Moraes asked whether El Paso County representatives participated on the State board responsible for developing the WRC and wildfire hazard mapping. **Ms. Schulz** stated that local representatives included a member from Classic Homes and retired Colorado Springs Fire Chief Brent Lacey.

Mr. Moraes also expressed concerns regarding residential density and close spacing between homes within hazard wildfire areas. **Ms. Schulz** explained that fire protection districts review developments for compliance with fire code and WRC requirements and noted that El Paso County Planning intends to hire a fire protection professional to review projects located outside fire protection districts. She further noted that the WRC includes a potential "ground-truthing" process that could affect how certain areas are classified within the Wildland-Urban Interface.

Mr. Whitney raised additional concerns regarding residential density and close spacing between homes within wildfire hazard areas, questioning how future developments would be evaluated for compliance with the WRC. **Ms. Schulz** acknowledged that implementation details are still evolving and stated that additional revisions and clarifications to the WRC may occur as real-world scenarios are encountered. She further noted that developments not meeting WRC requirements would likely be difficult to approve. **Ms. Herington** explained that the current Land Development Code requires new subdivisions to be located within a fire protection district and stated that the County will rely heavily on local fire districts to determine compliance with both the International Fire Code and the WRC during

development review. She added that County Planning anticipates continued coordination with fire districts and noted that projects outside fire protection districts would most likely involve smaller-scale improvements rather than major new developments.

Ms. Emrick requested clarification regarding site management requirements within Class One wildfire hazard areas, specifically questioning whether existing trees smaller than 10 inches in diameter would be required to be removed. **Ms. Schulz** explained that existing trees may remain but must be maintained, noting that portions of the WRC contain inconsistencies regarding tree size requirements. **Ms. Emrick** also questioned whether existing shrubs located adjacent to homes would need to be removed. **Ms. Schulz** responded that, while the Code language appears to require removal, the County does not intend to proactively enforce removal of existing vegetation unless triggered by new improvements requiring compliance with current standards. **Ms. Emrick** further asked how compliance and enforcement would occur. **Ms. Schulz** stated that the County will primarily rely on affidavits from property owners to certify compliance with the WRC, and enforcement action is complaint-driven; code enforcement will not proactively seek out violations of the WRC. **Ms. Herington** asked whether fire protection districts were implementing similar enforcement procedures. **Ms. Schulz** stated that implementation methods vary among fire districts, with some districts utilizing inspections and others relying on affidavit processes, though all fire districts are responsible for enforcing the WRC within their jurisdictions. **Mr. Whitney** sought clarification regarding whether existing vegetation, including trees and shrubs, would effectively be grandfathered unless a property owner undertook new improvements requiring permits. **Ms. Schulz** responded that the WRC allows some discretion in how governing bodies implement the requirements and explained that, under the County's current interpretation, compliance with site management standards would generally only be triggered when new improvements or construction activities occur. She further stated that property owners would not otherwise be required to remove existing vegetation absent new development activity.

Ms. Brittain Jack asked how fire protection districts would fund additional inspection or staffing needs associated with implementation of the WRC and questioned whether the legislation accounted for related fees. **Ms. Schulz** responded that the WRC allows governing bodies to establish fees, though she was not aware of any districts implementing a specific WRC fee at this time. She stated that some districts are evaluating adjustments to impact fees or implementing site plan review fees due to the

increased review requirements for residential projects but noted that she could not specifically address how individual districts are funding additional staffing positions.

PLANNING COMMISSION DISCUSSION: Mr. Brew voted in opposition to the item, stating that he believed the requirements represented an overreach of government authority and expressed concern regarding the impacts the regulations could have on property owners located within designated wildfire hazard areas.

PC ACTION: TROWBRIDGE MOVED / MORAES SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM 6A, FILE NUMBER LDC263 FOR A LAND DEVELOPMENT CODE AMENDMENT, FIRE PROTECTION AND WILDFIRE MITIGATION, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT AND THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (8 - 1).

IN FAVOR: (8) Brittain Jack, Byers, Carlson, Emrick, Moraes, Schuettpelz, Trowbridge, and Whitney.

IN OPPOSITION: (1) Brew.

7. NON-ACTION ITEMS

NONE

MEETING ADJOURNED at 9:55 A.M.

Minutes Prepared By: Jessica Merriam

MAP AMENDMENT (REZONING) (RECOMMEND APPROVAL)

Morales moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. P263
WELSCH AT HOWELLS REZONE TO RR-2.5

WHEREAS, Randall and Louellen Welsch did file an application with the El Paso County Planning and Community Development Department for approval of a Map Amendment (Rezoning) to amend the El Paso County Zoning Map for property in the unincorporated area of El Paso County as described in Exhibit A and depicted in Exhibit B, attached hereto and incorporated herein by reference, from the RR-5 (Residential Rural) zoning district to the RR-2.5 (Residential Rural) zoning district; and

WHEREAS, a public hearing was held by this Commission on May 21, 2026; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission Members during the hearing, this Commission finds as follows:

1. The application was properly submitted for consideration by the Planning Commission;
2. Proper posting, publication, and public notice were provided as required by law for the hearing before the Planning Commission;
3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted and that all interested persons and the general public were heard at that hearing;

4. All exhibits were received into evidence;
5. That changing conditions clearly require amendment to the Zoning Resolutions;
6. For the above-stated and other reasons, the proposed amendment of the El Paso County Zoning Map is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

WHEREAS, this Commission further finds that the request meets the criteria for approval outlined in Section 5.3.5.B of the El Paso County Land Development Code (as amended), as follows:

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;
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;
3. The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and
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.

NOW, THEREFORE, BE IT RESOLVED, that the El Paso County Planning Commission recommends that the petition of Randall and Louellen Welsch for approval of a Map Amendment (Rezoning) to amend the El Paso County Zoning Map for property located in the unincorporated area of El Paso County from the RR-5 (Residential Rural) zoning district to the RR-2.5 (Residential Rural) zoning district meets the criteria for approval outlined in Section 5.3.5.B of the El Paso County Land Development Code and be approved by the Board of County Commissioners with the following conditions and notations:

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 RR-2.5 (Residential Rural) zoning district and with the applicable sections of the Land Development Code and Engineering Criteria Manual.

NOTATIONS

1. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.

2. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

BE IT FURTHER RESOLVED that this Resolution and the recommendations contained herein shall be forwarded to the El Paso County Board of County Commissioners for its consideration.

 seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: (circle one)

Blaine Brew	aye / no / non-voting / recused / absent
Michael Brewer	aye / no / non-voting / recused / absent
Sarah Brittain Jack	aye / no / non-voting / recused / absent
Jim Byers	aye / no / non-voting / recused / absent
Jay Carlson	aye / no / non-voting / recused / absent
Suzanne Casagrande	aye / no / non-voting / recused / absent
Maribeth Emrick	aye / no / non-voting / recused / absent
Becky Fuller	aye / no / non-voting / recused / absent

Eric Moraes	<u>aye</u> / no / non-voting / recused / absent
Bryce Schuettpelz	<u>aye</u> / no / non-voting / recused / absent
Tim Trowbridge	aye / <u>no</u> / non-voting / recused / absent
Christopher Whitney	aye / <u>no</u> / non-voting / recused / absent
Jason Wulf	aye / no / <u>non-voting</u> / recused / absent

The Resolution was adopted by a vote of 7 to 2 by the El Paso County Planning Commission, State of Colorado.

DONE THIS 21st day of May 2026 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: 
Chair

EXHIBIT A

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, WITH THE SOUTH QUARTER CORNER BEING MONUMENTED BY A #6 REBAR WITH A 2" ALUMINUM CAP, STAMPED PLS 13830, AND THE SOUTHWEST CORNER OF SAID SECTION 14 BEING MONUMENTED BY A #6 REBAR WITH A 3.25" ALUMINUM CAP, STAMPED PLS 27270, BEING ASSUMED TO BEAR S89°59'35"W.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 14;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, S89°59'35"W A DISTANCE OF 1213.14 FEET, TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN BENEFICIARY DEED RECORDED UNDER RECEPTION NO. 222099210 IN THE RECORDS OF THE EL PASO CLERK AND RECORDER, AND THE **POINT OF BEGINNING**.

THENCE CONTINUING ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER, S89°59'35"W A DISTANCE OF 669.97 FEET, TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN SAID BENEFICIARY DEED;

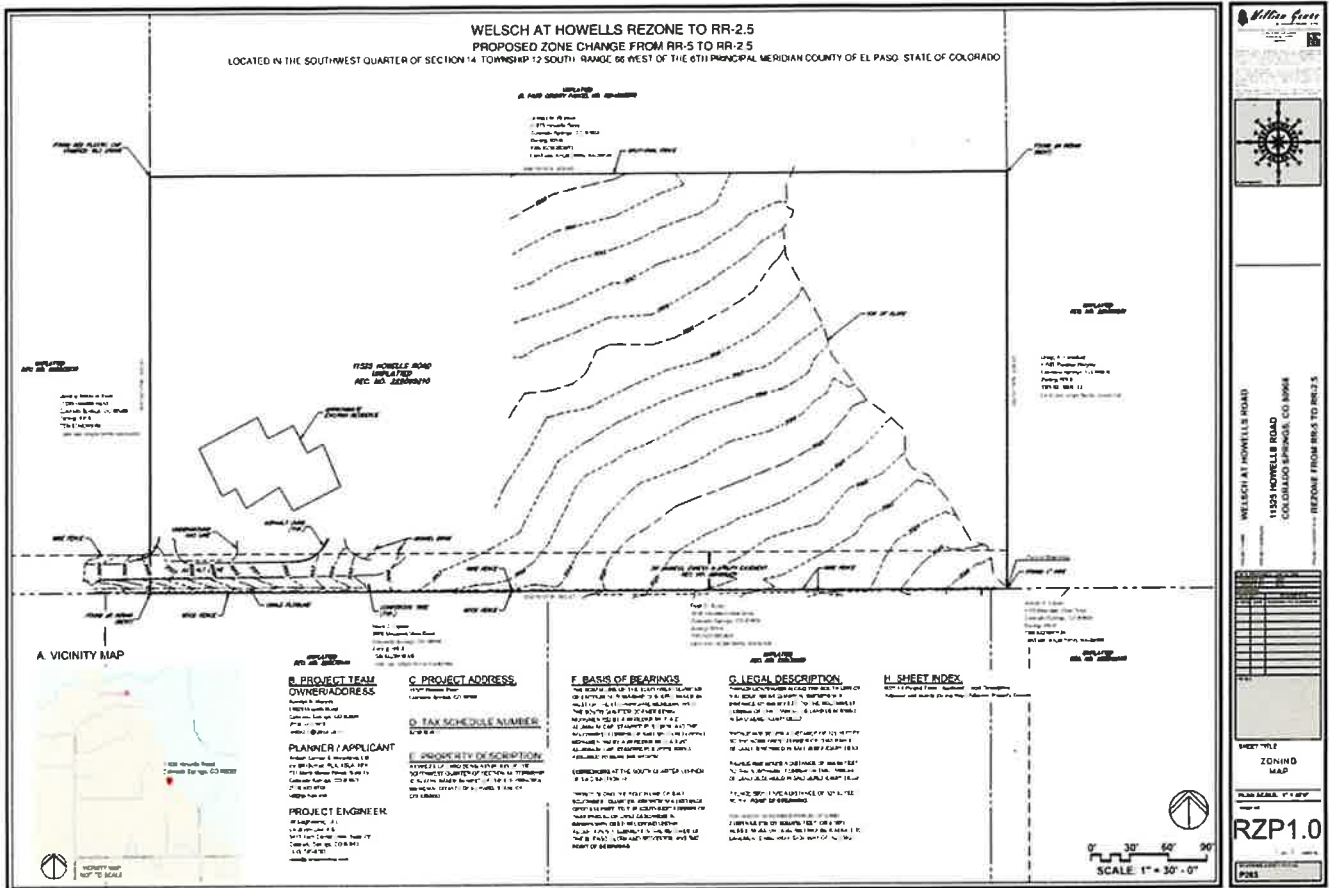
THENCE N00°00'10"W A DISTANCE OF 325.33 FEET, TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN SAID BENEFICIARY DEED;

THENCE N89°56'33"E A DISTANCE OF 669.86 FEET, TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN SAID BENEFICIARY DEED;

THENCE S00°01'19"E A DISTANCE OF 325.92 FEET, TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 218,137 SQUARE FEET, OR 5.0077 ACRES, MORE OR LESS, AND MAY BE SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

EXHIBIT B



MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR
PLANNING AND COMMUNITY DEVELOPMENT

TO: El Paso County Planning Commission
Jay Carlson, Chair

FROM: Maria Lancto, AICP, Senior Planner
Charlene Durham, PE, Principal Engineer

RE: Project File Number: P263
Project Name: Welsch at Howells Rezone to RR-2.5
Parcel Number: 6214000071
Commissioner District: 1

OWNER:	REPRESENTATIVE:
Randall Welsch and Louellen Welsch 11525 Howells Road Colorado Springs, CO 80908	William Guman & Associates, Ltd. 731 North Weber Street, Suite 10 Colorado Springs, CO 80903
Planning Commission Hearing Date:	5/21/2026
Board of County Commissioners Hearing Date:	6/11/2026

EXECUTIVE SUMMARY

A request by Randall and Louellen Welsch for approval of a Map Amendment (Rezoning) of 5 acres from RR-5 (Residential Rural) to RR-2.5 (Residential Rural). The property is located at 11525 Howells Road and is approximately 0.2 miles northeast of the intersection of Howells Road and Mountain View Drive. (Parcel No. 6214000071) (Commissioner District No. 1)

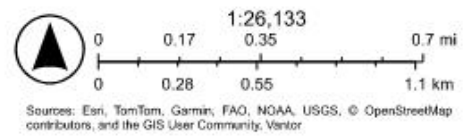
Zoning Map



4/23/2026, 9:56:07 AM

- Override 1
- County Roads
- Parcels
- County Zoning
- 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
- Incorporated Cities
- World Imagery
- Low Resolution 15m Imagery

High Resolution 60cm Imagery
 High Resolution 30cm Imagery
 Citations
 4.8m Resolution Metadata



A. Authorization to Sign: There are no documents associated with this application that require signing.

B. APPROVAL CRITERIA

In approving a Map Amendment (Rezoning), the Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 5.3.5 Map Amendment (Rezoning) of the El Paso County Land Development Code (as amended):

- *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.*

C. LOCATION

North:	RR-5 (Residential Rural)	Single Family Residential
South:	RR-5 (Residential Rural)	Single Family Residential
East:	RR-5 (Residential Rural)	Single Family Residential
West:	RR-5 (Residential Rural)	Single Family Residential

D. BACKGROUND

This request is for a Map Amendment (Rezoning) from RR-5 (Rural Residential) to RR-2.5 (Rural Residential) to allow for the future subdivision of the lot into two lots. The future two lots would both be 2.5 acres in size and accommodate a single-family residence. The subject property was originally zoned A-5 on January 3, 1955. Nomenclature changes have modified the old A-5 district to RR-5 (Residential Rural).

E. ZONING DISTRICT COMPARISON

The applicant is requesting to rezone 5 acres to the RR-2.5 (Residential Rural) zoning district. The RR-2.5 (Residential Rural) zoning district is intended to accommodate low-density, rural, single-family residential development. The density and dimensional standards for the existing and proposed zoning districts are as follows:

	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 ft	200 ft
Front Setback	25 ft	25 ft
Rear Setback	25 ft	25 ft
Side Setback	25 ft	15 ft
Maximum Lot Coverage	25%	None
Maximum Height	30 ft	30 ft

F. MASTER PLAN COMPLIANCE

1. Your El Paso County Master Plan

a. Placetype Character: Large-Lot Residential

The Large-Lot Residential placetype consists almost entirely of residential development and acts as the transition between placetypes. Development in this placetype typically consists of single-family homes occupying lots of 2.5 acres or more, and are generally large and dispersed throughout the area so as to preserve a rural aesthetic. The Large-Lot Residential placetype generally supports accessory dwelling units as well. Even with the physical separation of homes, this placetype still fosters a sense of community and is more connected and less remote than Rural areas. Large-Lot Residential neighborhoods typically rely on well and septic, but some developments may be served by central water and waste-water utilities. If central water and wastewater can be provided, then lots sized less than 2.5 acres could be allowed if; 1.) the overall density is at least 2.5 acres/lot, 2.)

the design for development incorporates conservation of open space, and 3.) it is compatible with the character of existing developed areas.

Conservation design (or clustered development) should routinely be considered for new development within the Large-Lot Residential placetype to provide for a similar level of development density as existing large-lot areas while maximizing the preservation of contiguous areas of open space and the protection of environmental features. While the Large-Lot Residential placetype is defined by a clear set of characteristics, the different large-lot areas that exist throughout the County can exhibit their own unique characters based on geography and landscape.

Recommended Land Uses:

Primary

- *Single-family Detached Residential (Typically 2.5-acre lots or larger)*

Supporting

- *Parks/Open Space*
- *Commercial Retail (Limited)*
- *Commercial Service (Limited)*
- *Agriculture*

b. Area of Change Designation: Minimal Change: Undeveloped

The character of these areas is defined by a lack of development and presence of significant natural areas. These areas will experience some redevelopment of select underutilized or vacant sites adjacent to other built-out sites, but such redevelopment will be limited in scale so as to not alter the essential character. 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.

c. Key Area Influences: Forested Area

This Key Area includes parts of the County where natural forests are the predominant feature such as Black Forest, areas north of Peyton, and areas along Highway 115 as well as lands within Pike National Forest. Pike National Forest is one of the County's largest natural amenities and tourist destinations. Continued coordination with the U.S. Forest Service is critical to ensuring future development in areas adjacent to the Forest do not negatively impact the natural environment. There are also many established communities within Pike National Forest particularly in Ute Pass and along Highway 115. New development and any redevelopment in these locations should be of a

lower intensity to mitigate any impacts on the Forest, properly manage stormwater, provide safe access to major roads and state highways for the traveling public and emergency response vehicles and adhere to the strictest building codes to prevent any hazards such as fires and soil erosion related to poor planning, design, and construction.

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 seamless connection between the natural environment and small-scale, low intensity development is critical to their identity. All new development and redevelopment in this Key Area should strictly adhere to the transportation and infrastructure, stormwater requirements, built form, and transition guidelines outlined in their appropriate placetypes. Each development proposal should also be reviewed on a case-by-case basis to determine its specific impact on the forested area and the established character of the individual community.

d. Other Implications (Priority Development, Housing, etc.)

The subject property is not located in a priority development area.

e. Analysis of Master Plan:

The subject property has been identified as a Large-Lot Residential Placetype and Forested Key Area due to being situated within the Black Forest area, a community marked by residential properties that are larger than 2.5 acres in size. While near the City of Colorado Springs city limits and more dense, urban development, the subject property is entirely surrounded by larger lots with a more rural and forested character. The property currently contains a single-family dwelling. The request for rezoning would provide the owner with the ability to subdivide the property into two lots, in order to add a new single-family residence, where zoning would currently prohibit the addition of a second dwelling or subdivision of a 5-acre lot.

Relevant goals and objectives from the Master Plan include:

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

Goal 2.3 – *Locate attainable housing that provides convenient access to goods, services, and employment.*

Goal 2.4 – *Support ageing-in-place housing options to meet residents' needs through all stages of life.*

Goal 4.1 – Establish a transportation network that connects all areas to one another, emphasizing east-west routes, reducing traffic congestion, promoting safe and efficient travel.

Goal 5.3 - Ensure adequate provision of utilities to manage growth and development.

Goal 9.2 - Promote sustainable best practices with regard to development and infrastructure.

2. Water Master Plan Analysis

The El Paso County Water Master Plan (2018) has three main purposes: better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.

Policy 1.1.1 – Adequate water is a critical factor in facilitating future growth and it is incumbent upon the County to coordinate land use planning with water demand, efficiency and conservation.

Goal 1.2 – Integrate water and land use planning.

A finding of water sufficiency is not required with a Map Amendment.

3. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential. The El Paso County Environmental Services Division was sent a referral and has no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies floodplain deposit in the area of the subject parcels.

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

Hazards were not identified as part of this application. A Geohazard Report will be required with the Final Plat application.

2. Floodplain

The property is not located within a floodplain as determined by a review of the FEMA Flood Insurance Rate Map number 08041C0507G, effective December 7th, 2018. The property is in Zone "X," which is an area of minimal flood hazard determined to be outside the 500-year flood zone.

3. Drainage and Erosion

The property is located in the Kettle Creek (FOMO3000) drainage basin. The Kettle Creek drainage basin has associated drainage basin fees but no bridge fees. Fees will be due at the time of Final Plat Recordation. A drainage report and grading erosion control plan is not required with a Map Amendment (Rezoning) request, but will be reviewed with the subsequent development application.

4. Transportation

The property is located off Howells Road, which is a county-maintained gravel local road. Access to the property is through an existing driveway to the existing house.

A Traffic Impact Study was not required, as all criteria for providing no traffic study per Appendix B.1.2.D of the Engineering Criteria Manual have been met.

El Paso County Road Impact Fees, as approved by Resolution 25-337, are applicable to the development and will be assessed at the last land-use approval or when the applicant applies for a building permit.

H. SERVICES

1. Water

A finding of water sufficiency is not required with a Map Amendment. The property is currently served by a well, and it is anticipated an additional well will be provided if a second lot is created.

2. Sanitation

Wastewater is provided by an on-site wastewater treatment system.

3. Emergency Services

The property is within the Black Forest Fire Protection District, which is committed to providing fire protection services to the proposed development. The District was sent a referral and had no outstanding comments or concerns regarding the application.

4. Utilities

Black Hills Energy currently provides natural gas services to the property. Mountain View Electric Association, Inc., currently provides electrical services to the property. Both entities were sent a referral, and neither had outstanding comments or concerns regarding the application.

5. Metropolitan Districts

The subject property is not served by a metropolitan district.

5. Parks/Trails

Land dedication and fees in lieu of park land dedication are not required for a Map Amendment (Rezoning) application.

6. Schools

Land dedication and fees in lieu of school land dedication are not required for a Map Amendment (Rezoning) application.

I. STATUS OF MAJOR ISSUES

There are no outstanding major issues.

J. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission and the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 5.3.5 Map Amendment (Rezoning) of the El Paso County Land Development Code (as amended), staff recommends the following conditions and notations:

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 RR-2.5 (Residential Rural) zoning district and with the applicable sections of the Land Development Code and Engineering Criteria Manual.

NOTATIONS

- 1.** If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.

2. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

K. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 12 adjoining property owners on May 7, 2026 for the Planning Commission and Board of County Commissioners meetings. Responses will be provided at the hearing.

L. ATTACHMENTS

Map Series

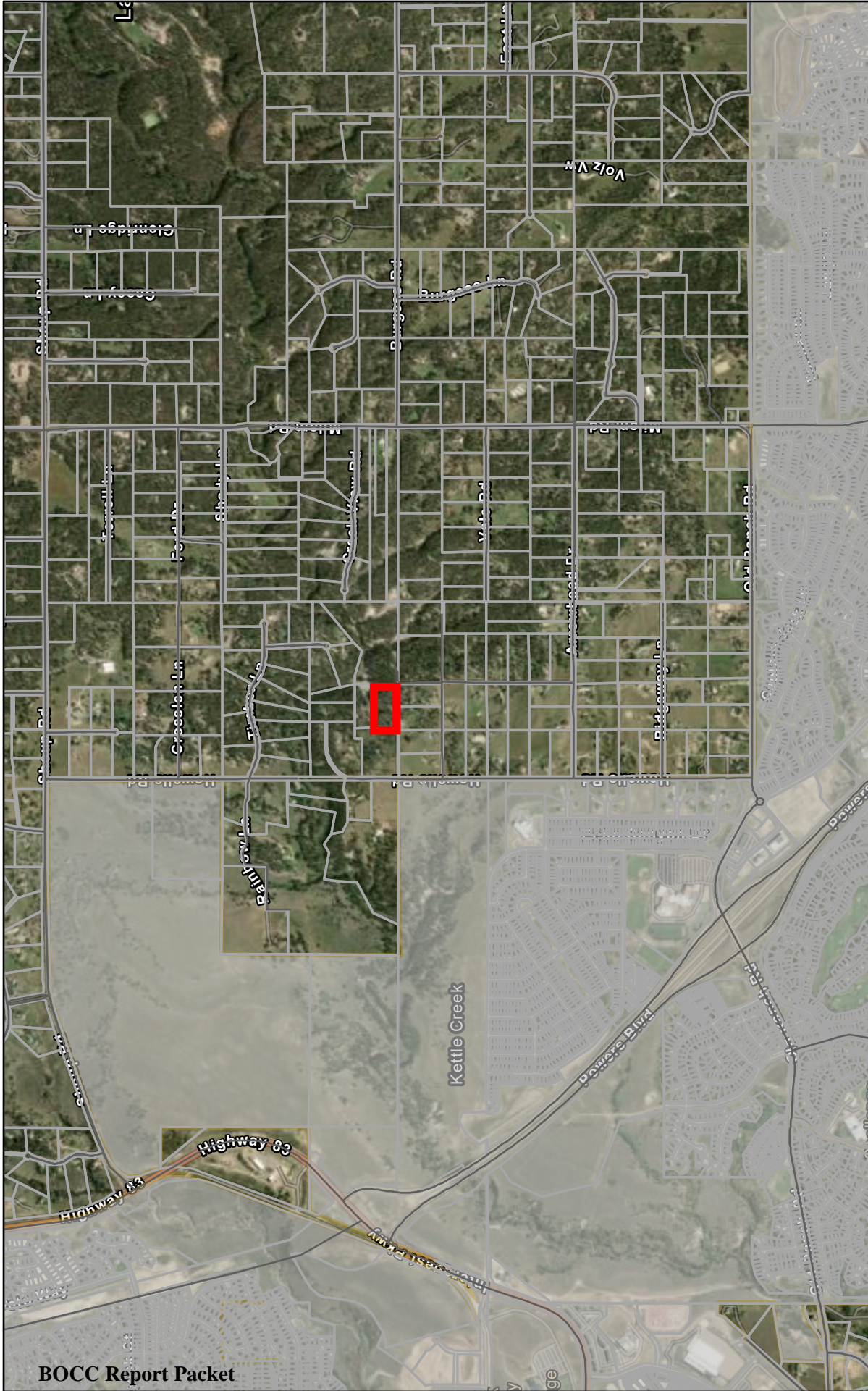
Letter of Intent

Rezone Map







Public Comments




Draft Resolution

Aerial Map

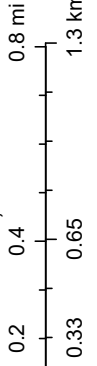


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-  Parcels
-  Incorporated Cities
-  World Imagery
-  Low Resolution 15m Imagery

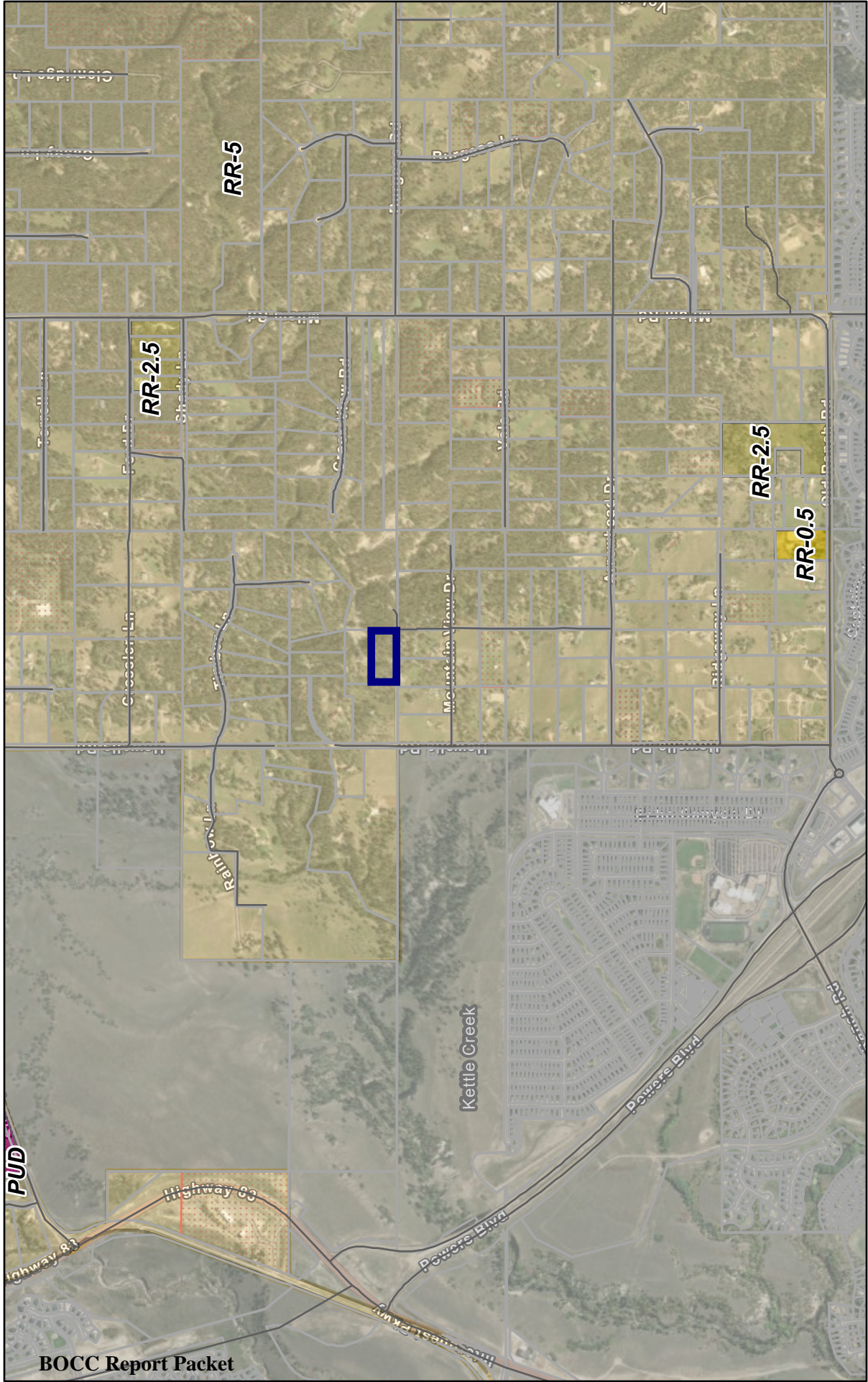
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-  Citations

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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Vantor

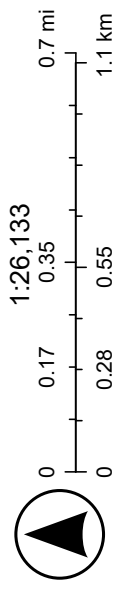
Zoning Map



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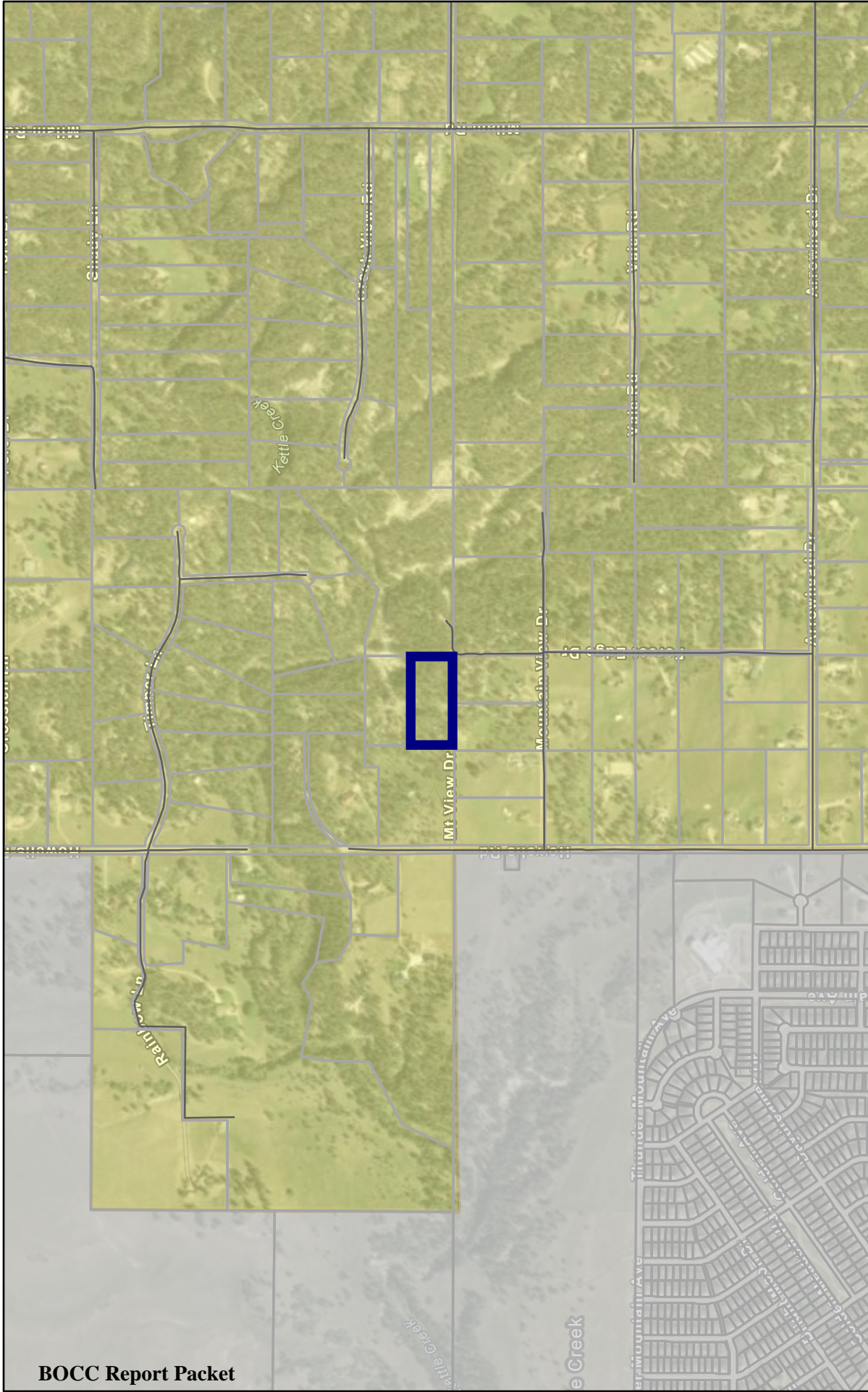
- Override 1
- County Roads
- Parcels
- County Zoning
- PUD: Planned Unit Development
- RR-0.5: Residential Rural (0.5 acres)
- RR-2.5: Residential Rural (2.5 acres)
- RR-5: Residential Rural (5 acres)
- Initial Zoning
- Special Use
- Incorporated Cities
- World Imagery
- Low Resolution 15m Imagery

- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 4.8m Resolution Metadata



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Vantor

Placetypes Map

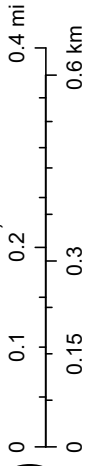
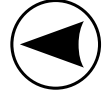


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- Override 1
- County Roads
- Parcels
- Placetypes
- Large-Lot Residential
- Incorporated Area
- Incorporated Cities
- World Imagery
- Low Resolution 15m Imagery

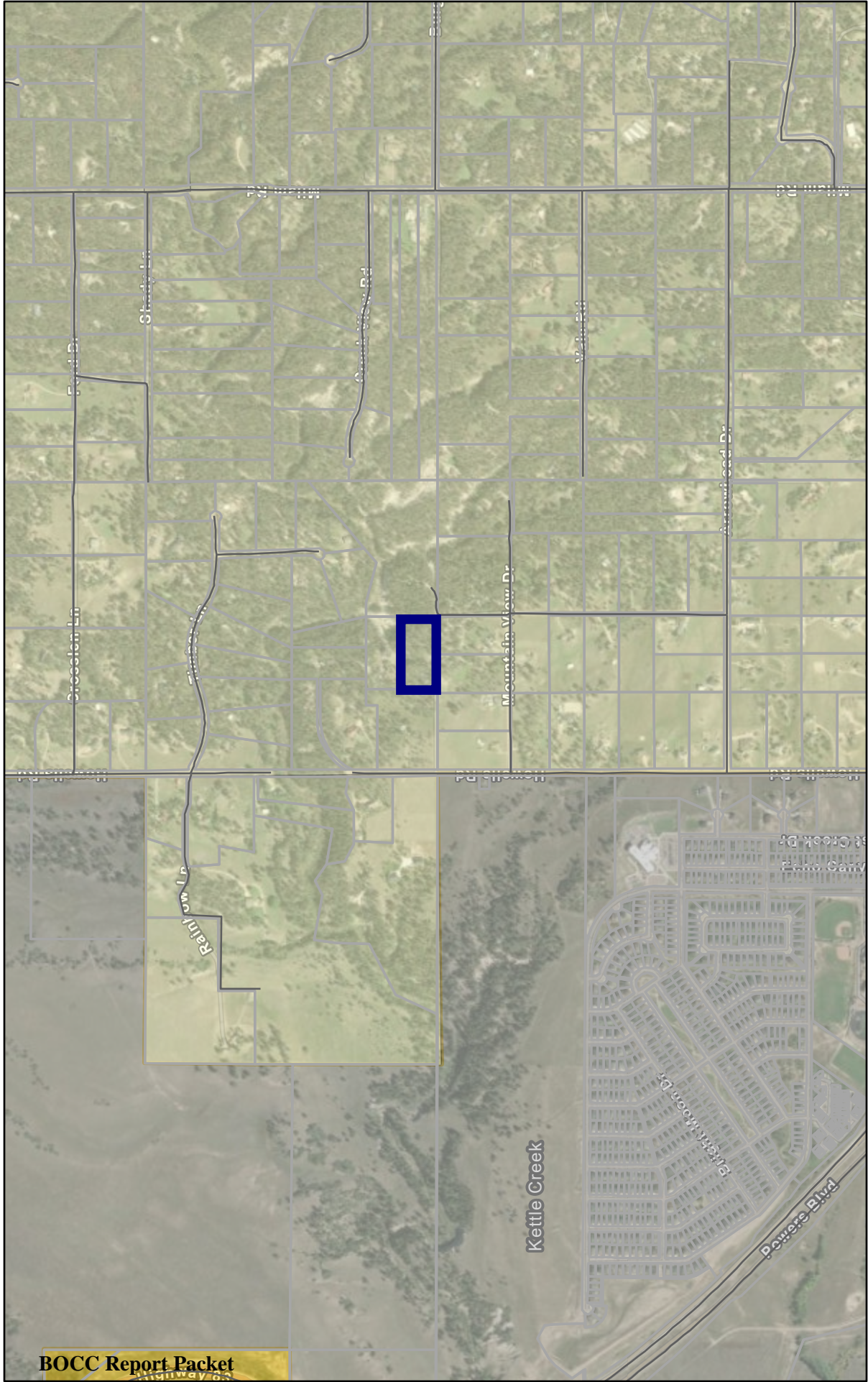
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- Citations

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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Vantor

Areas of Change Map



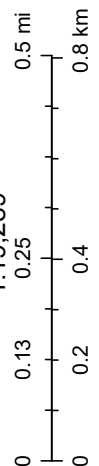
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- Override 1
- County Roads
- Parcels
- Areas Of Change
- Minimal Change: Undeveloped
- Minimal Change: Developed
- Incorporated Cities

- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery

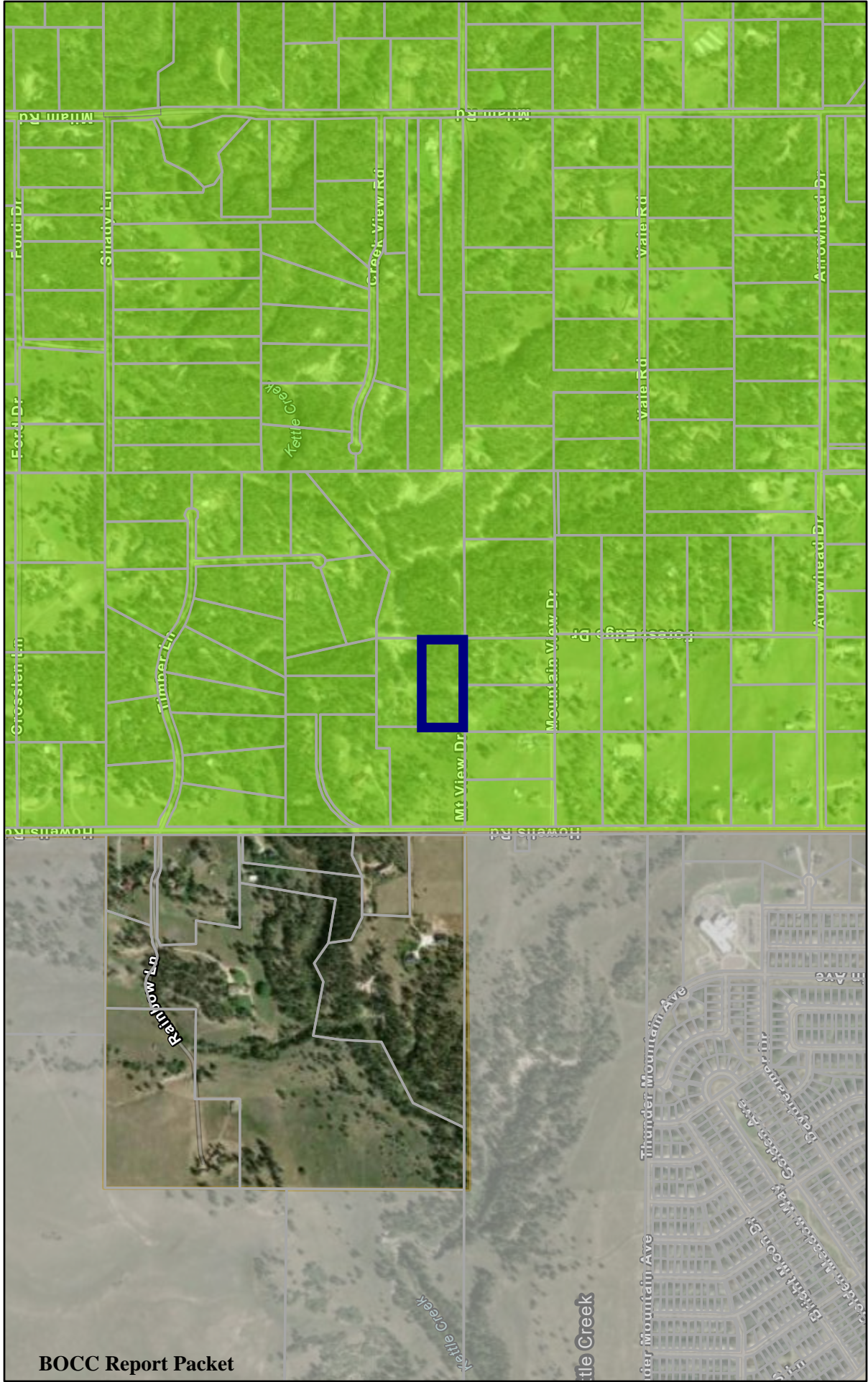
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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Vantor

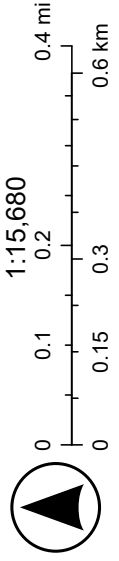
Key Areas Map



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- Override 1
- County Roads
- Parcels
- KeyAreas
- Forested Area
- Incorporated Cities
- World Imagery
- Citations
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery

1:15,680



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Vantor



William Guman & Associates, Ltd.

Bill Guman, PLA, ASLA, APA | Principal
Colorado Springs City Councilman 1993-2001
Colorado Springs City Planning Commissioner 1992-1993
Pikes Peak Regional Building Commissioner 1997-2001



URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE
ENTITLEMENT COORDINATION | CONTRACT

731 North Weber Street, Suite 10 | Colorado Springs, CO 80903 | (719) 633-9700

Licensed Landscape Architects (PLA) American Society of Landscape Architects (ASLA) American Planning Association (APA)



EL PASO COUNTY

LETTER OF INTENT FOR: WELSCH AT HOWELLS REZONE TO RR-2.5

TSN # 6214000071

FILE # P263

OWNER/APPLICANT, AND PLANNING CONSULTANT:

Owner: Randall S. Welsch
11525 Howells Road
Colorado Springs, CO 80908
(719) 331-1915
rwelsch7@gmail.com

Applicant/Planner: William Guman & Associates, Ltd.
Bill Guman, PLA, ASLA, APA
731 North Weber Street, Suite 10
Colorado Springs, CO 80903
(719) 633-9700
bill@guman.net

El Paso County Planner: Maria Lancto, Planner
El Paso County Development Services
2880 International Circle
Colorado Springs, CO 80910
(719) 520-6300
(719) 520-6447
MariaLancto@elpasoco.com

Property Address: 11525 Howells Road, Colorado Springs, CO 80908

TSN: 6214000071

Current Zoning: RR-5 Residential Rural, 5-acre minimum lot size

Proposed Zoning: RR-2.5 Residential Rural, 2.5-acre minimum lot size
There are no known overlay zone districts on the property.

PROJECT LOCATION/DESCRIPTION AND HISTORY OF PROPERTY:

The property included within the **Welsch at Howells Rezone to RR-2.5** application is in El Paso County in Colorado Springs, CO, approximately 16 miles northwest of downtown Colorado Springs, situated on Howells Road 500 feet north of Mountain View Drive. The site approximates a rectangle with rough dimensions of 670 feet in length by 326 feet in width.

The **2021 Your El Paso County Master Plan** identifies the Placetype of this development as “*Large Lot Residential*.” The primary land use in this Placetype is Single-Family Detached Residential. Agriculture, Commercial Retail/Commercial Services, and Parks and Open Space are also allowed as support uses. Residential lot development, within the Large Lot Residential Placetype, allows for lots having a minimum area consisting of 2.5-acres or more. This Placetype is more connected and less remote than the *Rural* Placetype that comprises the larger eastern half of the county. The Welsch property rezone proposes splitting the existing 5.0077-acre parcel into two 2.5-acre parcels, thus requiring a zone change from RR-5 to RR-2.5.

Based on FEMA FIRM number 08041C0507G dated December 7, 2018, the site lies within an area of minimal flood hazard (Zone X).

Large-Lot Residential Within the Large-Lot Residential Placetype, conservation design should be primarily utilized for preserving El Paso County’s rural character, defined by large swaths of open space with minimal development. Additionally, some Large-Lot Residential parts of the County include environmentally sensitive areas that need to be protected. Development should not be allowed within a certain distance of the critical natural assets to ensure they are not negatively impacted by future development. Protecting farmland and scenic views is also an important component of conservation design within Large-Lot Residential areas. The County should evaluate new developments on a case-by-case basis to determine their impact on these natural assets.

DEVELOPMENT REQUEST

Rezone approval of this property is being sought without any waiver or deviation requests. The zoning would be changed from the current RR-5 Residential Rural zoning to RR-2.5 Residential Rural. In accordance with County standards, the minimum lot sizes proposed within the property will not be less than 2.5-acres for the proposed zone district.

Pursuant to this Rezone Plan application, the applicant proposes to develop the site with one additional single-family residential lot. With the planned 2 dwelling units for this project on a site of 5.0077 total acres, the density for the site in its totality is .4 du/ac. This is compatible with the large lot single-family detached residential dwelling character of the surrounding rural area.

Infrastructure to serve the new lot, including a driveway, drainage improvements, and utilities will all be constructed in compliance with applicable county standards, regulations, and criteria in effect at the time of this application. This is in keeping with the rural character of the surrounding Black Forest community.

Surrounding properties are largely rural, single-family homesites with some farm homesteads and ranching operations

JUSTIFICATION FOR REQUEST

This request is consistent with the purposes of the **2021 Your El Paso Master Plan**. The Rezone Plan is in conformance with subdivision design standards and establishes an adequate level of compatibility with surrounding areas of the site already constructed and other known surrounding areas currently proposed for development.

EXISTING AND PROPOSED IMPROVEMENTS

The property has an existing single-family home on the western half of the property. The owner intends to divide the site into two parcels, ultimately having a second, single-family residence with associated construction of a new driveway access, drainage structures, utilities, and other infrastructure as required by the County on the eastern half of the property.

Electric and telecommunication service points-of-connection will be extended to all new lots. The electrical service provider is Mountain View Electric Association. Extension of natural gas service will be sought from Black Hills Energy. Water will be provided via individual on-site wells and individual septic systems will be provided per lot in accordance with El Paso County Department of Health policy guidelines. Both are acceptable by the county for lot sizes 2.5-acres and larger.

Incorporating Water-saving Actions in Land Use & Development Planning in El Paso County Discourage individual wells for new subdivisions with average lot sizes smaller than 2.5-acres when there is a reasonable opportunity to connect to an existing central system or construct a new central water supply system when the economies of scale to do so can be achieved, especially in the Laramie-Foxhills, Lower Arapahoe, Denver and Lower Dawson aquifers.

Grading and earthmoving activities will be limited to internal driveways, drainage, and utility construction areas. The new lot owner will assume responsibility for grading their respective lot; no 'overlot' grading is proposed to occur over the site.

As such, prior to construction of the proposed residence, a lot-specific subsurface soil investigation will be performed to determine whether shallow groundwater, hydro-compacted soils, and/or potentially expansive soils are present on the lot, and to determine an appropriate foundation design, basement, or crawl-space suitability, and/or lot-specific recommendations are necessary to mitigate these conditions. Language requiring lot-specific subsurface soil investigation will appear as a note on the future Final Plat.

No request is sought for early grading.

NO-BUILD / OPEN SPACE / RESIDENTIAL LOT OPEN SPACE EASEMENTS

Due to its small size, the Welsch at Howells Rezone Plan does not offer public open space area. The site does have private, wooded areas within its confines, and nearby Kettle Creek may provide its residents with connectivity to public open space areas. Careful siting of a future residence is anticipated due to existing contours. Steeper sections in the eastern property will be preserved.

ADHERENCE WITH THE 2021 YOUR EL PASO MASTER PLAN, AND WATER MASTER PLAN

Land Use & Development, Core Principle: Manage growth to ensure a variety of compatible land uses that preserve all character areas of the County.

The **2021 Your El Paso Master Plan** (the "Master Plan") addresses issues directly related to the Welsch at Howells Rezone Plan subdivision. Policies specifically related to this Rezone Plan request include:

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

The Rezone Plan proposed for new Large Lot Single-Family Residential lots is compatible with the other larger existing adjacent residential lots in the Black Forest community. The new lot will be similar in character to existing lots and the driveway serving the new lot will be compatible with the types of driveways in nearby adjacent neighborhoods.

Per "Your El Paso County Master Plan", adopted May 26, 2021 by El Paso County Planning Commission, the property is within the "Large-Lot Residential" placetype. The Large-Lot Residential placetype is in keeping with the rural character of the County while providing for unique and desirable neighborhoods. The land use is primarily single-family detached

residential (typically 2.5-acre lots or larger). Parks, open space, limited commercial retail, limited commercial service and agriculture are supporting uses.

The Large-Lot Residential placetype consists primarily of residential development and acts as a transition between placetypes. Development in this placetype typically consists of single-family homes occupying lots of 2.5 acres or greater and are generally large and dispersed throughout the area, preserving a rural aesthetic. The Large-Lot Residential placetype generally supports accessory dwelling units as well. Even with the physical separation of homes, this placetype still provides a sense of neighborhood and is more connected and less remote than rural areas. Large-Lot Residential neighborhoods typically rely on well and septic, but some developments may be served by central water and wastewater utilities. If central water and wastewater can be provided, then lots sized less than 2.5 acres could be allowed if, 1.) the overall density is at least 2.5 acres/lot, 2.) the design for development incorporates conservation of open space, and 3.) it is compatible with the character of existing developed areas. Our proposed subdivision will be well and septic, adding a single new dwelling.

According to “Your El Paso County Master Plan”, conservation design (or clustered development) should routinely be considered for new development within the Large-Lot Residential placetype to provide for a similar level of development density as existing large-lot areas while maximizing the preservation of contiguous areas of open space and the protection of environmental features. While the Large-Lot Residential placetype is defined by a clear set of characters based on geography and landscape. There will be a no build area on this site with steeper slope.

Goal 1.4 – *Continue to encourage policies that ensure “development pays for itself.”*

The Welsch at Howells Rezone Plan is proposed as a development of an additional Large Lot Single-Family residence within a non-urban density area (Large Lot Residential Placetype) of the Black Forest community. Utilities and infrastructure needed to serve the new lot, such as new driveway, drainage, erosion control, etc. will be constructed as part of this development.

Housing & Communities, Core Principle: Preserve and develop neighborhoods with a mix of housing types.

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

The subdivision proposed with RR-2.5 zoning for the site is harmonious and compatible with the lower density character of adjacent and nearby neighborhoods that are also zoned RR-2.5 and RR-5. The Owner/Developer proposes to avoid overlot grading across the entire 5.0077-acre site and instead will limit grading to driveways and drainage infrastructure in keeping with the established land use character of surrounding sub-areas of the county. A lower density will help to sustain the appearance and unique environmental conditions of adjacent properties.

There are wooded areas within the property which will likely remain untouched by excavation or building on the site. A wildland fire and hazard mitigation plan is required with the final plat submittal.

Transportation & Mobility, Core Principle: *Connect all areas of the County with a safe and efficient multimodal transportation system.*

Goal 4.1-*Establish a transportation network that connects all areas to one another, emphasizing east-west routes, reducing traffic congestion, promoting safe and efficient travel.*

The Welsch at Howells Rezone Plan Subdivision will locate an additional new home with direct driveway access to Howells Road, a rural minor collector. The driveway will be shared with the existing home. This single, new residence will have minimal impact on traffic volume onto Howells Road.

Community Facilities & Infrastructure, Core Principle: *Continue to coordinate with local and regional agencies to provide well-managed, high-quality community facilities and services.*

Goal 5.3 – *Ensure adequate provision of utilities to manage growth and development.*

Regarding utilities, future Final Plat submittals of the Welsch at Howells Rezone Plan Subdivision will provide commitment letters for delivery of electrical service and natural gas from Mountain View Electric Association and Black Hills Energy. On-site wells will provide water for the new lot and wastewater will be accommodated by an individual on-site wastewater treatment system. Based upon the existing residence, it is likely that the site is suitable for an individual on-site wastewater treatment system without contamination of surface and subsurface water systems. An OWTS report will be provided with the Final Plat.

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

The Drainage Report to be submitted with the Final Plat will specifically detail a four-step process to minimize adverse impacts of development. The process includes reducing runoff volume, stabilizing drainageways, and treating the water quality capture volume (WQCV).

Environment & Natural Resources, Core Principle: *Prioritize and protect the County's natural environment.*

Goal 9.2- *Promote sustainable best practices with regard to development and infrastructure.*

The area surrounding the property has sufficient carrying capacity to support the proposed development's driveway impact, water supply, septic suitability, educational facilities, and organized structural fire protection. As stated, commitment Letters from entities that would supply this development with essential services will be sought and provided at the Final Plat stage.

The Welsch at Howells Rezone Plan design, which will amount to 2 homes on 5.0077-acres ensures that development of this site will remain compatible and contiguous with existing larger lot low-density residential areas within the community. With a density of .4 DU/AC, the Welsch at Howells Rezone Plan is compatible with numerous other adjacent and nearby properties.

GAS SERVICE

Natural gas service will be provided by Black Hills Energy. The existing residence's natural gas is provided by Black Hills Energy, so it is anticipated that the additional home's demand will be met.

WATER SERVICE

The following information is provided by request of El Paso County per the *El Paso County Water Master Plan, Chapter 7, Implementation*:

Water Quality, Quantity and Dependability:

A Water Resources Report and Water Supply Information Summary will be provided to the County as part of the Final Plat application.

TRANSPORTATION

The Welsch at Howells Rezone Plan provides a single point-of-access from Howells Road into the community.

Subdivision Access A single point-of-access is proposed for the subdivision. Although input has been received as part of Your El Paso County outreach process cited a need for subdivision communities to have two points of access, or two ways in and out, the addition of a single home will not create undue demand for vehicle ingress and egress

TRANSPORTATION IMPACT STUDY GUIDELINES

A Transportation Impact Study (TIS) is not required for this project based upon the El Paso County Engineering Criteria Manual, Appendix B, Transportation Impact Study Guidelines B.1.2.D, with the satisfaction of these points:

(1) Daily vehicle trip-end generation is less than 100 or the peak hour trip generation is less than 10.

The additional single-family homesite will generate trip-end generation well short of these thresholds.

(2) There are no additional proposed minor or major roadway intersections on major collectors, arterials, or State Highways.

The single, existing driveway access is entered from Howells Road, a local, residential road.

(3) the increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends.

The addition of a single house will not approach this threshold of trip generation.

(4) the change in the type of traffic to be generated (i.e., the addition of truck traffic) does not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property.

The additional residence will almost certainly have only passenger vehicles of the type currently accessing the driveway.

(5) acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained.

The level of service will be acceptable with the addition of a single home.

(6) no roadway or intersection in the immediate vicinity has a history of safety or accident problems.

The low traffic in the area has not provided a history of safety or accident problems. *and*

(7) there is no change of land use with access to a State Highway.

The site has no access or proximity to a State Highway. The land use itself is maintained as single-family residential.

However, an access and maintenance agreement will be required with the final plat submittal.

CHAPTER 7 AND CHAPTER 8 OF THE LAND DEVELOPMENT CODE CRITERIA FOR APPROVAL

In approving this Rezone Plan, the county will find that:

The proposed subdivision is in general conformance with the goals, objectives, and policies of the **2021 YOUR EL PASO MASTER PLAN, AND WATER MASTER PLAN**, as described in Pages 4-6 of this Letter of Intent.

The proposed subdivision is in conformance with the requirements of this Code; no waivers or deviations from the Code are requested or proposed.

The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the area; as previously described, the Rezone Plan is in conformance with subdivision design standards and establishes an adequate level of compatibility with surrounding areas of the site already constructed and other known surrounding areas currently proposed for development.

Furthermore, the subdivision design with RR-2.5 zoning for the site is harmonious and compatible with the lower density character of adjacent and nearby neighborhoods that are also zoned RR-2.5 and RR-5.0.

The Water Resources Report shall provide sufficient information to identify compliance with the water supply standards and identify any need for additional water supplies; A Water Resources Report and Water Supply Information Summary will be provided to the County with this Final Plat application.

The Water Resources Report to be prepared for the Welsch at Howells Subdivision shall confirm the proposed water supply for the additional residence is sufficient in terms of quality, quantity and dependability.

Services are or will be available to meet the needs of the subdivision including, drive access, police and fire protection, schools, recreational facilities, and utility service facilities.

Should loose soils be encountered during open excavation observation, additional compaction may be needed to achieve the allowable bearing pressure. As fluctuations in material density may arise, removal and recompaction of loose soil may be warranted. The use of track-mounted excavation equipment, or other low ground pressure equipment, is recommended on loose soils to reduce loss of stability during earthwork.

The final determination of mitigation alternatives and foundation design criteria are to be made in site-specific subsurface soil investigations for each lot, should it be necessary. Provided that appropriate mitigations and/or foundation design adjustments are made, the presence of expansive soils or bedrock is not considered to pose a risk to the proposed structures.

Flood Prone Areas-According to FEMA, the site lies in an Area of Minimal Flood Hazard (Zone X). This is per FEMA map 08041C0507G

The parcel does not pose a flood risk to the proposed residence or the On-site Wastewater Treatment System (OWTS). Provided that the recommendations in the Soils and Geology Report, as well as any requirements stipulated by the governing agencies, are followed.

Note, further disturbance and/or long term exposure without vegetative cover will increase the potential for erosion across the site.

Any landscaping in the immediate vicinity of the proposed structures should utilize xeriscape techniques in order to minimize needed irrigation to maintain landscaping. Further, stormwater and snowmelt runoff from parking (driveway) areas should be directed towards drainageways both during construction activities and upon completion of site development.

Faults and Seismicity-Based on review of the Earthquake and Late Cenozoic Fault and Fold Map Server provided by CGS located at <http://dnrwebmapgdev.state.co.us/CGSOnline/> and the recorded information dating back to November of 1900, Colorado Springs has not experienced a recorded earthquake with a magnitude greater than 1.6 during that period. The nearest recorded earthquakes over 1.6 occurred in Manitou Springs, which experienced magnitudes ranging between 2.8 to 3.5. Additional earthquakes over 1.6 occurred between 1926 and 2001 in Woodland Park, which experienced magnitudes ranging from 2.7 to 3.3. Both of these locations are located near the Ute Pass Fault, which is more than 10 miles from the subject site. Earthquakes felt at this site will most likely result from minor shifting of the granite mass within the Pikes Peak Batholith, which includes pull from minor movements along faults found in the Denver basin.

Radon-“**Radon Act 51** passed by Congress set the natural outdoor level of radon gas (0.4 pCi/L) as the target radon level for indoor radon levels”.

Northern El Paso County and the 80908 zip code, in which the site is located, has an EPA assigned Radon Zone of 1. A Radon Zone of 1 predicts an average indoor radon screening level greater than 0.4 pCi/L (picocuries per liter), which is above the recommended levels assigned by the EPA. *The EPA recommends corrective measures to reduce exposure to radon gas.*

All of the State of Colorado is considered EPA Zone 1 based on the information provided at https://county-radon.info/CO?El_Paso.html. Elevated hazardous levels of radon from naturally occurring sources are not anticipated at this site.

Mitigation for radon hazards are best mitigated in the building design and construction phases. Helpful acts in radon mitigation include providing increased ventilation of basements and crawlspaces, creating slightly positive pressures within structures and sealing of joints and cracks in the foundations and below-grade walls. Passive radon mitigation systems are also available.

Passive and active mitigation procedures are commonly employed in this region to effectively reduce the buildup of radon gas. Measures that can be taken after the residence is enclosed during construction include installing a blower connected to the foundation drain and sealing

the joints and cracks in concrete floors and foundation walls. If the occurrence of radon is a concern, it is recommended that the residence be tested after they are enclosed and commonly utilized techniques are in place to minimize the risk.

A Geological Hazard Report and Soils Report will be provided and submitted for the Welsch at Howells Rezone Plan. *It will state whether the soil is suitable for the subdivision and reveal any potential geologic hazards to be mitigated.* No known geological hazards are present which may preclude the site from development as proposed. Existing drainageways will be preserved and designated as no-build areas.

The subdivision will not interfere with the extraction of any known commercial mining deposit [C.R.S. §§ 34-1-302(1), et seq.]. No known commercial mining operations exist on the site. A Mineral Rights Certification letter will be provided with the Final Plat submittal.

The design of the subdivision protects the natural resources or unique landforms; existing natural resources and unique landforms will be protected and designed to be within no-build areas.

The proposed methods for fire protection are adequate to serve the subdivision; the Black Forest Fire Protection District will extend service within the Welsch at Howells Rezone Plan area. The Black Forest Fire Protection District has stated in their agency rezone review comments that the proposed rezone and lot split to create one additional single-family residence on the parcel is generally compatible with surrounding rural development and is not anticipated to create a disproportionate impact on fire or EMS services. At Final Plat and permitting, provision will be made to demonstrate compliant fire apparatus access, including driveway width, grade, surface, turnaround and addressing. Additionally, a Wildland Fire Mitigation Plan shall be approved with the Final Plat, and water supply for fire protection shall be demonstrated in accordance with the adopted Fire Code and Fire District standards.

The subdivision is appropriate, and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints; there are no known environmental or other constraints that would preclude development of this site as proposed in the Rezone Plan. Topography, soil types and geologic hazards and other environmental resources are likely not compromised by development of this site.

The entire property is outside of any airport overlay zone, including Meadow Lake Airport and the Colorado Springs Municipal Airport.

END

Public Comments
P263 - Welsch at Howells Rezone
to RR-2.5
Letters of Support

February 20, 2026

Maria Lancto, AICP
Senior Planner
El Paso County | Planning and Community Development
Colorado Springs, CO 80910

Via Email: MariaLancto@elpasoco.com

Subject: Randall S. Welsch | Support for Rezone from RR-5.0 to RR-2.5
11525 Howells Road
Colorado Springs, CO 80908
TSN 6214000071

Dear Ms. Lancto,

As a neighbor who borders Randy and Louellen Welsch, I am writing to you in support of their application to rezone and subdivide their property at 11525 Howells Road from RR-5.0 to RR-2.5 (one 5 acre parcel divided into two 2.5 acre parcels).

Our respective properties are both within the "Large Lot Residential" placetype in the *Black Forest Community*, which allows for residential lots having a minimum lot area consisting of 2.5 acres or more, as stated in the County's 'Your El Paso Master Plan' adopted by the Board of County Commissioners in 2021.

I am satisfied that this request maintains an adequate level of compatibility with surrounding areas of the Welsch's property which are already constructed and other surrounding areas presently proposed for development. Therefore, I support the Welsch's request to rezone his property.

Thank you, *Earl & Mary Goecker*

Address: *3910 Mountain View Drive*
CLS CO. 80908

Contact Phone: *719 657 3129*

February 20, 2026

Maria Lancto, AICP
Senior Planner
El Paso County | Planning and Community Development
Colorado Springs, CO 80910

Via Email: MariaLancto@elpasoco.com

Subject: Randall S. Welsch | Support for Rezone from RR-5.0 to RR-2.5

11525 Howells Road
Colorado Springs, CO 80908
TSN 6214000071

Dear Ms. Lancto,

As a neighbor who nearly borders Randy and Louellen Welsch, I am writing to you in support of their application to rezone and subdivide their property at 11525 Howells Road from RR-5.0 to RR-2.5 (one 5 acre parcel divided into two 2.5 acre parcels).

Our respective properties are both within the "Large Lot Residential" placetype in the *Black Forest Community*, which allows for residential lots having a minimum lot area consisting of 2.5 acres or more, as stated in the County's 'Your El Paso Master Plan' adopted by the Board of County Commissioners in 2021.

I am satisfied that this request maintains an adequate level of compatibility with surrounding areas of the Welsch's property which are already constructed and other surrounding areas presently proposed for development. Therefore, I support the Welsch's request to rezone his property.

Thank you,



Address: 11435 Howells Road
Colorado Springs, Colorado 80908

February 22, 2026

Maria Lancto, AICP
Senior Planner
El Paso County | Planning and Community Development
Colorado Springs, CO 80910

Via Email: MariaLancto@elpasoco.com

Subject: Randall S. Welsch | Support for Rezone from RR-5.0 to RR-2.5
11525 Howells Road
Colorado Springs, CO 80908
TSN 6214000071

Dear Ms. Lancto,

As a neighbor who borders Randy and Louellen Welsch, I am writing to you in support of their application to rezone and subdivide their property at 11525 Howells Road from RR-5.0 to RR-2.5 (one 5 acre parcel divided into two 2.5 acre parcels).

Our respective properties are both within the “Large Lot Residential” placetype in the *Black Forest Community*, which allows for residential lots having a minimum lot area consisting of 2.5 acres or more, as stated in the County’s ‘Your El Paso Master Plan’ adopted by the Board of County Commissioners in 2021.

I am satisfied that this request maintains an adequate level of compatibility with surrounding areas of the Welsch’s property which are already constructed and other surrounding areas presently proposed for development. Therefore, I support the Welsch’s request to rezone his property.

Thank you,

Don and Lisa Rhodes
Address: 11575 Howells Rd., Colorado Spring, CO 80908
Contact Phone: (719) 660-2215

Maria Lancto

From: Janna Rombocos <jannarombocos@yahoo.com>
Sent: Saturday, February 21, 2026 10:35 AM
To: Maria Lancto
Subject: Randall S. Welsch: Support for Rezone from RR-5.0 to RR-2.5 11525 Howells Road Colorado Springs, CO 80908 TSN 6214000071

Follow Up Flag: Follow up
Flag Status: Flagged

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Mark Safe

Report

El Paso County Digital, Strategy & Technology (DST)

Dear Ms. Lancto,

As neighbors, whose land nearly borders Randy and Louellen Welsch's property, we are writing to you in support of their application to rezone and subdivide their property at 11525 Howells Road from RR-5.0 to RR-2.5 (one 5-acre parcel divided into two 2.5-acre parcels). Our respective properties are both within the "Large Lot Residential" place type in the Black Forest Community, which allows for residential lots having a minimum lot area consisting of 2.5 acres or more, as stated in the County's 'Your El Paso Master Plan' adopted by the Board of County Commissioners in 2021. We are satisfied that this request maintains an adequate level of compatibility with surrounding areas of the Welsch's property which are already constructed and other surrounding areas presently proposed for development. Therefore, we support the Welsch's request to rezone his property.

Thank you,

Miriam Janna and Demetri Rombocos
11685 Howells Road
Colorado Springs, CO 80906

BOCC Report Packet
Page 48 of 50

Maria Lancto

From: Dot Williams <dot11555@gmail.com>
Sent: Friday, February 20, 2026 5:58 PM
To: Maria Lancto
Subject: Support for Rezone from RR-5.0 to RR-2.5

Follow Up Flag: Follow up
Flag Status: Flagged

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- This is their first email to your company.

Mark Safe Report

El Paso County Digital, Strategy & Technology (DST)

February 20, 2026

Maria Lancto, AICP
Senior Planner
El Paso County | Planning and Community Development
Colorado Springs, CO 80910

Via Email: MariaLancto@elpasoco.com

Subject: Randall S. Welsch | Support for Rezone from RR-5.0 to RR-2.5
11525 Howells Road
Colorado Springs, CO 80908
TSN 6214000071

Dear Ms. Lancto,

As a neighbor who borders Randy and Louellen Welsch, I am writing to you in support of their application to rezone and subdivide their property at 11525 Howells Road from RR-5.0 to RR-2.5 (one 5 acre parcel divided into two 2.5 acre parcels).

Our respective properties are both within the “Large Lot Residential” placetype in the Black Forest Community, which allows for residential lots having a minimum lot area consisting of 2.5 acres or more, as stated in the County’s ‘Your El Paso Master Plan’ adopted by the Board of County Commissioners in 2021.

I am satisfied that this request maintains an adequate level of compatibility with surrounding areas of the Welsch’s property which are already constructed and other surrounding areas presently proposed for development. Therefore, I support the Welsch’s request to rezone his property.

Thank you,
Dorothy Williams

Address: 11555 Howells Road
Colorado Springs, CO 80908

Contact Phone: 719-495-4673

RESOLUTION NO. 26-

BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO

APPROVAL OF MAP AMENDMENT (REZONING)
WELSCH AT HOWELLS REZONE TO RR-2.5 (P263)

WHEREAS, Randall and Louellen Welsch did file an application with the El Paso County Planning and Community Development Department for an amendment to the El Paso County Zoning Map to rezone for property located within the unincorporated area of the County, more particularly described in Exhibit A, which is attached hereto and incorporated by reference from the RR-5 (Residential Rural) zoning district to the RR-2.5 (Residential Rural) zoning district; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on May 21, 2026, upon which date the Planning Commission did by formal resolution recommend approval of the subject map amendment application; and

WHEREAS, a public hearing was held by the El Paso County Board of County Commissioners on June 11, 2026; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the master plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board finds as follows:

1. That the application was properly submitted for consideration by the Board of County Commissioners;
2. That proper posting, publication, and public notice were provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners;
3. That the hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, that all pertinent facts, matters, and issues were submitted and reviewed, and that all interested persons were heard at those hearings;
4. That all exhibits were received into evidence;
5. That the proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner, which would interfere with the present or future extraction of such deposit by an extractor;

6. That changing conditions clearly require amendment to the Zoning Resolutions;
7. That for the above-stated and other reasons, the proposed Amendment to the El Paso County Zoning Map is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County; and

WHEREAS, this Board further finds that the request meets the criteria for approval outlined in Section 5.3.5.B of the Land Development Code (as amended):

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;
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;
3. The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and
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.

NOW, THEREFORE, BE IT RESOLVED that the El Paso County Board of County Commissioners hereby approves the petition of Randall and Louellen Welsch to amend the El Paso County Zoning Map to rezone property located in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated by reference, from the RR-5 (Residential Rural) zoning district to the RR-2.5 (Residential Rural) zoning district.

BE IT FURTHER RESOLVED that the following conditions and notations shall be placed upon this approval:

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 RR-2.5 (Residential Rural) zoning district and with the applicable sections of the Land Development Code and Engineering Criteria Manual.

NOTATIONS

1. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.

2. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

DONE THIS 11th day of June 2026, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____
Chair

By: _____
County Clerk & Recorder

EXHIBIT A

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, WITH THE SOUTH QUARTER CORNER BEING MONUMENTED BY A #6 REBAR WITH A 2" ALUMINUM CAP, STAMPED PLS 13830, AND THE SOUTHWEST CORNER OF SAID SECTION 14 BEING MONUMENTED BY A #6 REBAR WITH A 3.25" ALUMINUM CAP, STAMPED PLS 27270, BEING ASSUMED TO BEAR S89°59'35"W.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 14;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, S89°59'35"W A DISTANCE OF 1213.14 FEET, TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN BENEFICIARY DEED RECORDED UNDER RECEPTION NO. 222099210 IN THE RECORDS OF THE EL PASO CLERK AND RECORDER, AND THE **POINT OF BEGINNING**.

THENCE CONTINUING ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER, S89°59'35"W A DISTANCE OF 669.97 FEET, TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN SAID BENEFICIARY DEED;

THENCE N00°00'10"W A DISTANCE OF 325.33 FEET, TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN SAID BENEFICIARY DEED;

THENCE N89°56'33"E A DISTANCE OF 669.86 FEET, TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN SAID BENEFICIARY DEED;

THENCE S00°01'19"E A DISTANCE OF 325.92 FEET, TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 218,137 SQUARE FEET, OR 5.0077 ACRES, MORE OR LESS, AND MAY BE SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.