
9620 Chipita Park Rd – Rezone

May 2022

Property Owner:

Joe Callantine
C/o Bonsai Village, LLC
9620 Chipita Park Rd.
Cascade, CO 80809

Mailing address:
PO Box 55
Terrace Park, OH 45174
425-419-6208

Please add the following:
A discussion summarizing the provision
of utilities

Any potentially sensitive natural or
physical features

REQUEST

Bonsai Village, LLC requests the approval of the Rezone /
its current R/T zoning designation to an RR2.5 zoning designation.

LOCATION AND DESCRIPTION

The property, currently zoned R/T, is located between Highway 24 and Chipita Park Rd in the Chipita Park area of Unincorporated EL Paso County. Green Mountain Falls is approximately 1.3 miles to the west of the property and the Ute Pass Elementary of the Manitou Springs School District 0.5 miles to the East. The site is a total of 29.5 acres and currently has a primary structure that is approximately 3340 square feet, per county record. The structure is a 7-bedroom, 2.5-bathroom house. In addition to that, there is a tiny home that is approximately 320 square feet that may or may not remain on the property.

The property currently has access from Chipita Park Rd via a dirt driveway. There are several easements that exist on the property to include 2 multiacre visual easements that protects the natural landscape of the property, a utility easement for Colorado Springs Utilities, a driveway easement for the neighbors to the Northwest of the property and the easement granted to the Board of County Commissioners to allow for the connection to the American Discovery Trail.

Please see the image below:

LOCATION OF PROPERTY:



CONTEXT

The property sits among primarily rural single-family parcels of mixed sizes and zoning designations. Properties that are immediately adjacent to the site consist of 2, 5-acre (R/T zoned) properties and 2, 2.5-acre (RR2.5 zoned) properties.

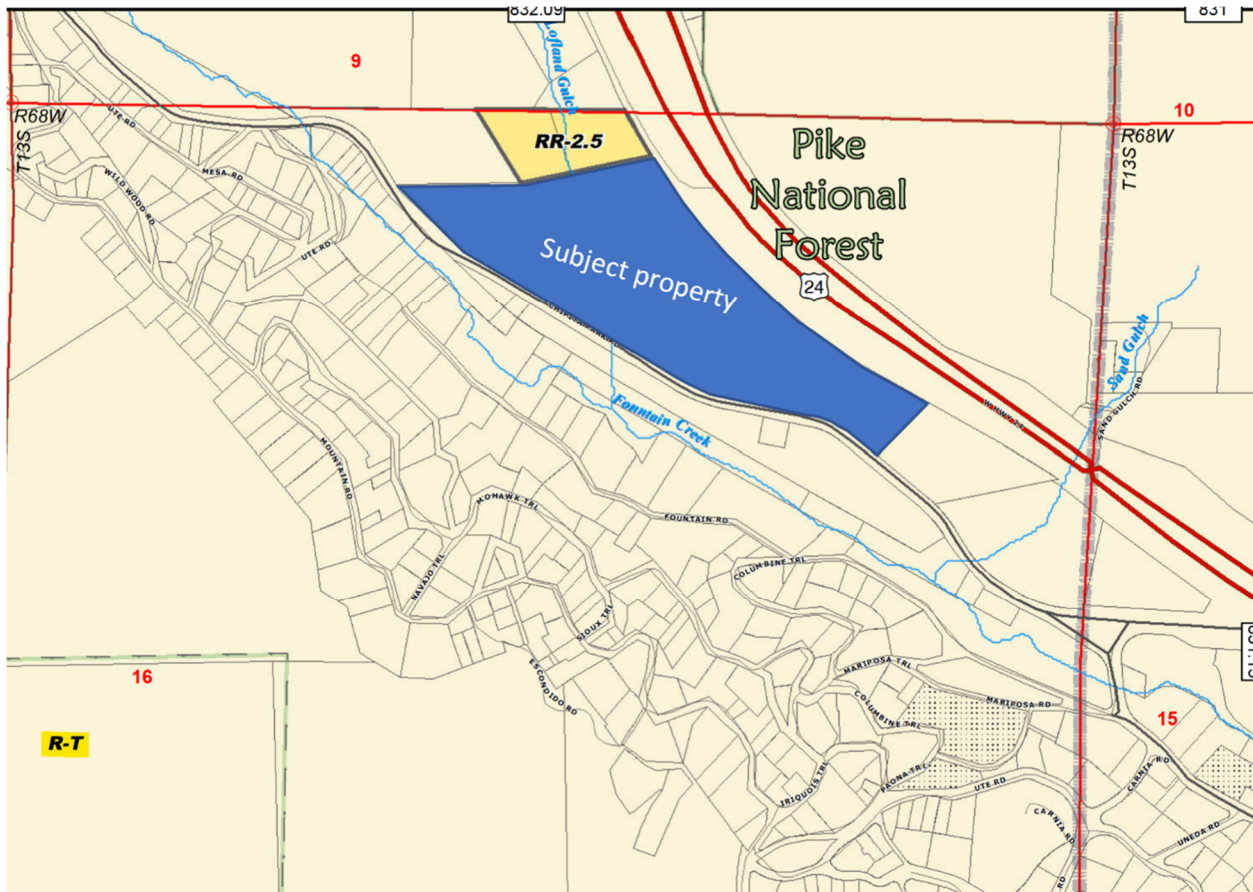
Across Chipita Park Rd, however, there are many smaller acre parcels, primarily zoned R/T.

To the North, across Highway 24, there are large lot residential parcels, zoned R/T along the hillside.

By approving an RR2.5 subdivision on the property in question, the county could provide a buffer zone between the smaller lots to the South and the larger lots of the North.

For the area zoning breakdown please see the image below:

CURRENT ZONING



PROJECT DESCRIPTION

The proposed 29.5-acre parcel is located between Highway 24 and Chipita Park Rd. Currently, there will be no major site changes proposed at this time. This proposal addresses a request for a rezone of the property setting the framework for forthcoming entitlement applications.

The proposal for the map amendment seeks to rezone the entire property, currently zoned R/T into an RR2.5 zoning designation to allow for future development of up to 10 single family homes, consistent with the surrounding area.

RR-2.5, Residential Rural District

The RR-2.5 zoning district is a 2.5-acre district intended to accommodate low-density, rural, single family residential development.

PROJECT JUSTIFICATION

The proposed application fits into the two major categories of the County's Master Plan. The area that the property is in, is considered an area of **Minimal Change: Developed**.



Areas of Change

- Protected/Conservation Area
- Minimal Change: Undeveloped
- Minimal Change: Developed
- New Development
- Transition

Areas of **Minimal Change: Developed** states that:

*These areas have undergone development and have an established character. Developed areas of minimal change are largely built out but may include isolated pockets of **vacant or underutilized land**. These key sites are likely to see more intense infill development with a mix of uses and scale of redevelopment that will significantly impact the character of an area. For example, a large amount of vacant land in a suburban division adjacent to a more urban neighborhood may be developed and change to match the urban character and intensity so as to accommodate a greater population. The inverse is also possible where an undeveloped portion of a denser neighborhood could redevelop to a less intense suburban scale. Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character can be maintained.*

As this property is one of the few remaining larger lots in the area, and would certainly be considered underutilized. By approving an RR2.5 for this parcel, it would make better use of the vacant land and add some much needed homesites to the marketplace.

This application also addresses the **Place-based Approach** within the Master plan.



Placetypes

- Rural
- Large-Lot Residential
- Suburban Residential
- Employment Center
- Urban Residential
- Regional Open Space
- Rural Center
- Mountain Interface
- Regional Center
- Military
- Utility
- Incorporated Area

The region is a **Large-Lot Residential** Place type. According to the Primary land uses of this place type, Single-Family Detached is the most prominent use.

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

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

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

Large-Lot Residential is defined as Single-Family Homes occupying lots of 2.5 acres or larger. Approving this rezone for RR2.5 would allow for better use of this mostly vacant property.

We are seeking to blend the two main focuses of the Master Plan to better utilize the vacant land and retain the consistency of the area by adding 10 buildable homesites to the area.

In addition to adding much needed homesites, the property has 2 multiacre visual easements in place on the property. These easements, akin to conservation easements, protect the natural flora and fauna of the area. When caring for and managing any sizeable amount of land, it's easy for items to be neglected. Most of the proposed new build sites have a portion of these easements integrated into them. This could help to foster the support of each neighbor on the care and upkeep of the land. While simultaneously reducing the burden of each easement to any one individual. Breaking up the easements among the individual lots, the land can receive better care from several homeowners, versus one who owns the entirety of the 29.5 acres. Thereby protecting the natural landscape that exists in Ute Pass.

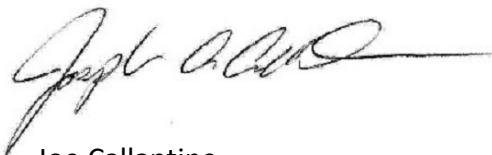
CONCLUSION

According to one article published on [NPR](#), the housing market is short 3,000,000 homes across the nation. The El Paso County Master Plan is predicting growth of upwards of 250,000 during the next 30 years. There is and will continue to be a need for additional housing. By approving this RR2.5 rezone, you will pave the way for the possibility of 10 new homesites to be available for construction in a highly desirable area of the County and relieve a little of the strain on the housing market in El Paso County

This rezone fits in with the surrounding community while adding a smaller number of families to the neighborhood, which would be more agreeable with the neighbors. As shown above, the rezone would also fit with the County's Plan to better utilize vacant space in the unincorporated areas of the county to better serve the people over the next 3 decades.

I kindly request that the RR2.5 Rezone of 9620 Chipita Park Rd be approved and if there are any questions, please contact me directly.

With humble gratitude,



Joe Callantine