

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

TO: El Paso County Planning Commission
Timothy L. Trowbridge

FROM: Jen Uhler, Planner
Brett Dilts, P.E., Senior Engineer

RE: Project File Number: P265
Project Name: Hillpointe Apartments Rezone
Parcel Number: 5408007001, 5408007004, & 5408007008
Commissioner District: 4

OWNER:	REPRESENTATIVE:
Hillpointe, LLC 3773 Cherry Creek Drive North Suite #801 East Tower Denver, Colorado 80209	Nina Dossey Vertex Consulting Services, LLC 5825 Delmonico Drive Colorado Springs, CO 80919
Planning Commission Hearing Date: 9/3/2026	
Board of County Commissioners Hearing Date: 9/24/2026	

A request by Hillpointe, LLC for approval of a Map Amendment (Rezoning) of 14.09 acres from CR (Commercial Regional) and CAD-O (Commercial Airport Overlay District) to RM-30 (Residential Multi-Dwelling) and CAD-O (Commercial Airport Overlay District). The property is located at 485 Meadowbrook Parkway and is approximately 250 feet northeast of the intersection of Highway 24 and Peterson Road. (Parcel Nos. 540800700, 5408007004, & 5408007008) (Commissioner District No. 4)

8/6/2026, 8:57:17 AM

1:27,669

0 0.17 0.35 0.7 mi
0 0.28 0.55 1.1 km

Override 1
 County Roads
 Parcels
 County Zoning
 CC: Commercial Community
 CR: Commercial Regional
 CS: Commercial Service
 I-2: Limited Industrial
 I-3: Heavy Industrial
 MHP: Mobile Home Park
 PUD: Planned Unit Development
 RS-6000: Residential Suburban (5,000 sq. ft.)
 RS-5000: Residential Suburban (5,000 sq. ft.)
 RM-12: Residential Multi-Dwelling (12 Dwellings)
 RM-30: Residential Multi-Dwelling (30 Dwellings)
 RR-0.5: Residential Rural (0.5 acres)
 RR-5: Residential Rural (5 acres)
 C-1: Commercial
 C-2: Commercial
 M: Industrial
 R-4: Planned Development
 Zoning Overlay
 Initial Zoning
 Special Use
 Sketch Plans
 Incorporated Cities
 World Imagery
 Low Resolution 15m Imagery
 High Resolution 60cm Imagery
 High Resolution 30cm Imagery
 Citations
 El Paso/Teller E-911, El Paso County Development Services, El Paso County Planning Department, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Vantor

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:	M (Industrial)	Vacant
South:	CR (Commercial Regional)	Vacant
East:	CR (Commercial Regional)	Multifamily Residential
West:	CR (Commercial Regional)	Shopping Center

D. BACKGROUND

This request is for a Map Amendment (Rezoning) from CR (Commercial Regional) and CAD-O (Commercial Airport Overlay District) to RM-30 (Residential Multi-Dwelling) and CAD-O (Commercial Airport Overlay District) to allow for the future subdivision of the properties into one lot and three tracts for a residential multifamily apartment complex and associated improvements. The future lot would be 14.09 acres in size

and accommodate the multifamily structure. The remainder of the existing parcels would be comprised of three tracts, two of which (6.48 acres and 7.68 acres) would remain undeveloped as they would be largely floodplain, separated by a proposed continuation of Meadowbrook Parkway to Peterson Road. The third proposed tract is slated for stormwater detention improvements. The remainder parcels will remain CR (Commercial Regional). The subject properties were originally zoned M (Industrial) in 1942, in the early phases of county zoning, then PBC (Planned Business Center) in 1983 (PBC82004Z), which became the CR (Commercial Regional) zoning district in 2007 through amendments to the Land Use Code. The CAD-O (Commercial Airport Overlay District) was adopted in 1991, and the property falls within the least restrictive ANAV (Aircraft Navigation) Sub-zone of the overlay district. The properties were platted as Lot 1 and Lot 2, Softball West Subdivision No. 2 on July 14, 1983, and are considered legal lots. A Final Plat (SF2420) and Site Development Plan (PPR2613) are currently being reviewed for this development proposal.

E. ZONING DISTRICT COMPARISON

The applicant is requesting to rezone a portion of three parcels totaling 14.09 acres to the RM-30 (Residential Multi-Dwelling) zoning district. The RM-30 (Residential Multi-Dwelling) zoning district is intended to accommodate 30 dwelling units per acre. The district is primarily for moderate-density multi-dwelling development.

The ANAV subzone is the least restrictive sub-zone of the four sub-zones making up the CAD-O overlay district. It is outside of the noise contours defined by the ADNL sub-zone, and outside of the accident potential areas defined by APZ-1 and APZ-2 sub-zones. In the ANAV sub-zone, two criteria must be met for a rezoning.

- *The request shall be referred to Airport Advisory Commission for review and comment.*
- *Airport Activity Notice and Disclosure shall be required to be recorded against the title of the property as a condition of approval.*

The project was referred to the Airport Advisory Commission for review and comment, and the item was reviewed and approved by the AAC on February 25, 2026. Airport staff recommends no objection with the following conditions:

- Avigation Easement: An avigation easement is requested or provide proof of previous recording (book/page or reception number) for development plat.
- Airport Acknowledgement: Upon accepting residency within Hillpointe Apartments, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that Hillpointe Apartments lies within an Airport Overlay Zone and is located less than 1.5 miles from Colorado Springs Municipal Airport and may, at times (24 hours per day), experience noise and other activities and operations associated with aircraft and the Airport.
- FAA Form 7460-1: Based on elevation data and distance to runway, the applicant will need to file Federal Aviation Administration (FAA) Form 7460-1 "Notice of Proposed Construction or Alteration" for any new vertical development at this site, including temporary construction equipment, and provide FAA documentation to the Airport before the commencement of construction activities; FAA's website (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>).

An Airport Activity Notice and Disclosure shall be recorded against the title of the property as a condition of approval for rezonings. The density and dimensional standards for the existing and proposed zoning districts are as follows:

	Existing Zoning District: CR (Commercial Regional)	Proposed Zoning District: RM-30 (Residential Multi-Dwelling)
Maximum Density	N/A	30 DU/acre
Minimum Lot Size	5 acres	5,000 square feet
Minimum Width at Front Setback	N/A	75 feet
Front Setback	50 feet	25 feet
Rear Setback	25 feet	15 feet
Side Setback	25 feet	15 feet
Maximum Lot Coverage	N/A	60%
Maximum Height	45 feet	40 feet

F. MASTER PLAN COMPLIANCE

1. Your El Paso Master Plan

a. Placetype Character: Urban Residential

The Urban Residential placetype consists of established neighborhoods immediately adjacent to equally dense or more dense urban neighborhoods in incorporated areas, as well as new, largely residential neighborhoods in previously undeveloped areas where centralized utility services are available. The Urban Residential placetype provides for a mix of development densities and housing types within a neighborhood. Urban Residential placetypes generally support accessory dwelling units as well. The dense urban development and high intensity of existing Urban Residential areas make it difficult to distinguish them from adjacent incorporated areas. The development of an Urban Residential placetype will strongly depend upon availability of water and wastewater services.

An interconnected network of pedestrian and bicycle infrastructure make Urban neighborhoods walkable internally and well-connected to adjacent placetypes. Highly accessible parks and open space are integrated throughout the neighborhood. Neighborhood-serving retail areas in this placetype should be conveniently connected and accessible to residents of the nearby neighborhood. Commercial uses should be located along main or perimeter streets rather than imbedded within primarily residential areas. Cimarron Hills is the most prominent example of this placetype.

Recommended Land Uses:

Primary

- *Single-family Detached Residential (5 units per acre lots or more)*
- *Single-family Attached Residential*
- *Multifamily Residential*

Supporting

- *Mixed Use*
- *Restaurant*
- *Commercial Retail*
- *Commercial Service*
- *Institutional*
- *Parks*
- *Office*

Analysis:

The subject property is adjacent to mixed-use development, as well as dense suburban residential neighborhoods. The RM-30 zoning is compatible with the existing dense urban

surroundings, availability of centralized water and wastewater services, and proximity to regional trails.

b. Area of Change Designation: Transition

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

Analysis:

The proposed rezoning is a relatively large swath of undeveloped land within a developed area. This rezoning will allow for dense residential development, matching the existing developed character of the built environment.

c. Key Area Influences: Enclaves or Near Enclaves

Enclaves are areas of unincorporated El Paso County that are surrounded on all sides by an incorporated municipality, primarily the City of Colorado Springs but enclaves or near enclaves exist within or adjacent to other municipalities. The largest enclave is Cimarron Hills, an urbanized community with nearly 18,000 residents, but several smaller enclaves exist around other areas of Colorado Springs as well.

The majority of the enclaves are developed or partially developed in a manner that would require significant improvement for annexation. These include roadway improvements, storm-water improvements and utility infrastructure upgrades. Most enclave areas are accessed by municipal roads, experience the impacts of urban stormwater runoff, or are otherwise served by one or more municipal utilities. The character and intensity of new development or redevelopment in these enclaves should match that of the development in the municipality surrounding it. Discussion with the City of Colorado Springs and other municipalities regarding the possible annexation of these areas should be continued and revisited regularly to explore means to finance improvements and service debt to make annexation a feasible consideration.

Analysis:

This property sits near the end of an enclave, close to the border of Colorado Springs, which is highly developed. It is adjacent to the Cimarron Hills neighborhood, which is also highly urbanized, making the proposed RM-30 zoning appropriately located for future intense, or dense, development. Colorado Springs Planning and Community Development had no comment on the rezoning, nor as it pertains to annexation.

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

Priority Development Area: Urban Residential

Larger Enclaves

Larger enclaves, including Cimarron Hills, currently exhibit the Urban Residential placetypes characteristics. They have denser housing clustered together with a wide variety of commercial and employment businesses to create a complete community. However, some have only one or two uses due to their size. All of them have been designated as transition areas within the Areas of Change because all or part of them could be redeveloped to better support the establishment of complete communities.

- ***Redevelop deteriorating single-family homes and sporadic commercial businesses to single-family attached or multifamily units*** to increase density where appropriate in the context of the existing neighborhood.
- ***Vacant industrial should be redeveloped to an entertainment use or small commercial retail center*** to better support residents.
- Overall, the County should ***prioritize higher-quality redevelopment of any primary or supporting land use for the Urban Residential placetype*** as opportunities arise.

The City of Colorado Springs had no outstanding comments on the rezoning of the property.

Key Area Influences: Military Reservation Buffer

Colorado state law requires local governments to notify military installations of development applications taking place nearby, as per Colorado Revised Statute § 29-20-105.6. El Paso County

has five military installations: Cheyenne Mountain Air Force Station, Fort Carson Army Base, Peterson Air Force Base, Schriever Air Force Base, and the U.S. Air Force Academy.

Given the central role the military plays in the region, El Paso County has worked to support its military installations through its land use, transportation, and natural resource planning efforts. Areas directly adjacent to the installations are critical to successfully planning for the County's projected growth, economic viability, and the various operations of the individual bases. Recommendations and policies will be specific and different for each installation, as outlined in Chapter 9 Military.

The proposed rezoning is located within the Peterson Space Force Base 2-Mile notification buffer. The organization was sent a referral, and had no outstanding comments related to the rezoning.

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 4.2 – Support the efficient use of water supplies.

Policy 5.2.4 – Encourage the locating of new development where it can take advantage of existing or proposed water supply projects that would allow shared infrastructure costs

Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.

The Water Master Plan includes demand and supply projections for central water providers in multiple regions throughout the County. The property is located within Planning Region 5 of the Plan, which is an area anticipated to experience growth by 2040. The following information pertains to water demands and supplies in Region 5 for central water providers:

The Plan identifies the current demand for Region 5 to be 4,396 acre-feet per year (AFY) with a current supply of 4,849 AFY. The projected demand in 2040 for Region 5 is at 6,468

AFY with a projected supply of 6,800 AFY in 2040. The projected demand at build-out in 2060 for Region 5 is at 9,608 AFY with a projected supply of 10,131 AFY in 2060. This means that by 2060 a surplus of 523 AFY is anticipated for Region 5.

A finding of water sufficiency is not required with a Map Amendment. RM Zoning Districts require central services, which will be determined at Site Development Plan.

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 Conservation District, Peterson Space Force Base, and El Paso County Parks Department were each sent a referral and have no outstanding comments related to the rezoning.

The Master Plan for Mineral Extraction (1996) identifies coal and valley fill in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

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 located within a floodplain as determined by a review of the FEMA Flood Insurance Rate Map number 08041C0754G, effective December 7th, 2018. The property is partially within Zone "AE," which is an area of 1% flood hazard, or 100-year floodplain. Flood hazard areas and

base flood elevations will be denoted on the Final Plat, which is currently in review. The portion of the property being rezoned is not within a floodplain.

3. Drainage and Erosion

The property is located in the Sand Creek (FOFO4000) drainage basin. The Sand Creek drainage basin does have drainage basin and bridge fees, which will be due at time of Final Plat recordation. A drainage report and grading erosion control plan is not required with a Map Amendment (Rezoning) request. These reports were submitted and are being reviewed with the site development plan application.

4. Transportation

A traffic impact study was submitted with the Map Amendment (Rezoning) request. The traffic impact study indicates that the project is anticipated to generate 1,863 daily trips. Access to the proposed development would be from a full movement access on an extension of Meadowbrook Parkway on the north and a secondary access on Panamint Court on the west. The intersection of Peterson Road and Panamint Court will be converted to a right-in/right-out intersection, with the median on Peterson Road being closed. No direct lot access to Peterson Road would be allowed.

The 2024 Major Transportation Corridors Plan depicts Peterson Road as an urban minor arterial roadway, Meadowbrook Parkway is classified as an urban major collector roadway, while Panamint Court is classified as an urban local roadway, all owned and maintained by El Paso County.

Improvements to Peterson Road have been identified in the traffic impact study with the proposed development having responsibility for the improvements. A CDOT access permit will be required for the development at the time of Final Plat or Site Development Plan. 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. Water is provided by Cherokee Metro District. Central services will be required at Site Development Plan.

2. Sanitation

Wastewater is provided by Cherokee Metro District.

3. Emergency Services

The property is within the Cimarron Hills Fire Protection District, which is committed to providing fire protection services to the proposed development. The District was sent a referral and had no objection or fire code concerns to the proposed Map Amendment.

4. Utilities

The property is within Colorado Springs Utilities service area for gas and electric utilities. Colorado Springs Utilities had no comment on the proposed zone change application. Comments will be provided at the time of the required Preliminary Utility and Public Facilities Plan submittal associated with the Site Development Plan.

5. Metropolitan Districts

The property is within Cherokee Metro District, as noted above, for water and wastewater services.

5. Parks/Trails

Land dedication and fees in lieu of park land dedication are not required for a Map Amendment (Rezoning) application and will be assessed with the plat.

6. Schools

The property is located within Colorado Springs School District 11. Land dedication and fees in lieu of school land dedication are not required for a Map Amendment (Rezoning) application and will be assessed with the plat.

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 RM-30 (Residential Multi-Dwelling) and CAD-O (Commercial Airport Overlay) zoning district and with the applicable sections of the Land Development Code and Engineering Criteria Manual.
- 3.** Airport Activity Notice and Disclosure shall be recorded with the approval resolution.

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 30 adjoining property owners on August 19, 2026, for the Planning Commission and Board of County Commissioners meetings. Responses will be provided at the hearing.

L. ATTACHMENTS

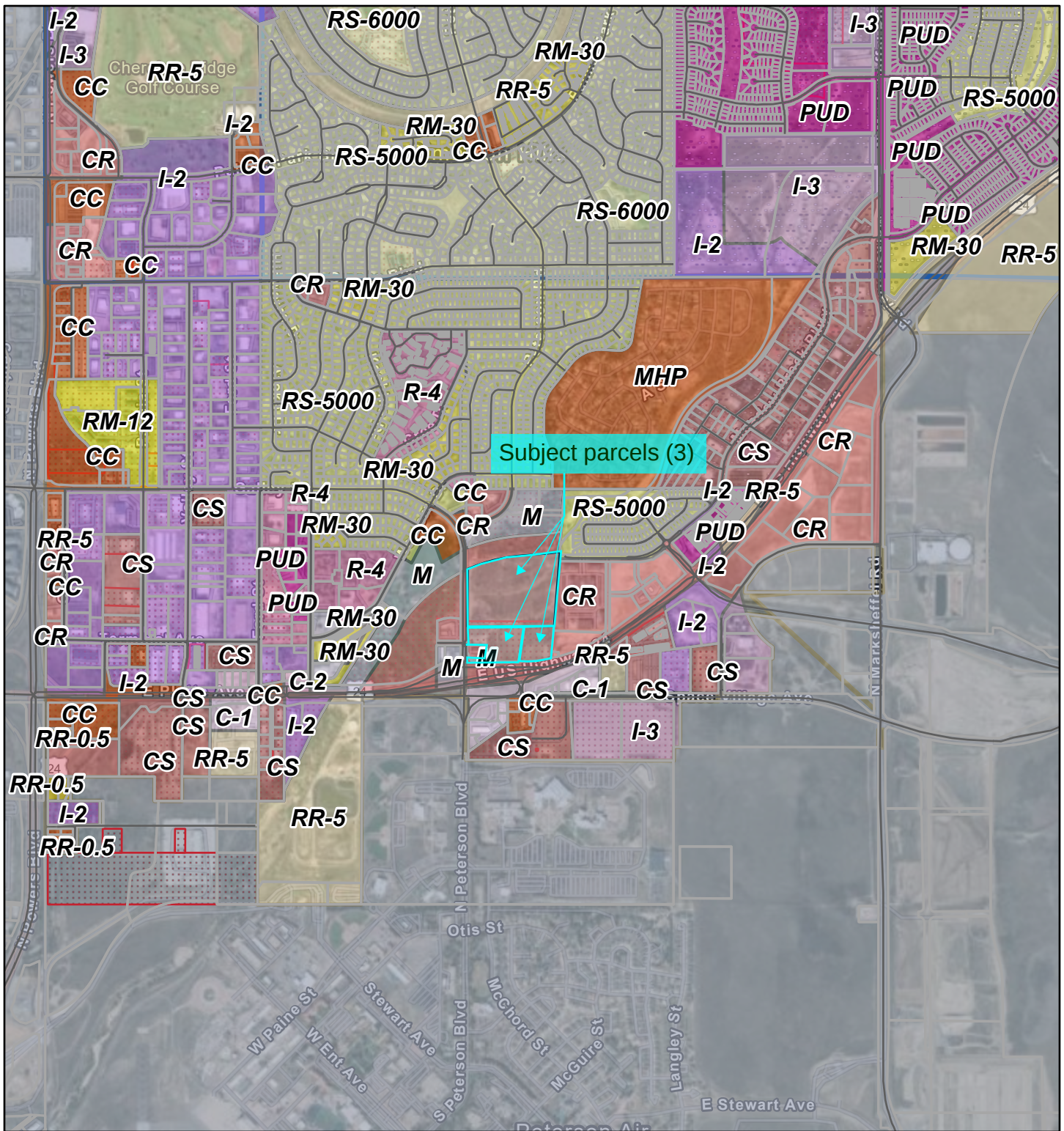
Vicinity Map

Letter of Intent

Rezone Map

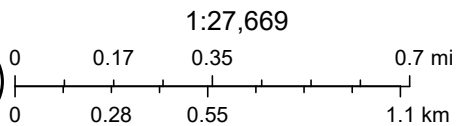
Draft Resolution

Zoning Map



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- | | | |
|---|---|--|
| <ul style="list-style-type: none"> Override 1 County Roads Parcels County Zoning CC: Commercial Community CR: Commercial Regional CS: Commercial Service I-2: Limited Industrial I-3: Heavy Industrial MHP: Mobile Home Park PUD: Planned Unit Development | <ul style="list-style-type: none"> RS-6000: Residential Suburban (6,000 sq. ft.) RS-5000: Residential Suburban (5,000 sq. ft.) RM-12: Residential Multi-Dwelling (12 DU/acre) RM-30: Residential Multi-Dwelling (30 DU/acre) RR-0.5: Residential Rural (0.5 acres) RR-5: Residential Rural (5 acres) C-1: ** Commercial C-2: ** Commercial M: ** Industrial R-4: ** Planned Development Zoning Overlay | <ul style="list-style-type: none"> Initial Zoning Special Use Sketch Plans Incorporated Cities World Imagery Low Resolution 15m Imagery High Resolution 60cm Imagery High Resolution 30cm Imagery Citations |
|---|---|--|



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

Hillpointe Apartments Rezone

Letter of Intent

PCD File No. P265

February 2, 2025

Owner:

Jovenchi II, Marathon Holdings LLP, Venezia John Estate
4779 N. Academy Boulevard
Colorado Springs, CO 80918
dean@vintagedev.com
719-491-2158

Applicant/ Authorized Representative:

Vertex Consulting Services, LLC
5825 Delmonico Drive, Suite 320
Colorado Springs, CO 80919
craig.dossey@vertexcos.com
303-906-8800

Planner: Vertex Consulting Services, LLC,
c/o: Craig Dossey, President
5825 Delmonico Drive, Suite 320
Colorado Springs, CO 80919
303-906-8800
craig.dossey@vertexcoss.com

Tax Schedule No: Portions of 5408007001, 5408007004, and 5408007008

Address: 485 Meadowbrook Parkway

Acreage: 14.09 Acres

Current Zoning: CR (Commercial Regional) CAD-O (Commercial Airport Overlay District)

Requested Zoning: RM-30 (Residential Multi-Dwelling) CAD-O (Commercial Airport Overlay District)

Request:

Vertex Consulting Services, LLC, on behalf of the owner, is respectfully submitting an application for a map amendment (rezone) from the CR (Commercial Regional) zoning district to the RM-30 (Residential Multi-Dwelling) zoning district. The proposed rezone is compatible with existing zoning and land uses in the surrounding area and is consistent with the Your El Paso Master Plan.

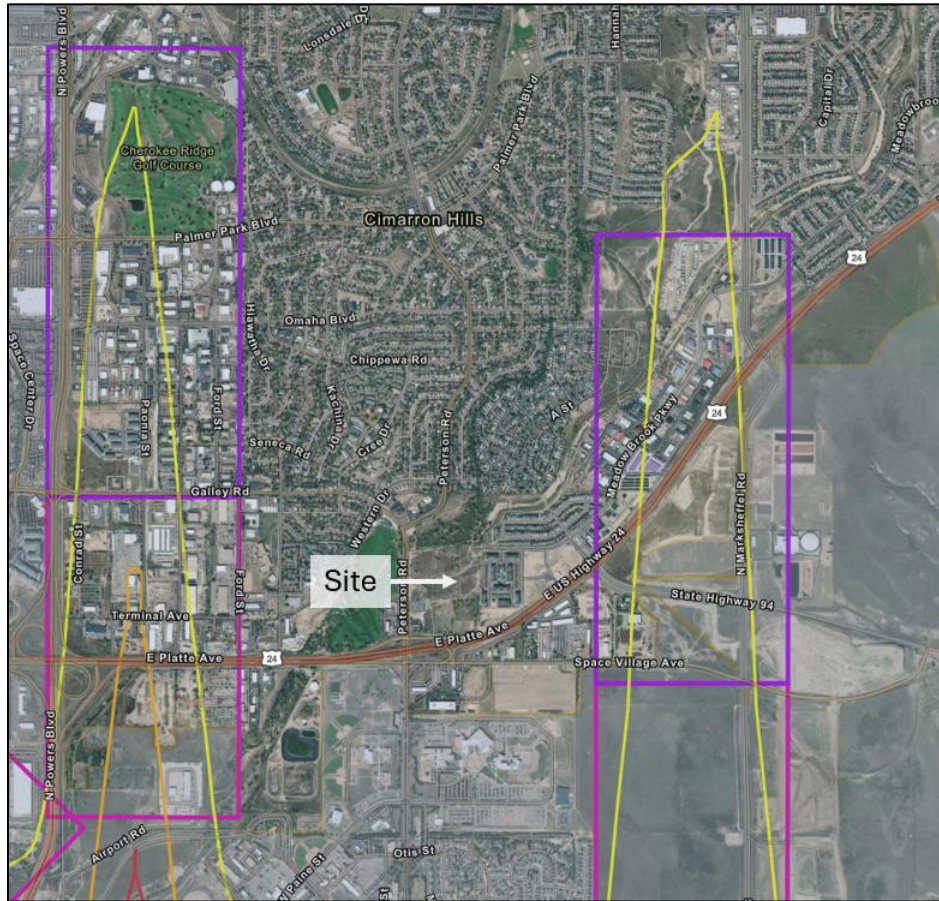
Overlay Zoning:

The property is located within the CAD-O (Commercial Airport Overlay District) associated with the City of Colorado Springs Airport. The Airport has requested an aviation easement, which can be provided pursuant to the associated Cimarron Hills Southeast Mixed Use Filing No. 1 subdivision, which is currently under review with El Paso County Planning and Community Development Department. The property is not included within the Colorado Springs Airport Noise Contours or within the Airport's Accident Potential Zones (APZs) as depicted in the image below. The Airport Advisory Commission provided comments on this map amendment (rezoning) request stating "no objection" with the following conditions:

- Aviation Easement: An aviation easement is requested or provide proof of previous recording (book/page or reception number) for development plat.
- Airport Acknowledgement: Upon accepting residency within Hillpoint Apartments, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that Hillpointe Apartments lies within an Airport Overlay Zone and is located less than 1.5 miles from Colorado Springs Municipal Airport and may, at times (24 hours per day), experience noise and other activities and operations associated with aircraft and the Airport.
- FAA Form 7460-1: Based on elevation data and distance to runway, the applicant will need to file Federal Aviation Administration (FAA) Form 7460-1 "Notice of Proposed Construction or Alteration" for any new vertical development at this site, including

temporary construction equipment, and provide FAA documentation to the Airport before the commencement of construction activities; FAA's website (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>).

The owner intends to comply with each of these conditions. No other impacts have been identified that will require mitigation.



Utilities:

Colorado Springs Utilities provides electric and natural gas service to the area and the property is located within the water and wastewater service area of Cherokee Metropolitan District. The applicant has already met with both Colorado Springs Utilities and Cherokee Metropolitan District to discuss service and extension of utilities into the property.

Justification:

The pages that follow address each of the criteria included within Section 5.3.5 (Map Amendment), of the El Paso County Land Development Code.

The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned.

Your El Paso County Master Plan Analysis

Chapter 1 of Your El Paso Master Plan (2021) states that the Plan is “general in nature-it cannot tackle every issue in sufficient detail to determine every type of necessary action.” In addition, Chapter 1 goes on to state that the Plan “is intended to provide clearer and more coordinated policy, resulting in a document that effectively communicates County goals and identifies specific actions to achieve both County-wide and local area objectives.” When taken together, these two statements suggest to the reader that the Plan may only address certain issues at a cursory level and that specific steps or actions for addressing such issues may not be offered within the Plan. That conclusion is certainly the case in numerous instances and with regard to a variety of topical areas. However, that is not the case with respect to the requested map amendment (rezoning) to the RM-30 zoning district, as identified below.

Key Area Analysis

The property is within the “Enclaves or Near Enclaves” Key Area of the Plan, which in this specific instance is in reference to the Cimarron Hills neighborhood, an urbanized area of unincorporated El Paso County. The Plan specifically calls attention to Cimarron Hills as being the largest enclave in the County and as “[A]n urbanized community with nearly 18,000 residents...” When considering new development or redevelopment in these areas, the Plan states the following:

“The character and intensity of new development or redevelopment in these enclaves should match that of the development in the municipality surrounding it.”

The proposed RM-30 zoning would be directly compatible with a variety of new developments in the City of Colorado Springs, which is the municipality surrounding the Cimarron Hills enclave. The City of Colorado Springs continues to experience increased multi-family residential growth throughout its incorporated boundaries, including a number of locations that are in close proximity to the subject property, particularly along the Powers Boulevard and Marksheffel Road corridors. As a result, the map amendment (rezone) and anticipated multi-family residential development will be consistent with the existing character of the City of Colorado and in keeping with the existing and planned new development within the Cimarron Hills enclave.

Area of Change Analysis

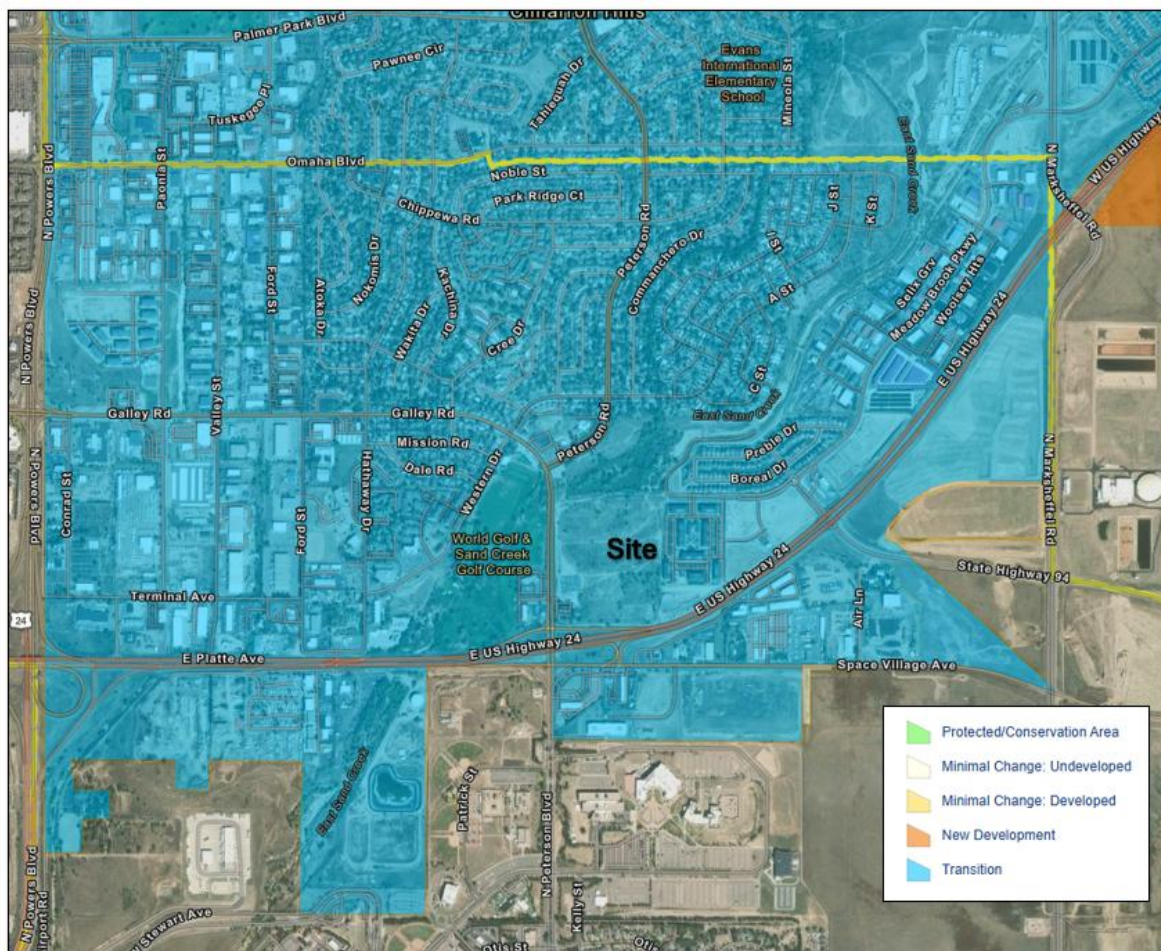
The property is identified in the Areas of Change map within the Plan as being within the “Transition” area of change. Page 21 of the Plan characterizes areas of “Transition” by stating:

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

center.” (Emphasis added)

The 14.09-acre lot is an underutilized vacant property within the larger unincorporated Cimarron Hills neighborhood. Cimarron Hills, although located within unincorporated El Paso County, is largely built out with exception to a handful of properties, including this property. Most of the older areas of Cimarron Hills have been developed with single-family detached dwellings; however, recent development of vacant properties, and even redevelopment of many of the previously underutilized industrial properties, have resulted in a substantial influx of multi-family residential dwellings, particularly along the Marksheffel Road and Highway 24 corridors. The proposed map amendment (rezoning) for the subject property, which was previously part of a larger softball complex, represents a continuation of the ongoing transition of the area. This will result in increased residential densities within Cimarron Hills, which directly supports the County’s master planning for the area in terms of the Transition Area of Change designation. In addition, development of multi-family housing on the subject property pursuant to the RM-30 zoning will help provide much needed attainable housing.

Area of Change Map



Placetype Analysis

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

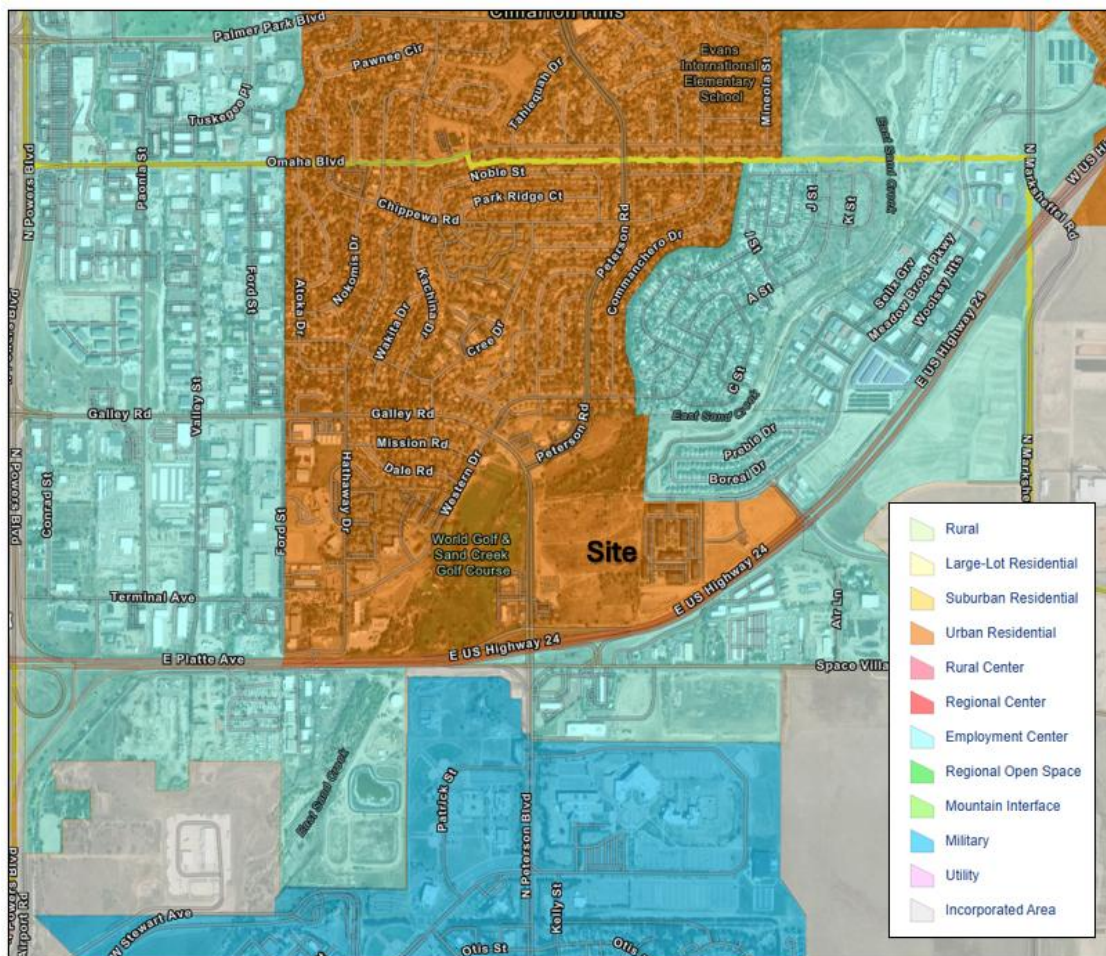
the Urban Residential Placetype. Page 30 of the Plan identifies the following land uses as being Primary Land Uses within the Urban Residential Placetype:

- Single-family Detached Residential (5 units/acre or more)
- Single-family Attached Residential
- **Multi-family Residential**

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

- Mixed Use
- Restaurant
- Commercial Retail
- Commercial Service
- Institutional
- Parks
- Office

Placetype Map



The Urban Residential Placetype is described further on page 30 as follows:

“The Urban Residential placetype consists of established neighborhoods immediately

adjacent to equally dense or more dense urban neighborhoods in incorporated areas, as well as new, largely residential neighborhoods in previously undeveloped areas where centralized utility services are available. The Urban Residential placetype provides for a mix of development densities and housing types within a neighborhood. Urban Residential placetypes generally support accessory dwelling units as well. ***The dense urban development and high intensity of existing Urban Residential areas make it difficult to distinguish them from adjacent incorporated areas. The development of an Urban Residential place-type will strongly depend upon availability of water and wastewater services.***

An interconnected network of pedestrian and bicycle infrastructure make Urban neighborhoods walkable internally and well-connected to adjacent placetypes. Highly accessible parks and open space are integrated throughout the neighborhood. Neighborhood-serving retail areas in this placetype should be conveniently connected and accessible to residents of the nearby neighborhood. Commercial uses should be located along main or perimeter streets rather than imbedded within primarily residential areas. Cimarron Hills is the most prominent example of this placetype.” (emphasis added)

The allowance for multi-family housing as a “Primary Land Use” within the Urban Residential Placetype is directly in line with the proposed map amendment (rezoning) and the anticipated multi-family residential development of the site. In addition, Cherokee Metropolitan District will serve the site with central water and wastewater services and Colorado Springs Utilities will provide electric and natural gas services, which further allows the proposed map amendment (rezoning) to reach overwhelming consistency with the Urban Residential Placetype.

Priority Development Area Analysis

Page 51 of the Plan provides recommendations for certain areas of the County that should be considered as “Urban Residential Priority Development Areas.” This section of the Plan directly references the Cimarron Hills enclave as a Priority Development Area and it suggests that the area “could be redeveloped to better support the establishment of complete communities.” Specific recommendations for Cimarron Hills as a Priority Development Area include the following:

- Redevelop deteriorating single-family homes and sporadic commercial businesses to single-family attached or multifamily units to ***increase density where appropriate*** in the context of the existing neighborhood.
- Vacant industrial should be redeveloped to an entertainment use or small commercial retail center to better support residents.
- ***Overall, the County should prioritize higher-quality redevelopment of any primary or supporting land use for the Urban Residential placetype as opportunities arise.*** (emphasis added)

In summary, this section of the Plan directly supports the proposed RM-30 map amendment

(rezoning) as a way of prioritizing higher-quality development in the form of new multi-family residential dwellings, which are expressly identified as a primary land use within the Urban Residential Placetype.

El Paso County Water Master Plan

The Executive Summary from the Water Master Plan (2018) states that “The Water Master Plan (WMP) was developed for the Board of County Commissioners, El Paso County officials and staff, developers, citizens, and water providers within the County for the purpose of identifying and addressing water supply issues earlier in the land use entitlement process.” The Plan provides an analysis of water supply for central water providers throughout El Paso County on a Planning Region basis. The subject property is located within Planning Region 5 of the Water Master Plan, pursuant to Figure 3-1 on page 25. Region 5 includes a number of central water providers, including Cherokee Metropolitan District, which will provide water service to the site.

Section 5.4, Needs Analysis, of the Plan identifies that the current water supplies (4,849 AF) for Region 5 exceed the current demand (4,396 AF). This indicates a current surplus of 453 AF. Water sufficiency is not established with map amendment (rezoning) application; however, the water supply surplus identified in the County’s Water Master Plan combined with the commitment to serve from Cherokee Metropolitan District suggest that the proposed rezoning is in general conformance with the Water Master Plan. Furthermore, it should be noted that Cherokee Metropolitan District has recently received approval of a water reuse plan from the State of Colorado, which effectively allows Cherokee to reuse treated effluent thereby expanding the available water supplies of the District well beyond the 4,849 AF identified in the County’s Water Master Plan.

El Paso County Parks Master Plan

The El Paso County Parks Master Plan (2022) does not depict any planned or existing trails or open space on the subject property. The nearest proposed trail is a City of Colorado Springs proposed trail that is conceptually aligned south of Highway 24 approximately one-third of a mile south of the subject property. Land dedication or fees in lieu of land dedication are not required with a map amendment (rezone) application. For these reasons, the map amendment is in general conformance with the Parks Master Plan.

2024 Major Transportation Corridors Plan (MTCP)

Access to the site is from the south side of the planned extension of Meadowbrook Parkway, which is ultimately proposed to intersect with Peterson Road located west of the site. A traffic impact study was prepared by SM Rocha which details the potential traffic impacts of the proposed development. The study concluded that the proposed development will not trigger any improvements to the surrounding roadway network beyond the construction of Meadowbrook Parkway, which was planned for and included in the overall subdivision. A full analysis of the 2024 MTCP is included within the traffic study. All necessary rights-of-way will be dedicated with the Cimarron Hills Southeast Mixed Use Filing 1 subdivision.

Other Topical Elements of the County Master Plan

The proposed rezone is in compliance with the other topical elements of the County Master Plan, including the Master Plan for Mineral Extraction, and the El Paso County Wildlife Habitat Maps and Descriptors.

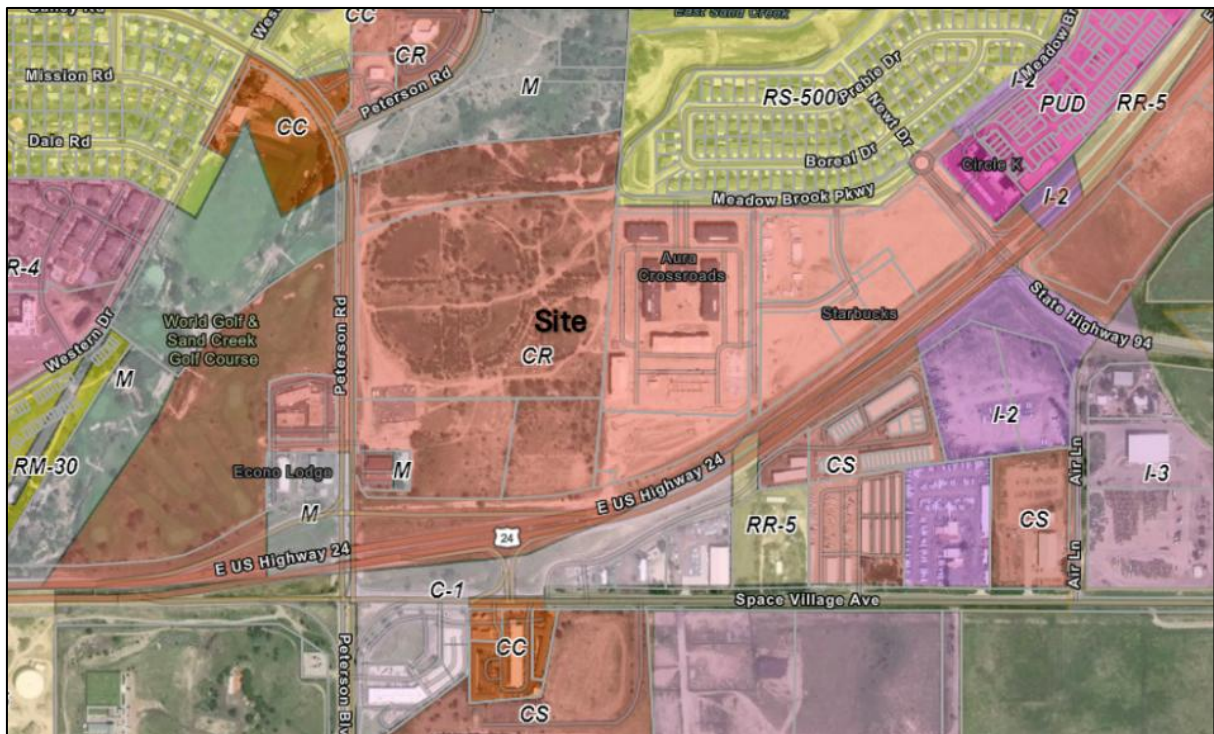
The rezoning is in compliance with all applicable statutory provisions, including but not limited to C.R.S. § 30-28-111 § 30-28-113, and § 30-28-116.

Pursuant to the El Paso County procedures, the County will post the public hearing date in the newspaper ensuring all statutory requirements have been satisfied.

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

The property owner is requesting to rezone the property from the CR zoning district to the RM-30 zoning district. The property is surrounded by commercial and higher density residential zoning on all sides. The overall Cimarron Hills Southeast Mixed Use Filing No. 1 Final Plat (SF2420), which is under review, also includes adjacency to industrial zoned parcels, which are currently either vacant or developed with commercial land uses, as well as additional commercial zoned parcels located across Highway 24 to the south.

Below is a map depicting the surrounding zoning as of the date of this letter:



Section 3.2 of the Code provides the purpose statements for all conventional zoning districts within unincorporated El Paso County. The purpose of the RM-30 (Residential Multi-Dwelling) zoning district:

“The RM-30 zoning district is a 30 dwelling unit per acre district primarily intended to accommodate moderate-density multi-dwelling development.”

The Land Development Code definition of “Compatibility” identifies that two uses do not need to be identical in order to be considered compatible:

“The characteristics of different uses, activities or designs which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include height, scale, mass and bulk of structures. Other important characteristics that affect compatibility are landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, compatibility refers to the sensitivity of the proposed use, activity or design in maintaining the character of existing development within the vicinity.”

Compatibility of the rezoning request with the surrounding area is discussed below in the context of the various elements of Land Development Code definition:

1. Located adjacent to one another in harmony (coexist without negative impacts)

The fact that the surrounding zoning districts are commercial and higher density residential allows for the proposed RM-30 zoning to function in harmony with the neighborhood. Traditional zoning concepts even encourage locating higher density residential zoning near commercial goods and services and near employment centers, which is exactly the case with this proposal given the adjacent commercial zoning and development and the close proximity to Peterson Space Force Base and the Powers Boulevard corridor, both of which provide for significant employment opportunities. The anticipated relationship between higher density residential development and goods, services, and employment opportunities serves as the backbone for every healthy, thriving, and harmonious community.

2. Compatible height

The RM-30 zoning district has a maximum height of 40 feet. This is compatible with the maximum heights of the County’s commercial zoning districts, which range from 30 to 50 feet depending on the specific commercial zoning district. In addition, anticipated multi-family development of the subject property will be similar in height and scale to the existing Aura Crossroads multi-family residential development, located immediately adjacent to the east, which features three-story multi-family dwellings.

3. Compatible scale, massing, and bulk

The RM-30 zoning district has a maximum coverage of 60%, whereas the adjacent commercial zoning in the area is not/will not be subject to a maximum lot coverage standard. As such, the proposed map amendment to RM-30 would actually result in a

reduction in maximum building coverage from the existing CR (Commercial Regional) zoning of the property.

4. Compatible landscaping, light, noise, odor, and architecture

Multi-family residential development within the proposed RM-30 zoning district will be subject to the development standards in Chapter 6 of the Land Development Code. These same standards also apply to all commercial development, which would include any new commercial development that may occur near the subject property pursuant to one of the County's commercial zoning districts.

5. Maintain the character of existing development in the vicinity

The character of the surrounding zoning includes commercial, multi-family residential, and higher density single-family residential. The proposed RM-30 zoning will be consistent with the urbanized nature of the area and will help advance the Urban Residential Placetype character through increased residential density located near commercial goods and services and in close proximity to public facilities and employment centers.

The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.

Table 5-4 of the Land Development Code identifies the density and dimensional standards of the RM-30 zoning district as follows:

- Minimum lot size: 5,000 square feet for the first two multi-family units, plus 1,000 square feet for each additional unit (per footnote 9 of Table 5-4)
- Front Setback: 25 feet
- Side Setback: 15 feet
- Rear Setback: 15 feet
- Maximum Height: 40 feet

The anticipated multi-family residential development on the subject property will be required to comply with these dimension standards. The anticipated unit count for the development is currently 300 dwellings, which would require a minimum lot size of 6.84 acres. This means that the site complies with the minimum lot size require of the Code with an additional excess of approximately 7.25 acres.

Natural and Physical Features:

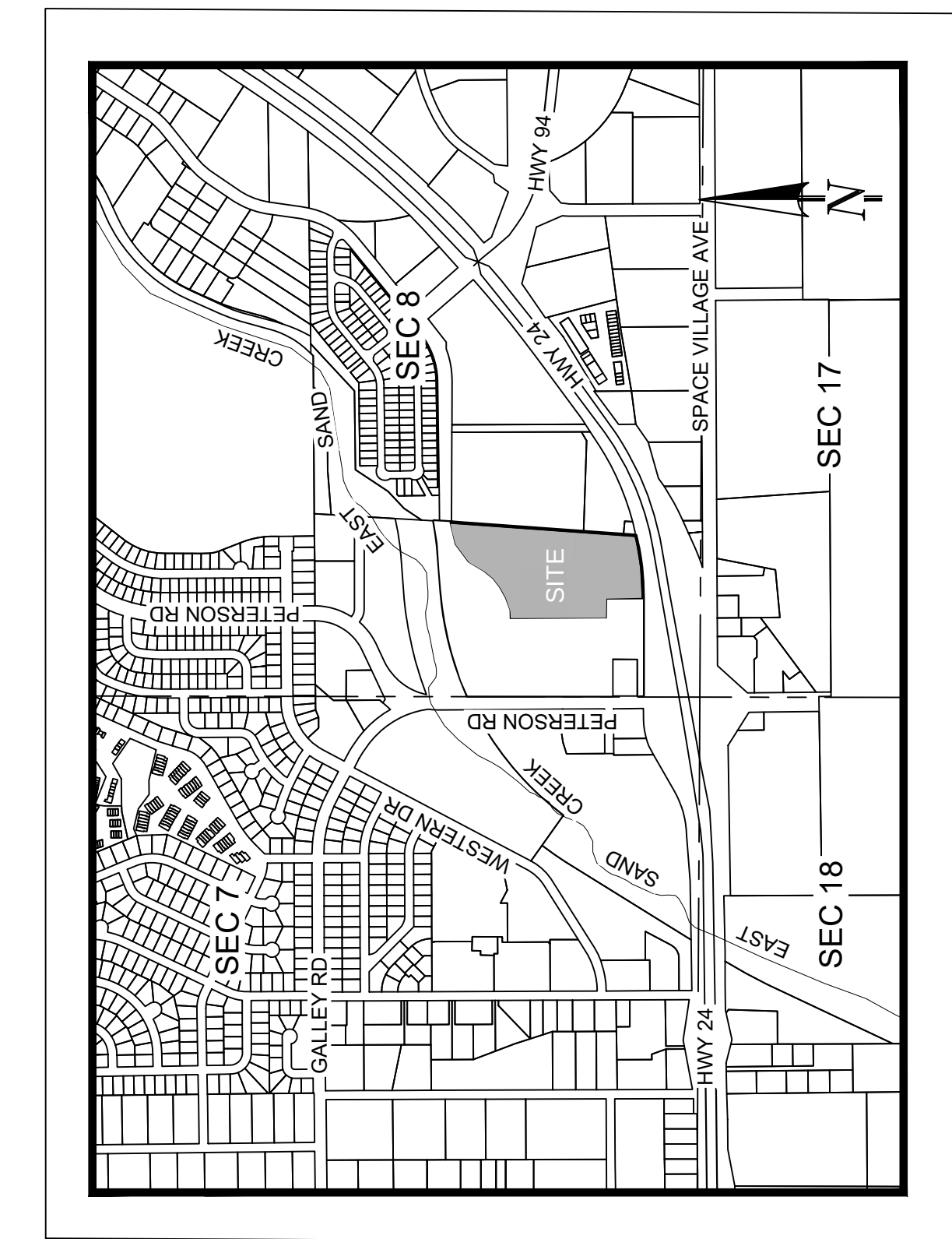
There are no sensitive natural features or geologic hazards present on the property. The Sand Creek floodplain is located north and northwest of the property and will not impact the development of this lot pursuant to the proposed RM-30 zoning. The property is adjacent to U.S. Highway 24 along the southern boundary of the lot. A noise impact study has been provided in support of the proposed map amendment (rezoning) request. The study predicts noises level in year 2045 from traffic on Highway 24 at less than 66 decibels Leq(h), which is less than the threshold for exterior noise levels for multifamily residential developments (a Category B land

use).

Community Outreach Efforts:

There are currently no planned community outreach events.

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP
N.T.S.

PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, BEING MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BY A 3.25" ALUMINUM CAP STAMPED "15 22579" IN RANGE BOX AND MONUMENTED AT THE WEST QUARTER CORNER OF SAID SOUTHWEST QUARTER BY A 3.25" ALUMINUM CAP STAMPED "BUREAU OF LAND MANAGEMENT U.S. DEPT. OF THE INTERIOR," AS BEARING OF NORTH 00°23'34" WEST, A DISTANCE OF 2,641.77 FEET;

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 8, THENCE NORTH 00°23'14" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 449.46 FEET; THENCE NORTH 89°36'46" EAST, A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF THE SOFTBALL WEST SUBDIVISION NO. 2, THENCE NORTH 89°36'45" EAST, ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 634.38 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 00°23'14" WEST, A DISTANCE OF 209.00 FEET;

THENCE SOUTH 89°36'45" WEST, A DISTANCE OF 131.18 FEET;

THENCE NORTH 00°23'14" WEST, A DISTANCE OF 665.83 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 440.00 FEET;

THENCE NORTHEASTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF $52^{\circ}26'35''$, AN ARC DISTANCE OF 402.73 FEET AND HAVING A CHORD THAT BEARS NORTH $88^{\circ}40'55''$ EAST, A DISTANCE OF 388.82 FEET;

THENCE NORTH 32°27'38" EAST, A DISTANCE OF 40.86 FEET TO A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 360.00 FEET;

THENCE NORTHEASTERLY AND COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 56°28'31", AN ARC DISTANCE OF 354.84 FEET AND HAVING A CHORD THAT BEARS NORTH 60°41'53" EAST, A DISTANCE OF 340.65 FEET TO THE EAST LINE OF SAID SOFTBALL WEST SUBDIVISION NO. 2;

THENCE SOUTH 03°28'07" WEST, COINCIDENT WITH SAID EAST LINE, A DISTANCE OF 1,227.76 FEET TO THE SOUTHEAST CORNER OF SAID SOFTBALL WEST SUBDIVISION NO. 2 AND A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,780.00 FEET;

THENCE COINCIDENT WITH THE SOUTH LINE OF SAID SOFTBALL WEST SUBDIVISION NO. 2, THE FOLLOWING TWO (2) COURSES:

1. WESTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 13°33'05", AN ARC DISTANCE OF 421.00 FEET AND HAVING A CHORD THAT BEARS SOUTH 82°56'54" WEST, A DISTANCE OF 420.02 FEET;
2. SOUTH 89°36'45" WEST, A DISTANCE OF 22.95 FEET TO THE POINT OF BEGINNING.

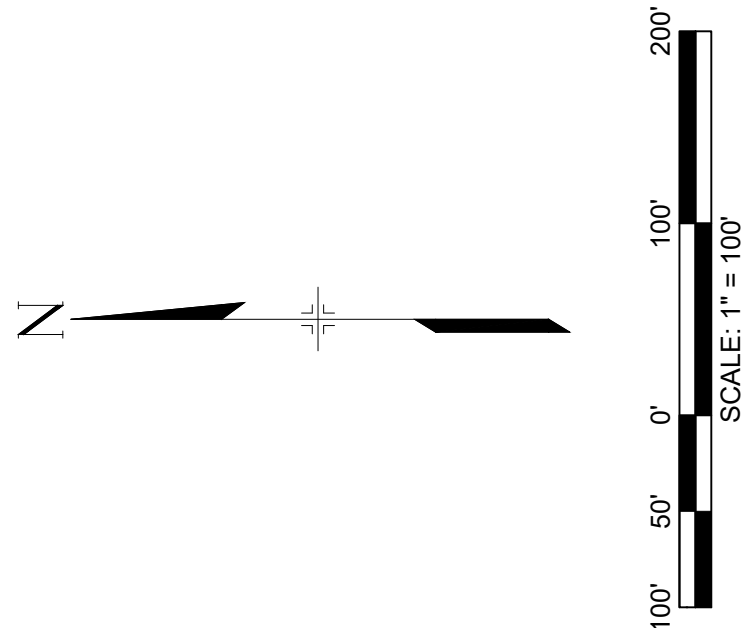
THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 613,849 SQUARE FEET OR (14.09 ACRES), MORE OR LESS.

[illegible]

OWNER
Jovenchi II, Marathon Holdings LLP,
Venezia John Estate
4779 N. Academy Boulevard
Colorado Springs, CO 80918
719-491-2158

PREPARER/APPLICANT
VERTeX
Consulting Services
455 E. Pikes Peak Avenue, Suite 101
Colorado Springs, Colorado 80903
719-733-8605

PROJECT NO. P265		SHEET	
DATE 01/23/26		1 OF 1	
PREPARED ND	APPROVED CAD		



LEGEND

SECTION LINE	---
CENTER LINE	- - -
SUBJECT BOUNDARY	----
ROW LINE	=====
LOT LINE	-----
EXTERIOR PARCELS	-----
EASEMENT	-----
FLOOD ZONE AE	-----
FLOODWAY	-----
SHADED ZONE X	-----
FOUND MONUMENT AS NOTED	●
SET #6 REBAR WITH 1-1/2"	○
ALUMINUM CAP STAMPED	◇
WITH P.L.S. NO. 38576	
SECTION CORNER	◆
RIGHT-OF-WAY	ROW
RECEPTION NUMBER	REC. NO.
SECTION	SEC.
CORNER	COR.