



April 25, 2022

**APPLICANT-OWNER/CONSULTANT INFORMATION:**

**OWNER**

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**PLANNING/ENGINEERING**

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**TRANSPORTATION ENGINEERING (TRAFFIC IMPACT STUDY)**

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**REQUEST**

Rockwood Homes LLC (Applicant) requests the rezoning of Parcel No. 5404304013 ( $\pm 9.8$  AC) from the PUD CAD-O (Commercial/Hotel District with Commercial Airport District Overlay) to the RM-30 (Residential Multifamily) CAD-O District. The parcel is located in the southwest corner of the Claremont Ranch subdivision (See Vicinity Map for Details), at the northeast corner of Marksheffel Road and US 24 intersection. Specifically, the tract is located at 1249 Meadowbrook Parkway, El Paso County, Colorado Springs.

The Applicant intends to develop +/-150 multifamily units in several buildings on the  $\pm 9.8$  AC site with a maximum density of 30 DU/AC in the proposed RM-30 zone. The planned community will include several multifamily unit buildings, office, club house, swimming pool,

landscaping, and open spaces. Parking will be provided with a combination of attached and detached garages, and uncovered surface parking. Final community and site plan details are currently being refined for site development plan submittal.

## **REVIEW CRITERIA AND JUSTIFICATION**

### **ZONING COMPLIANCE**

Development of the site shall be in conformance with the zoning requirements of the RM-30 zone, including landscape buffering/screening requirements of the Code summarized below:

- Maximum density: 30 DU/AC
- Structural Setbacks (from property boundary):
  - Front 25-feet
  - Side/Rear: 15-feet
  - The minimum distance between buildings shall be 10 feet.
- Max Lot Coverage: 60%
- Max Height: 40-feet
- Roadway Landscape Buffers:
  - Non-Arterial: 10 feet (1 tree/30 feet of Crawford Ave frontage)
- Buffer Between Non-Residential, Multifamily Residential and Single-Family/Duplex Uses:
  - 15-feet along frontages adjacent to single-family residential uses
  - 15-feet along residential boundary where compatibility is a concern
  - 1 tree/25-feet of common property line
  - A minimum 1/3 trees shall be evergreen
- Internal Landscaping Requirements:
  - A minimum of 15% of the lot or parcel shall be landscaped.
  - A minimum of one tree shall be provided for every 500 square feet of required internal landscape area.

The site falls within CAD-O Overlay Zoning District. Within the overlay district, the site is located in the APZ-2 subzone. Per table 4-7 in section 4.3.1-E of the CAD-O Overlay zoning district requirements, multi-family is an allowable use for APZ-2.

Per the FAA requirements, the development shall provide an aviation easement for the site during the replat of the development. Additionally, upon accepting residency within Claremont Ranch West, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that Claremont Ranch West lies within an Airport Overlay one and is located less than 3 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. No additional height or use restrictions are enforced for CAD-O APZ-2.

**JUSTIFICATION**

The applicant requests approval of the rezoning based on findings of consistency and general conformance with the following map amendment (rezoning) review criteria. Master Plan conformity will be discussed in terms of general conformity with the Your El Paso Master Plan (Master Plan) and El Paso County Water Master Plan (WMP).

**Criteria for Approval:**

- 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.

In approving a rezone, it shall be found that the proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan. There has been higher density residency in Claremont Filing No. 7 and residential uses introduced along Marksheffel, Constitution, and Hwy 24 corridor.

**COUNTY MASTER PLAN**

**Core Principle 1: Manage growth to ensure a variety of compatible land uses that preserve all character areas of the County.**

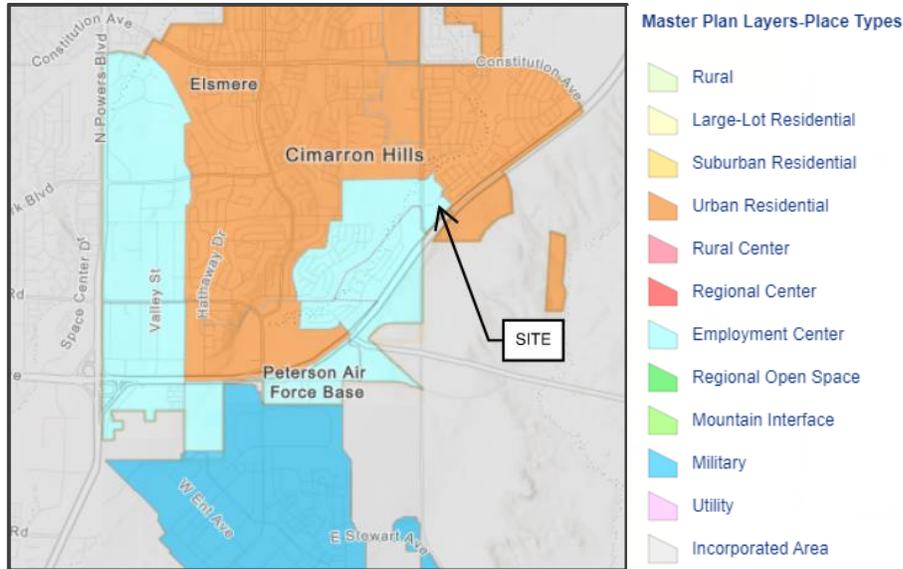
**Goal 1.1 - Ensure compatibility with established character and infrastructure capacity.**

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				○	●	○		●	●	●			●	○							○
<b>Employment Center</b>								○	○	○			●	●	●						
Regional Open Space																				●	●
Mountain Interface				○				○	○	○	○									●	○
Military				○	○	●		○	○	○		○	●	●		●	○				○
Utility																				○	●

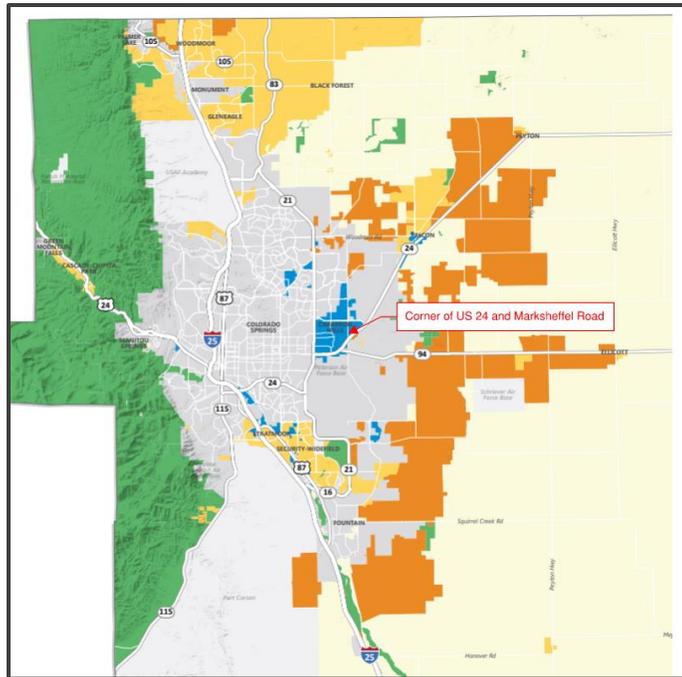
● Primary Land Use: More prominent and play a pivotal role in characterizing that placetype  
 ○ Supporting Land Use: Less prevalent and serve to support the primary land use.

Land Use

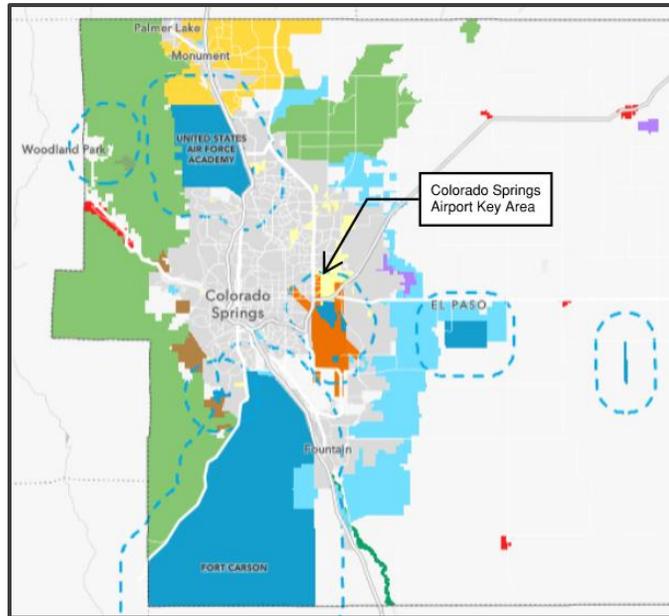
The “Your El Paso Master Plan” locates this property within the Employment Center Place type which typically include land for industrial, office, business park, manufacturing, distribution, warehousing, and other similar business uses.



The site's located at the intersection of two major roadways, US Hwy 24 and Marksheffel Road. Per the Master Plan, the site, and the surrounding area west of the site falls within the Employment Center Placetype. However, the site is isolated from the surrounding Employment Center Placetypes by US Hwy 24 and Marksheffel Road. Being in close proximity to the the Urban Residential Placetype and isolated from the other Employment Center Placetypes, the site location is better suited to pursue a use that supports the Urban Residential Placetype. Multi-family is a suitable use to support Urban Residential Placetypes per the Master Plan. The proposed Rezone proposes multifamily development with a gross max density of 30 DU/AC consistent with the urban density place type characteristics.



The site is within a “Transition” Area as shown on the Areas of Change Map. These areas are described as being fully developed areas that may experience substantial changes in character. Redevelopment in these areas is expected to be intense enough to transition the land use patterns to an entirely new type of development. The proposed multi-family use will provide a transition from the planned attached residential on the north, existing detached residential to the east, and commercial/light industrial uses to the west and northwest. The proposed land use transition and scenario is consistent with the Transition Area designation in the Areas of Change chapter.



From the Master Plan Key Area map, the site falls within the Colorado Springs Airport Key area. Currently the second busiest commercial service airport in Colorado, this airport is a transportation hub that has experienced significant growth in passenger totals over the past few years. Per the Master Plan, this growth is expected to increase. The El Paso County unincorporated lands surrounding the airport are essential to support the growth of this Key Area. As our site falls within Colorado Springs Airport Key Area, the development intends to support the needs of the key area where the site is best suited to do so. Falling within the APZ-2 sub-zone, the proposed multi-family use is an allowable use per zoning and a supportive use for the growing employee base brought in by the airport and the CAZ sub-zone surrounding the airport. This use supports the master plan’s intent to consider multifamily apartments to help provide affordable housing options for future residents working at existing or new businesses around Colorado Springs Airport.

Infrastructure Capacity (Utilities and Urban Services)

Services are or will be available to meet the needs of the subdivision including, roads, police and fire protection, schools, recreation facilities, and utility service facilities. Required services are currently available to serve the needs of the future development. Existing Services (and providers) include:

- Water & Wastewater Services: Cherokee Metro District
- Natural Gas: Colorado Springs Utilities
- Electric Service: Mountain View Electric Association

- Fire Protection: Cimarron Hills FD
- Public Schools: Falcon School District #49
- Library Services: Pikes Peak Library District
- Roads: El Paso County Road and Bridge
- Police Protection: El Paso County Sheriff’s Department
- Parks, Trails, Open Spaces: El Paso County, Colorado Springs, CMD

**Core Principle 2: Preserve and develop neighborhoods with a mix of housing types.**

**Goal 2.1** - Promote development of a mix of housing types in identified areas.

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

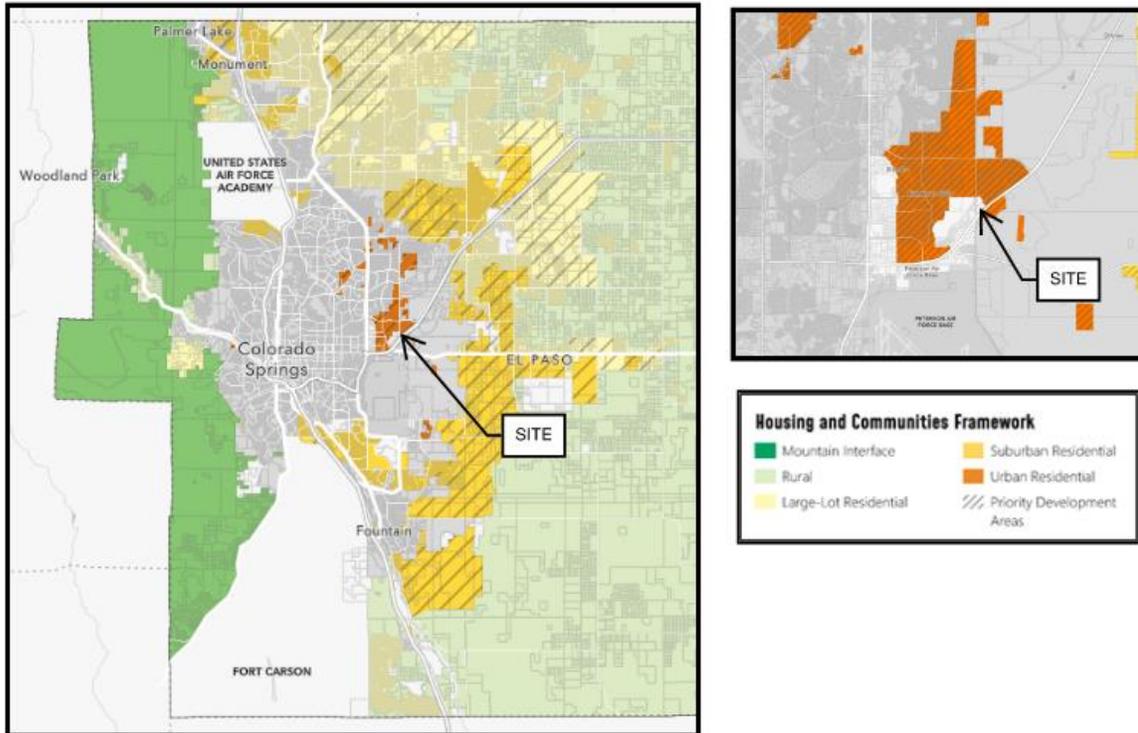
The housing type in the adjacent area is characterized by higher urban residential densities including but not limited to single family detached & attached, townhome, and apartment densities and supporting commercial retail uses along Marksheffel especially at the Marksheffel/Constitution intersection.

The existing and approved land use mix within the adjacent area includes residential (single-family attached, single-family detached, and multifamily) land uses, together with commercial and retail uses, service oriented, light, and heavy industrial land uses along and adjacent to Marksheffel Road and Meadowbrook Pkwy.

The proposed multifamily housing development will provide an additional +/-150 apartment units to the available rental housing market supply. This housing will create opportunities for individuals and families to find attainable and affordable housing near conveniently located to major transportation thoroughfares (Marksheffel Rd, Constitution Ave, Powers Blvd, SH 24, & SH 94) which can connect them to employment centers, commercial/retail corridors and nodes, and recreational opportunities throughout the El Paso County region. The increased residential densities provide additional customer base in support of existing and planned commercial at the Constitution/Marksheffel intersection, Powers Blvd corridor, and at the SH 24/SH 94 commercial node.

The proposed rezone and development of multi-family housing will provide additional housing choices to meet the current regional demand for workforce, affordable, and attainable housing. The proposed rezone provides opportunity to create market rate affordable and attainable housing within a multifamily context. Rental/leasing prices will be market rate which are comparable to rent rates for similarly aged communities in El Paso County that provide comparable unit and community amenities. The proposed infill multifamily development

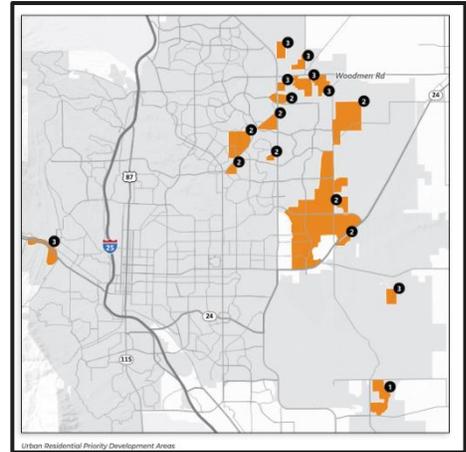
provides a balancing and complementary land use mix that supports nearby commercial/retail uses and workforce housing demands.



According to the Priority Development Areas Map in the Master Plan, the site is located adjacent to an Urban Residential Priority Development Area where “new residential development should be prioritized first for new residential development to accommodate growth”. The site’s location is best suited to support the intent of the Urban Residential Priority Development Area.

From the El Paso County Planning and Community Development GIS Application, the site is designated as an 'enclave or near an enclave' key area. Based on the Master Plan, the site is located near enclave 2, “Larger Enclaves”.

**Urban Residential Priority Development (Areas Larger Enclaves)** According to the Your El Paso Master Plan, “Larger enclaves, including Cimarron Hills, currently exhibit the Urban Residential place-types 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. “



“Overall, the County should prioritize higher-quality redevelopment of any primary or supporting land use for the Urban Residential placetype as opportunities arise.”

Although our site is not located within the Larger Enclave, it is geographically situated to support this as it is isolated from its own placetype by the two major roadways running adjacent to the site. Multi-family falls within the dense residential characteristic expected for Larger Enclaves and areas near this enclave and would provide housing options to a predominately single-family residential community.

**WATER MASTER PLAN ANALYSIS**

**WATER MASTER PLAN CONFORMANCE & CONSIDERATIONS**

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

**Goal 6.0** – Require adequate water availability for proposed development.

**Policy 6.0.8** – Encourage development patterns and higher density, mixed use developments in appropriate locations that propose to incorporate meaningful water conservation measures.

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

The development area is located in REGION 5 as identified on the El Paso County Water Master Plan Planning Regions Map and is within the Cherokee Metropolitan District (CMD) Service Area. Region 5 consists of areas served by CMD and is not expected to experience significant growth by 2060. However, the District may expand water and sewer service to growth areas outside of Region 5. CMD has sufficient supply and existing infrastructure in the area to serve this infill development. Water quality is good, and Cherokee is in compliance with all regulatory limits.

CMD has issued a formal letter of commitment for water and wastewater. The proposed development is anticipated to generate a total water demand of 38.0 AF/year. In addition to water commitment CMD has established a wastewater commitment stating “Based on a conservatively low 0% consumptive use of domestic water, the development is expected to produce 27,000 gallons of wastewater per day, representing 1% of CMD’s wastewater capacity. This usage is in line with anticipated wastewater demand for this area of the district.”

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

**Hydrologic Features/ Flood Hazard/ Floodplain**

There are no major hydrologic features within the project site. Review of FEMA Firm Panel ‘08041C0756G’, effective date ‘December 7,2018’ shows the proposed project are is outside of a FEMA flood risk area. The parcel is identified as Zone X – Area of Minimal Flood Hazard.

**Wetlands**

There are no jurisdictional wetlands found within the proposed project site.

**Geological & Soil Hazards**

There are no anticipated geological or soil hazards associated with this site. Possible geologic hazards encountered at this site may include artificial fill, collapsible soils, expansive soils, areas of erosion, and groundwater. Mitigation would likely be accomplished with the implementation of common engineering and construction practices. At this time a soils and geologic hazard study has not been prepared.

**Vegetation & Wildlife**

The proposed project area is designated by the U.S. Geological survey as an area of urban development with no significant vegetation or wildlife.

**Sites of Historical Significance**

This site is currently vacant land and has no known historical significance.

**Air Quality**

The proposed multifamily development is not anticipated to negatively impact air quality. Any air quality concerns during potential earthwork can be mitigated with construction practices. There are no expected long term air quality concerns.

**Water**

The proposed multifamily residential development is not anticipated to be a source of water pollution.

**Noise**

The El Paso County land development code requires impacts of noise to be minimized to residents. A noise study will be conducted and included along with later submissions. All proposed noise mitigation will be in compliance with El Paso County Land Development Code 8.4.2 Environmental Design Considerations.

**Traffic**

Based on the analysis presented in the provided Traffic impact study, Kimley horn believes Claremont Filing 7 will be successful incorporated into existing and future roadway network. The development will have one proposed access point on Meadowbrook Parkway. The access will be a proposed full movement access. The proposed access measures 550 feet from the Marksheffel Drive (measured right-of-way to centerline). the proposed access is expected to meet operational, vehicle queue, and sight distance standards per the Traffic Impact Study and is recommended to remain as proposed. A copy of the Traffic Impact Study has been provided with this submittal.

**Social Impacts**

The proposed rezoning and associated development will provide the community with high quality reasonably priced home options for working class citizens. The site will provide transition from the existing single-family homes to the east and the existing commercial and industrial sites to the west. There is convenient access to major roadways and commerce areas, as well as local bus routes. As required by the county of El Paso, an adjacent property owner notification has been distributed regarding the potential rezone.

The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the County Code. Planned multifamily uses, which represent a downzoning from the permitted uses under the current PUD(CAD-O) Commercial/Hotel oriented zoning.

The site is located adjacent to existing utility infrastructure and service lines. No major utility improvements or upgrades are anticipated in order to adequately serve the site.

The functionality of the site with respect to access, design, and building orientation will be consistent with and compatible with existing conditions such as location and massing of buildings relative to adjacent rights of way and view corridors, location of community/resident amenities and recreation areas, site design which respects the location as a County/City gateway, as well as enhancing the overall visual character attractiveness of the area through contemporary building facades and private architectural design standards.

Please contact me at (719) 453-0180 or [Kevin.Kofford@kimley-horn.com](mailto:Kevin.Kofford@kimley-horn.com). should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Kevin Kofford, P.E.

Civil Engineering Project Manager