



February 15, 2022

APPLICANT-OWNER/CONSULTANT INFORMATION:

OWNER

ROCKWOOD HOMES, LLC
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PLANNING/ENGINEERING

KIMLEY-HORN & ASSOCIATES
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TRANSPORTATION ENGINEERING (TRAFFIC IMPACT STUDY)

KIMLEY-HORN & ASSOCIATES
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REQUEST

Rockwood Homes LLC (Applicant) requests the rezoning of Parcel No. 5404304013 (±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), specifically the northeast corner of Marksheffel Road and US 24 intersection.

Include property address

The Applicant intends to develop +/-150 multifamily units in several buildings on the ±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.

Include a discussion of compliance with the CAD-O and any applicable subzones

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.

Land Use

The "Your El Paso Master Plan" locates this property within an urban residential placetype where higher density and multifamily residential uses are identified as a primary land use in this area designation.

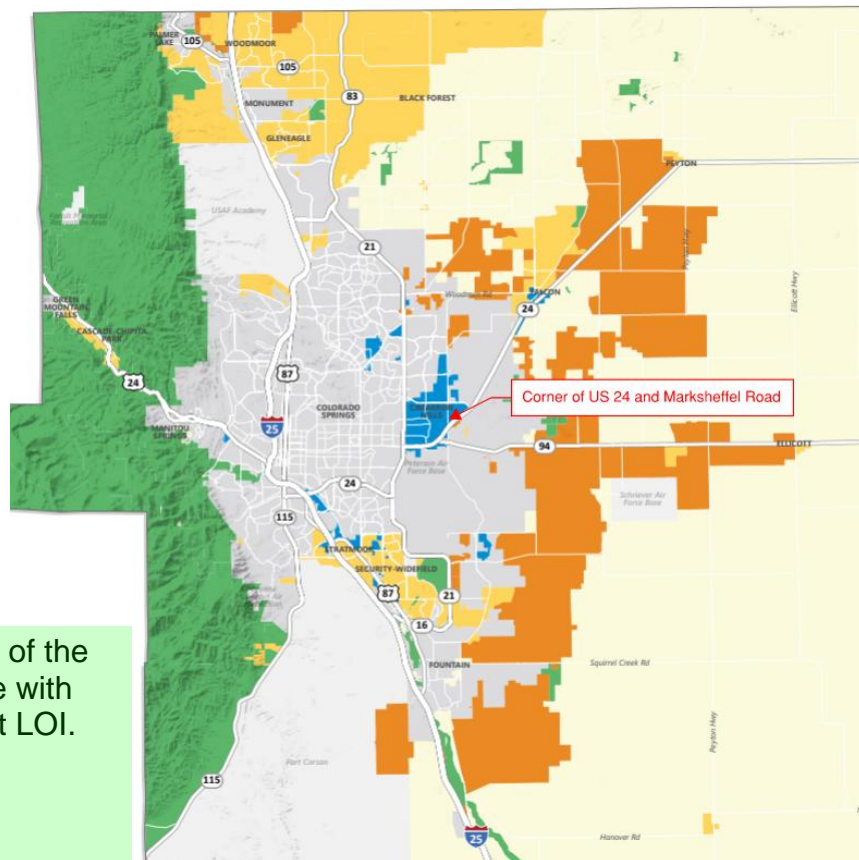
This property is located within the employment center placetype. Please revise this section. Multifamily is not designated as a supporting land use in employment center.

PLACETYPES	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 Par.	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.

The development is located in an Urban Residential Placetype, the overall Claremont Ranch contains established neighborhoods and urban residential densities compatible with the proposed multifamily use of the site. The Urban Residential placetype encourages a mixture of residential densities and housing types within a neighborhood. Primary land uses in the Placetype include are single-family detached residential, single-family attached residential and multifamily residential. The proposed Rezone proposes multifamily development with a gross max density of 30 DU/AC consistent with the urban density placetype objectives.



Include a discussion of the key area as well, like with the SKP amendment LOI.

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.

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 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.

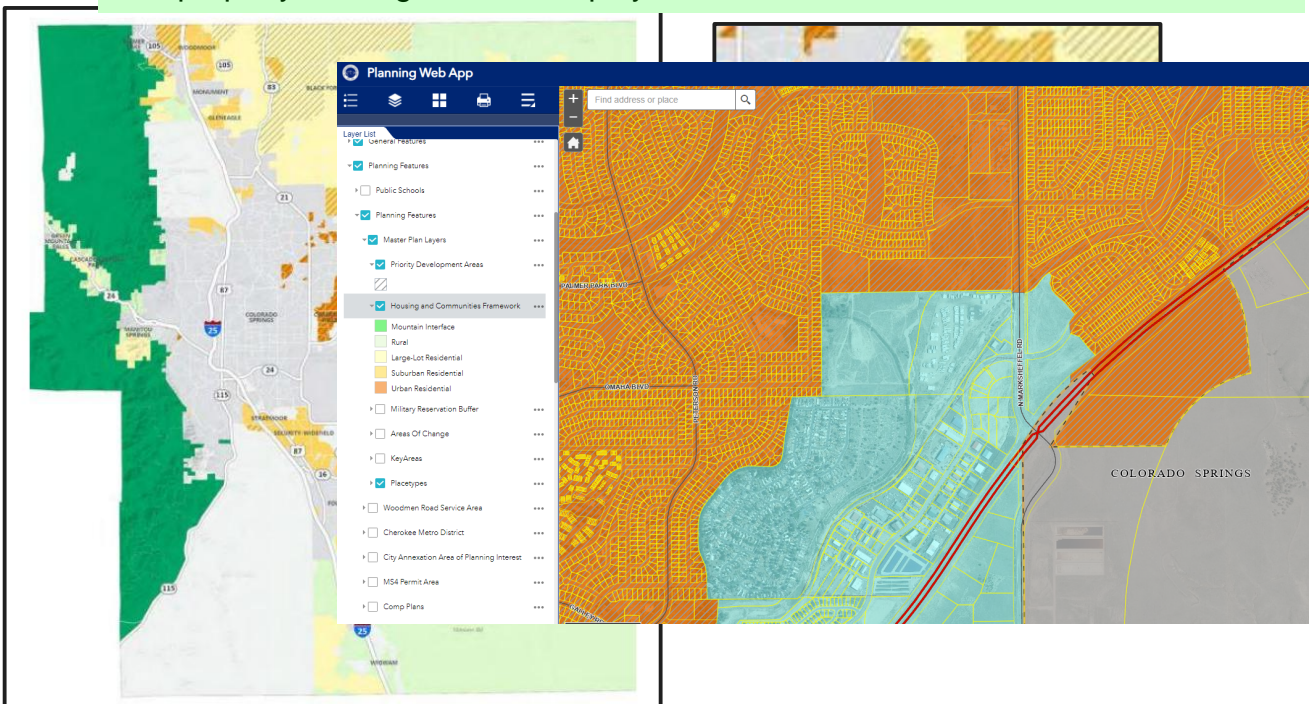
The existing and approved land use mix within the adjacent area includes residential (single-family attached, single-family detached, and multifamily) land uses, together with commercial and retail uses, service oriented, light, and heavy industrial land uses along and adjacent to Marksheffel Road and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

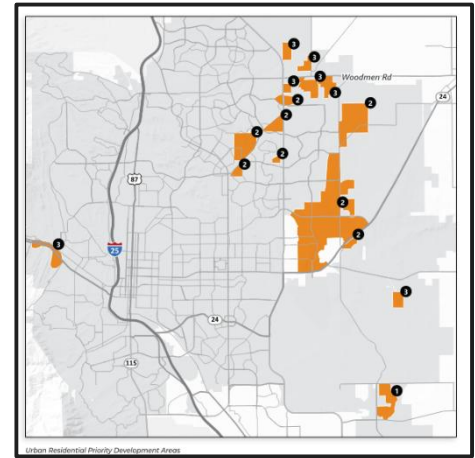
individuals and families to find attainable and affordable housing near conveniently located to major transportation thoroughfares (Marksheffel Rd, Constitution Ave, Powers Blvd, SH 24, & SH 94) which can connect them to employment centers, commercial/retail corridors and nodes, and recreational opportunities 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 choice 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 within an Urban Residential area. The property is not located within an urban residential priority development area nor is it an urban residential designation in the housing and communities framework. This property is designated as employment center.



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.”

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 two proposed access points on Meadowbrook Parkway. The western access closest to Marksheffel road is proposed right in right out only and the eastern access will be a proposed full movement access. The proposed access points measure 330 feet and 550 feet from the Marksheffel Drive respectively. Measurements for the first access is based on edge of Marksheffel ROW to access centerline, and centerline to centerline between the two proposed accesses. Though the 220 feet between the two proposed accesses is less than the required 330' for urban residential collector roadways based on El Paso County ECM, the east access is expected to meet operational, vehicle queue, and sight distance standards. The eastern proposed access is recommended to remain as proposed. A deviation will be provided to request for the proposed access to remain at its current location aligned with the existing access point on the north side of Meadowbrook Parkway. 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, should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Kevin Kofford, P.E.

Civil Engineering Project Manager