



Drexel, Barrell & Co.

August 10, 2026

Town of Monument – Planning Department
Attn: Jenna Gorney, Senior Planner
645 Beacon Lite Road
Monument, CO 80132
719-728-4813

**RE: Pre-Annexation PC Meeting Narrative/Project Statement for
Willow Springs Annexation No. 3
Lots 1 & 2 Ward Subdivision, EPC Tax Schedule #71270-01-014**

Ms. Gorney,

On behalf of Willow Springs Ranch, LLC, please accept this project narrative for use in discussions with Town staff, Planning Commission and Town Council for the Willow Springs Annexation No. 3 annexation proposal into the Town of Monument.

Property Details

Willow Springs Annexation No. 3, currently zoned RR-5 in El Paso County, consists of approximately 39.6 acres and is situated west of Willow Ranch Road and north of Forest Lakes Drive in the southeast quarter of Section 27, Township 11 South, Range 67 West of the 6th Principal Meridian; more specifically at 16215 Rickenbacker Avenue, Monument, Colorado. The site is bounded by a single-family residential parcel (Vans Subdivision) to the north, grazing and single-family residential properties (Willow Springs Ranch Filing No. 1 and Hardman Subdivision Filing No. 1) to the east, Willow Springs Ranch Filing No. 2 and two School District 38-owned properties to the south (Lewis-Palmer School District No. 38 Subdivision Exemption, Forest Lakes Filing No. 1), along with Rickenbacker Avenue and Pine Hills Subdivision to the west.

Proposed Zoning and Land Use

In addition to the annexation of the subject property into the Town of Monument, this application requests an initial zoning designation of **Single-Family Detached-1 (SFD-1)**. The development includes the approximate 39.6 acres identified above as a large-lot single-family residential neighborhood. A maximum of thirty-eight (38) lots with minimum lot sizes of 15,000 square feet (approximately one-third acre) are proposed. The resulting gross residential density of approximately 0.96 dwelling units per acre reflects a low-density residential development pattern that is compatible with surrounding land uses and consistent with the Town's long-range planning objectives.

The requested initial SFD-1 zoning is in conformance with the 2017 Town of Monument Comprehensive Plan and the Monument 2040 Comprehensive Plan. The proposal encourages compatible residential development while preserving significant natural features and open space, furthering the goals and policies of the Comprehensive Plan. The proposed zoning also provides an appropriate transition between the larger-lot

Engineers/Surveyors

Colorado Springs
Lafayette

100 Sahwatch St. #101
Colorado Springs, CO 80903

719 260-0887

residential development to the west and the more developed residential neighborhoods to the east and south.

The requested initial SFD-1 zoning is consistent with the Town of Monument Comprehensive Plan (2017) and the Monument 2040 Comprehensive Plan update. Pursuant to the Comprehensive Plan's review criteria, land use applications should demonstrate substantial compliance with the Future Land Use Plan and consistency with the adopted goals and policies of the Plan. The proposed low-density residential development mirrors the Future Land Use Plan by providing a compatible extension of existing residential neighborhoods while preserving natural features, open space, and the character of the Monument Creek corridor. The proposal is further supported by Land Use Opportunities LU-A, LU-C, and LU-D, which encourage complementary land uses, usable common open space, preservation of natural resources, and neighborhood design that reinforces Monument's small-town character.

The property is located within the Town's Urban Growth Area and Three-Mile Annexation Plan identified in Chapter 4 – Future Land Use and Annexation Plan. The Future Land Use Map (Map 5) of the 2017 Town of Monument Comprehensive Plan, the Three-Mile Plan included within the Monument 2040 Comprehensive Plan Update, and the 3-Mile Map Annexation Plan/Growth Area (2023) contained within the Monument 2040 Existing Conditions Report identify this area as appropriate for future annexation and residential growth (see this document's **Exhibits A, B, and C Map Excerpts**). Accordingly, annexation of the property together with initial SFD-1 zoning represents a logical and orderly expansion of the Town's municipal boundaries and service area.

The proposed development mirrors the land use pattern envisioned by the Comprehensive Plan for this portion of the community, including higher-density single-family residential development to the east and along Forest Lakes Drive, lower-density residential development adjacent to the larger lots to the west, and preservation of sensitive habitat, wetlands, and floodplain areas as permanent open space. The proposed SFD-1 zoning district is an appropriate conventional zoning designation that implements the Town's established residential development standards while maintaining compatibility with surrounding neighborhoods and preserving the site's natural characteristics.

Infrastructure and Services

Site access would be provided from Forest Lakes Drive to the south via a public access road to be constructed in right-of-way that was previously granted to El Paso County with the Lewis Palmer School District Subdivision Exemption Plat recorded at Reception No. 223715138. With the construction of this new access, the existing access of Channel Island Drive into Willow Springs Ranch Filing No. 2 would be converted into a right-in/right-out only access to avoid traffic conflicts on Forest Lakes Drive. Filing No. 2 would access the new roadway and Forest Lakes Drive for egress via Short Prairie Court. An option for a second emergency access to the west side of the site via an "emergency access only" public roadway connection to Rickenbacker Avenue in the County or full movement access are to be determined based on further discussions with the Town, the County and neighbors. Access permits to connect to the county roadways would be required for any access points.

Willow Springs Ranch Metropolitan District, or a Title 32 Metropolitan District may fund infrastructure improvements associated with this development. The developer or

metropolitan district will build streets and utilities, owning and maintaining parks, trails and open space. School District 38 impact fees will be applicable for the development.

The developer shall pay for all utility extensions to the property. Such extensions will include easements, tap fees and development fees. The Willow Springs Ranch West Annexation development will be served by established Districts and utility service providers in the area, specifically:

Town of Monument Water – water service to the development would be provided by the Town of Monument. A connection (loop) can be made through Willow Springs Ranch Filing No. 2. Water tap fees will be required based on listing in the Town of Monument ordinances, payable at time of building permit issuance.

Monument Sanitation District – wastewater service to the development would be provided by Monument Sanitation District and would gravity flow to the existing wastewater lift station located adjacent to Willow Ranch Road in the neighboring Willow Springs Ranch development.

Black Hills Energy – connection to existing electric and natural gas facilities shall ensure connectivity throughout the proposed development.

Mountain View Electric Association – connection to existing electric and natural gas facilities shall ensure connectivity throughout the proposed development.

Xfinity, Quantum Fiber, CenturyLink, AT&T and T-Mobile Home Internet – phone, cable and internet services as contracted by the developer for the proposed development will be provided.

Stormwater will be collected on site and routed to a proposed water quality and detention pond and released to Monument Creek, similar to conditions in the existing Willow Springs Ranch development. All proposed residential development would remain out of the delineated floodplain along Monument Creek.

Road improvements will be designed to accommodate and mitigate anticipated traffic impact and improve connections to the surrounding residential neighborhoods and school sites, while placing emphasis on compatibility of the development with the natural surroundings. A Traffic Impact Study is being prepared as part of the subdivision review process.

The Comprehensive Plan provides that land use projections should be useful in planning for infrastructure improvements and the delivery of services by the Town and surrounding metropolitan and special districts. The proposed development will be served by existing and planned municipal infrastructure, including water, wastewater, transportation, emergency services, and utilities, consistent with the Plan's guidance regarding coordinated service delivery and orderly community growth.

Environmental Impact

The use of sustainable development practices including site planning techniques and new technologies to ensure that views, vistas, dark skies, environmentally sensitive areas, and open lands are integrated into the new development.

Monument Creek along with associated floodplain and wetlands traverse the eastern property line of the site. In addition to the floodplain and wetlands, there is also Preble's Meadow Jumping Mouse habitat along the creek corridors. See **Exhibit D Environmental Compliance Approach Letter** for further habitat reference. The floodplain and sensitive habitat areas will be dedicated to open space and will provide trail corridors – our plan proposes around 40 percent of the site to remain as open space while retaining significant natural features associated with the Monument Creek drainageway. We would like to incorporate a recreational trail along Monument Creek and also along the south end of the property in the existing electrical easement if District 38 and CORE Electric Cooperative concur. These trails would connect to existing trails/sidewalks within the Willow Springs Ranch development (see **Exhibit E Map**). Impact to wetland areas will be avoided and preservation of the site's natural topography, native landscape and vegetation will be upheld as much as feasible for the development.

Fire evacuation as stated above would be provided for subdivisions to the west via the new roadway and Forest Lakes Drive (egress) via Short Prairie Court. Also previously mentioned is the option for a second emergency access to the west side of the site via an "emergency access only" public roadway connection to Rickenbacker Avenue in the County or full movement access are to be determined based on further discussions. Compliance with Tri-Lakes Monument Fire Protection District and Pikes Peak Regional Office of Emergency Management requirements will be upheld, as well as the 2025 Colorado Wildfire Resiliency Code.

Community Impact

Willow Springs Ranch West Annexation will provide local services and amenities within the development and is designed to minimize impact to wildlife habitat, open space and creeks while providing recreational amenities and more housing options while preserving many of the natural features of the site. Like Willow Springs Ranch, the proposal will create positive community impact by contributing to the boosting of the local economy, improving public amenities, infrastructure and property values, in addition to advancing housing options which will complement the natural surrounding aesthetic. Conservation measures are established by the US Fish and Wildlife Service as well as protected habitat and open space restrictions shall be closely adhered to. The development's suitable location in relation to the potential future expansion of Lewis-Palmer School District 38 will aid in meeting housing demands. Furthermore, as previously stated, roadways are designed to accommodate and mitigate anticipated traffic impact and improve connections to the surrounding residential neighborhoods for regular traffic and emergency services. We will set-up and coordinate neighborhood meetings going forward to engage with community members in gathering input and addressing concerns. The proposed SFD-1 zoning implements the Town's established residential development standards while maintaining compatibility with surrounding neighborhoods and preserving the low-density character envisioned by the Comprehensive Plan.

The proposal is also consistent with the Comprehensive Plan goals of creating community gathering opportunities, preserving natural amenities, maintaining a balance between developed lands and open space, and providing safe connections between neighborhoods and community destinations. Approximately forty percent of the site is proposed to remain open space, preserving Monument Creek corridor features and supporting future recreational trail connections. The proposed initial SFD-1 zoning is

consistent with these Comprehensive Plan goals and provides an appropriate conventional residential zoning designation for the proposed development.

Legal and Regulatory Compliance

The annexation process complies with all relevant laws and regulations. We understand that the proposal must comply with the requirements for public hearings as well as obtaining necessary approvals. The proposed annexation and initial SFD-1 zoning request are consistent with the Comprehensive Plan's prescribed review process, which requires findings of substantial compliance with the Future Land Use Plan and consistency with adopted policies. The proposed development satisfies these criteria by conforming to the Future Land Use and Annexation Plan and implementing the policies contained within the Land Use, Parks and Open Space, and Community Identity elements of Chapter 5.

The Town complies with the state's annexation laws, as detailed in the Colorado Revised Statutes, Title 31, Article 12, with key requirements consisting of the following:

3-Mile Plan – before completing an annexation, the Town must have an updated "3-Mile Plan," (incorporated into 2040 Monument Comprehensive Plan/Existing Conditions Report).

Contiguity – for most annexations, at least one-sixth of the perimeter of the area being annexed must be contiguous with the annexing municipality (proposed development ratio of contiguity = 37.49%, 1/6 contiguity = 17%).

Landowner consent – with limited exceptions for enclaves or municipally-owned land, annexations typically require consent from property owners.

Hearings and notice – the annexation process requires public notice and hearings. The public can provide input, though final authority rests with the Board of Trustees.

In addition to state law, it is our understanding that the proposal will comply with the Town's local development regulations including the following:

Planning Department review – all development applications, including annexations, are first submitted to the Planning Department. Staff review the proposal for compliance with the Town's Land Development Code, Zoning regulations, and Comprehensive Plan.

Planning Commission review – the application is presented to the Planning Commission following the Planning Department's review. The Commission reviews the proposal for alignment with the Comprehensive Plan and makes a recommendation to the Board of Trustees.

Board of Trustees action – the Board of Trustees has final authority over the annexation and must approve it through an ordinance which requires a public hearing.

Annexation checklist – the Town publishes a detailed annexation checklist outlining the required documents, which include a legal description of the property, utility information, and an initial zoning request.

Annexation agreement – for landowner-initiated annexations, an annexation agreement between the Town and the developer must be executed.

Economic Considerations

As mentioned above, Willow Springs Ranch Metropolitan District or a Title 32 Metropolitan District or the developer will fund infrastructure improvements associated with this development including construction of proposed streets, utilities, parks, trails and open space. Developer infrastructure cost sharing via conventional property tax levy will aid in funding the required public infrastructure. The proposed SFD-1 zoning supports efficient delivery of municipal services by establishing a conventional low-density residential neighborhood that is compatible with existing infrastructure and surround development.

The Town benefits from property and sales tax revenues generated by the new homes and residents as a result of the annexation. The annexation of 38 lots is not anticipated to critically increase the demand for municipal services such as police/fire protection, parks, and road maintenance as the economic benefit to the Town is estimated to cover increased cost of providing services to the enlarged population.

We will be glad to attend any meetings with Town staff, Planning Commission or Town Council to discuss this proposal and receive any feedback that can be provided. We look forward to continuing working with the Town on this application. Please contact us if you have any questions or require any additional information.

Respectfully,

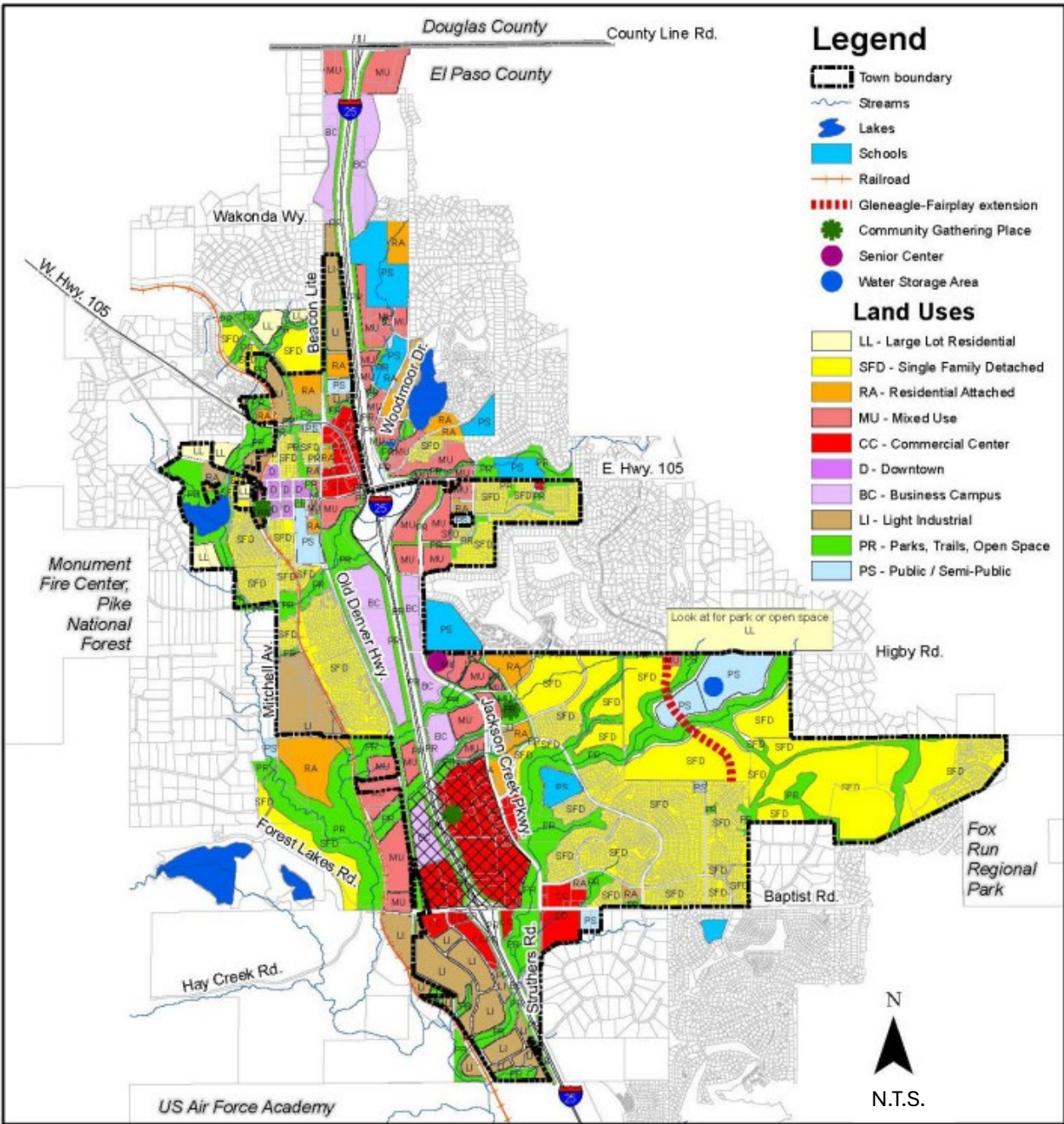
Drexel, Barrell & Co.

A handwritten signature in black ink, appearing to read "Tim D. McConnell", written in a cursive style.

Tim D. McConnell, P.E.
President

EXHIBIT A: 2017 Town of Monument Comprehensive Plan

Map 5: Future Land Use Map



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**EXHIBIT B: 2017 Town of Monument Comprehensive Plan/Monument 2040
Comprehensive Plan Update**

Town of Monument Interactive Maps Collection, Three-Mile Plan

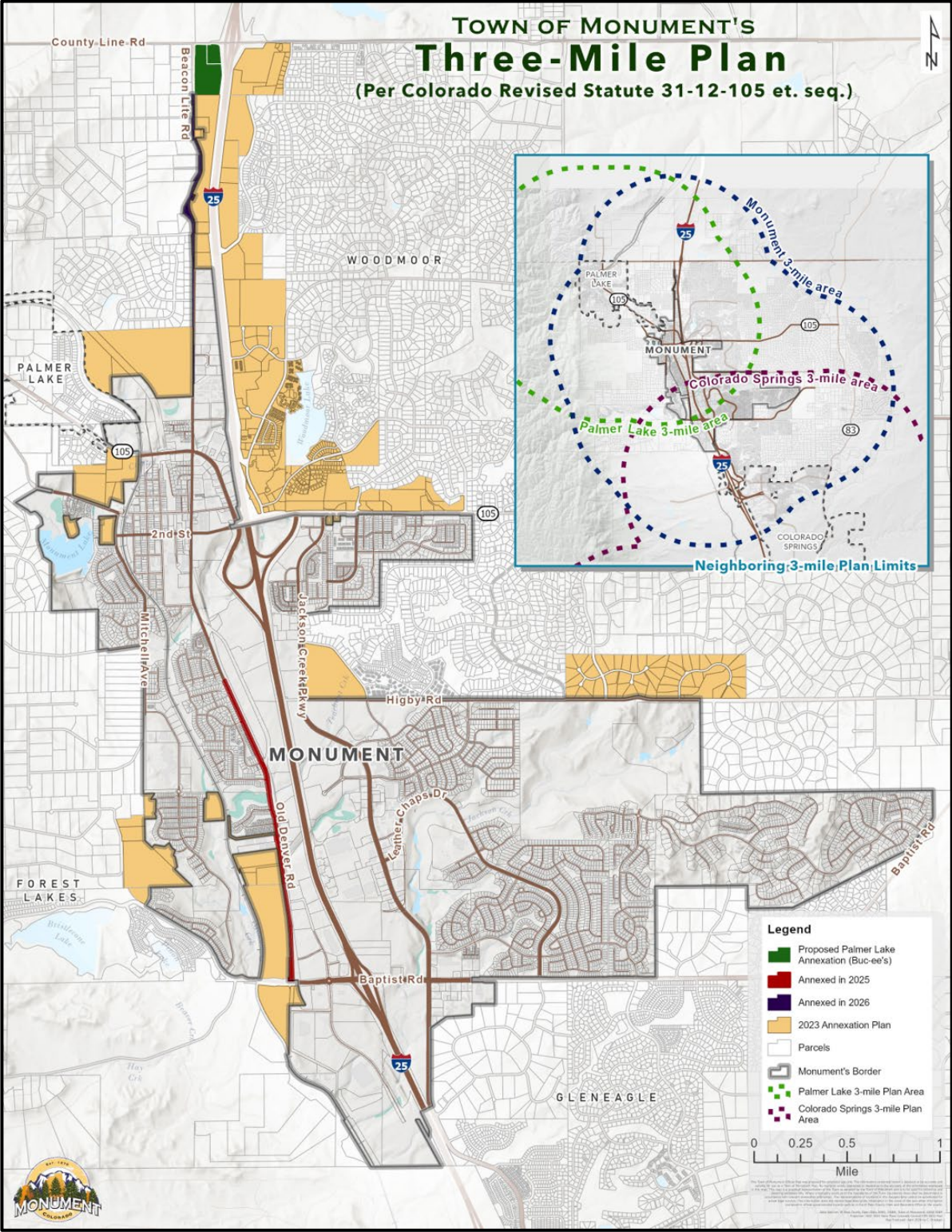
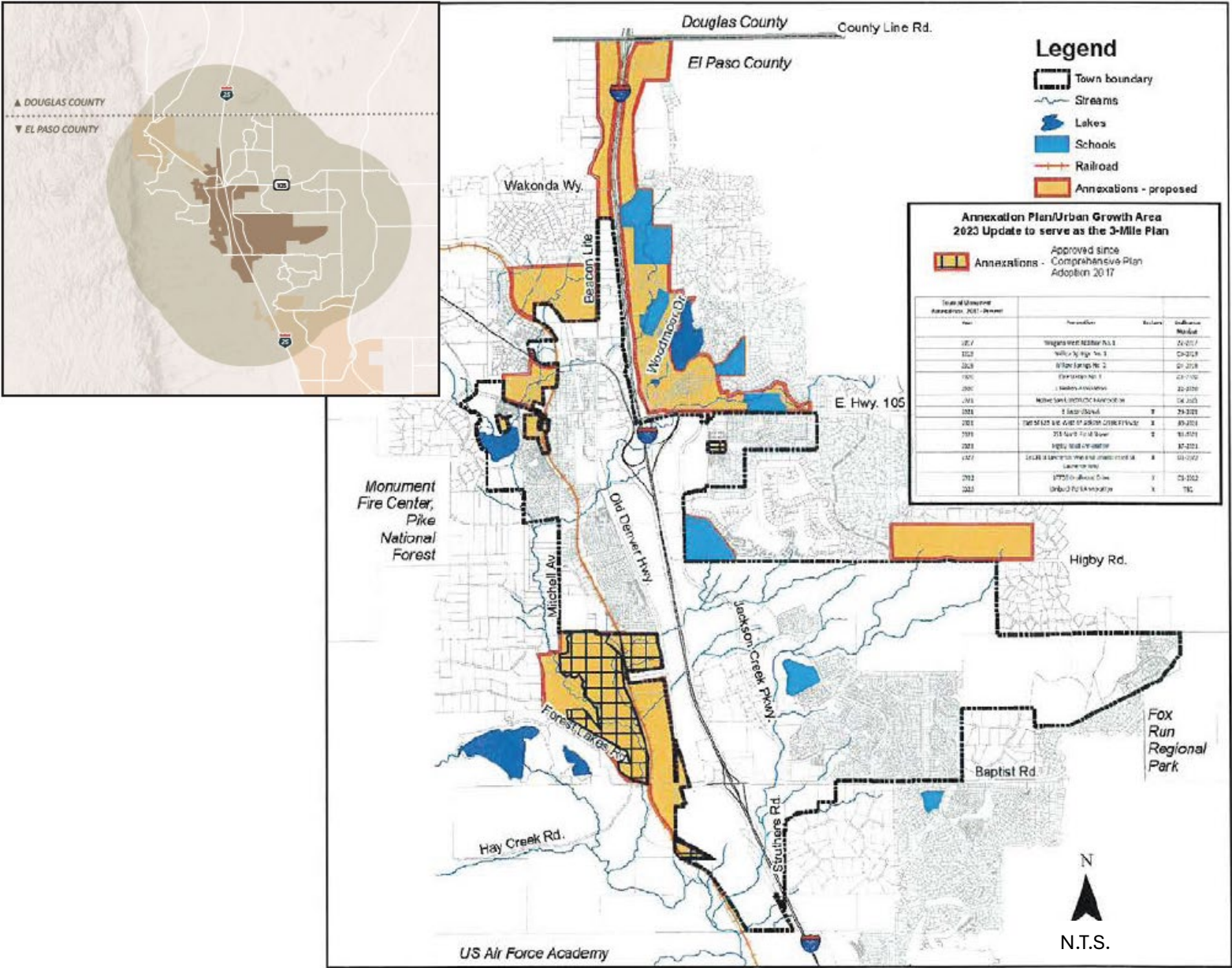


EXHIBIT C: 2040 MONUMENT COMPREHENSIVE PLAN/EXISTING CONDITIONS REPORT



3-Mile Map Annexation Plan/Growth Area (2023) and Actual 3-Mile Area

September 12, 2025

TO: Ms. Bridget Myers
Polo Brown Company
514 Pike Avenue
Cañon City, Colorado 81212

FROM: Courtney Marne, Senior Biologist/Associate, ERO Resources Corporation

RE: Environmental Compliance Approach for the Willow Springs West, Filing 3 Project, Monument, Colorado

ERO Resources Corporation (ERO) on behalf of Polo Brown Company, has prepared this approach to obtain the ecological clearances required for the proposed Willow Springs West, Filing 3 development project (project) in Monument, Colorado (project area; attached).

The proposed project will likely require a Clean Water Act (CWA) Section 404 permit from the U.S. Army Corps of Engineers (Corps) for the proposed project. ERO believes the activities for the project will be authorized under a Nationwide Permit. As part of obtaining Section 404 CWA permit authorization from the Corps, the project must also comply with the Endangered Species Act (ESA) and National Historic Preservation Act (NHPA).

Based on current knowledge of the project area, ERO believes Preble's meadow jumping mouse (Preble's), a federally threatened species, habitat is present within a portion of the project area. Additionally, due to known Preble's capture sites along Monument and Teachout Creeks near the project area, consultation with the U.S. Fish and Wildlife Service (Service) will likely be required. It is likely that the Corps will act as the lead federal agency and will lead the Section 7 consultation process. Section 7 of the ESA requires that the lead federal agency confer with the Service to ensure the lead agency's action does not jeopardize the continued existence of a federally listed species. ERO would assist the project team with formal Section 7 consultation by preparing a biological assessment, which would provide information on potential impacts and measures that would be taken to avoid, minimize, and mitigate the adverse impacts. The project team will work closely through the design phases for the project and during the environmental studies to review the wetland delineation mapping and habitat assessment, and to discuss potential impacts and mitigation approaches. Additionally, the project team will work together to identify areas where restoration or enhancement will be beneficial, as well as areas with high-quality habitat that should be protected as much as possible. The mitigation plans and specifications for the project would be developed in efforts to obtain a written "not likely to adversely affect" determination or "no jeopardy" biological opinion from the Service.

To comply with Section 106 of the NHPA as part of the Section 404 permitting process, ERO will complete a Class I study of the Corps-defined area of potential effects (APE). A Class I study includes the completion of a file search with the Office of Archaeology and Historic Preservation (OAHP) and a review of existing literature to determine the potential for historic properties to be present in the permit area. The results of the file and literature review and a preliminary summary of potential project effects on historic properties will be included in the Pre-Construction Notification submitted to the Corps.

SIGNED:



Courtney Marne, Senior Biologist/Associate

Attachments: Proposed Willow Springs Ranch Filing No. 3 Aerial Exhibit

PROPOSED WILLOW SPRINGS ANNEXATION NO. 3

BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MONUMENT, COUNTY OF EL PASO, STATE OF COLORADO

TOTAL PLATTED AREA = APPROX. 40.33 ACRES ±



100 50 0 100 200
SCALE: 1"=150'

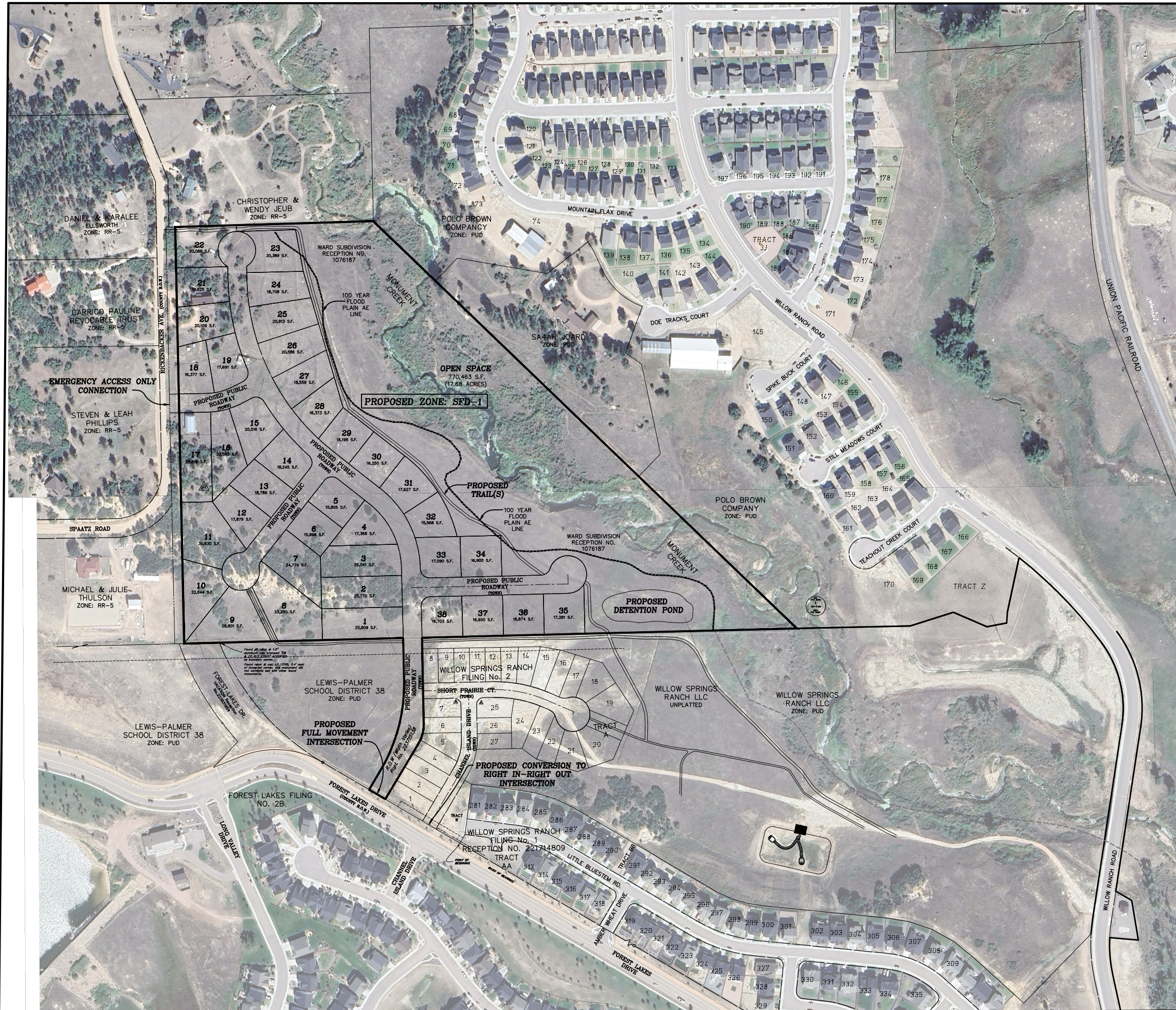


EXHIBIT E

PREPARED BY: DREXEL, BARRELL & CO.
101 SAWATCH ST., STE 100
COLORADO SPRINGS, CO 80903
(719) 260-0887
JOB NO. 20876-14
DATE OF PREPARATION: JULY 28, 2026