

ANNEXATION IMPACT REPORT
FOR
WILLOW SPRINGS RANCH WEST ANNEXATION
INTO
THE TOWN OF MONUMENT
August 10, 2026

Prepared By:
Drexel, Barrell & Co.
101 Sawatch Street, #100
Colorado Springs, CO 80903

INTRODUCTION

The land to be annexed, Willow Springs Annexation No. 3, encompasses a total of 39.6 acres located 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. The subject property is identified by the El Paso County Assessor as Tax Schedule No. **71270-01-014** and 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, LLC 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. The site's current land use is grazing – 25 acres per animal unit and consists of native grasses and vegetation along with Monument Creek and associated floodplain and wetlands along the eastern property line.

PURPOSE

This Annexation Impact Report (Report) is intended to comply with the requirements of C.R.S., §31-12-108.5 at it relates to the development's proposal for annexation into the Town of Monument (the Town). Included as exhibits to this report are the following documents:

1. Proposed Zoning Map of the property – **Exhibit A**
2. Proposed Annexation Plat including the legal description, vicinity of the area with the property location identified – **Exhibit B**
3. 2017 Town of Monument Comprehensive Plan, Future Land Use Map – **Exhibit C**
4. 2017 Town of Monument Comprehensive Plan/Monument 2040 Comprehensive Plan Update, Three-Mile Plan – **Exhibit D**
5. 2040 Monument Comprehensive Plan/Existing Conditions Report – **Exhibit E**
6. Preliminary copy of the Annexation Agreement – **Exhibit F** – a draft was provided to the Town of Monument and is currently in review

EXISTING AND PROPOSED LAND USE

The subject property, owned by RAO Investments LLC and is currently utilized for a single-family residence and grazing land zoned RR-5 (Rural Residential 5 Acre) in El Paso County. In addition to the annexation of the subject property to the Town of Monument, this application proposes a rezone of SFD-1 (Single-Family Detached Low Density). The development includes the approximate 39.6 acres identified above, as a large-lot single-family residential development. A maximum of 38 lots of 15,000 square feet (1/3 acre) or larger in size are proposed. The requested rezoning is in conformance with the 2017/2040 Town of Monument Comprehensive Plan and will encourage compatible development with area land uses. The overall proposal will allow a low to moderate density development, infused with ample open space while preserving significant natural features, furthering the goals of the Comprehensive Plan. The proposed rezoning will also provide a proper transition from lower to higher density uses.

DENSITY

The proposed development of the subject property anticipates not more than the aforementioned 38 units, or 0.96 units per gross acre, reflecting a low-density residential development pattern that is compatible with the surrounding area.

ROADWAYS

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.

UTILITY SERVICES

1. *Town of Monument Water* – we propose that water service to the development 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.
2. *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 Drive in the neighboring Willow Springs Ranch development.
3. *Black Hills Energy* – connection to existing electric and natural gas facilities shall ensure connectivity throughout the proposed development.
4. *Mountain View Electric Association* – connection to existing electric and natural gas facilities shall ensure connectivity throughout the proposed development.
5. *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.

ADDITIONAL PUBLIC/MUNICIPAL SERVICES

Upon annexation, Monument Police Department and Monument Fire District would be the providers for police and fire protection. The neighboring platted Willow Springs Ranch properties are already with the police department and fire district and served as same.

SCHOOLS:

The proposed development at the maximum density of 38 dwelling units is estimated to generate approximately 26 total Lewis-Palmer School District 38 (the District, D38) students including 16 elementary, 3 middle school, and 7 high school students. School boundaries consist of Teachout Creek Drive north in which students will attend Palmer Lake Elementary School, Lewis Palmer

Middle School, and Palmer Ridge High School and Teachout Creek Drive south in which students will attend Bear Creek Elementary, Lewis Palmer Middle School, and Lewis Palmer High School. Currently, the highest level of congestion is Bear Creek Elementary and Lewis Palmer Middle School, both of which are at or near capacity, however, the addition of the above students will not require any unanticipated capital construction for D38. The District is proceeding with capital improvement projects in the area to accommodate anticipated growth within the District.

FUTURE DEVELOPMENT ADDITIONAL CONSIDERATIONS

Prior to approval of development and/or building permits in accordance with Monument Municipal Code and standard procedure for development reviews and processing, the following studies may be required:

1. *Environmental* – a Clean Water Act (CWA) Section 404 permit from the U.S. Army Corps of Engineers (Corps) for the proposed development. A preliminary evaluation concludes the likelihood that the activities for the proposal will be authorized under a Nationwide Permit if needed. As part of obtaining Section 404 CWA permit authorization from the Corps, the project must also comply with the Endangered Species Act and National Historic Preservation Act (NHPA).

To comply with Section 106 of the NHPA as part of the Section 404 permitting process, a Class I study of the Corps-defined area of potential effects (APE) will be completed. 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.

Based on current knowledge of the project area, we believe 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 will likely be required.

2. *Traffic* – a Traffic Impact Study will assess existing traffic conditions and evaluate the potential impacts resulting from full build-out of the proposed development. Based on the findings, appropriate recommendations will be made to address increased traffic volumes and to ensure an adequate level of service and traffic safety throughout the local area. These recommendations will be subject to review and approval by the appropriate AHJ's.
3. *Drainage* – the Town has been issued a Municipal Separate Storm Sewer System (MS4) permit by the Colorado Department of Public Health and Environment, Water Quality Control Division. The Town is required to meet certain water quality standards of stormwater that is collected within the corporate boundaries and discharged to local water bodies under this permit. The proposed development would fall within the Town and become subject to the Town's MS4 regulations upon annexation. A required drainage study will include preliminary drainage evaluations and recommend necessary improvements to meet continued compliance with the Town's MS4 permit is upheld.

SUMMARY

The requested annexation of Willow Springs Annexation No. 3 to the Town of Monument will not create any undue fiscal impact to the Town or its citizens. The annexation complies with 2017 Town of Monument Comprehensive Plan as well as the 2040 Monument Comprehensive Plan/Existing Conditions Report. An Annexation Agreement is being negotiated between the applicant and the Town.

PROPOSED WILLOW SPRINGS ANNEXATION NO. 3: PROPOSED ZONING MAP

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 ±

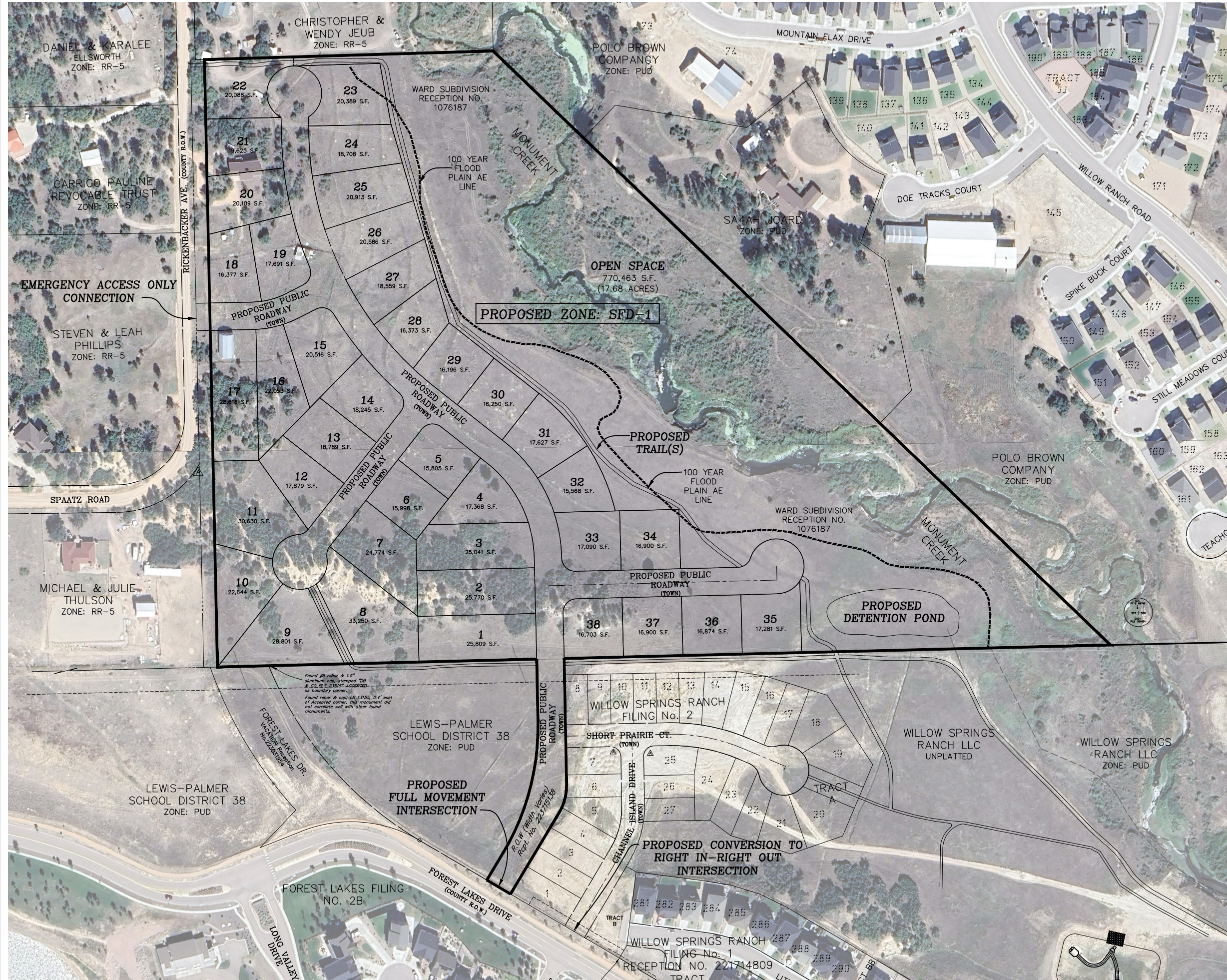
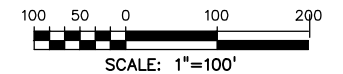


EXHIBIT A

TO THE TOWN OF MONUMENT, LOCATED IN PORTIONS OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



NOTES:

- THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., BEARS NORTH 01°12'13" WEST. SAID BEARINGS ARE GRID BEARINGS IN THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
- THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
- THE UNDERSIGNED HAS RELIED UPON LAND TITLE GUARANTEE COMPANY, COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER AB55122047-3 HAVING AN EFFECTIVE DATE OF AUGUST 04, 2025 AT 5:00 P.M., FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS-OF-WAY ACROSS SAID PREMISES. THE PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY DREXEL, BARRELL & CO. TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD.
- THE PROPERTY IS INDICATED AS BEING LOCATED IN ZONE "AE" ON THE FLOOD INSURANCE RATE MAP FOR UNINCORPORATED EL PASO COUNTY, COLORADO, PANEL NUMBER 0804102786 DATED DECEMBER 07, 2018. ZONE "AE" IS DESCRIBED AS THOSE AREAS FOR WHICH BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.
- THE LOCATION OF LIMITS OF THE 100 YEAR FLOOD PLAIN SHOWN ON THIS PLAT ARE BASED UPON SCALED DIMENSIONS.
- ALL EASEMENTS SHOWN HEREON ARE PER THE PLATS OF WARD SUBDIVISION, WILLOW SPRINGS RANCH FILING NO. 2 AND LEWIS-PALMER SCHOOL DISTRICT NO. 38 A SUBDIVISION EXEMPTION.

WATER DEDICATION:

THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF MONUMENT FOR PUBLIC USE ALL WATER AND WATER RIGHTS, BOTH TRIBUTARY AND NON-TRIBUTARY, ARISING UPON, FLOWING UNDER THE PROPERTY AS DESCRIBED HEREIN.

BY _____ AS PRESIDENT OF POLO BROWN COMPANY, A COLORADO CORPORATION, MANAGER OF WILLOW SPRINGS RANCH LLC, A COLORADO LIMITED LIABILITY COMPANY

The diagram illustrates a survey plat for Section 27, Township 11 South, Range 67 West. It shows several land parcels with their dimensions and bearings. Key features include:
 - A large parcel at the top left with dimensions L=298.80', Δ=32°00'00", R=535.00', ChB=N 14°54'38" E, and ChD=294.93'.
 - A smaller parcel below it with dimensions L=64.12', Δ=32°00'00", R=114.80', ChB=S 14°54'38" W, and ChD=63.29'.
 - A parcel to the right with dimensions L=207.28', Δ=30°54'38" W, and ChD=120.28'.
 - A parcel at the bottom left with dimensions L=70.00', Δ=30°54'38" E, and ChD=70.00'.
 - A parcel at the bottom right with dimensions L=60.00', Δ=59°29'23" W, and ChD=60.00'.
 - Various easements are shown, including a 10' Public Utility and Public Drainage Easement, a Forest Lakes Drive (R.O.W. VARIES) easement, and a Willow Springs Branch easement.
 - The plat also shows the location of the 100-year flood plain and the town boundary between Monument and El Paso County.

SURVEYOR'S CERTIFICATION:

I, PATRICK C. O'HEARN, A PROFESSIONAL SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND CHECKING AND THAT SAID PLAT ACCURATELY SHOWS THE DESCRIBED PARCEL OF LAND, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PATRICK C. O'HEARN P.L.S. NO. 23515
FOR AND ON BEHALF OF
DREXEL, BARRELL & CO.

PLANNING DEPARTMENT: :

THIS ANNEXATION PLAT WAS REVIEWED BY THE TOWN OF MONUMENT PLANNING DEPARTMENT THIS ____ DAY OF _____, 2026.

PLANNING DIRECTOR

TOWN APPROVAL:

PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE TOWN OF MONUMENT, EL PASO COUNTY, COLORADO THIS ____ DAY OF _____, 2026.

MAYOR

DATE

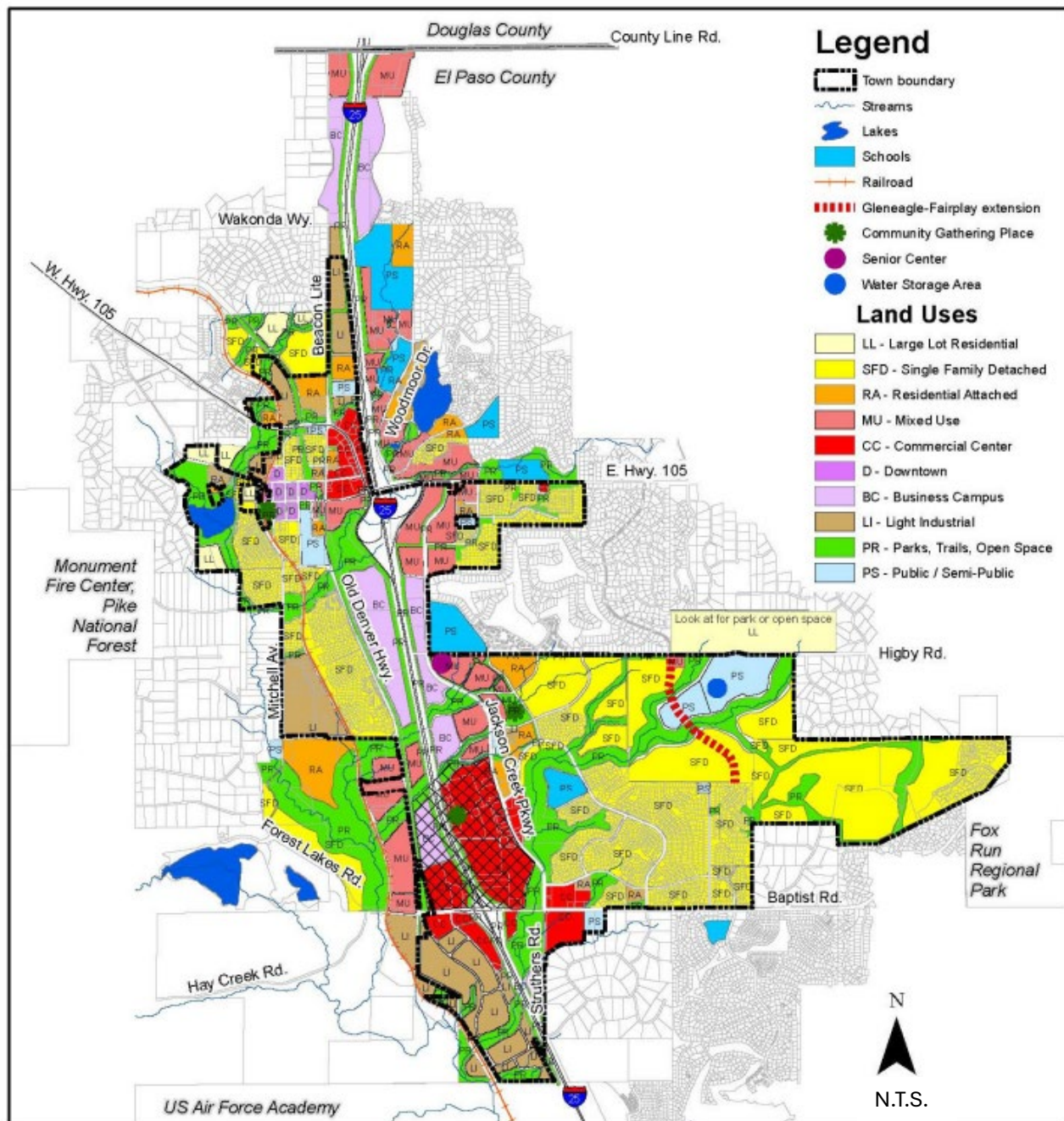
TOWN CLERK

DATE

ATTEST:

EXHIBIT C: 2017 Town of Monument Comprehensive Plan

Map 5: Future Land Use Map



DISCLAIMER: All data and information ("Products") contained herein are for information purposes only. The Town of Monument, Colorado and Community Matters, Inc. provide these products on an "as is" basis without warranties of any kind. The user acknowledges that the use of such products is at the sole risk of the user.

EXHIBIT D: 2017 Town of Monument Comprehensive Plan/Monument 2040
Comprehensive Plan Update

Town of Monument Interactive Maps Collection, Three-Mile Plan

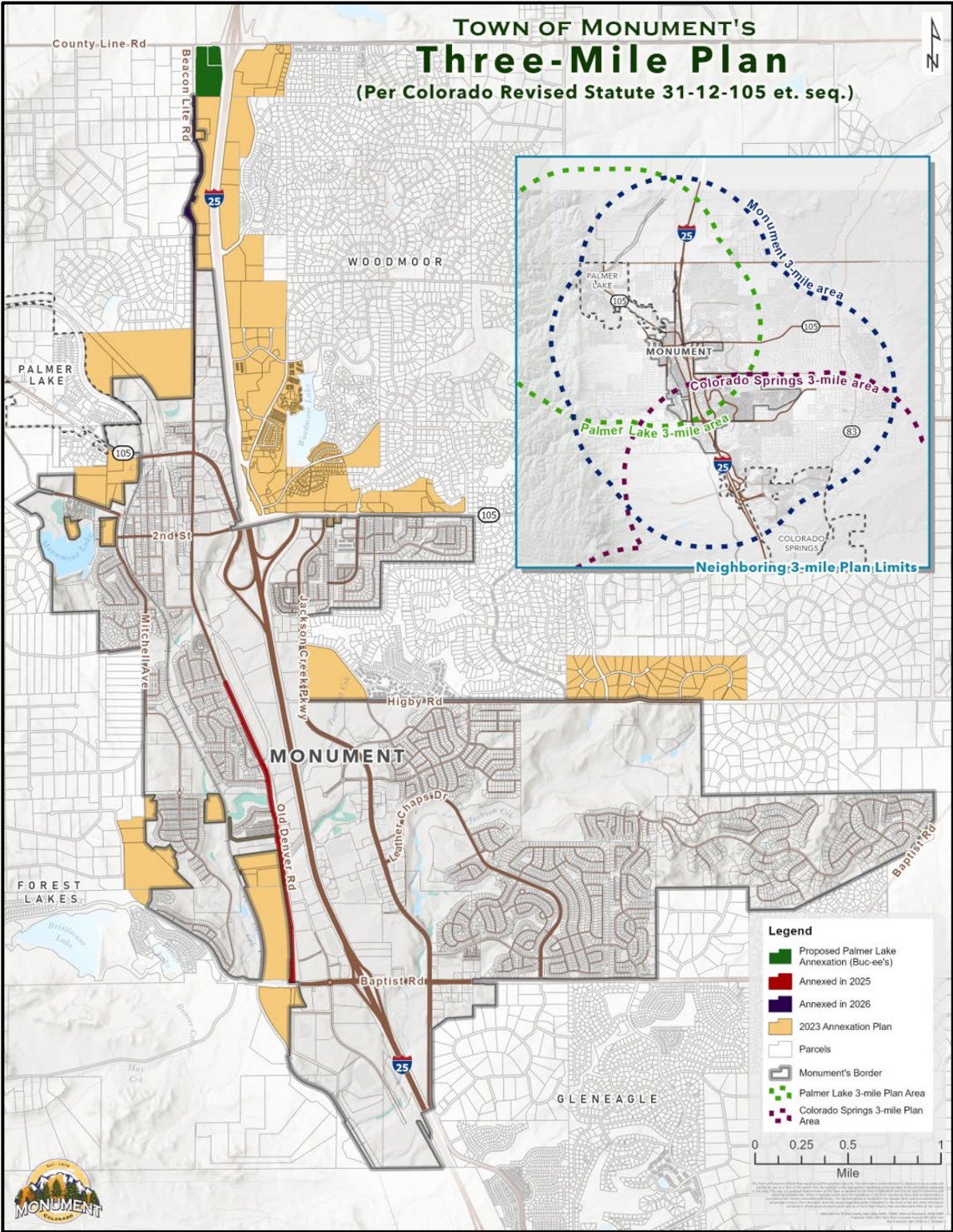
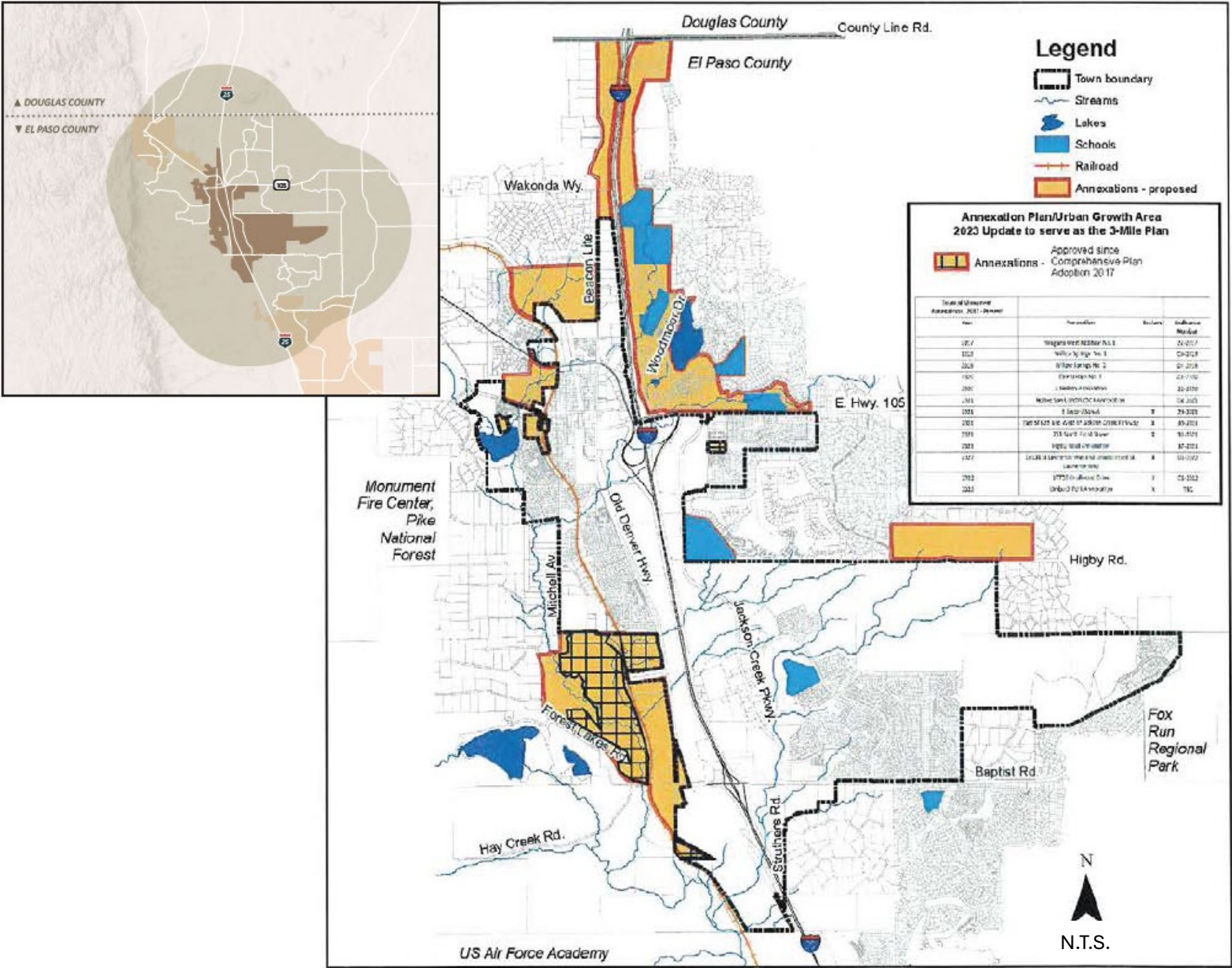


EXHIBIT E: 2040 MONUMENT COMPREHENSIVE PLAN/EXISTING CONDITIONS REPORT



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