

July 22, 2025

El Paso County Planning and Community Development Dept.
2880 International Circle, Suite 110
Colorado Springs, CO 80910
RE: Map Amendment for Parcel No. 8323000026

LETTER OF INTENT

To Whom it May Concern,

This Letter of Intent is being submitted in accordance with the requirements outlined in the El Paso County Planning and Community Development Department's Map Amendment (Rezoning) Letter of Intent Checklist (revised October 2021) for rezoning of the parcel listed below.

PARCEL #: 8323000026

PARCEL ADDRESS: Pyramid Mountain Road (not addressed by Assessor's Office)

OWNER: Robert and Belle Walstad
4551 Pyramid Mountain Road
Cascade, CO 80809
719-243-5851
bwlstd@yahoo.com

APPLICANT: Andrew Mullet
1790 Allegheny Drive
Colorado Springs, CO 80919
719-419-2300
amullet@m6structures.com

PROPERTY LOCATION: West of the Gardiner Road and Pyramid Mountain Road intersection.

ACREAGE: 15.83 acres

CURRENT ZONING: PUD

PROPOSED ZONING: RT

SPECIFIC REQUEST:

Request for approval of a map amendment (rezone) of Parcel # 8323000026 from the current PUD zoning to RT zoning. There is no applicable overlay zoning on the property. The proposed rezone is compatible with the surrounding planned and existing developments and is consistent with Your El Paso Master Plan as described in detail below.

PROVISION OF UTILITIES:

Colorado Springs Utilities will provide electric service and water supply service to the property. Natural gas service will be provided by Black Hills Energy. Wastewater treatment will be via an onsite septic system which will need to be designed and permitted per El Paso County Public Health requirements. All utility connections and systems will comply with applicable standards and provider requirements.

POTENTIALLY SENSITIVE NATURAL OR PHYSICAL FEATURES:

No portion of the property is within a FEMA floodplain, mapped wetlands, or any Preble's Meadow Jumping Mouse buffer area as depicted in the Pikes Peak Regional Floodplain Map and in the El Paso County Planning GIS. The property gradually slopes from northeast to southwest. A geotechnical study will be prepared with the residential site plan in order to determine if there are any geological hazards or areas of concern on the property prior to construction. Any slopes steeper than 30% will be avoided or otherwise mitigated via site specific engineering designs and construction techniques during the permitting and construction of the planned single-family residence. However, at this time the proposed single-family residence is planned to be constructed outside of any area having 30% or greater slopes and any area identified as a hazard or area of concern.

COMMUNITY OUTREACH:

The applicant conducted community outreach by sending notification letters to adjacent property owners on July 7, 2025, informing them of the proposed rezoning. Feedback received was minimal due to the low-impact nature of the intent to construct one single-family home, with no significant concerns raised. A follow-up meeting is planned prior to the public hearing to further engage the community.

ANTICIPATED TRAFFIC GENERATION:

The proposed RT rezoning will reduce the amount of potential passenger vehicle trips to and from the property as compared to the approved Pyramid Mountain PUD. Construction of one single-family residence is proposed, which will not result in a material negative impact on any of the nearby roads and intersections.

JUSTIFICATION FOR APPROVAL:

Below is a response to the Map Amendment criteria from Section 5.3.5 of the El Paso County Land Development Code.

- i. 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 Master Plan

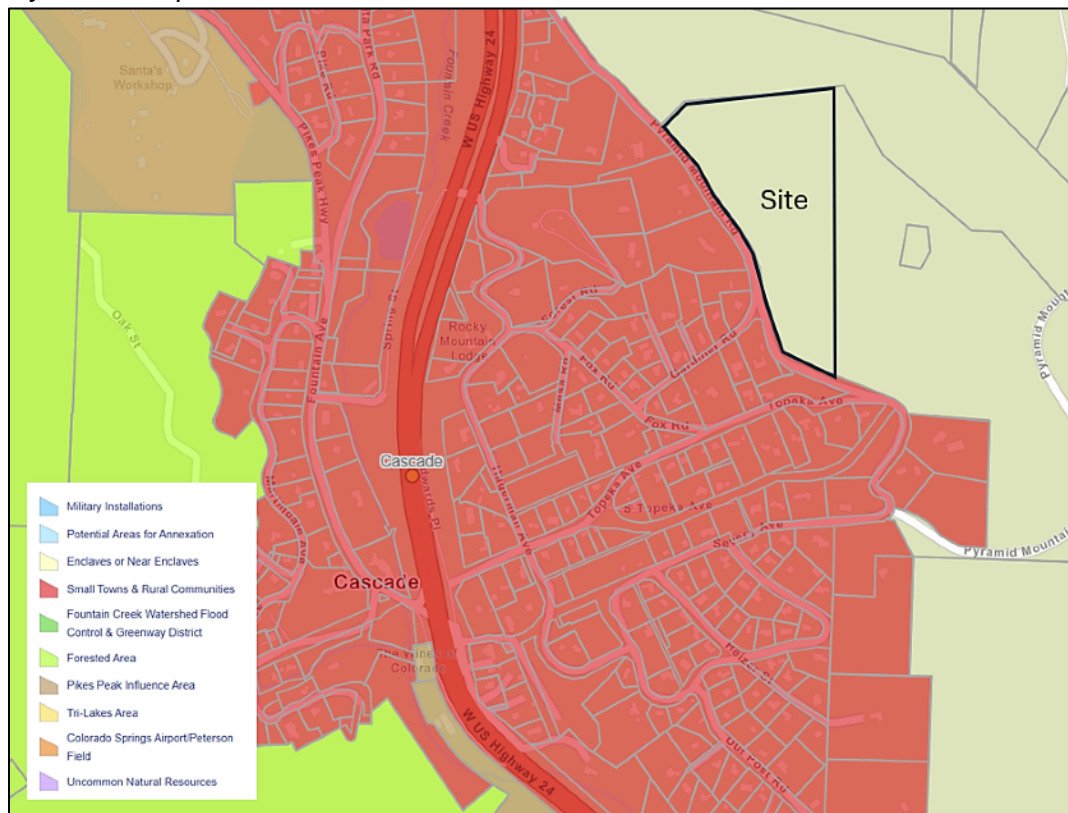
Below is an analysis of the applicable Key Areas, Areas of Change, and Placetypes pertaining to the subject property as discussed and depicted in Chapter 3, Land Use, of Your El Paso Master Plan:

Key Areas – None, but adjacent to Small Towns & Rural Communities.

The subject property is not included within a Key Area designation; however, it is immediately adjacent to the Small Towns& Rural Communities Key Area as depicted in the map below.

The Small Towns & Rural Communities Key Area description primarily focuses on the commercial aspect of these areas, particularly the importance of commercial services and retail stores serving the nearby rural population. The proposed rezoning will not negatively impact the Cascade rural community and the subject property will continue to function as a rural residential area and will continue to support the local commercial entities with the purchase of goods and services.

Key Areas Map:



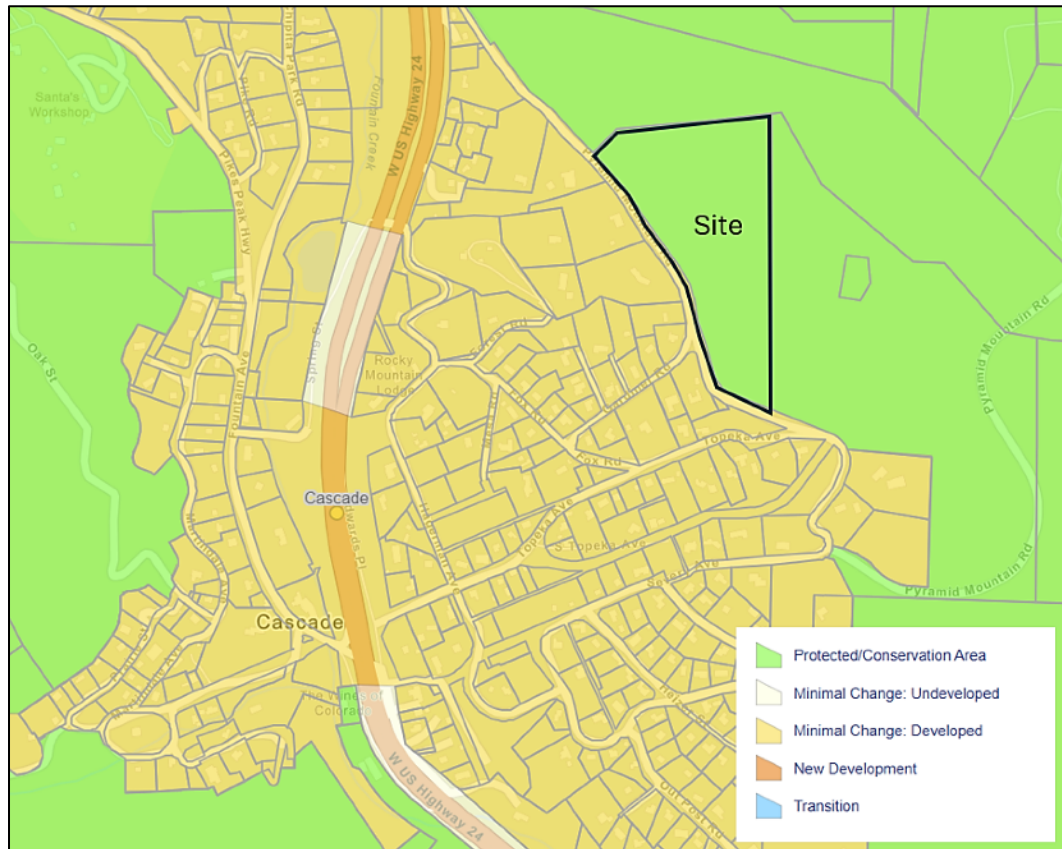
Areas of Change – Protected/Conservation Area

The subject property is identified as being within the “Protected/Conservation Area” Area of Change designation as depicted in the map below.

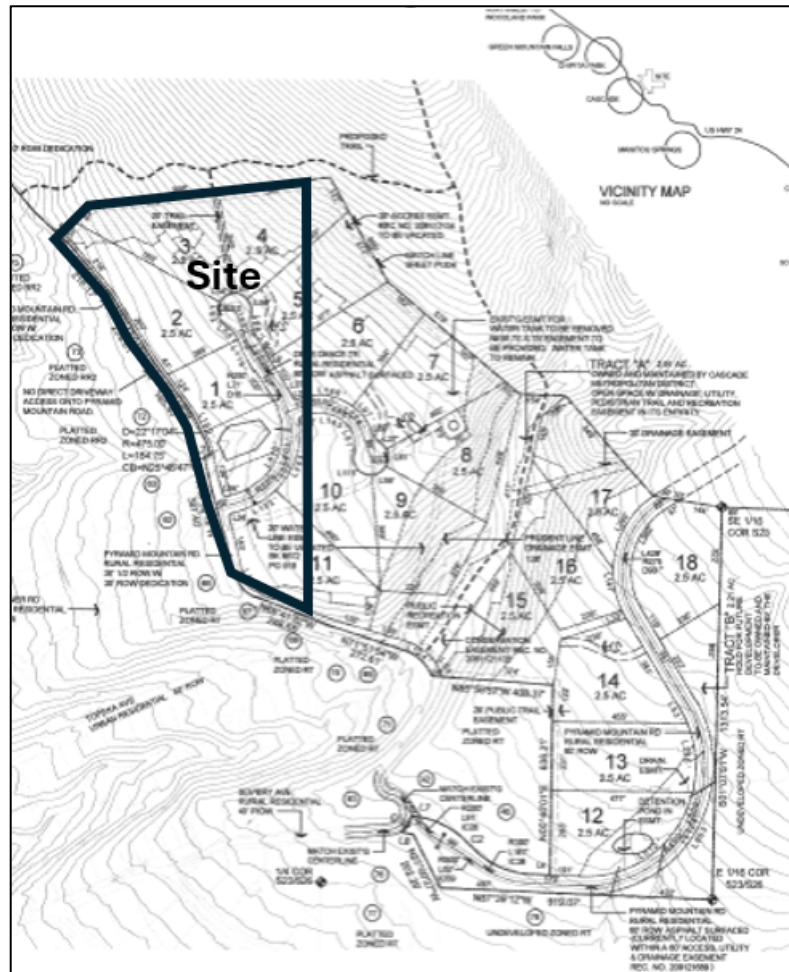
Page No. 21 of Your El Paso Master Plan describes land having the “Protected/Conservation Area” designation by stating:

“These areas of the County are not likely to change. Due to their local, ecological, or historical influence they should be preserved as they are throughout the life of this Master Plan and beyond.”

Areas of Change Map:



The proposed rezoning would effectively reduce the development potential of the property from its current PUD zoning and development allowances to one single-family residence in the RT zoning district. Currently, the property is zoned PUD under the Pyramid Mountain PUD, which as approved allows for the development of three full lots and portions of another five lots along with a drainage tract all within the subject property (see exhibit below depicting the design of the approved PUD overlaid with the current parcel configuration). The proposed reduction in “developability” of the property that will result from approval of the proposed rezoning will actually help the property move into greater consistency with the County’s plan for this particularly area of the County and with the stated intent of the Protected/Conservation Area designation by reducing the amount of potential development down to a single parcel (rather than multiple lots) and limiting the onsite construction to one single-family residence.



Placetype - Rural

Page No. 24 of the Master Plan states that the primary land use in the Rural Placetype is agricultural; however, farm homesteads and estate residential land uses are also identified as supporting uses. The current PUD zoning includes a minimum of 2.5 acre lots, which under the Land Development Code is generally considered to be “rural” residential. However, the proposed RT zoning would inherently allow the property to become even more rural because it would eliminate a portion of the PUD area that allows for 2.5 acre lots and instead require the existing 15.83-acre parcel to develop with only one single-family residence.

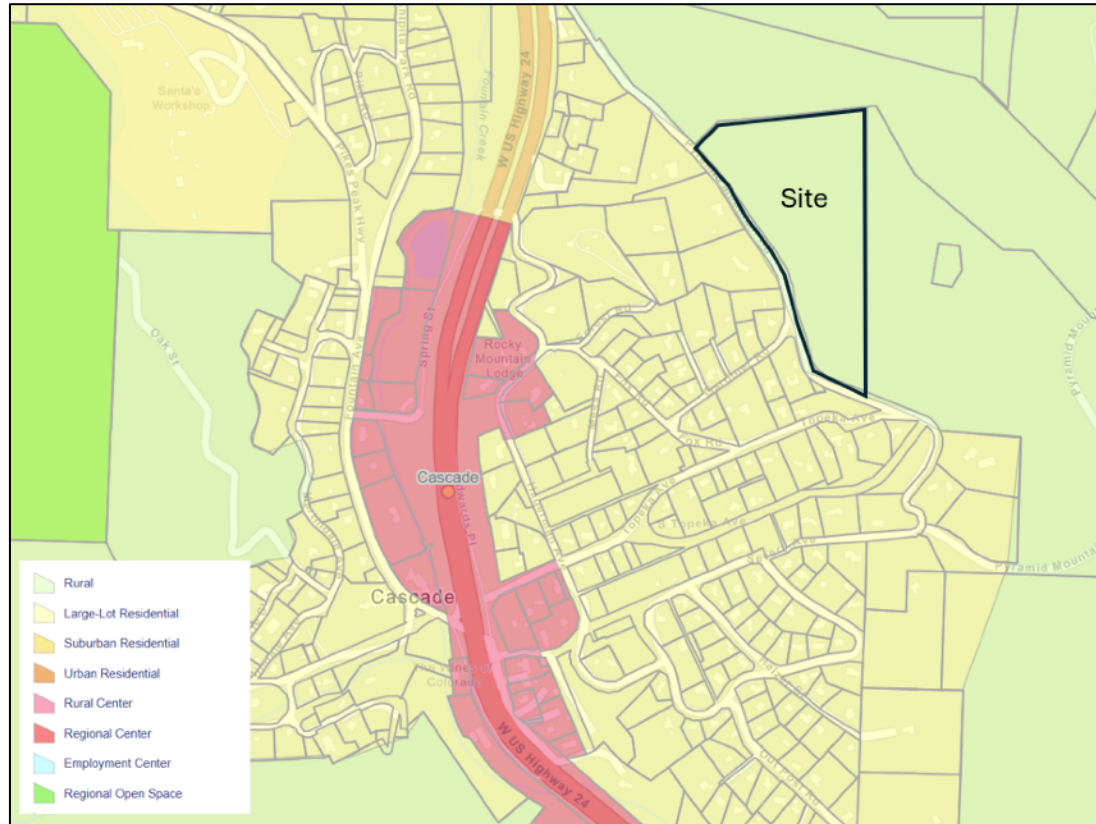
The Master Plan also states:

“Rural areas are remotely located and distant from high activity areas or dense suburban or urban places, making access to regional transportation routes, such as Highway 24 and Highway 94, vital to the quality of life for rural community residents.”

In this particular case, the property does, in fact, rely on Highway 24 as the primary travel corridor to and from Colorado Springs and other local and regional destinations. This aspect of the property’s location is part of what the Master Plan is referencing when it characterizes rural areas as a representing a “unique lifestyle

that should be preserved.” Rezoning of the property to the RT zone will further support the rural, estate-style character of the Cascade/Highway 24 area and it will help conserve numerous acres of land that could otherwise be developed under the approved Pyramid Mountain PUD zoning.

Placetypes Map:



El Paso County Water Master Plan

The Master Plan also includes the County’s Water Master Plan as a topical component. The subject property is located within Planning Region 1, the Colorado Springs Area, of the Water Master Plan. This area of the County is served by Colorado Springs Utilities through an agreement with Cascade Metropolitan District. In addition, the proposed single-family home will be served via a planned connection to existing Cascade/Colorado Springs Utilities water supply infrastructure in the area.

Table 5-3 on page no. 72 of the Water Master Plan identifies that Region 1 currently has 99,001 AF per year of water supplies compared to 83,662 AF of demand, for a average year surplus of 15,379. This means that the single-family residence that is proposed to be constructed on the parcel can be appropriately served by Cascade/ Colorado Springs Utilities. It is noted, however, that the El Paso County Land Development Code does not require a finding of water sufficiency with rezoning requests.

El Paso County Parks Master Plan

The El Paso County Parks Master Plan (2022) depicts the existing Ute Pass Trail in the general area of the subject property; however, it is not within or in close proximity to the property. A proposed secondary trail is shown bisecting the Cascade area; however, it appears that the alignment of such trail has not yet been determined. There are no existing or proposed County parks in close proximity to the property. The nearest park is the Rainbow Falls Recreation Area, located approximately 4 miles southeast of the property.

Major Transportation Corridors Plan

The County's 2045 Transportation Plan does not identify any roadway upgrades to any of the roads in the immediate vicinity of the property (see Table 6 Rural County Road Upgrades and Table 8 Gravel Road Upgrades on pages 54 and 58 respectively). This area of the County is also not a part of the County's "Sidewalk Gap Analysis" as depicted on Figure 33, page 67 of the Plan.

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.

- ii. *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 applicant has complied with all statutory requirements. The applicant understands that the County will post the public hearing date for the rezoning in the newspaper ensuring all statutory requirements have been satisfied.

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

The Land Development Code defines "Compatibility" as:

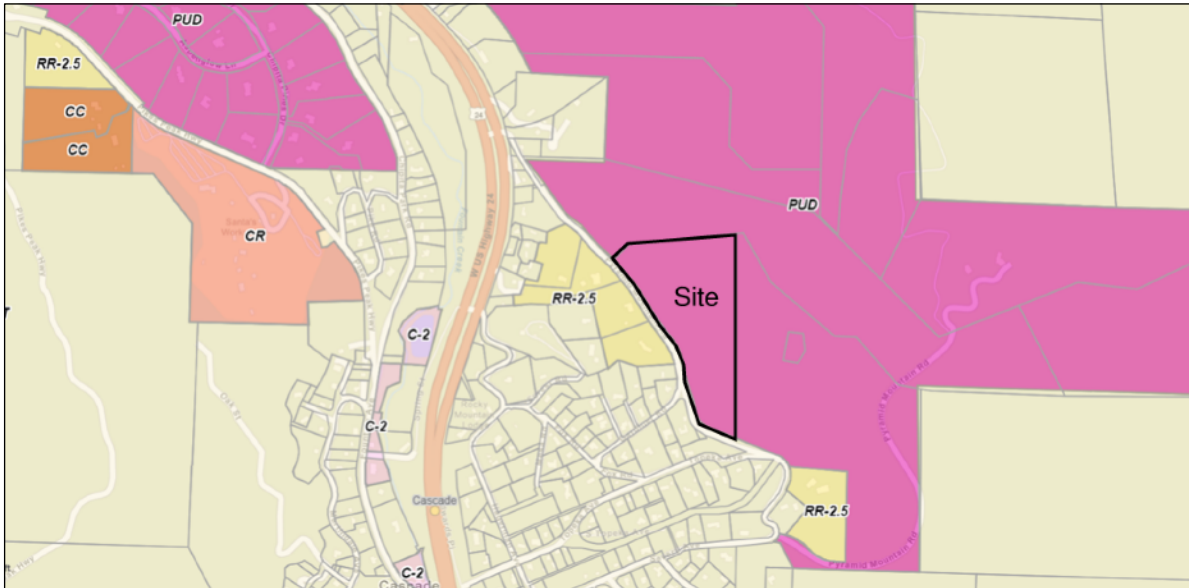
The characteristics of different uses, activities or designs which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include height, scale, mass and bulk of structures. Other important characteristics that affect compatibility are landscaping, lighting, 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.

The following analysis highlights the extensive degree to which the proposed RT rezoning will be compatible with the "existing and permitted land uses and zone districts in all directions."

Zoning Compatibility

The request is to rezone the property from the PUD zoning district to the RT zoning district. Existing zoning of land in the immediate vicinity varies, including additional PUD zoning to the north and east, RR-2.5 zoning to the west and northwest, and RT to the south and southwest.

The map below depicts the surrounding parcel/lot configuration and zoning. As depicted, the majority of the area is currently zoned RT, which is consistent with the requested zoning.



Land Use Compatibility

Each of the adjacent zone districts allows for single-family residential development, which is consistent with the proposed RT zoning district and with the applicant's intent to develop one single-family dwelling on the 15.83-acre property.

The El Paso County Assessor's Office lists the current use of each of the adjacent properties as follows:

North: Vacant
South: Single-family Residential (both lots)
East: Vacant
West: Single-family Residential (all five lots)

The proposed RT zoning and the planned construction of one single-family residence will be directly compatible with the existing single-family residential land uses of the developed adjacent properties and is consistent with the single-family residential land use allowance included in the remaining portion of the Pyramid Mountain PUD which is the applicable zoning for the adjacent vacant properties.

Compatible Dimensional Standards

Below is a comparison between the dimensional standards of the current PUD zoning and the proposed RT zoning district:

	Current PUD Zoning	Proposed RT Zoning
Max. Building Height	30 feet	30 feet
Building Setbacks		
Front	25 feet	25 feet
Side	15 feet	25 feet
Rear	25 feet	25 feet
Minimum Lot Size	2.5 acres	5 acres

Note: the Pyramid Mountain PUD also includes specific building envelopes for some of the lots resulting the need to preserve certain areas as “no-build areas” due to drainageways and steeper slopes.

The only differences in the dimensional standards of the two zone districts is the reduced 15-foot side setback and 2.5-acre minimum lot size in the existing PUD zoning as compared to the 25-foot side setback and 5-acre minimum lot size requirement in the RT zoning. The proposed rezoning, combined with the intent to only construct one single-family dwelling on the property, will result in a more rural development of the land and strict adherence to the RT dimensional standards will ensure that the resulting single-family dwelling is consistent with the massing and spatial separation of each of the surrounding zone districts.

iv. 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.

The intended use of the parcel is one single-family residential dwelling. The land included within the parcel was previously approved for three whole single-family residential lots and portions of another five single-family residential lots as part of the Pyramid Mountain PUD. Prior approval of the PUD zoning for the property to allow for the development of several single-family dwellings indicates that the site has already been deemed suitable by El Paso County for the intended use, which will continue to remain single-family residential but with substantially less density (3+ lots/dwellings in the PUD versus only one dwelling under the proposed RT zoning).