

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

**TO: El Paso County Planning Commission**  
  
**Tim Trowbridge, Chair**

**FROM: Kari Parsons, Principal Planner**  
  
**Bret Dilts, PE, Senior Engineer**

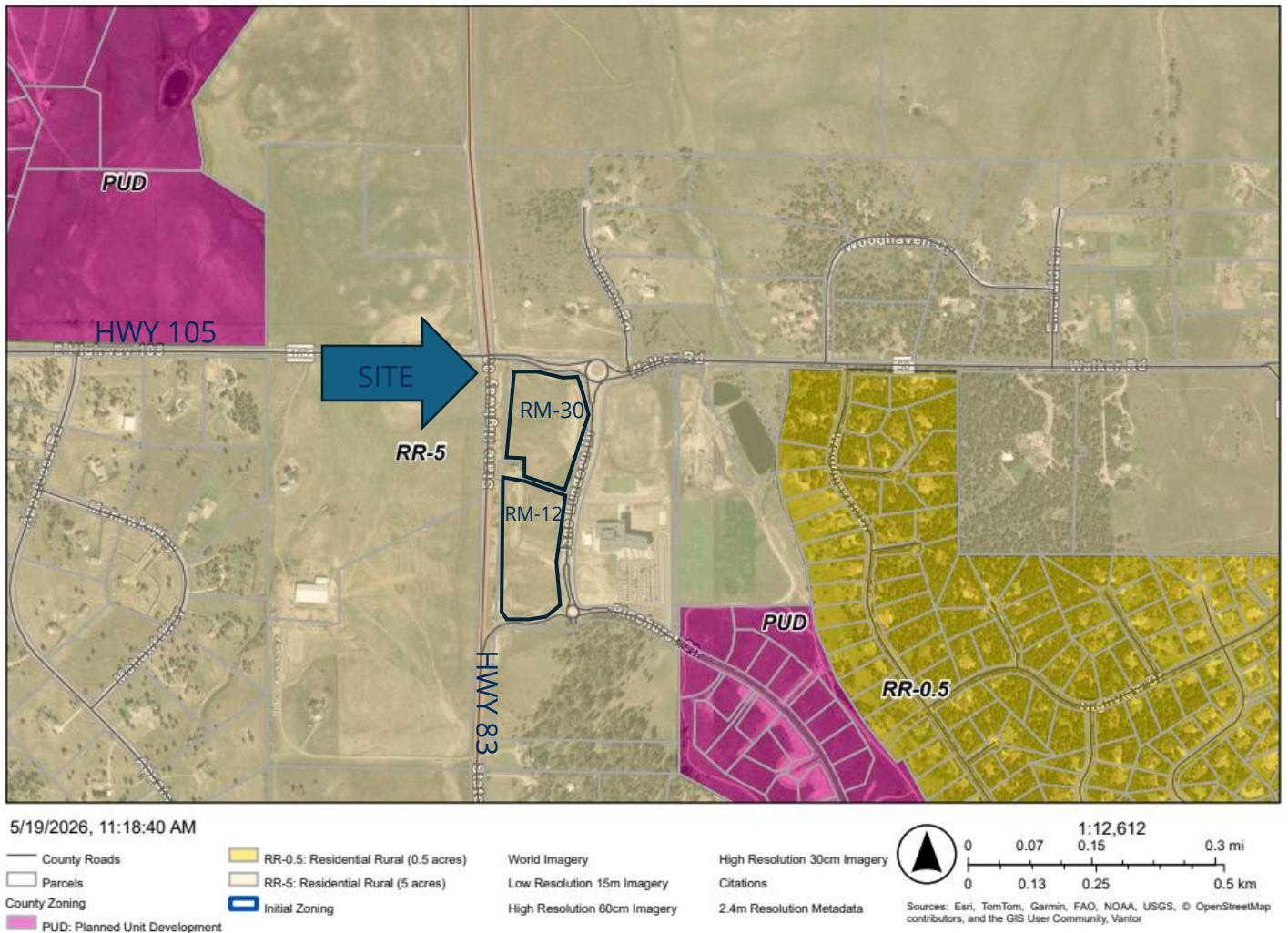
**RE: Project File Numbers: P261 and P262**  
  
**Project Names: MA Subdivision Tract A Map Amendment to RM-12 (P261)**  
**MA Subdivision Tract B Map Amendment to RM-30 (P262)**  
  
**Parcel Number: 6115011001**  
  
**Commissioner District: 1**

<b>OWNER:</b>	<b>REPRESENTATIVE:</b>
MA Infrastructure LLC 1230 Scarsbrook Ct Monument, CO 80132	Vertex Consulting Services, LLC 5825 Delmonico Dr., Suite 320 Colorado Springs, CO 80919
<b>Planning Commission Hearing Date:</b>	<b>6/18/2026</b>
<b>Board of County Commissioners Hearing Date:</b>	<b>7/23/2026</b>

## EXECUTIVE SUMMARY

A request by MA Infrastructure, LLC for approval of a Map Amendment (Rezoning) of 7.56 acres from RR-5 (Residential Rural) to RM-12 (Residential Multi-Dwelling) and a Map Amendment (Rezoning) of 7.79 acres from RR-5 (Residential Rural) to RM-30 (Residential Multi-Dwelling). The property is located at the southeast corner of the intersection of Walker Road and Highway 83.

### Zoning Map



**A. Authorization to Sign:** There are no documents associated with this application that require signing.

## B. APPROVAL CRITERIA

In approving a Map Amendment (Rezoning), the Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 5.3.5 Map Amendment (Rezoning) of the El Paso County Land Development Code (as amended):

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

## C. LOCATION

North:	RR-5 (Residential Rural)	Single-Family Residential
South:	RR-5 (Residential Rural)	Vacant/Grazing
East:	RR-5 (Residential Rural)	The Monument Academy School
West:	RR-5 (Residential Rural)	Single-Family Residential

## D. BACKGROUND

The subject property was originally zoned A-5 on January 5, 1955, when zoning was initiated for this portion of the County. Nomenclature changes have modified the A-5 district to RR-5 (Residential Rural). The Planning Commission approved an approval of location for the adjacent Monument Academy combined middle/high school on May 7, 2019. The Monument Academy Development Agreement was finalized after the school's approval. The subject parcels were platted with the Monument Academy School lot and are known as MA Subdivision, Tracts A and B.

The development agreement dated May 20, 2020, memorialized the requirements for the permitting, financial assurance, and construction of public improvements for the Monument Academy school, which also benefits the two platted tracts included in the requested Rezoning. The following improvements are identified in the agreement:

- a. Construction of Jane Lundeen Drive and Pinehurst Circle, including sidewalks, curb and gutter;
- b. Improvements to Walker Road, including a roundabout at the intersection with Jane Lundeen Drive;
- c. Improvements to the intersection of State Highway 83 and Walker Road; and
- d. The right-in only intersection of State Highway 83 and Pinehurst Circle.

The above improvements have been constructed, and the infrastructure has been dedicated to El Paso County in conjunction with the Plat for the school site lot and two future development tracts. The tracts are required to be platted as lots prior to development. It is anticipated that the tracts will be sold and platted if the Rezoning is approved.

**E. ZONING DISTRICT COMPARISON**

The applicant is requesting to rezone 7.56 acres to the RM-12 (Residential Multi-Dwelling) and 7.79 acres to the RM-30 (Residential Multi-Dwelling) zoning district. The RM-12 zoning district is a 12-dwelling unit per acre district intended to accommodate moderate-density single-family attached and detached and low-density multi-dwelling development. The RM-30 zoning district is a 30-dwelling unit per acre district primarily intended to accommodate moderate-density multi-dwelling development. The density and dimensional standards for the existing and proposed zoning districts are as follows:

Dimensional Standards	Existing Zoning District:	Proposed Zoning District:	Proposed Zoning District:
	RR-5 (Residential Rural)	RM-12 (Residential Multi-dwelling)	RM-30 (Residential Multi-dwelling)
Minimum Lot Size	5 acres	3,500 square feet <sup>8,13</sup>	5,000 square feet <sup>9,13</sup>

Minimum Width at Front Setback	200 ft	35 ft	75 ft
Front Setback	25 ft	20 ft <sup>10, 13</sup>	25 ft <sup>10, 13</sup>
Rear Setback	25 ft	15 ft <sup>10, 13</sup>	15 ft <sup>10, 13</sup>
Side Setback	25 ft	5 ft <sup>10, 13</sup>	15 ft <sup>10, 13</sup>
Maximum Lot Coverage	25%	70%	60%
Maximum Height	30 ft	40 ft	40 ft

8\* The minimum lot area of 3,500 square feet applies to single-family attached dwellings. The minimum lot area for single-family detached dwelling units is 3,500 square feet. The minimum lot area for two-family dwellings and all other allowed uses is 7,000 square feet. Central water and wastewater services are required regardless of lot size or conforming status.

9\* Minimum lot area of 5,000 square feet applies to single-family detached dwellings, Two-family dwellings and the first 2 units of a multi-family development. An additional 1,000 square feet of lot area is required each additional dwelling unit within a multi-family development. The maximum multi-family density may not exceed 30 dwelling units per acre. All other uses are subject to a minimum lot area of 7,000 square feet. Central water and wastewater services are required regardless of lot size or conforming status.

10\* The minimum distance between buildings shall be 10 feet.

13\* If the building is established as or converted to condominium or townhome units in accordance with Chapter 7 of this Code, the building and lot shall meet the minimum lot area and setbacks requirements, but the individual units are not required to meet the minimum lot area, maximum lot coverage, or setback requirements. Within the zoning district, a 25-foot perimeter boundary setback shall be maintained around the entire development, but a zero-foot setback is allowed along any internal lot line within the development.

## F. MASTER PLAN COMPLIANCE

### 1. Your El Paso Master Plan

#### a. **Placetype Character:** Suburban Residential

*Suburban Residential is characterized by predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multi-family housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area. The Suburban Residential placetype generally supports accessory dwelling units. This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern.*

*Although primarily a residential area, this placetype includes limited retail and service uses, typically located at major intersections or along perimeter streets. Utilities, such as water and wastewater services are consolidated and shared by clusters of developments, dependent on the subdivision or area of the County.*

*Some County suburban areas may be difficult to distinguish from suburban development within city limits. Examples of the Suburban Residential placetype in El Paso County are Security, Widefield, Woodmen Hills, and similar areas in Falcon.*

#### **Recommended Land Uses:**

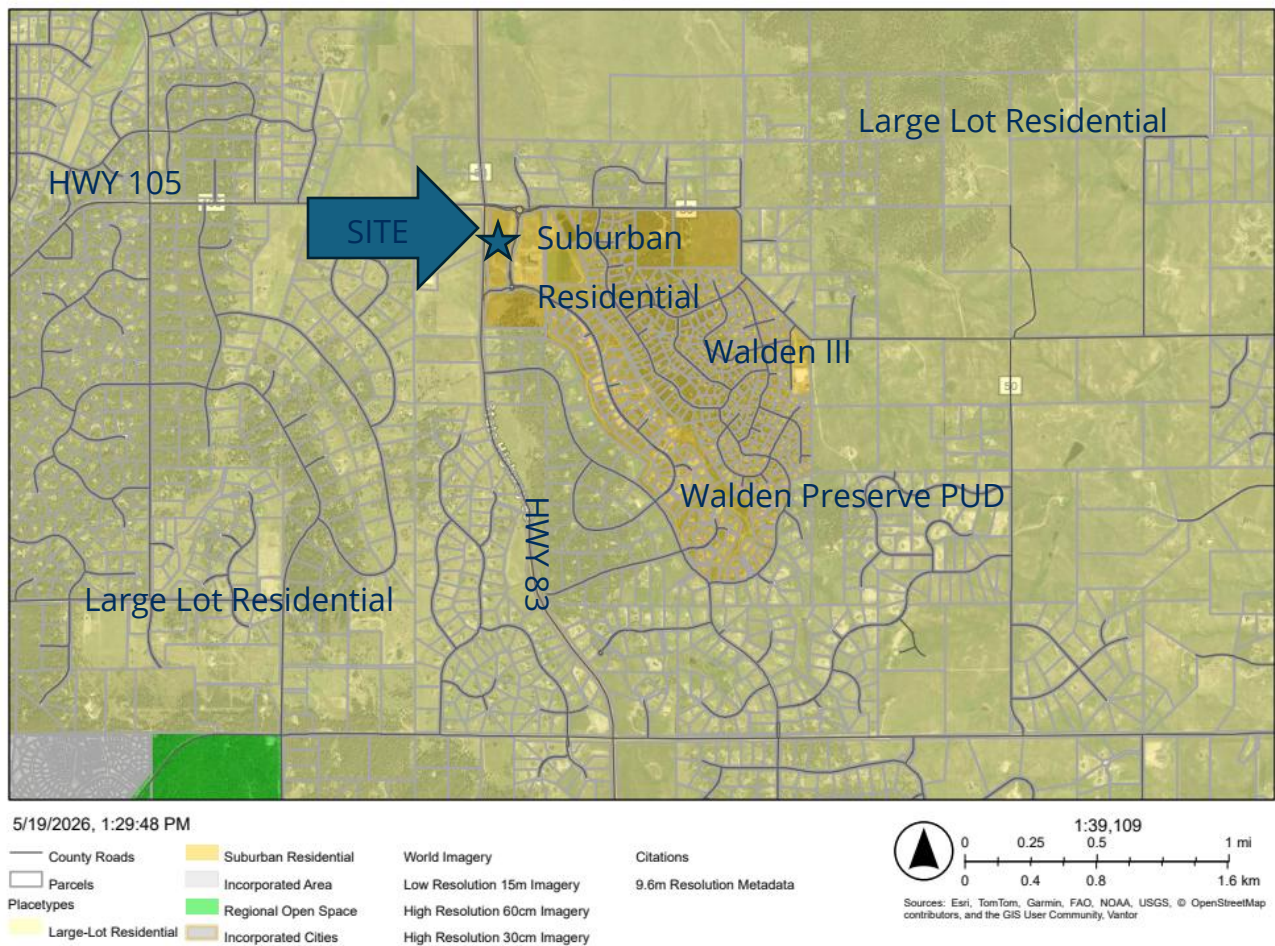
##### *Primary*

- *Single-Family Detached Residential with lots sizes smaller than 2.5 acres per lot, up to 5 units per acre.*

##### *Supporting*

- *Single-family Attached*
- *Multi-family Residential*
- *Parks/Open Space*
- *Commercial Retail*
- *Commercial Service*
- *Institutional*

## Placetypes Map



### Analysis:

Multi-family development is an allowed land use in the Suburban Residential placetype if it is supportive of and compatible with the single-family character of the area. Additionally, limited commercial uses located at major intersections served by central water and wastewater are also allowed in the Suburban Residential placetype. At this time, it is not known if the proposed uses will be commercial apartment buildings or single-family attached dwelling units which are both allowed in the RM-12 and RM-30 zoning districts. The Suburban Residential placetype describes “Function of Supporting Uses” in the Master Plan as:

*Few commercial uses may be appropriate in Suburban Residential. Those allowed must be small-scale standalone businesses that serve a neighborhood population. Additionally, certain unique businesses that mirror the development style of residential development are also allowed. Accessory Dwelling Units (ADUs) are compatible in this placetype and should function in the context of the existing neighborhood.*

There are no existing urban residential or urban commercial developments in this area of the County, the proposed allowed densities are significantly higher than the surrounding densities of single-family properties in all directions, excluding the school site, which serves the community. In the Master Plan, multi-family development is a primary use in the Regional Center and Urban Residential placetypes. The applicant is requesting a density of 12 dwelling units per acre and 30 dwelling units per acre, which is required to be served by central water and wastewater. The proposed Rezonings are adjacent to the RR-5 (Residential Rural) zoning district which has a minimum lot size of 5-acres (0.20 dwelling units per acre).

Approximately, a ¼ mile to the east lies the Walden III Development which is zoned RR-0.5 (Residential Rural) and has a minimum lot size of ½ acre (two dwelling units per acre). The Walden Preserve PUD Development is approximately 800 feet to the southeast and has a minimum lot size of 1-acre (1.84 dwelling units per acre). Both are served by the Walden Corporation for water and wastewater services. It is anticipated that if the Rezonings are approved, the Walden Corporation will provide water and wastewater services to the requested development area. The nearest RM-12 (Residential Multi-Dwelling) zone district is 5.12 miles to the west, and adjacent to Interstate 25. The nearest RM-30 (Residential Multi-Dwelling) zone district is 4.2 miles to the southwest, and adjacent to the Town of Monument. (Please see expanded Zoning Map attached to this report).

The nearest pocket area of Suburban Residential Placetype is approximately 2.2 miles to the west and more than 7 miles to the southeast. Although the property is located within the Suburban Residential placetype, it is important to note that this pocket of Suburban Residential Placetype, in this portion of the County is surrounded by the Large-Lot Residential Placetype on three sides. Minimum lot sizes of 2.5 acres are identified as the primary use. Multi-family uses are not supported in the Large Lot Residential placetype. (Please see expanded Placetype Map attached to this report).

Relevant principles, goals, and objectives include:

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

**Goal 1.3** - Encourage a range of development types to support a variety of land uses.

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

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

**Goal 2.2** - Preserve the character of rural and environmentally sensitive areas

**Goal 3.3** - Encourage the development of commercial districts in underserved areas.

**Goal LU3** – Encourage a range of development types to support a variety of land uses.

**Objective LU3-1** – Development should be consistent with the allowable land uses set forth in the placetypes first and second to their built form guidelines.

**Objective HC2-6** – Continue to carefully analyze each development proposal for their location, compatibility with the natural environment, and cohesion with the existing character.

**Objective TM1-4** – Encourage sidewalks and other multimodal facilities in all new development in placetypes, as appropriate, and upgrade existing infrastructure to these types of facilities when maintenance is needed.

**b. Area of Change Designation:** Minimal Change: Developed

*These areas have undergone development and have an established character. Developed areas of minimal change are largely built out but may include isolated pockets of vacant or underutilized land. These key sites are likely to see more intense infill development with a mix of uses and scale of redevelopment that will significantly impact the character of an area. For example, a large amount of vacant land in a suburban division adjacent to a more urban neighborhood may be developed and change to match the urban character and intensity so as to accommodate a greater population. The inverse is also possible where an undeveloped portion of a denser neighborhood could redevelop to a less intense suburban scale. Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character can be maintained.*

## **Analysis:**

The subject Rezonings are located in an area that is not expected to significantly change in character. However, the Master Plan acknowledges that new development within these areas if adjacent to existing urban developments, are anticipated to significantly change the character and increase the population of an area. The subject properties are not adjacent to urban development; however, the Monument Academy school may be considered as both an urban and rural land use. A relevant specific strategy is as follows:

***Goal LU3 Specific Strategy – The Minimal Change:** Developed areas are likely to see more intense infill development with a mix of uses and scale of redevelopment that will significantly impact the character of an area. Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character should be maintained.*

### **c. Key Area Influences: Tri-Lakes Area**

*Tri-Lakes is the northern gateway into the County along Interstate 25 and Highway 83. It is situated between Pike National Forest, the United States Air Force Academy, and Black Forest. With significant suburban development and some mixed-use development, this Key Area supports the commercial needs of many of the residents in northern El Paso County. Tri-Lakes also serves as a place of residence for many who commute to work in the Denver Metropolitan Area. It is also an activity and entertainment center with the three lakes (Monument Lake, Woodmoor Lake, and Palmer Lake) that comprise its namesake and direct access to the national forest. Tri-Lakes is the most well-established community in the northern part of the County with a mixture of housing options, easy access to necessary commercial goods and services, and a variety of entertainment opportunities. Future development in this area should align with the existing character and strengthen the residential, commercial, employment, and entertainment opportunities in the adjacent communities of Monument, Palmer Lake, and Woodmoor.*

## **Analysis:**

The requested Rezonings and subsequent applications are anticipated to provide a mix of urban residential development in the area if approved. The opportunity for additional housing stock in

the northern portion of the County is supported by the Key Area-Tri-Lakes Area if it is determined to be aligned with the existing character.

**d. Other Implications (Priority Development, Housing, etc.)**

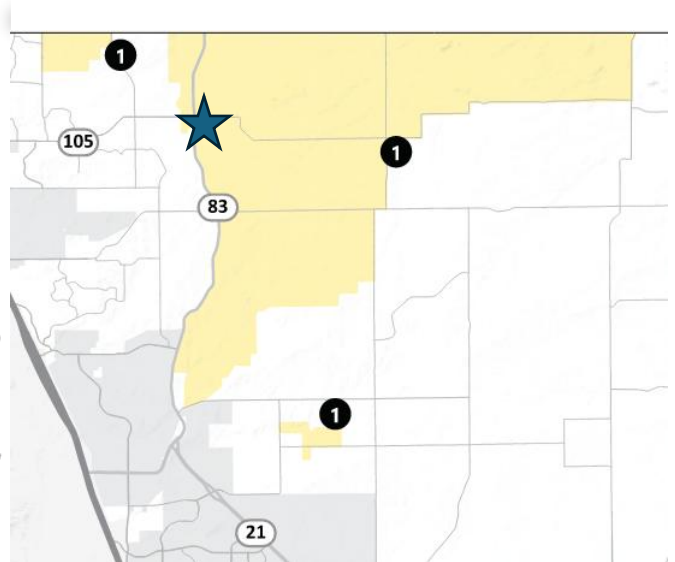
The subject property is located within the Black Forest/North Central Area Large-Lot Residential Priority Development Area. Please see excerpt from The Your Master Plan below:

### Large-Lot Residential Priority Development Areas

**1 Black Forest/North Central Area**

Black Forest is a community with one of the strongest and most well-established characters in El Paso County. This area is built around protecting the forest and preserving its rural quality. Due to this natural amenity, many new residents seek to live in this area when moving to the County.

- Careful planning is required to **promote health of natural areas, especially the forest**, while accommodating new development for future residents.
- The County should **maintain existing and expand the Large-Lot Residential placetype in this area** in a development pattern that matches the existing character of the developed Black Forest community.
- **Commercial nodes should be considered where appropriately served by the transportation network** in the northern area to provide commercial goods and services within closer proximity to the population in this area. This would reduce unnecessary travel to other parts of the County and establish key commercial areas within the communities that need them.



The priority development area states that the Large Lot Residential placetype should be expanded in this area and encourages development that matches the existing character of the community. Large Lot Residential Placetype states:

*“Development in this placetype typically consists of single-family homes occupying lots of 2.5 acres or more, and are generally large and dispersed throughout the area so as to*

*preserve a rural aesthetic. The Large-Lot Residential placetype generally supports accessory dwelling units as well. Even with the physical separation of homes, this placetype still fosters a sense of community and is more connected and less remote than Rural areas. Large-Lot Residential neighborhoods typically rely on well and septic, but some developments may be served by central water and waste-water utilities. If central water and wastewater can be provided, then lots sized less than 2.5 acres could be allowed if;*

*1.) the overall density is at least 2.5 acres/lot,*

*2.) the design for development incorporates conservation of open space, and*

*3.) it is compatible with the character of existing developed areas.”*

### **Analysis:**

The requested Rezoning are within the Black Forest/North Central Area Large-Lot Residential Priority Development Area that is characterized by the Large Lot placetype which supports rural development with 2.5-acre lot sizes or greater. Multi-family is not supported in the Large Lot placetype. A concept plan has not been provided, nor is it required, in support of the requested Rezoning applications incorporating conservation areas; however, the RM-12 and RM-30 zoning districts do have an internal landscape requirement of a minimum of 15 percent for multi-family uses (commercial apartment buildings). Attached Single-family does not have an internal landscape requirement.

## **2. Water Master Plan Analysis**

The El Paso County Water Master Plan (2018) has three main purposes: better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

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

**Policy 1.1.1** – *Adequate water is a critical factor in facilitating future growth and it is incumbent upon the County to coordinate land use planning with water demand, efficiency and conservation.*

**Goal 1.2** – *Integrate water and land use planning.*

A finding of water sufficiency is not required with a Map Amendment. The applicant has provided documentation from the Walden Corporation in support of the Rezoning, stating that central water and wastewater will be provided to the development area.

### **3. Other Master Plan Elements**

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a moderate wildlife impact potential. The El Paso County Environmental Services Division was sent a referral and has no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies no significant resources in the area of the subject parcels.

The El Paso County Parks Master Plan (2022) shows no impacts to existing or proposed parks, trails, or open space.

## **G. PHYSICAL SITE CHARACTERISTICS**

### **1. Hazards**

Hazards were not identified as part of this application. A Geohazard Report will be required with the Final Plat application.

### **2. Floodplain**

The property is not located within a floodplain as determined by a review of the FEMA Flood Insurance Rate Map number 08041C0285G, effective December 7<sup>th</sup>, 2018. The property is in Zone "X," which is an area of minimal flood hazard determined to be outside the 500-year flood zone.

### **3. Drainage and Erosion**

The property is located in the West Cherry Creek (CYCY0400) drainage basin. The West Cherry Creek drainage basin does not have associated drainage basin fees or bridge fees. A drainage report and

grading erosion control plan is not required with a Map Amendment (Rezoning) request but will be reviewed with subsequent development applications.

#### **4. Transportation**

A traffic impact study was submitted with the Map Amendment (Rezoning) request. The traffic impact study indicates that the project is anticipated to generate 1,931 daily trips. Access to the proposed development would be from Jane Lundeen Drive on the east and Pinehurst Circle on the south. No direct access to Walker Road or Highway 83 would be allowed.

The 2024 Major Transportation Corridors Plan depicts Walker Road as a major collector roadway, owned and maintained by El Paso County. Jane Lundeen Drive is classified as a non-residential collector roadway and Pinehurst Circle is classified as a local roadway. These roadways have not yet been accepted for maintenance by El Paso County.

Improvements to the intersection of Highway 83/Highway 105/Walker Road have been identified in the traffic impact study with the proposed development having responsibility for the improvements or providing escrow to CDOT for future improvements. A CDOT access permit will be required for the development at the time of Final Plat or Site Development Plan. El Paso County Road Impact Fees, as approved by Resolution 25-337, are applicable to the development and will be assessed at the last land-use approval or when the applicant applies for a building permit.

## **H. SERVICES**

### **1. Emergency Services**

The property is within the Tri-Lakes Fire Protection District, which is committed to providing fire protection services to the proposed development. The District was sent a referral and had no outstanding comments or concerns regarding the application.

## **2. Utilities**

Black Hills Energy currently provides natural gas services to the property. Mountain View Electric Association, Inc., currently provides electrical services to the property. Both entities were sent a referral, and neither had outstanding comments or concerns regarding the application.

## **3. Metropolitan Districts**

The subject property is not within a metropolitan district.

## **5. Parks/Trails**

Land dedication and fees in lieu of park land dedication are not required for a Map Amendment (Rezoning) application.

## **6. Schools**

Land dedication and fees in lieu of school land dedication are not required for a Map Amendment (Rezoning) application.

## **I. STATUS OF MAJOR ISSUES**

There are no outstanding major issues.

## **J. RECOMMENDED CONDITIONS AND NOTATIONS**

Should the Planning Commission and the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 5.3.5 Map Amendment (Rezoning) of the El Paso County Land Development Code (as amended), staff recommends the following conditions and notations:

### **CONDITIONS**

1. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements. Applicable agencies include but are not limited to:

the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.

2. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the RM-12 and / or RM-30 (Residential Multi-Dwelling) zoning districts and with the applicable sections of the Land Development Code and Engineering Criteria Manual.

## **NOTATIONS**

1. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.
2. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

## **K. PUBLIC COMMENT AND NOTICE**

The Planning and Community Development Department notified 35 adjoining property owners on June 3, 2026, for the Planning Commission and Board of County Commissioners meetings. Responses will be provided at the hearing.

## **L. ATTACHMENTS**

Map Series

Letter of Intent (RM-12)

Letter of Intent (RM-30)

Rezone Map (RM-12)

Rezone Map (RM-30)

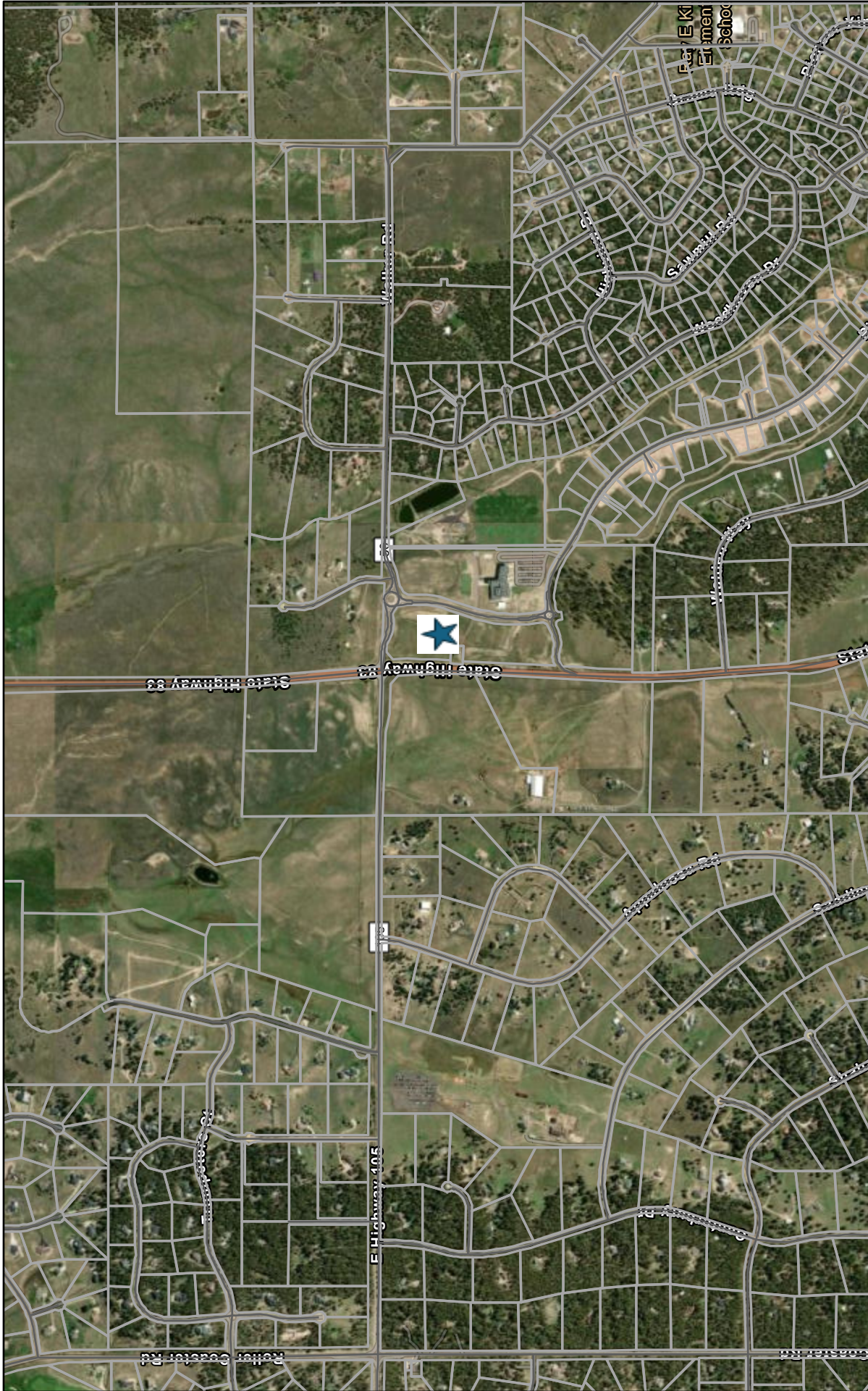
Walden Corporation Water Wastewater Letter

Public Comments

Draft Resolution (RM-12)

Draft Resolution (RM-30)

# Aerial Map



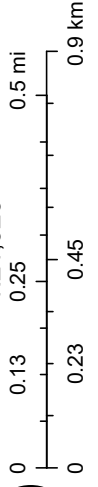
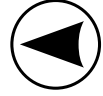
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-  Parcels
-  World Imagery

- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery

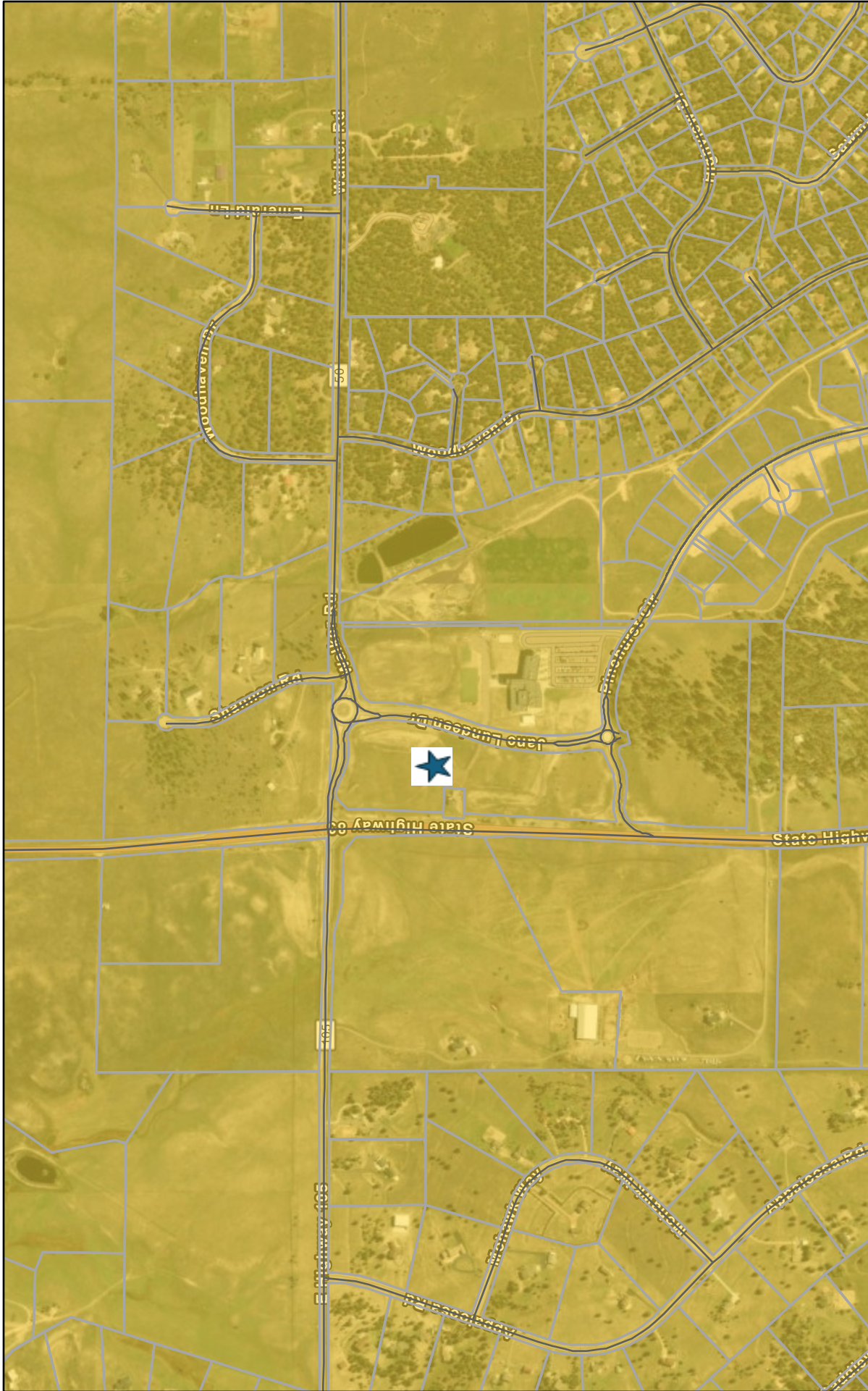
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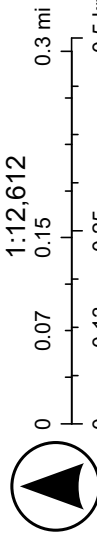
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# Areas of Change Map



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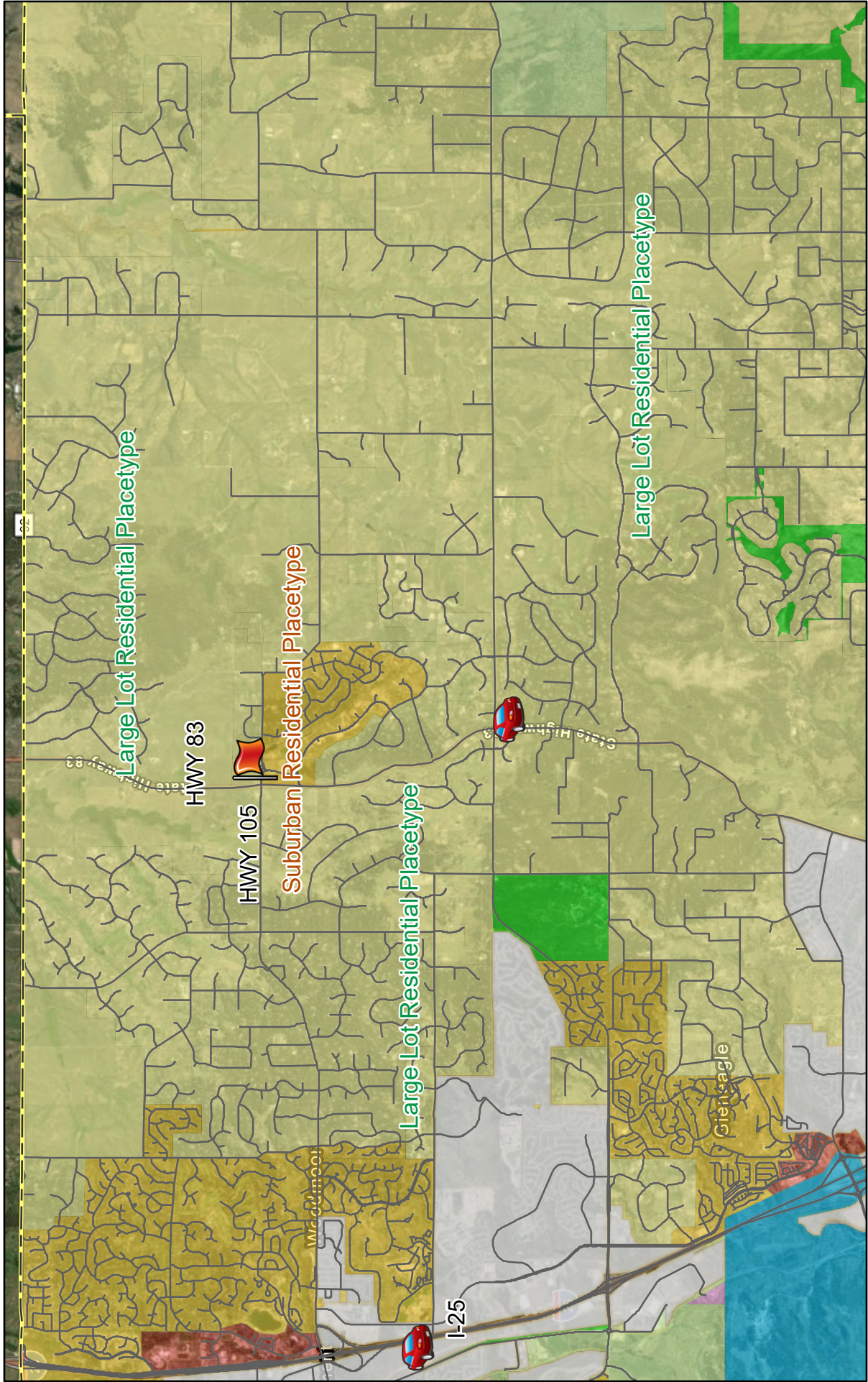
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- Areas Of Change
- County Roads
- Minimal Change: Developed
- World Imagery
- Parcels
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- Low Resolution 15m Imagery
- 2.4m Resolution Metadata



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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Vantor

# Placetypes Map



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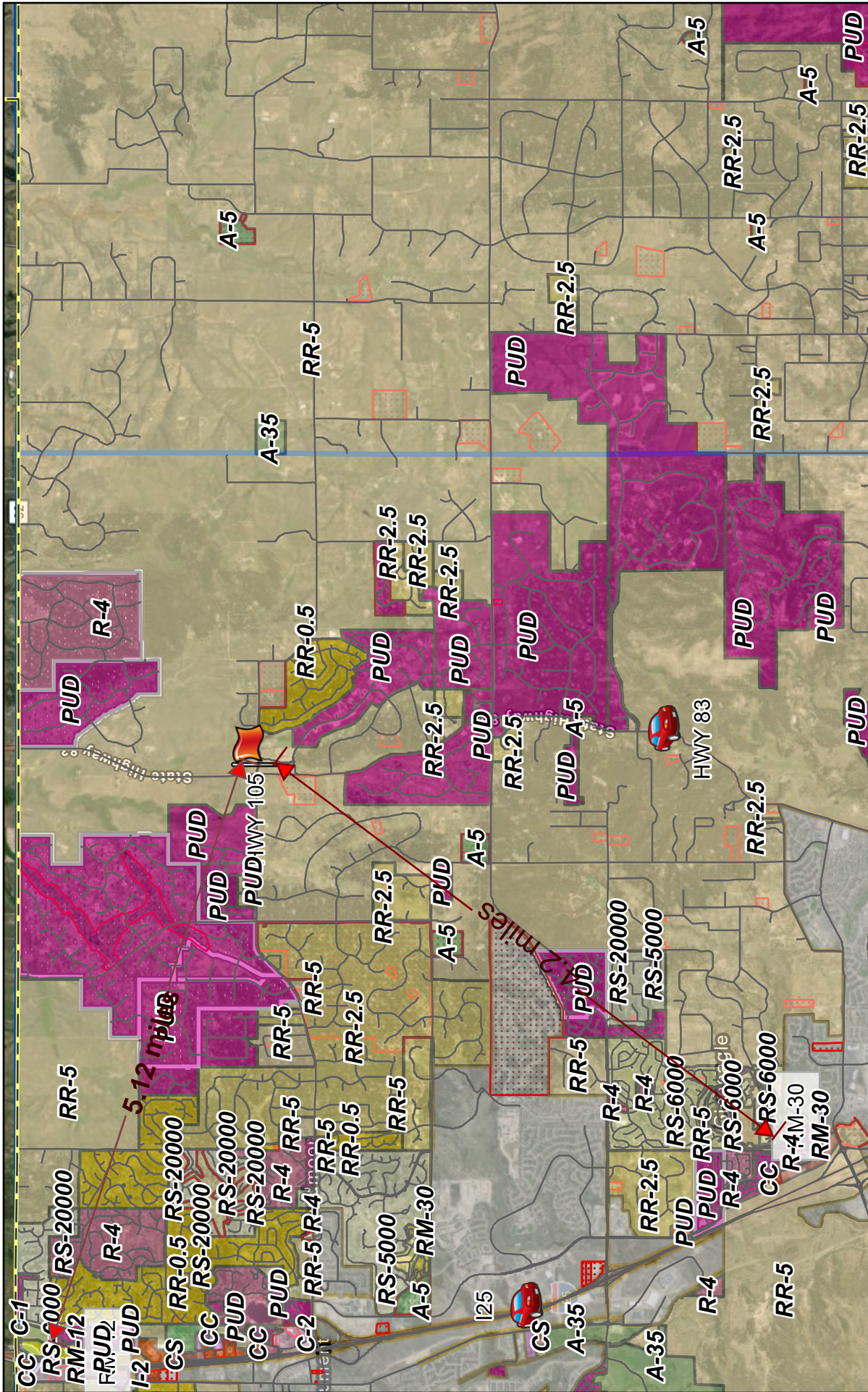
- Surrounding Counties
- County Roads
- Placetypes
- Rural
- Large-Lot Residential
- Suburban Residential
- Incorporated Area
- Regional Open Space
- Utility
- Military
- Regional Center
- Incorporated Cities
- World Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 19m Resolution Metadata

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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Earthstar Geographics

# Zoning Map



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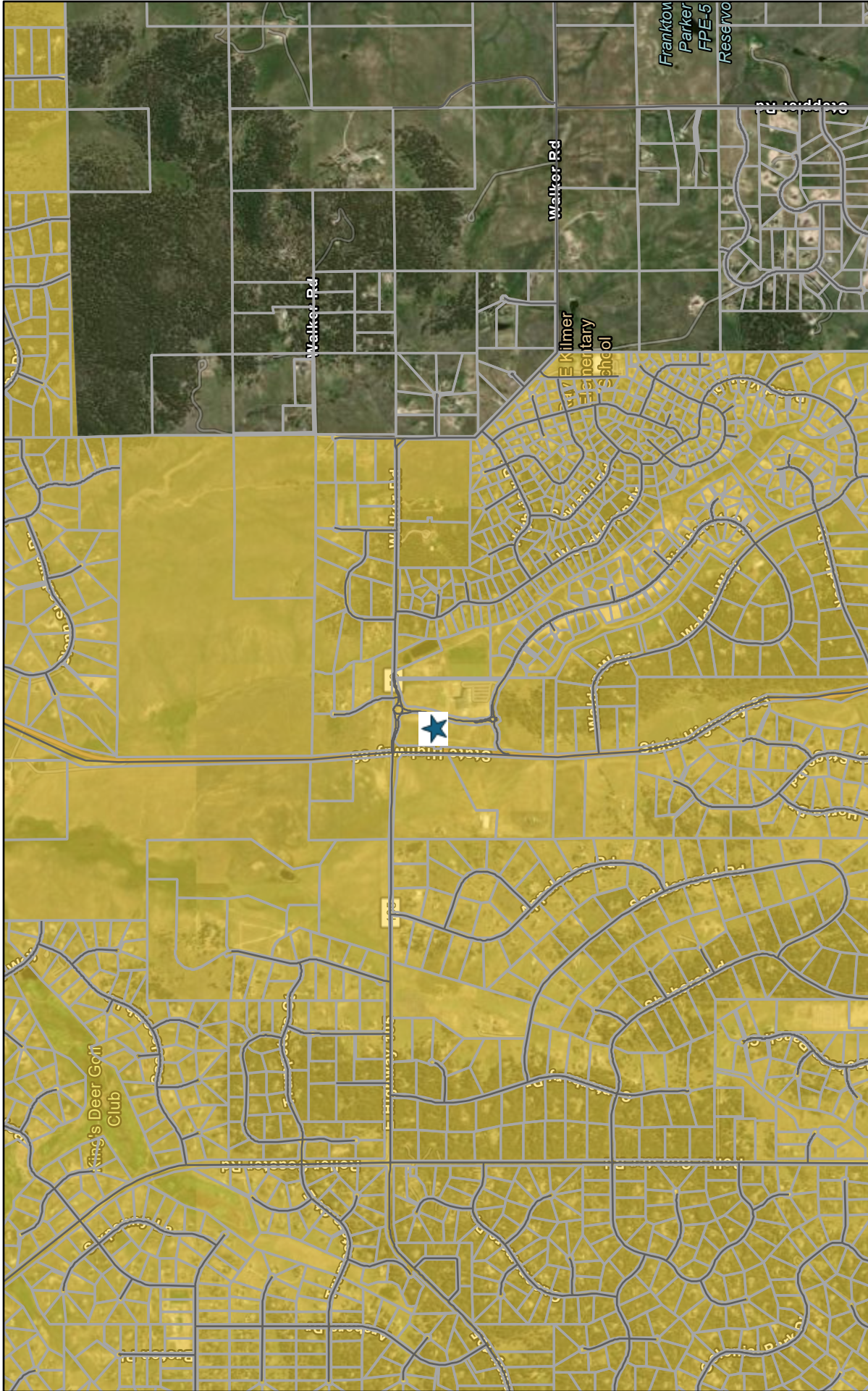
0 1 2 4 km

Surrounding Counties  
 County Roads  
 County Zoning  
 A-5: Agricultural (5 acres)  
 A-35: Agricultural (35 acres)  
 CC: Commercial Community  
 CS: Commercial Service  
 I-2: Limited Industrial  
 RVP: Recreational Vehicle Park  
 PUD: Planned Unit Development  
 RS-20000: Residential Suburban (20,000 sq. ft.)  
 RS-6000: Residential Suburban (6,000 sq. ft.)  
 RS-5000: Residential Suburban (5,000 sq. ft.)  
 RM-12: Residential Multi-Dwelling (12 DU/acre)  
 RM-30: Residential Multi-Dwelling (30 DU/acre)  
 RR-0.5: Residential Rural (0.5 acres)  
 RR-2.5: Residential Rural (2.5 acres)  
 RR-5: Residential Rural (5 acres)  
 C-1: \*\* Commercial  
 C-2: \*\* Commercial  
 R-4: \*\* Planned Development  
 Initial Zoning  
 Special Use  
 Sketch Plans

Incorporated Cities  
 World Imagery  
 High Resolution 60cm Imagery  
 High Resolution 30cm Imagery  
 Citations  
 19m Resolution Metadata

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Earthstar Geographics

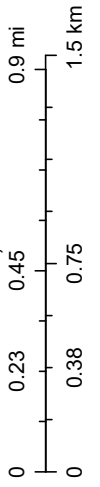
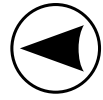
# Key Areas Map



5/19/2026, 4:39:43 PM

- County Roads
- World Imagery
- High Resolution 30cm Imagery
- Parcels
- Low Resolution 15m Imagery
- Citations
- KeyAreas
- High Resolution 60cm Imagery
- 9.6m Resolution Metadata
- Tri-Lakes Area

1:35,034



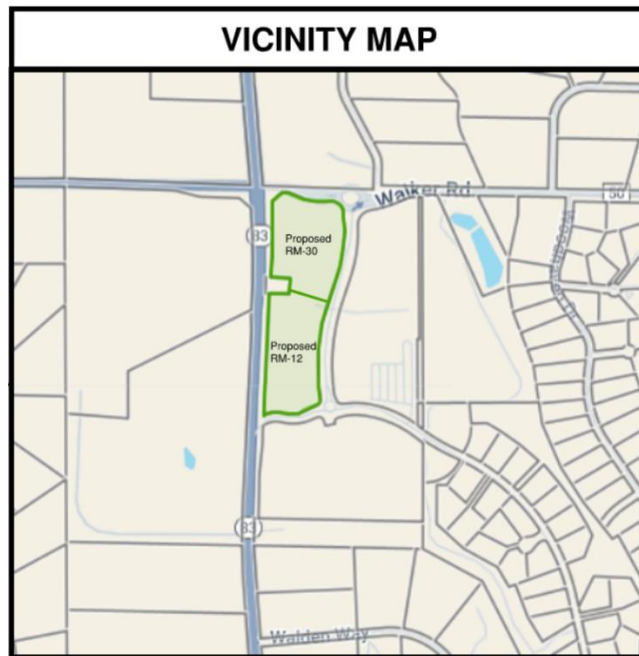
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Vantor

## MA SUBDIVISION TRACT A

Map Amendment (Rezoning)

Letter of Intent

April 29, 2026



**PCD File No. P262**

MA Infrastructure LLC

1230 Scarsbrook Ct

Monument, CO 80132

**OWNER:** MA Infrastructure LLC  
1230 Scarsbrook Ct  
Monument, CO 80132

**APPLICANT:** Vertex Consulting Services, LLC  
5825 Delmonico Dr., Suite 320  
Colorado Springs, CO 80919

**PROPERTY LOCATION:** Southeast corner of the Highway 83 and Walker Road intersection

**TAX SCHEDULE NO:** 6115011001

**ACREAGE:** 7.56 acres proposed for RM-12 zoning

**CURRENT ZONING:** RR-5

**PROPOSED ZONING:** RM-12

**UTILITY SERVICE:**

Mountain View Electric Association (MVEA) provides electric service and Black Hills Energy provides natural gas service to the area. Walden Water and Sanitation District will provide water and wastewater services (see commitment letter).

**REQUEST:**

This is a request for approval of a map amendment (rezone) of 7.56 acres to the RM-12 (Residential Multi-Dwelling) zoning district. The applicant is also requesting approval of a deviation for access spacing on Jane Lundeen Drive.

**Analysis and Justification:**

The following is an analysis of the Map Amendment (Rezoning) criteria included within Section 5.3.5 of the El Paso County Land Development Code and justification for approval:

**REZONING CRITERIA #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.”***

**Your El Paso County Master Plan**

Chapter 1 of Your El Paso Master Plan (2021) states that the Plan is “general in nature-it cannot tackle every issue in sufficient detail to determine every type of necessary action.” In addition, Chapter 1 goes on to state that the Plan “is intended to provide clearer and more coordinated policy, resulting in a document that effectively communicates County goals and identifies specific

actions to achieve both County-wide and local area objectives.” When taken together, these two statements suggest to the reader that the Plan may only address certain issues at a cursory level and that specific steps or actions for addressing such issues may not be offered within the Plan. However, that is not the case with this map amendment (rezoning) request, as identified below.

### **Chapter 3 Land Use**

#### **Key Area Analysis: “Tri-Lakes Key Area”**

##### **“Tri-Lakes” Key Area**

A portion of the property is located within the Tri-Lakes Key Area. The Plan describes the key area as follows:

“Tri-Lakes is the northern gateway into the County along Interstate 25 and Highway 83. It is situated between Pike National Forest, the United States Air Force Academy, and Black Forest. With significant suburban development and some mixed-use development, this Key Area supports the commercial needs of many of the residents in northern El Paso County. ***Tri-Lakes also serves as a place of residence for many who commute to work in the Denver Metropolitan Area.*** It is also an activity and entertainment center with the three lakes (Monument Lake, Woodmoor Lake, and Palmer Lake) that comprise its namesake and direct access to the national forest. Tri-Lakes is the most well-established community in the northern part of the County with ***a mixture of housing options***, easy access to necessary commercial goods and services, and a variety of entertainment opportunities. ***Future development in this area should align with the existing character and strengthen the residential, commercial, employment, and entertainment opportunities in the adjacent communities of Monument, Palmer Lake, and Woodmoor.*** (emphasis added)

The proposed Map Amendment (Rezoning) will help support the existing character of the Tri-Lakes Key Area by providing additional places of residence for those who commute to work in the Denver Metropolitan Area. The proposed rezoning combined with the immediately adjacent and concurrently proposed RM-30 rezoning will allow for a greater variety (mixture) of housing options in the area. Developing additional housing in the area will help strengthen the current residential market as well as generate increased sales for any existing and future commercial uses in the area.

The map below shows the relative location of the site with respect to the rest of the Tri-Lakes Key Area. The context provided by this exhibit indicates the importance of supporting the RM-12 rezoning due to the immediate adjacency of the site to Highway 83 and the Monument Academy Charter Academy, which is even more pertinent when compared to the rest of the Key Area. Other locations in the Tri-Lakes Key Area would not be appropriate for increased residential densities due to concerns over use-to-use or even zoning-to-zoning compatibility. As the Tri-Lakes Key Area continues to build out the most logical location for meaningful residential growth is along the

highway corridors on centralized services in unincorporated El Paso County, which is directly consistent with this map amendment (rezoning) request.



***Area of Change Analysis: “Minimal Change: Developed”***

The subject property is identified in the Areas of Change map within the Plan as being within the “Minimal Change: Developed” area of change.

***“Minimal Change: Developed” Area of Change***

Page 21 of the Plan characterizes areas of “Minimal Change: Developed” by stating:

“These areas have undergone development and have an established character. Developed areas of minimal change are largely built out **but may include isolated pockets of vacant or underutilized land. These key sites are likely to see more intense infill development with a mix of uses and scale of redevelopment** that will significantly impact the character of an area. **For example, a large amount of vacant land in a suburban division adjacent to a more urban neighborhood may be developed and change to match the urban character and intensity so as to accommodate a greater population.** The inverse is also possible where an undeveloped portion of a denser neighborhood could redevelop to a less intense suburban scale. Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character can be maintained.” (emphasis added)

While the Plan designates a portion of the subject property as “Minimal Change: Developed,” the existing conditions do not reflect a developed state. As shown in the aerial exhibit, the property is currently vacant and lacks the established development patterns described for this Area of Change. As such, the mapped boundary does not align with on-the-ground conditions and more closely

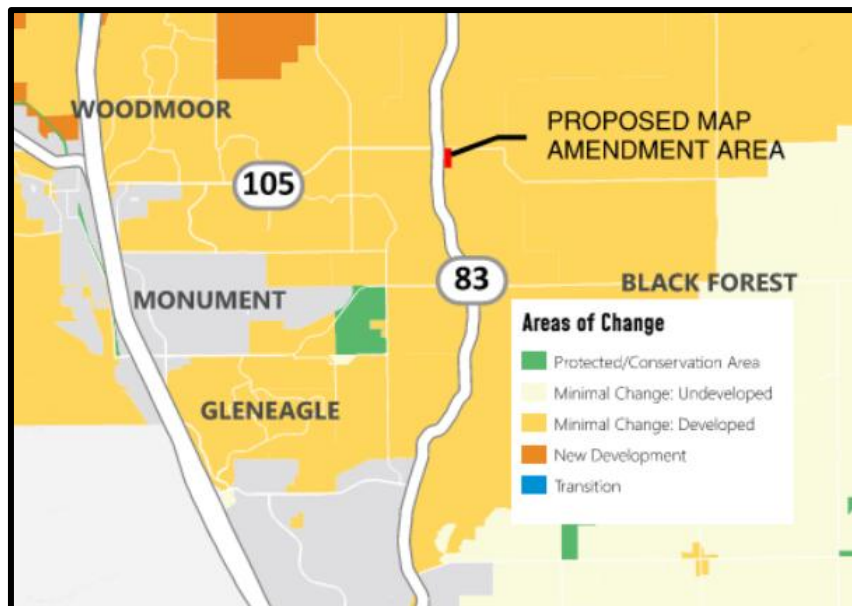
resembles an area appropriate for new development.

Notwithstanding this mapping inconsistency, any future development within the “Minimal Change: Developed” designation can maintain the overall established character as a result of the site’s existing contextual features rather than mimicking prior development patterns. The property fronts two major arterial highways (Highway 83 and Highway 105), it can be served by central water and wastewater, and it is directly adjacent to a well-established high school campus, all of which strongly influence the appropriate form, scale, and function of future development. This combination of influencing factors is unique to this specific property and is not something that is universally shared throughout the area. This means that the subject property can and should be viewed differently from some of the less dense single-family residential developments located primarily to the south and east.

Adjacency to the high school establishes an institutional land use context that supports development patterns compatible with:

- Daytime activity, pedestrian movement, and transit access,
- Building scale and spacing comparable to public or quasi-public uses, and
- Consideration of safety, visibility, and shared community use, such as pathways, open space edges, or complementary services.

Through these context-sensitive design responses, the overall character of the area can be maintained even as new development occurs. In this case, character is defined not by existing buildings on-site, but by the functional role of the two highway corridors, the presence of a major public facility, and a transition between mobility-focused infrastructure and neighborhood-serving uses. Development that acknowledges and reinforces these elements will be consistent with the intent of the “Minimal Change: Developed” designation while accommodating new development on vacant land.



***Placetype Analysis: “Suburban Residential”***

The subject property is shown on the Placetypes map of Your El Paso Master Plan as being within the Suburban Residential Placetype.

Page 28 of the Plan identifies the following land uses as being Primary Land Uses within the Suburban Residential Placetype:

- Single-Family Detached Residential with lot sizes smaller than 2.5 acres per lot, up to 5 units per acre.

In addition, the Placetype includes the following Supporting Land Uses:

- **Single-Family Attached**
- **Multifamily Residential**
- Parks/Open Space
- Commercial Retail
- Commercial Services
- Institutional

The Suburban Residential Placetype is described further on page 28 as follows:

“Suburban Residential is characterized by predominantly residential areas with mostly single-family detached housing. ***This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area.*** The Suburban Residential placetype generally supports accessory dwelling units. This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern.

Although primarily a residential area, this placetype includes limited retail and service uses, typically located at major intersections or along perimeter streets. Utilities, such as water and wastewater services are consolidated and shared by clusters of developments, dependent on the subdivision or area of the County.

Some County suburban areas may be difficult to distinguish from suburban development within city limits. Examples of the Suburban Residential placetype in El Paso County are Security, Widefield, Woodmen Hills, and similar areas in Falcon.”

A review of this area of the County in the context of the mapped Placetypes in the County Master Plan reveals a significant amount of single-family residential development ranging from neighborhoods located immediately east and south of the subject property. The residential development within a 3-mile radius is all single-family detached. It is important to note, however, that the Suburban Residential Placetype also includes single-family attached and multi-family

residential as supporting land uses, which would be consistent with the proposed RM-12 and RM-30 rezoning requests as evidenced by the list of allowed land uses included above. The Suburban Residential Placetype-designated land located in this area of the County is already predominately developed with single family residential dwellings, suggesting that there is almost an overabundance of existing single family residential in the area when compared to the allowance for supporting single-family attached and multi-family residential land uses, of which there is basically none in the same area.

The 7.56 acres that make up the proposed rezoning area are estimated to represent less than 1% of the land included in the local Suburban Residential Placetype area. This means that the proposed development is not only a “Supporting Land Use” to the expansive single-family residential development that exists in the area today, but it can also be characterized as “Supportive” in terms of its size and scale in the context of the overall surrounding Suburban Residential Placetype area.

Inclusion of compatible, but not necessarily the same, residential land uses such as multi-family and attached single-family within the Suburban Residential Placetype demonstrates the overall vision of the Master Plan. There is no better location in this area to locate RM-12 and RM-30 zoned development than the subject property due to the adjacent to two state highways and the ability to be served by an existing central water and wastewater provider.

#### **Chapter 4 Housing & Communities**

In addition to supporting and being in compliance with the applicable Areas of Change, Key Area, and Placetype designations and policies in Chapter 3 of the Master Plan, the proposed rezoning is also in total alignment with the Residential Priority Development Area designation found in Chapter 4 of the Plan. The MA Subdivision property is identified as being within the Priority Development Area. Priority Development Areas are further defined in the Plan:

“El Paso County is expecting significant growth over the next 20 years. While large expanses of undeveloped land exist throughout the County, particularly in the Rural Plactype, development should be prioritized elsewhere to efficiently utilize and extend existing infrastructure, conserve water resources, and strengthen established neighborhoods. **This framework identifies specific locations throughout the County that should be prioritized first for new residential development to help accommodate growth.** While some priority development areas may be made up of a mix of plactypes, each area is driven by a predominant plactype that defines most of the area. The map shows some gaps between priority development areas and municipal boundaries. These areas are largely developed already and will continue to develop as necessary. In the following section, numbers are only intended to connect recommendations to the corresponding locations in the County. They are not a hierarchy of priority.”

Not only does the Master Plan support the specific rezoning request as proposed, but it also

expressly recommends prioritizing development of the subject property over many other areas in the County.

### **El Paso County Water Master Plan**

The subject property is located within Planning Region 2 of the Water Master Plan, pursuant to Figure 3-1 on page 25, which includes Walden Water and Sanitation District along with several other central water providers. Table 5-3 of the Plan identifies that Region 2 has a current demand of 7,532 acre-feet per year and a current supply of 13,607 acre-feet per year, which results in current excess water supplies in the amount of 6,075 acre-feet per year. Tables 5-4 and 5-5 project Region 2 as continuing to have excess water supplies at year 2040 and at full buildout (2060) in the amount of 1,894 acre-feet and 353 acre-feet, respectively. A Water Resources Report is not required with a rezone application and, therefore, has not been provided. A finding of water sufficiency will be required at the subdivision stage of development.

### **El Paso County Parks Master Plan**

The El Paso County Parks Master Plan (2022) does not depict any planned open space on, or adjacent to the subject property. The Plan depict a planned bicycle route along Highway 83 and Walker Road. Land dedication, or fees in lieu of land dedication are not required at the rezoning stage of development, but will be required at the final plat stage of development.

### **2024 Major Transportation Corridors Plan (MTCP)**

Map 14. The 2045 Roadway Plan (Classification and Lanes) exhibit of the 2024 El Paso County Major Transportation Corridors Plan (MTCP) identifies Highway 83 to the west of the project as a “Principal Arterial” and Walker Road as a “Minor Arterial”.

### **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.

**REZONING CRITERIA #2: *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.***

County staff has not identified any issues regarding the proposed rezoning’s compliance with all applicable statutory provisions. Pursuant to state statute and El Paso County’s notification procedures, the County will cause the public hearing notice to be published in the newspaper

ensuring all statutory requirements have been satisfied.

**REZONING CRITERIA #3: *The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions.***

The RM-12 (Residential Multi-Family) zone district is intended to accommodate moderate-density residential development in areas with access to transportation infrastructure and community services. The proposed rezoning of the MA Subdivision property to RM-12 is compatible with the existing and permitted land uses and zoning surrounding the site. The property's location along two major highway corridors, together with its adjacency to institutional uses and low-to-moderate intensity residential areas, creates an appropriate context for multi-family residential development at the proposed density. The surrounding land use pattern in all directions supports this transition.

North

Walker Road forms the northern boundary of the property and provides a clear physical and functional separation between the MA Subdivision and the residential parcel located to the north across the roadway. The approximately 20-acre parcel north of Walker Road is developed at a low residential density and is buffered from the subject property by the roadway right-of-way. This separation will appropriately serve as mitigation of any actual or perceived noise, traffic, and/or visual impacts, thus allowing the proposed RM-12-zoned development to coexist in harmony with the lower-density residential uses. Multi-family zoning is often appropriate along roadway corridors where transitions in residential intensity are expected and supported by infrastructure.

South

The land located immediately south of the property is vacant and proposed for RR-0.5 zoning. Monument Glamping 2, which is located farther to the south along the east side of Highway 83, consists of 24 glamping sites on approximately 5.95 acres and functions as a low-intensity lodging and residential-type use. The RM-12 district is compatible with these surrounding land uses and developed conditions, as both uses fall within the residential and lodging spectrum and can be designed to transition in scale and intensity. Site design standards such as setbacks, landscaping, and buffering can be incorporated later in the overall entitlement process to help ensure a gradual and compatible transition to lower-density uses to the south.

West

Highway 83 borders the property to the west and serves as a major regional transportation corridor. The highway right-of-way, which is approximately 120 feet wide, provides a substantial physical and visual separation between the proposed RM-12 development and



The context of the surrounding land uses, as discussed above, demonstrates that the proposed RM-12 rezoning is compatible with existing and permitted land uses and zone districts. Physical separations created by roadways, planned transitions in residential density, existing adjacency to an institutional use, and access to major transportation corridors collectively support the proposed map amendment (rezoning). The RM-12 district allows for development that can be designed with sensitivity and respect to neighboring properties while supporting appropriate residential density in a location served by central water and wastewater infrastructure, convenient proximity to community facilities, and access to major transportation facilities..

**REZONING CRITERIA #4: *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.***

Table 5-5 of the Land Development Code identifies the density and dimensional standards of the RM-12 zoning district:

- Maximum Density: 12 DU/ac
- Minimum Lot Size: 3,500 sq ft <sup>1,2</sup>
- Front Setback: 20 ft <sup>2,3</sup>
- Side Setback: 5 ft <sup>2,3</sup>
- Rear Setback: 15 ft <sup>2,3</sup>
- Maximum Lot Coverage: 70%
- Maximum Height: 40 ft

<sup>1</sup> The minimum lot area of 3,500 square feet applies to single family attached dwellings. The minimum lot area for single-family detached dwelling units is 3,500 square feet. The minimum lot area for two-family dwellings and all other allowed uses is 7,000 square feet. Central water and wastewater services are required regardless of lot size or conforming status.

<sup>2</sup> If the building is established as or converted to condominium or townhome units in accordance with Chapter 7 of this Code, the building and lot shall meet the minimum lot area and setbacks requirements, but the individual units are not required to meet the minimum lot area, maximum lot coverage, or setback requirements. Within the zoning district, a 25 foot perimeter boundary setback shall be maintained around the entire development, but a zero foot setback is allowed along any internal lot line within the development.

<sup>3</sup> The minimum distance between buildings shall be 10 feet.

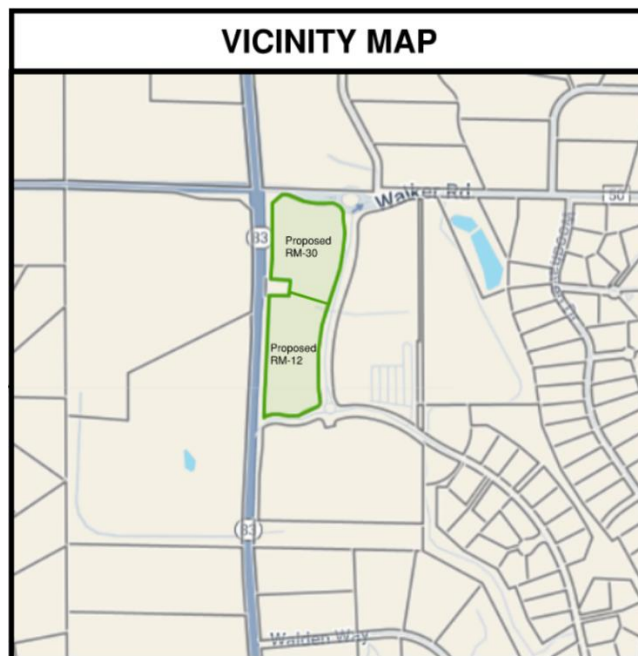
The portion of the property proposed for RM-12 zoning can be readily developed pursuant to the RM-12 zoning without requiring deviations or variances from the density and dimensional standards identified above.

## MA SUBDIVISION TRACT A

Map Amendment (Rezoning)

Letter of Intent

April 29, 2026



**PCD File No. P262**

MA Infrastructure LLC

1230 Scarsbrook Ct

Monument, CO 80132

**OWNER:** MA Infrastructure LLC  
1230 Scarsbrook Ct  
Monument, CO 80132

**APPLICANT:** Vertex Consulting Services, LLC  
5825 Delmonico Dr., Suite 320  
Colorado Springs, CO 80919

**PROPERTY LOCATION:** Southeast corner of the Highway 83 and Walker Road intersection

**TAX SCHEDULE NO:** 6115011001

**ACREAGE:** 7.79 acres proposed for RM-30 zoning

**CURRENT ZONING:** RR-5

**PROPOSED ZONING:** RM-30

**UTILITY SERVICE:**

Mountain View Electric Association (MVEA) provides electric service and Black Hills Energy provides natural gas service to the area. Walden Water and Sanitation District will provide water and wastewater services (see commitment letter).

**REQUEST:**

This is a request for approval of a map amendment (rezone) of 7.79 acres to the RM-30 (Residential Multi-Dwelling) zoning district. The applicant is also requesting approval of a deviation for access spacing on Jane Lundeen Drive.

**Analysis and Justification:**

The following is an analysis of the Map Amendment (Rezoning) criteria included within Section 5.3.5 of the El Paso County Land Development Code and justification for approval:

**REZONING CRITERIA #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.”***

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#### **Key Area Analysis: “Tri-Lakes Key Area”**

##### **“Tri-Lakes” Key Area**

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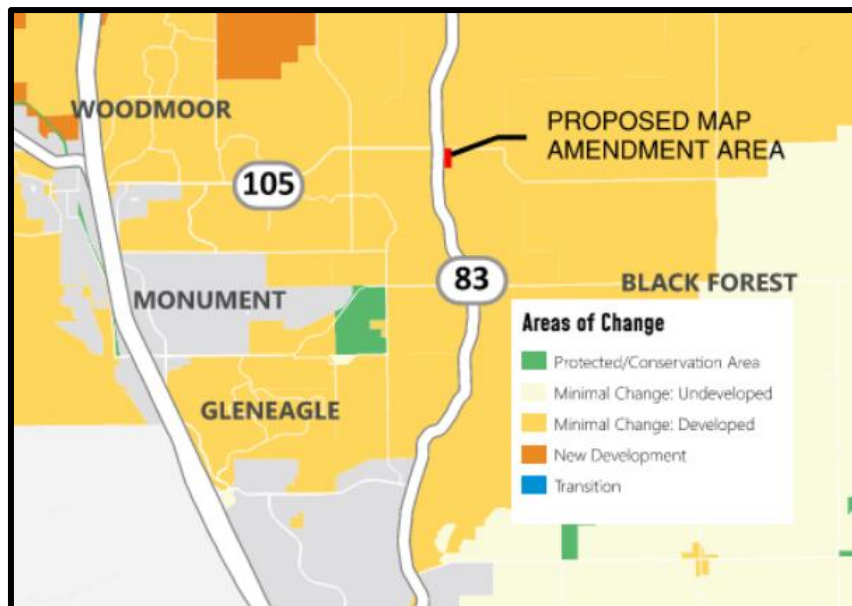
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***Placetype Analysis: “Suburban Residential”***

The subject property is shown on the Placetypes map of Your El Paso Master Plan as being within the Suburban Residential Placetype.

Page 28 of the Plan identifies the following land uses as being Primary Land Uses within the Suburban Residential Placetype:

- Single-Family Detached Residential with lot sizes smaller than 2.5 acres per lot, up to 5 units per acre.

In addition, the Placetype includes the following Supporting Land Uses:

- **Single-Family Attached**
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- Parks/Open Space
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The Suburban Residential Placetype is described further on page 28 as follows:

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Some County suburban areas may be difficult to distinguish from suburban development within city limits. Examples of the Suburban Residential placetype in El Paso County are Security, Widefield, Woodmen Hills, and similar areas in Falcon.”

A review of this area of the County in the context of the mapped Placetypes in the County Master Plan reveals a significant amount of single-family residential development ranging from neighborhoods located immediately east and south of the subject property. The residential development within a 3-mile radius is all single-family detached. It is important to note, however, that the Suburban Residential Placetype also includes single-family attached and multi-family

residential as supporting land uses, which would be consistent with the proposed RM-12 and RM-30 rezoning requests as evidenced by the list of allowed land uses included above. The Suburban Residential Placetype-designated land located in this area of the County is already predominately developed with single family residential dwellings, suggesting that there is almost an overabundance of existing single family residential in the area when compared to the allowance for supporting single-family attached and multi-family residential land uses, of which there is basically none in the same area.

The 7.79 acres that make up the proposed rezoning area are estimated to represent less than 1% of the land included in the local Suburban Residential Placetype area. This means that the proposed development is not only a “Supporting Land Use” to the expansive single-family residential development that exists in the area today, but it can also be characterized as “Supportive” in terms of its size and scale in the context of the overall surrounding Suburban Residential Placetype area.

Inclusion of compatible, but not necessarily the same, residential land uses such as multi-family and attached single-family within the Suburban Residential Placetype demonstrates the overall vision of the Master Plan. There is no better location in this area to locate RM-12 and RM-30 zoned development than the subject property due to the adjacent to two state highways and the ability to be served by an existing central water and wastewater provider.

#### **Chapter 4 Housing & Communities**

In addition to supporting and being in compliance with the applicable Areas of Change, Key Area, and Placetype designations and policies in Chapter 3 of the Master Plan, the proposed rezoning is also in total alignment with the Residential Priority Development Area designation found in Chapter 4 of the Plan. The MA Subdivision property is identified as being within the Priority Development Area. Priority Development Areas are further defined in the Plan:

“El Paso County is expecting significant growth over the next 20 years. While large expanses of undeveloped land exist throughout the County, particularly in the Rural Plactype, development should be prioritized elsewhere to efficiently utilize and extend existing infrastructure, conserve water resources, and strengthen established neighborhoods. **This framework identifies specific locations throughout the County that should be prioritized first for new residential development to help accommodate growth.** While some priority development areas may be made up of a mix of plactypes, each area is driven by a predominant plactype that defines most of the area. The map shows some gaps between priority development areas and municipal boundaries. These areas are largely developed already and will continue to develop as necessary. In the following section, numbers are only intended to connect recommendations to the corresponding locations in the County. They are not a hierarchy of priority.”

Not only does the Master Plan support the specific rezoning request as proposed, but it also

expressly recommends prioritizing development of the subject property over many other areas in the County.

### **El Paso County Water Master Plan**

The subject property is located within Planning Region 2 of the Water Master Plan, pursuant to Figure 3-1 on page 25, which includes Walden Water and Sanitation District along with several other central water providers. Table 5-3 of the Plan identifies that Region 2 has a current demand of 7,532 acre-feet per year and a current supply of 13,607 acre-feet per year, which results in current excess water supplies in the amount of 6,075 acre-feet per year. Tables 5-4 and 5-5 project Region 2 as continuing to have excess water supplies at year 2040 and at full buildout (2060) in the amount of 1,894 acre-feet and 353 acre-feet, respectively. A Water Resources Report is not required with a rezone application and, therefore, has not been provided. A finding of water sufficiency will be required at the subdivision stage of development.

### **El Paso County Parks Master Plan**

The El Paso County Parks Master Plan (2022) does not depict any planned open space on, or adjacent to the subject property. The Plan depict a planned bicycle route along Highway 83 and Walker Road. Land dedication, or fees in lieu of land dedication are not required at the rezoning stage of development, but will be required at the final plat stage of development.

### **2024 Major Transportation Corridors Plan (MTCP)**

Map 14. The 2045 Roadway Plan (Classification and Lanes) exhibit of the 2024 El Paso County Major Transportation Corridors Plan (MTCP) identifies Highway 83 to the west of the project as a “Principal Arterial” and Walker Road as a “Minor Arterial”.

### **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.

**REZONING CRITERIA #2: *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.***

County staff has not identified any issues regarding the proposed rezoning’s compliance with all applicable statutory provisions. Pursuant to state statute and El Paso County’s notification procedures, the County will cause the public hearing notice to be published in the newspaper

ensuring all statutory requirements have been satisfied.

**REZONING CRITERIA #3: *The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions.***

The RM-30 (Residential Multi-Family) zone district is intended to accommodate moderate-density residential development in areas with access to transportation infrastructure and community services. The proposed rezoning of the MA Subdivision property to RM-30 is compatible with the existing and permitted land uses and zoning surrounding the site. The property's location along two major highway corridors, together with its adjacency to institutional uses and low-to-moderate intensity residential areas, creates an appropriate context for multi-family residential development at the proposed density. The surrounding land use pattern in all directions supports this transition.

North

Walker Road forms the northern boundary of the property and provides a clear physical and functional separation between the MA Subdivision and the residential parcel located to the north across the roadway. The approximately 20-acre parcel north of Walker Road is developed at a low residential density and is buffered from the subject property by the roadway right-of-way. This separation will appropriately serve as mitigation of any actual or perceived noise, traffic, and/or visual impacts, thus allowing the proposed RM-30-zoned development to coexist in harmony with the lower-density residential uses. Multi-family zoning is often appropriate along roadway corridors where transitions in residential intensity are expected and supported by infrastructure.

South

The land located immediately south of the property is vacant and proposed for RR-0.5 zoning. Monument Glamping 2, which is located farther to the south along the east side of Highway 83, consists of 24 glamping sites on approximately 5.95 acres and functions as a low-intensity lodging and residential-type use. The RM-30 district is compatible with these surrounding land uses and developed conditions, as both uses fall within the residential and lodging spectrum and can be designed to transition in scale and intensity. Site design standards such as setbacks, landscaping, and buffering can be incorporated later in the overall entitlement process to help ensure a gradual and compatible transition to lower-density uses to the south.

West

Highway 83 borders the property to the west and serves as a major regional transportation corridor. The highway right-of-way, which is approximately 120 feet wide, provides a substantial physical and visual separation between the proposed RM-30 development and



The context of the surrounding land uses, as discussed above, demonstrates that the proposed RM-30 rezoning is compatible with existing and permitted land uses and zone districts. Physical separations created by roadways, planned transitions in residential density, existing adjacency to an institutional use, and access to major transportation corridors collectively support the proposed map amendment (rezoning). The RM-30 district allows for development that can be designed with sensitivity and respect to neighboring properties while supporting appropriate residential density in a location served by central water and wastewater infrastructure, convenient proximity to community facilities, and access to major transportation facilities..

**REZONING CRITERIA #4: *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.***

Table 5-5 of the Land Development Code identifies the density and dimensional standards of the RM-30 zoning district:

- Maximum Density: 30 DU/ac
- Minimum Lot Size: 5,000 sq ft <sup>1,2</sup>
- Front Setback: 25 ft <sup>2,3</sup>
- Side Setback: 15 ft <sup>2,3</sup>
- Rear Setback: 15 ft <sup>2,3</sup>
- Maximum Lot Coverage: 60%
- Maximum Height: 40 ft

1 Minimum lot area of 5,000 square feet applies to single-family detached dwellings, Two-family dwellings and the first 2 units of a multi-family development. An additional 1,000 square feet of lot area is required each additional dwelling unit within a multi-family development. The maximum multi-family density may not exceed 30 dwelling units per acre. All other uses are subject to a minimum lot area of 7,000 square feet. Central water and wastewater services are required regardless of lot size or conforming status.

2 If the building is established as or converted to condominium or townhome units in accordance with Chapter 7 of this Code, the building and lot shall meet the minimum lot area and setbacks requirements, but the individual units are not required to meet the minimum lot area, maximum lot coverage, or setback requirements. Within the zoning district, a 25 foot perimeter boundary setback shall be maintained around the entire development, but a zero foot setback is allowed along any internal lot line within the development.

3 The minimum distance between buildings shall be 10 feet.

The portion of the property proposed for RM-30 zoning can be readily developed pursuant to the RM-30 zoning without requiring deviations or variances from the density and dimensional standards identified above.





Walden Corporation  
PO Box 1870  
Monument, CO 80132

April 7, 2026

MA Infrastructure LLC  
1230 Scarsbrook Ct  
Monument, CO 80132

RE: MA Subdivision Tract A Rezone (RM-12 & RM-30)  
  
Water and Sewer Commitment

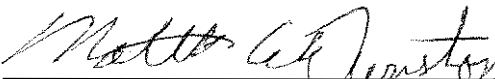
Dear Mr. Dunston :

It is our understanding that MA Infrastructure LLC (the “Developer”) is interested in obtaining water and sewer services from the Walden Corporation for the property known as **MA Subdivision Tract A** (the “Development). It is our understanding that the Development consists of two map amendment (rezone) requests to the RM-12 and RM-30 zoning districts.

Walden Corporation will provide water and sewer service to the Development in accordance with the Corporation’s Rules and Regulations. Walden Corporation understands that all water rights associated with the Development will be appropriately conveyed at the subsequent subdivision stage of development. During the subdivision stage of development, the Corporation will review the subdivision documents to include the associated construction drawings and easements to ensure compliance with the Corporation’s Rules and Regulations.

The Walden Corporation hereby provides commitment to serve water and sewer services for the Development known as **MA Subdivision Tract A**.

Walden Corporation

	Matthew Dunston	April 7, 2026
Signature	Name	Date

**Jessica Merriam**

---

**From:** Jessica Merriam  
**Sent:** Thursday, June 11, 2026 1:49 PM  
**To:** PCD Hearings  
**Subject:** Fw: Fw: Proposed Rezoning: P261 and P262

Thank you,

	<p><b>Jessica Merriam</b> Board Support Specialist El Paso County   Planning and Community Development 2880 International Circle Suite 110 Colorado Springs, CO 80910 Phone: 719-520-6307 <a href="https://planningdevelopment.elpasoco.com/">https://planningdevelopment.elpasoco.com/</a> <a href="http://www.epcdevplanreview.com">www.epcdevplanreview.com</a></p>
---	--

---

**From:** Holly Williams  
**Sent:** Monday, March 16, 2026 7:22 AM  
**To:** Kari Parsons  
**Subject:** Fw: Fw: Proposed Rezoning: P261 and P262

*Holly Williams*

Commissioner District 1  
719-520-6411 (office)  
719-374-0856 (cell)  
[hollywilliams@elpasoco.com](mailto:hollywilliams@elpasoco.com)

---

**From:** Marti Zehr-Breedlove <mzehrbreedlove@yahoo.com >  
**Sent:** Monday, March 9, 2026 8:20 PM  
**To:** Holly Williams <HollyWilliams@elpasoco.com >  
**Subject:** Proposed Rezoning: P261 and P262

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Mark Safe	El Paso County Digital, Strategy & Technology (DST)
Report	

Commissioner Williams,

I am writing to express our families strong opposition to the proposed rezoning of **MA Subdivision Tract A** under **File Numbers P261 and P262** , which seek approval to rezone portions of the property to **RM-12 and RM-30 high-density residential** .

While responsible growth is important to the future of El Paso County, this proposal raises significant concerns regarding **consistency with adopted planning documents, compatibility with surrounding land uses, infrastructure capacity, and the long-term protection of neighborhood character** .

**Inconsistency with the El Paso County Master Plan**

El Paso County’s **Master Plan** emphasizes **context-sensitive development, compatibility between land uses, and orderly transitions in residential density** . The proposed RM-12 and RM-30 zoning represents a substantial increase in density compared to surrounding zoning and development patterns.

Approving this request would create a **density level that is inconsistent with the existing character of the surrounding area** , which is largely composed of lower-density residential development. The Master Plan stresses that land use decisions should reinforce predictable development patterns and protect the integrity of established communities. Introducing RM-30 density in this location risks undermining those principles.

**Incompatible Density and Lack of Appropriate Zoning Transition**

A key planning principle in land use regulation is the concept of **graduated density transitions** . High-density zoning districts such as RM-12 and RM-30 are typically appropriate when they are located:

- Adjacent to commercial corridors
- Near major transportation infrastructure
- In areas planned for urban intensity
- As a transition between commercial and residential uses

In this case, the proposed zoning appears to introduce **high-density residential development adjacent to significantly lower-density residential uses without adequate transitional zoning or buffering** .

Without appropriate transitions—such as intermediate-density districts, meaningful setbacks, landscape buffering, and scale-sensitive design—the proposal risks creating **abrupt land use conflicts** that can negatively affect adjacent property owners.

## Traffic Impacts and Roadway Capacity

High-density residential zoning such as RM-12 and RM-30 significantly increases potential dwelling units per acre and therefore **vehicle trip generation** .

Increased density in this location could result in:

- Greater traffic congestion on surrounding roads
- Increased turning conflicts and safety concerns
- Added strain on intersections and local streets not designed for higher volumes
- Safety concerns for pedestrians

It is essential that the County ensure roadway infrastructure is **adequate for the intensity of development being proposed** . Approving zoning that enables high-density housing without clear infrastructure readiness risks creating long-term transportation issues for the surrounding community.

## Strain on Public Infrastructure and Services

Higher density development places additional demand on public infrastructure and services, including:

- Water and wastewater systems
- Stormwater management infrastructure
- Emergency response services
- Local schools
- Parks and community facilities

## Precedent and Long-Term Planning Implications

Rezoning decisions set important precedents. Approving high-density zoning that is inconsistent with surrounding development patterns could open the door to **additional similar requests in nearby areas** , potentially altering the character of the broader community over time.

El Paso County's planning framework is intended to support **predictable, orderly growth** . Maintaining consistency in zoning decisions helps preserve community trust in the planning process.

## Community Expectations and Property Value Considerations

Residents invest in homes and neighborhoods with the expectation that **zoning and land use policies will provide stability and predictability** . Significant increases in density that are not aligned with surrounding development patterns can impact neighborhood character, perceived safety, and property values.

Respecting the expectations of existing residents is an important part of responsible land use planning.

## Request for Denial

For the reasons outlined above—**inconsistency with the Master Plan, lack of appropriate density transitions, potential traffic impacts, infrastructure concerns, and broader community impacts** —I respectfully request that the Board of County Commissioners **deny the rezoning requests for File Numbers P261 and P262** .

Thank you for your service to the residents of El Paso County and for your thoughtful consideration of this important land use decision.

Sincerely,

**Brian and Marti Breedlove**

## Jessica Merriam

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**From:** PLNWEB  
**Sent:** Tuesday, March 17, 2026 1:51 PM  
**To:** Kari Parsons  
**Cc:** Jessica Merriam  
**Subject:** FW: Opposition to P261 & P262 - Walden Preserve Resident  
**Attachments:** Opposition Letter – P261 & P262 – Kirk Rosenstrauch.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged



### Gayle Jackson

Administrative Assistant

El Paso County | Planning and Community Development

2880 International Circle Suite 110

Colorado Springs, CO 80910

Phone: 719-520-6300

<https://planningdevelopment.elpasoco.com/>

[www.epcdevplanreview.com](http://www.epcdevplanreview.com)

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**From:** Paula Linhares <PaulaLinhares3@elpasoco.com>  
**Sent:** Tuesday, March 17, 2026 12:25 PM  
**To:** Kirk CPA <kirk\_cpa@msn.com>  
**Cc:** PLNWEB <PLNWEB@elpasoco.com>  
**Subject:** RE: Opposition to P261 & P262 - Walden Preserve Resident

Good afternoon Mr. Rosenstrauch,

By copy of this email, your attached letter will be shared with Planning and Community Development department for inclusion in the project file. Thank you for contacting us.

Respectfully,



### Paula Linhares

Constituent Services Specialist  
El Paso County | Administrative Services  
Office: 719.520.6423  
[PaulaLinhares3@elpasoco.com](mailto:PaulaLinhares3@elpasoco.com)

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**From:** Kirk CPA <[kirk\\_cpa@msn.com](mailto:kirk_cpa@msn.com)>  
**Sent:** Friday, March 13, 2026 5:18 PM  
**To:** [hollywilliams@elpasoco.com](mailto:hollywilliams@elpasoco.com); Carrie Geitner <[CarrieGeitner@elpasoco.com](mailto:CarrieGeitner@elpasoco.com)>; Paula Linhares <[PaulaLinhares3@elpasoco.com](mailto:PaulaLinhares3@elpasoco.com)>; [stanvanderwerf@elpasoco.com](mailto:stanvanderwerf@elpasoco.com); Longinos Gonzalez, Jr <[LonginosGonzalezJr@elpasoco.com](mailto:LonginosGonzalezJr@elpasoco.com)>  
**Subject:** Opposition to P261 & P262 - Walden Preserve Resident

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Mark Safe

Report

El Paso County Digital, Strategy & Technology (DST)

Dear Commissioners,

Please find attached my formal opposition letter regarding MA Subdivision Tract A (File Nos. P261 and P262).

I respectfully oppose both rezoning requests because they are inconsistent with the El Paso County Master Plan, incompatible with surrounding land uses, and unsupported by sufficient evidence that the site is suitable for the requested density.

Thank you for your time and consideration.

Sincerely,  
Kirk Rosenstrauch, CPA



## Revere Financial Group

Revere Financial Group

1864 Woodmoor Dr., Suite 202, Monument, CO 80132

Phone (719) 884-1147 Fax (719) 594-0593

Securities and advisory services offered through LPL Financial, a registered investment advisor, Member FINRA/SIPC. Tax related services offered through Revere Financial Group. Revere Financial Group is a separate legal entity and not affiliated with LPL Financial. LPL Financial does not offer tax advice or services.

**Kirk Rosenstrauch, CPA**  
Walden Preserve Resident

March 13, 2026

El Paso County Planning & Community Development Department  
Attn: Kari Parsons, Senior Planner  
2880 International Circle  
Colorado Springs, CO 80910

**Re: Formal Opposition to Rezoning Applications – File Nos. P261 and P262**  
MA Subdivision Tract A

Dear Planning Staff and Commissioners:

My name is Kirk Rosenstrauch, CPA, and I am a resident of Walden Preserve. I am writing to formally oppose the proposed rezoning applications for MA Subdivision Tract A (File Nos. P261 and P262), which seek to rezone the property from its current rural residential classification to RM-12 and RM-30 high-density residential.

I respectfully submit that approval of these applications would require findings that are not supported by the current record. Under the County's rezoning approval criteria, the Board must find general conformance with the Master Plan, compatibility with surrounding land uses, and suitability of the site for the intended intensity. The current record does not support those findings.

First, the proposed rezonings are not in general conformance with the El Paso County Master Plan. This area is characterized by rural and low-density residential development, including large-lot homes and neighborhoods intentionally designed to preserve an open, quiet, and compatible residential character. The proposed jump to 12 or 30 dwelling units per acre is not a seamless transition in density; it represents a dramatic and incompatible change in land use intensity that does not align with the surrounding development pattern.

Second, the proposed zone districts are not compatible with the existing and permitted land uses in all directions. The surrounding area is overwhelmingly developed with low-density residential uses. Introducing multifamily-style density at the entrance to the neighborhood would create an abrupt and harmful transition that is out of scale with surrounding uses.

Third, the site has not been shown to be suitable for the intended use at the requested density. Traffic in this area is already a serious concern, particularly during school drop-off and pick-up times near Monument Academy East. Highway 83, Walker Road, Jane Lundeen Drive, nearby roundabouts, and neighborhood access points already experience congestion and delay. Additional residential density would worsen traffic conditions, increase safety risks for children, pedestrians, cyclists, and drivers, and place added pressure on infrastructure and emergency access in an area where families and school traffic are a daily reality.

There are also legitimate concerns regarding infrastructure capacity, including water supply, utilities, and emergency services. The current record does not clearly demonstrate that the site and surrounding

systems can support the requested intensity. Absent clear and persuasive evidence regarding infrastructure capacity, approving rezoning at this scale would be premature.

Finally, this proposal threatens the character, livability, and stability of the surrounding community. Many homeowners moved to Walden Preserve and nearby areas specifically because of the peaceful, lower-density, rural-residential setting. Approval of either RM-12 or RM-30 zoning at this location would substantially alter that setting and undermine the stability and predictability that the County's planning framework is intended to protect.

For these reasons, I respectfully submit that the County cannot make the findings necessary to approve either rezoning request. The applications are inconsistent with the Master Plan, incompatible with surrounding land uses, and unsupported by sufficient evidence that the site is suitable for the requested density. Accordingly, I urge the County to deny both P261 and P262.

Thank you for your consideration and for your service to the community.

Sincerely,

**Kirk Rosenstrauch, CPA**

Walden Preserve Resident

**Jessica Merriam**

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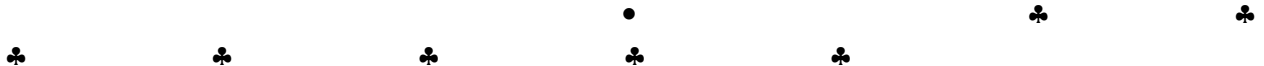
**From:** Jessica Merriam  
**Sent:** Thursday, June 11, 2026 1:49 PM  
**To:** PCD Hearings  
**Subject:** Fw: FW: The Preserve at Walden - Rezoning  
**Attachments:** image001.png

Thank you,

	<p><b>Jessica Merriam</b> Board Support Specialist El Paso County   Planning and Community Development 2880 International Circle Suite 110 Colorado Springs, CO 80910 Phone: 719-520-6307 <a href="https://planningdevelopment.elpasoco.com/">https://planningdevelopment.elpasoco.com/</a> <a href="http://www.epcdevplanreview.com">www.epcdevplanreview.com</a></p>
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**From:** PLNWEB  
**Sent:** Monday, March 30, 2026 7:19 AM  
**To:** Kari Parsons  
**Subject:** Fw: FW: The Preserve at Walden - Rezoning



**Tim Chambers**

Associate Planning Services Coordinator

El Paso County | Planning and Community Development

2880 International Circle Suite 110

Colorado Springs, CO 80910

Phone: 719-520-6937

<https://planningdevelopment.elpasoco.com/>  
[www.epcdevplanreview.com](http://www.epcdevplanreview.com)

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**From:** Louis Lolli <ldlolli03@gmail.com >  
**Sent:** Thursday, March 26, 2026 9:01 PM  
**To:** PLNWEB <PLNWEB@elpasoco.com >  
**Subject:** Fwd: The Preserve at Walden - Rezoning

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[Mark Safe](#)

[Report](#)

El Paso County Digital, Strategy & Technology (DST)

Hello,

I hope you are well. I have some concerns related to a proposal to rezone property at the end of Pinehurst Circle across from Monument Academy East off of 83 into high density housing. This simply doesn't fit what so many of us moved to the Monument, CO area for. I was very disheartened to hear of this proposal and would be surprised if it is even being considered let alone approved. To provide my official stance.

I respectfully oppose the proposed rezoning of this property to RM-12. This request is inconsistent with the established rural residential character of the surrounding area, where zoning is predominantly RR-2.5, RR-5, and RR-35. Approving a much higher-density designation would not align with the long-term vision for this community and would set an unfortunate precedent for additional high-density development in an area that has historically remained low density.

In addition, the proposal raises several concerns for the surrounding community, including endangering natural resources and wildlife, increased traffic congestion during peak commuting and school hours, additional strain on local infrastructure and schools, and potential safety risks for pedestrians and nearby students. The development would also negatively impact neighborhood character and will affect property values for existing homeowners who purchased property with the expectation that the area would remain consistent with current zoning patterns. Along with negatively impacting the natural beauty of the area.

Respectfully,

Homeowner in Walden Preserve

Louis Lolli

434 907 4488

**Jessica Merriam**

---

**From:** Jessica Merriam  
**Sent:** Thursday, June 11, 2026 1:49 PM  
**To:** PCD Hearings  
**Subject:** Fw: Fw: Proposed Rezoning: P261 and P262

Thank you,

	<p><b>Jessica Merriam</b> Board Support Specialist El Paso County   Planning and Community Development 2880 International Circle Suite 110 Colorado Springs, CO 80910 Phone: 719-520-6307 <a href="https://planningdevelopment.elpasoco.com/">https://planningdevelopment.elpasoco.com/</a> <a href="http://www.epcdevplanreview.com">www.epcdevplanreview.com</a></p>
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**From:** Holly Williams  
**Sent:** Monday, March 16, 2026 7:22 AM  
**To:** Kari Parsons  
**Subject:** Fw: Fw: Proposed Rezoning: P261 and P262

*Holly Williams*

Commissioner District 1  
719-520-6411 (office)  
719-374-0856 (cell)  
[hollywilliams@elpasoco.com](mailto:hollywilliams@elpasoco.com)

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**From:** Betsy M. <bmatthies86@gmail.com >  
**Sent:** Monday, March 9, 2026 5:01 PM  
**To:** Holly Williams <HollyWilliams@elpasoco.com >  
**Subject:** Proposed Rezoning: P261 and P262

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Mark SafeReport El Paso County Digital, Strategy & Technology (DST)

Dear Commissioner Williams,

I am writing to express my adamant opposition to the proposed rezoning of Tract A for high-density housing (File numbers P261 and P262) associated with the MA subdivision project. As a resident of Walden Preserve, I am deeply concerned about the negative impacts this proposal will have on our community.

The introduction of high-density housing is fundamentally inconsistent with the existing character of Walden and the principles of the El Paso County master development plan, which calls for a seamless transition between densities. My core concerns, shared by many neighbors, are centered on the inevitable strain on our public resources and quality of life.

The project will severely worsen traffic conditions, especially near Monument Academy East, leading to horrible congestion during peak hours. Furthermore, our current infrastructure, including water supply and emergency services, is already overwhelmed, and adding a significant number of new homes will cause it to break. This development will also negatively impact property values and diminish the peaceful, bucolic feel of our neighborhood.

I urge you to consider these significant concerns and reject the proposed rezoning for high-density homes on Tract A.

Thank you for your attention to this critical issue.

Sincerely,

Betsy Matthies

OPPOSE

Name: Patricia Foxworthy

Date: 3/19/2026 9:52 AM

Strongly oppose the rezoning.

OPPOSE

Name: Mikeeta Bennett

Date: 3/21/2026 12:28 PM

As a resident of Walden my husband and I want to express our concern and opposition to the proposed rezoning, file #'s P261 & P262.

We chose to live in this rural community atmosphere that offers a quiet and secluded life style minutes away from the urban conveniences.

The proposed rezoning will surely undermine the already established land use and compatibility criteria. Not to mention, our water supply, increased traffic along already heavily traveled HWY83 and the many species of wildlife and birds that live among us.

I respectfully oppose the approval of the rezoning Appl. For file #'s P261 & P262

OPPOSE

Name: Brian Gamble

Date: 3/22/2026 8:58 AM

I strongly oppose rezoning P261/P262.

Others have posted several key reasons the rezoning plan should be rejected. It seems what we are all saying is there was an original zoning plan for a reason, most of us spent \$1MM+ on our properties because of the environment the current zoning provides for and the change is absolutely not in the best interest of the homeowners...who the county is supposed to represent.

There are no apartments and/or condos within miles of our 1+ acre lots. These types of structures have a place in the city, but not in our rural community. We built homes and lives here for this specific setting. Changing the rules and affecting all of us so the developer can make more money on the property is solely in the developers best interest, not the hundreds of current residents that chose to live here.

Rezoning should absolutely be rejected.

OPPOSE

Name: Celia Canaan

Date: 3/26/2026 11:57 AM

I strongly oppose rezoning P261/P262. Please stop changing the rules to accommodate campaign contributors and past colleagues now with Vertex. The systematic destruction of neighborhoods (pumpkin amusement park, glamping, Buc-ee's, and now apartments) with your consent and manipulation of the law for your Vertex friends NEEDS TO STOP.

OPPOSE

Name: Andrew Colgate

Date: 3/28/2026 10:16 PM

Multi family housing in this area will only create more chaos to an extremely dangerous intersection at hwy 105 and Walker road as well as obscene congestion at the round about on walker road where MA family's and employees drive out of. The congestion there during the time of school starting and getting out is very dangerous.

The problems with the waste water are already causing issues with smell and not being taken care of. Adding that many more units per square feet or acre will exacerbate the already current issues.

Exits in and out of the neighborhood during a natural disaster such as the black forest fire in 2013 are too tight and not planned out well for safe and immediate evacuation. This development will once again just add to the already current issues in the area

OPPOSE

Name: Stephanie Colgate

Date: 3/28/2026 9:53 PM

As a resident of Walden North, I am opposed to any high density housing in the area. As an evacuee of the Black Forest fire 13 years ago, it took my family over an hour to get from our home in Walden North out to the 83/105 intersection so we could get out of the area. With additional people, and no additional road infrastructure, this will only be exacerbated should future emergencies occur.

I also cannot fathom additional people being serviced by the Walden Corporation water/sewer. The corporation is not even able to handle the current capacity. It is a regular occurrence that the run off ponds near Monument Academy have such a bad stench we have to call to report it. How bad will it get with the high density housing right there?

This would be a horrific mistake and jeopardize the current residents in the neighborhood. Please do not approve this!

OPPOSE

Name: David J Davis

Date: 4/7/2026 4:00 PM

I strongly oppose the rezoning requests for P261. I chose to purchase in Walden Preserve four years ago for its large acreage lots, minimal traffic, quiet setting, and wildlife qualities directly tied to its low-density character.

Rezoning to RM-12 is an excessive and incompatible increase that would fundamentally change this rural area. It conflicts with the El Paso County Master Plan by introducing a sharp, unjustified jump in density without appropriate transition.

Traffic is already a concern on Highway 83 and surrounding roads; this proposal will worsen congestion and safety.

This change also risks harming property values, which depend on the area's open space and low density.

I urge the Commission to deny these applications.

OPPOSE

Name: Dedrick Sanders

Date: 4/13/2026 6:24 PM

What's next? A Walmart in the vacant lot to the west? Where does the greed end?

OPPOSE

Name: Heather Jennings

Date: 4/28/2026 10:04 AM

I respectfully oppose the proposed rezoning of MA Subdivision Tract A (Files P261 and P262). The request introduces a level of density incompatible with the area's established large-lot, low-density character—one that residents relied on when making long-term investments. Rezoning to RM-12 or RM-30 represents a sharp and unsupported shift in land use.

The proposal conflicts with the El Paso County Master Plan, which prioritizes compatibility, predictable growth, and preservation of neighborhood character. It also raises serious concerns about traffic congestion on Highway 83 and Walker Road, infrastructure capacity, and emergency response—especially given limited evacuation routes.

This rezoning appears to serve a single development at the expense of broader community impacts. I urge the Commission to deny the applications.

June 11, 2026  
Dave & Deidre Greenly

Kari Parsons-Senior Planner  
El Paso County Planning and Community Development

Re: Opposition to Proposed Project P261, MA Subdivision Tract A Rezone to RM-12

Dear Members of the Planning Commission & Board of County Commissioners,

The reasons to oppose this development are concrete and well-documented: safety, traffic, infrastructure, community character, and the investment expectations of existing residents. The reason to approve it is one, profit. And that profit will not benefit the majority of people who live here. It will come at their expense.

Existing homeowners made significant financial commitments based on representations about this area's zoning character and rural trajectory. Approving this project retroactively alters the conditions under which those investments were made – rewarding one developer while degrading the investments of an entire community.

**Traffic:** The stoplight at Hwy 83 and Walker was installed because people got hurt there. Adding a multi-family dwelling introduces an estimated 50-100+ additional vehicle trips per day into an intersection that's already proven it can't handle current volume. The nearest gas station, grocery store, and restaurant are 10 miles away. A fact existing homeowners knew and accepted when they bought here. Residents of a multi-family dwelling would be entirely car-dependent, compounding an already stressed corridor. Hwy 83 is a designated scenic bypass with steady, consistent traffic flow. The intersection at Walker is a known choke point, including for emergency vehicles, where minutes matter. The Colorado Department of Transportation has reviewed this and reached the same conclusion as the neighbors: this intersection cannot absorb what this development would bring. When CDOT and the community are saying the same thing, that's not opposition, that's consensus.

**Resources:** Rural land and million-dollar homes signal low-density zoning that exists for reasons: groundwater, septic capacity, road infrastructure, wildlife corridors. Multi-family housing typically requires municipal water/sewer, and if that infrastructure isn't there, you're either building inadequate systems or asking taxpayers to subsidize a massive upgrade for one development.

**Investment:** Current homeowners have invested heavily in this area and have a direct stake in its future. They have skin in the game. Statistically, homeowners plan to stay for years if not decades, which means they show up. They fight for stoplights, road repaving, and school levies because those things directly affect the value of their investment. That's not sentiment, it's math and accountability. The long-term stewardship of this community depends on people who have a lasting reason to care about it.

Respectfully,  
Deidre Greenly

OPPOSE

Name: D Greenly

Date: 6/11/2026 12:47 PM

The reasons to oppose this development are concrete and well-documented: safety, traffic, infrastructure, community character, and the investment expectations of existing residents. The reason to approve it is one, profit. And that profit will not benefit the people who live here. It will come at their expense.

Existing homeowners made significant financial commitments based on representations about this area's zoning character and rural trajectory. Approving this project retroactively alters the conditions under which those investments were made ? rewarding one developer while degrading the investments of an entire community.

Please see my attached file.

OPPOSE

Name: N Smith

Date: 6/11/2026 9:29 AM

Reasoning to change rural residence to multi density is misplaced reasoning. This will be precedence setting for our area if allowed. Absolutely opposed to this developer grab!

OPPOSE

Name: Liam Struthers

Date: 3/3/2026 11:08 PM

I want to write that I oppose this proposal of rezoning this lot to the higher density of RM-12. Nowhere within several miles has a zoning similar to that, so it does not fit the characteristics of the local community. The smallest lots anywhere within 3-4 miles is RR-0.5, while most lots in the area are zoned RR 2.5, 5, and 35. Going with RM-12 zoning is a step backwards and goes against the traditional zoning of this area, so therefore it does not meet the requirements of being in character with the surrounding areas. Thank you for this consideration.

-Liam Struthers

OPPOSE

Name: Brianna Sauter

Date: 3/5/2026 8:34 PM

I'm a mom who lives in this neighborhood, and I'm concerned about changing this area to higher-density housing. One of the reasons families choose to live here is because it's quieter and lower density. Adding apartments or townhomes here would bring a lot more traffic and change the feel of the neighborhood. I hope the county keeps the current zoning in place.

OPPOSE

Name: Corey Keysar

Date: 3/5/2026 7:51 PM

This proposal is not consistent with the existing developments in the area. Nor is there enough infrastructure for such a project.

OPPOSE

Name: Dustin Sauter

Date: 3/5/2026 7:57 PM

I live in this neighborhood and strongly oppose the proposal to rezone this property to RM-12.

This area has always been made up of lower-density homes, which is one of the main reasons many families chose to live here. Adding apartments or high-density townhomes across from the school would change the feel of the neighborhood and bring a level of traffic that these roads were never designed to handle.

With a school directly nearby, increased traffic and congestion during drop-off and pick-up times is a major concern. Many children walk or bike in this area, and adding a large number of additional vehicles would make the area less safe.

Our neighborhood has grown steadily over the years, but it has done so in a way that still respects the character of the surrounding community. Approving a much higher-density zoning in this location would not fit with that pattern.

For these reasons, I ask the county to deny this rezoning request.

OPPOSE

Name: Jaclyn Vanderbilt

Date: 3/5/2026 10:01 PM

Oppose. Conflicts in nearly every way with Northern El Paso County Master plan goals.

Preserving rural character and open space in the northern districts (including Monument outskirts)

Low-density residential is encouraged in rural areas (RR-5, RR-2.5, or similar) 1-2 units per acre in rural?proposal for 12 units per acre is inconsistent with written plan.

Minimal impact roads preferred in master plan. This proposal generates a highly elevated vehicle safety risk in The Preserve at Walden, which would be connected to this high-density housing by a shared residential road (Pinehurst Circle), with no center line, no edge lines, no crosswalks or sidewalks for pedestrian traffic including school children walking to nearby Monument Academy.

County master plan states high density housing should be clustered near towns and core growth areas.

Area is designated by CPW as year-round habitat for Mule Deer. The increased traffic would significantly impact the safety of local Mule Deer.

OPPOSE

Name: Jeff Vanderbilt

Date: 3/5/2026 7:46 PM

I'll save the long drawn-out comment?

BLUF: We moved up here to get away from this type of housing and urban sprawl and shame on whatever vulture developer proposed this.

I will campaign and run against any El Paso County Commissioner who ignores the local residents and votes in favor of this zoning plan and will certainly be taking notes on the developer who submitted this plan.

Thank you for your attention. Enjoy your evening.

OPPOSE

Name: Louis Lolli

Date: 3/5/2026 7:34 PM

I respectfully oppose the proposed rezoning of this property to RM-12. This request is inconsistent with the established rural residential character of the surrounding area, where zoning is predominantly RR-2.5, RR-5, and RR-35. Approving a much higher-density designation would not align with the long-term vision for this community and would set an unfortunate precedent for additional high-density development in an area that has historically remained low density.

In addition, the proposal raises several concerns for the surrounding community, including increased traffic congestion during peak commuting and school hours, additional strain on local infrastructure and schools, and potential safety risks for pedestrians and nearby students. The development would also negatively impact neighborhood character and could affect property values for existing homeowners who purchased property with the expectation that the area would remain consistent with current zoning patterns.

OPPOSE

Name: Meo McGrath

Date: 3/5/2026 12:37 PM

I oppose the rezoning proposal for the following reasons: 1) Incompatibility with El Paso County Master Plan & Suburban Residential Placetype - Approving it sets a precedent for further high-density encroachments, eroding the community's long-term vision as outlined in the plan; 2) Significant Increase in Traffic Congestion Affecting Daily Commutes - The project's traffic memo underestimates peak-hour impacts, especially during AM & PM school rushes; 3) Overburdening MA East Campus and Impact on Educational Quality; 4) Heightened Safety Risks for School Children & Pedestrians - Need safety audit demonstrating no adverse impacts, rezoning prioritizes developer profits over community well-being; 5) Strain on Existing Infrastructure & Public Services; 6) Negative Impact on Neighborhood Character & Property Values; and 7) Environmental & Sustainability Concerns - Rezone lacks adequate mitigation for climate resilience, especially with ongoing drought concerns in El Paso County. Thank you.

OPPOSE

Name: Ruth

Date: 3/5/2026 2:40 PM

Very much opposed to the rezoning of this area. Adjoining properties were purchased with the sole intention of belonging to a single family community.. There?s enough high density housing already in place all over the El Paso county. This is obviously only a win situation for the owners of the property in question, not for the community as a whole.

OPPOSE

Name: Catherine Oakley

Date: 3/6/2026 2:33 PM

This change in zoning is inconsistent with the current housing in the area. The reason many of us moved to this area is to get away from the high density, crowded housing. High-density units would change the nature of the neighborhood and do not align with the current housing in the area. The rural nature of this part of town needs to be preserved not transformed to look like every other big city.

High density housing will also negatively affect traffic in and around the area. Morning and evening commute times are already very busy on Walker Rd at the roundabout and the signal light at Walker Rd and 83. This would be a significant safety concern for pedestrians and autos.

I strongly oppose this re-zoning and urge you to preserve the existing charm and character of this area.

OPPOSE

Name: Joseph Baginski

Date: 3/6/2026 12:52 PM

This type of development does not match with the other homes and land In the area. Why would you want to mud high density housing in an area that has homes on larger plots of land. Just does not make sense to add this much traffic congestion to the area right next to a school. People moved to this area to not have to live next to an apartment complex or town homes we like our open space between neighbor?s.

OPPOSE

Name: Chris Sorenson

Date: 3/8/2026 7:56 PM

The proposed development does not align with the El Paso County Master Plan; specifically, this plan states "The County should maintain existing and expand the Large-Lot Residential place-type in this area in a development pattern that matches the existing character of the developed Black Forest community." Furthermore, the area to the immediate north and south of the proposed development hosts 5 acre or larger homesteads. Whereas the Walden area to the east is carefully shaded as 'suburban residential' despite a preponderance of already developed homesites ranging from 1/2 - 2 1/2 acre in size, designed to match Walden's rural landscape.

OPPOSE

Name: Jennifer Slater

Date: 3/8/2026 6:16 PM

We bought on Pinehurst Circle a year ago. I'm stunned to hear about the high density housing proposal off our back porch. We moved here for the same reason as many, the quiet beautiful terrain. How is the county going to solve the traffic problem? Pinehurst circle won't be able to handle the increase in traffic. What type of provisions will you take for the increase in traffic on HWY 83? Adding high density housing will hurt our quiet, lovely neighborhood. This development will not fit into its current charm. I hope you listen to my neighbors, and strongly oppose this development.

OPPOSE

Name: Mark Slater

Date: 3/8/2026 6:26 PM

This proposed zoning change is inconsistent with the established housing patterns and character of our community. Many residents chose this area specifically to avoid high-density developments and to preserve the rural atmosphere that makes this part of town unique. Introducing high-density housing would fundamentally alter the neighborhood and does not align with the existing residential environment.

In addition, traffic on Walker Road is already heavily congested during morning and evening commutes, particularly at the roundabout and the signal light at Walker Road and Highway 83. Increased density would add significant traffic volume, creating further congestion and raising safety concerns for both drivers and pedestrians.

For these reasons, I strongly oppose this rezoning request and respectfully urge you to deny the proposal in order to preserve the character, safety, and quality of life in our community.

OPPOSE

Name: Amy Dudley

Date: 3/9/2026 12:01 PM

I am writing to formally oppose the proposed high-density residential rezoning of the land surrounding Monument Academy East Campus (Project/File #205735/205737). My concerns are as follows:

? Traffic and Safety: State Highway 83 and the surrounding intersections are already under significant strain. Adding high-density housing will create dangerous congestion during school drop-off and pick-up hours, increasing the risk of accidents for student drivers and families.

? Infrastructure Strain: Our local infrastructure?including emergency services and utilities?is not equipped to handle the rapid influx of residents this density requires.

? Character of the Area: This proposal deviates significantly from the established rural/suburban character of the Walden and Monument communities.

I urge the Commission to prioritize the safety of our students and the integrity of our existing neighborhoods by denying this rezoning request.

OPPOSE

Name: Archie

Date: 3/9/2026 12:25 PM

<https://gazette.com/2019/06/12/monument-area-residents-question-developers-role-in-new-charter-school-08cca41e-8700-11e9-a7ca-9b2ef2bdece5/>

Very informative!

OPPOSE

Name: BETSY MATTHIES

Date: 3/9/2026 11:55 PM

?I am writing to express my adamant opposition to the proposed rezoning of Tract A (Files P261 and P262) for high-density housing. As a resident of Walden Preserve, I believe this project is fundamentally incompatible with our community.

?Core Concerns:

?Master Plan Inconsistency: The El Paso County Master Plan mandates a "seamless transition" between densities. This proposal creates a jarring shift that violates that principle.

?Infrastructure Strain: Our water supply and emergency services are already stretched thin. Adding high-density housing threatens to overwhelm these critical systems.

?Traffic & Safety: Increased density will create severe congestion near Monument Academy East, endangering students and residents during peak hours.

?Character & Value: This development destroys the peaceful, bucolic nature of Walden and risks depressing local property values.

?I urge you to reject this rezoning and uphold the integrity of our neighborhood.

?Sincerely,

?Betsy Matthies

OPPOSE

Name: DANIEL MATTHIES

Date: 3/9/2026 11:56 PM

As a resident of Walden Preserve, I am writing to formally oppose the rezoning of Tract A (Files P261 and P262). This high-density proposal is a direct violation of the El Paso County Master Plan, which requires a "seamless transition" between housing densities.

?Our community?s primary concerns include:

?Infrastructure Failure: Our water supply and emergency services are already near capacity. Forcing high-density housing here will push these vital systems to a breaking point.

?Dangerous Congestion: Traffic near Monument Academy East is already a struggle; adding significant volume will create gridlock and safety hazards for students and residents alike.

?Neighborhood Integrity: This project ignores the rural character that defines Walden, threatening both our quality of life and our property values.

?I urge the Commission to deny this rezoning request and protect the established standards of our community.

OPPOSE

Name: Greg Collier

Date: 3/9/2026 1:27 PM

This proposed zoning change is inconsistent with the original development intent of Walden Preserve Filings 4 and 5 that established properties of 1-acre parcels sold to homeowners. This proposed rezoning goes against the reason homeowners relocated to this area. Introducing high-density housing does not align with the existing residential environment.

High-density housing does not belong in this area and should be located closer to city centers, which is typical for this building type.

We are not only concerned about the additional traffic congestion, but also the availability of water services since Walden Water is supported on a well system that feeds the entire development.

For these reasons, I strongly oppose this rezoning request and respectfully urge you to deny the proposal in order to preserve the character, safety, and quality of life in our community.

Harold Haver  
17560 Cabin Hill LN  
Colorado Springs, CO 80908

[hkhaver@hotmail.com](mailto:hkhaver@hotmail.com)  
719-332-8464

March 9, 2026

El Paso County Planning Commission  
2880 International Circle  
Colorado Springs, CO 80910

Re: Strong Opposition to Rezoning Requests – MA Subdivision Tract A (File Nos. P261 and P262)

Dear Chair and Members of the Planning Commission:

I am writing to express my strong opposition to the proposed rezoning of Monument Academy Subdivision Tract A under File Numbers P261 (RM-12) and P262 (RM-30).

After reviewing the proposal, the surrounding land uses, and the established character of the area south of Tract A—including Walden Preserve Filings 3, & 4—it is clear that the requested rezonings are incompatible with the existing neighborhood and inconsistent with sound land-use planning principles.

### **Incompatibility of Form, Scale, and Density**

The area south of the proposed rezoning is characterized by large-lot, custom, single-family homes with recent sale prices generally ranging from approximately \$1.2 million to \$1.6 million, with at least one recent sale of \$1.9 million. This reflects a stable, high-value, low-density residential environment with a distinct market identity.

Rezoning Tract A to RM-12 and RM-30 would permit attached housing types such as townhomes, condominiums, and other multifamily forms at densities that represent an abrupt and severe departure from the existing development pattern. Such a transition would introduce building forms, massing, traffic, parking demands, and population density that are fundamentally incompatible with the established character of adjacent neighborhoods.

Good planning practice emphasizes gradual, seamless transitions between land-use intensities. The proposed rezonings fail this test by placing higher-density, attached residential development in close proximity to large-lot, high-value detached homes, without meaningful transitional zoning or buffering.

### **Market Segmentation and Neighborhood Stability**

The surrounding neighborhoods serve a distinct buyer market seeking large lots, privacy, and a low-density environment. Attached multifamily housing serves a materially different market segment, often with higher turnover and different occupancy patterns. Introducing this form of housing at this

location risks disrupting market cohesion and undermining the long-term stability and perceived value of the surrounding community.

This objection is not based on opposition to multifamily housing in general, but rather on its inappropriate placement at this specific location. The existing market already demonstrates that low-density, single-family development is both viable and successful here, and there is no demonstrated necessity to introduce higher density to achieve economic feasibility.

### **Consistency with the El Paso County Master Plan**

The El Paso County Master Plan emphasizes compatibility, orderly growth, and transitions in density that respect established neighborhoods. Allowing RM-12 and RM-30 zoning at this location would conflict with those principles by creating an abrupt density edge rather than a planned transition. Approval of these requests would undermine the intent of the Master Plan by prioritizing maximum density over contextual compatibility.

### **Infrastructure, Traffic, and Public Services**

Higher-density residential development at Tract A would place additional strain on local infrastructure, including roadways, emergency services, **and utilities**. Traffic impacts are of particular concern given the proximity to Monument Academy and the already-constrained conditions during school arrival and dismissal times. These impacts further support the conclusion that the proposed densities are not appropriate for this location.

### **Conclusion**

For these reasons—namely the incompatibility of form, scale, density, and market segmentation; the lack of appropriate transitional planning; inconsistency with the Master Plan; and the foreseeable negative impacts on infrastructure and neighborhood stability—I respectfully request that the Planning Commission recommend denial of rezoning requests P261 and P262.

I urge the Commission to require any future proposals for Tract A to respect the established low-density character of the surrounding area and to adhere to sound, context-sensitive planning principles.

Thank you for your time and consideration.

Respectfully submitted,

Harold Haver

(Walden Preserve Filing 1 Resident of 11+ years)

Janette L Haver  
17560 Cabin Hill Ln  
Colorado Springs CO 80908

March 10, 2026

Planning & Community Development Department  
El Paso County  
2880 International Circle  
Colorado Springs, CO 80910

Subject: Public Comment – Opposition to Requested Rezoning  
Monument Academy Subdivision – Tract A (Highway 83 & Walker Road)  
File Nos.: P261 (RM-12) and P262 (RM-30)

Dear Planning & Community Development Staff,

I respectfully submit the following public comment regarding the proposed rezoning of approximately 7.56 acres at the southeast corner of Highway 83 and Walker Road. The proposal seeks approval of higher-density residential zoning including RM-12 and RM-30.

Rezoning this property to RM-12 and RM-30 would introduce urban-level residential density into an area the County Master Plan designates for Minimal Change.

These zoning districts would allow substantially higher residential density than the surrounding rural residential zoning pattern. RM-12 permits up to 12 dwelling units per acre and RM-30 permits densities up to 30 units per acre, representing a significant increase in intensity compared to nearby RR-zoned properties.

My comments are offered in relation to the County's rezoning approval criteria, particularly consistency with the Master Plan and compatibility with surrounding land uses.

The requested RM-12 and RM-30 zoning appears inconsistent with the County Master Plan's Minimal Change designation and incompatible with the surrounding rural residential zoning pattern.

I offer these comments to assist the County in evaluating the rezoning request against the adopted planning policies and approval criteria.

Master Plan Consistency

The County Master Plan identifies this area as Minimal Change: Developed. This designation exists to preserve the established character of an area. The application suggests that the mapping may not accurately reflect the property and that the land may instead resemble a New Development area. However, the Master Plan should guide rezoning decisions rather than be reinterpreted by individual applications seeking substantially higher density zoning.

#### Neighborhood Compatibility

While some nearby properties have transitioned from RR-5 to RR-2.5 or RR-1, these districts still represent low-density rural residential development. The proposed RM-12 and RM-30 districts would allow densities far greater than the surrounding development pattern.

The application itself notes that residential development within several miles of the site is predominantly single-family detached housing. Introducing RM-12 and RM-30 zoning in this context would represent a significant departure from the established development pattern.

Residents purchased homes in this area with the understanding that surrounding land would remain compatible with the established rural residential zoning pattern. A zoning change that increases allowable density by an order of magnitude would significantly alter those expectations.

#### Traffic and School Safety

The property is located at Highway 83 and Walker Road and immediately adjacent to Monument Academy. Higher-density development would likely increase traffic volumes and turning movements at an intersection already heavily used during school drop-off and pick-up periods.

#### Road Access Deviation Request

The application also requests a deviation from standard access spacing requirements on Jane Lundeen Drive. When a project requires deviations from roadway design criteria, it raises reasonable questions about whether the site is appropriate for the level of density being proposed.

#### Public Safety and Emergency Services

Higher-density residential development increases demand on law enforcement, fire protection, and emergency response services. This area currently functions as low-density residential, and significant increases in population can place additional pressure on public safety resources and response times.

#### Infrastructure and Water Planning

The application states that water service would be provided by Walden Water and Sanitation District, but a detailed water resources analysis has not yet been provided because it is not required at the rezoning stage.

## Highway 83 Corridor Character and Precedent

The Highway 83 corridor has long been valued for its rural and low-density residential character. Approving RM-12 and RM-30 zoning at this location could establish a precedent for additional higher-density rezoning requests along the corridor that may gradually alter the character of the area.

Denial of this rezoning would not prevent development of the property, but would ensure that any future development remains consistent with the existing zoning pattern and the County's planning framework.

Rezoning decisions should carefully consider the County's approval criteria, including consistency with the Master Plan and compatibility with surrounding land uses.

I appreciate the County's careful review of land-use decisions and the importance of maintaining consistency with adopted planning policies.

For these reasons, I respectfully request that the County deny the requested rezoning associated with Files P261 (RM-12) and P262 (RM-30).

Thank you for your consideration.

Sincerely,

Janette L Haver

OPPOSE

Name: Janette Haver

Date: 3/9/2026 11:51 PM

Please include the attached letter in the official public comment record for File Nos. P261 (RM-12) and P262 (RM-30), Monument Academy Subdivision ? Tract A.

OPPOSE

Name: Laura Osborne

Date: 3/9/2026 10:59 PM

I respectfully oppose the proposed rezoning of MA Subdivision Tract A to RM-12 and RM-30. The request conflicts with the Suburban Residential placetype in the El Paso County Master Plan. Approving higher-density zoning in this location would undermine the County's long-term planning framework and set a precedent for further encroachment into established neighborhoods.

The proposal also raises public safety concerns. Increased density will add traffic near MA East Campus during peak school hours, when congestion and pedestrian activity are already high. The traffic analysis appears to underestimate these impacts, creating potential risks for students, pedestrians, and commuters.

Additionally, the proposed zoning is not compatible with the surrounding neighborhood pattern and would significantly alter the character of the area. For these reasons, I respectfully urge the County to deny the rezoning request and uphold the planning principles established in the Master Plan.

OPPOSE

Name: Marti ZehrBreedlove

Date: 3/9/2026 9:18 PM

I am writing to express my strong opposition to the proposed rezoning of MA Subdivision Tract A. This proposal raises significant concerns and Inconsistency with the El Paso County Master Plan which emphasizes compatibility between land uses, orderly transitions in residential density, stresses that land use decisions should reinforce predictable development patterns and protect the integrity of established communities. The request in this location is undermining those principles. Residents invest in neighborhoods with the expectation that zoning and land use policies will provide stability and predictability. Significant increases in density that are not aligned with surrounding development patterns can impact neighborhood character, safety, and property values. Respecting the expectations of existing residents is an important part of responsible land use planning. I respectfully request that you deny the rezoning requests for File Numbers P261 and P262. Thank you, Marti Breedlove

OPPOSE

Name: Brian Breedlove

Date: 3/10/2026 4:22 PM

I respectfully oppose the proposed rezoning of MA Subdivision Tract A to RM-12 and RM-30 (Files P261 and P262). This request conflicts with the El Paso County Master Plan, which calls for compatible land uses, protection of neighborhood character, and development that respects the scale and intensity of surrounding communities. Introducing high-density housing in this area would significantly alter the character of the existing neighborhoods, which are built around lower-density residential development. Such a dramatic increase in density is incompatible with the established community and undermines the planning principles intended to protect neighborhood stability. There are serious safety concerns. Higher density development brings increased traffic, congestion, and pressure on local infrastructure. It can also lead to increased calls for law enforcement and a higher potential for crime and public safety issue. I respectfully urge the Board to deny the rezoning applications.

OPPOSE

Name: Jacqueline McCoy

Date: 3/10/2026 11:35 AM

I formally object to the proposed rezoning of MA Subdivision Tract A. This request is inconsistent with the El Paso County Master Plan and fails to meet land use standards requiring compatibility, orderly transitions in residential density, and adequate infrastructure.

The proposed increase in density would generate additional motor vehicle traffic that existing roadways and intersections are not designed to support. Local transportation infrastructure already operates near capacity, and the added traffic would likely degrade Level of Service (LOS) at critical intersections, increasing congestion, safety risks, and emergency response delays.

Rezoning that results in LOS degradation without corresponding infrastructure improvements is inconsistent with sound land use planning and represents a departure from surrounding development patterns.

For these reasons, I recommend denial of the rezoning applications associated with File Numbers P261 and P262.

OPPOSE

Name: Kathleen O'Connor

Date: 3/10/2026 8:34 PM

I respectfully request that the County deny the proposed rezoning from RR-5 Rural Residential to RM-12 or RM-30 multifamily at Highway 83 and Walker Road.

The property already has reasonable use under its existing RR-5 zoning, which permits single-family homes consistent with the surrounding rural residential community. Because the land can be developed under current zoning, the requested rezoning does not appear necessary to allow reasonable use of the property.

The applicant's materials indicate that the surrounding area is predominantly single-family residential. Introducing RM-12 or RM-30 zoning in this setting would create a substantially higher-density zoning designation within an established rural residential area.

The parcel is also designated "Minimal Change: Developed" in the El Paso County Master Plan, which is intended to maintain the existing development pattern.

For these reasons, I respectfully request that the proposed rezoning be denied.

OPPOSE

Name: Kelly Collier

Date: 3/10/2026 11:13 PM

I am writing to express my opposition to the proposed rezoning for high-density apartment development in this area.

Walden Preserve Filings were developed as one-acre residential parcels intended to maintain a low-density, rural character. Many homeowners chose this community specifically because of that design. Rezoning this property for apartments would be inconsistent with the original intent of the development and incompatible with the surrounding neighborhood.

Residents are also concerned about increased traffic, potential strain on water resources since Walden Water operates on a well system, and the loss of open space that currently provides habitat and travel corridors for local wildlife.

Approving this request could also set a precedent for additional high-density development in the area, gradually changing the character of the community.

For these reasons, I respectfully urge the planning commission to deny this rezoning request.

OPPOSE

Name: Kelly Collier

Date: 3/10/2026 11:18 PM

I am writing to express my opposition to the proposed rezoning for high-density apartment development in this area.

Walden Preserve Filings were developed as one-acre residential parcels intended to maintain a low-density, rural character. Many homeowners chose this community specifically because of that design. Rezoning this property for apartments would be inconsistent with the original intent of the development and incompatible with the surrounding neighborhood.

Residents are also concerned about increased traffic, potential strain on water resources since Walden Water operates on a well system, and the loss of open space that currently provides habitat and travel corridors for local wildlife.

Approving this request could also set a precedent for additional high-density development in the area, gradually changing the character of the community.

For these reasons, I respectfully urge the planning commission to deny this rezoning request.

OPPOSE

Name: Michael McCoy

Date: 3/10/2026 11:34 AM

I formally object to the proposed rezoning of MA Subdivision Tract A. This request is inconsistent with the El Paso County Master Plan and fails to meet established land use criteria requiring compatibility, orderly transitions in residential density, and protection of existing neighborhoods.

The proposed rezoning represents a material departure from adopted planning policies and introduces an intensity of use that is incompatible with surrounding development patterns. Approval would constitute an unjustified increase in density, undermine reliance-based expectations of current residents, and erode the integrity of the County's planning framework.

Rezoning actions that conflict with the Master Plan raise legitimate concerns regarding arbitrary land use decisions, adverse impacts to neighborhood character and safety, and potential harm to property values.

For these reasons, I recommend denial of the rezoning applications associated with File Numbers P261 and P262.

OPPOSE

Name: Paul Pusateri

Date: 3/10/2026 11:21 AM

This homestead opposes this plan 1000%. What a disappointment to the Walden Preserve residents that this topic is even on the table. People didn't not move to the Black Forest to be living next to multi-living units. This is a hard NO.

OPPOSE

Name: Chris Thorpe

Date: 3/11/2026 11:31 AM

I strongly oppose this attempt to alter Black Forest forever . Single family homes only 5 acre

OPPOSE

Name: Paul Wood

Date: 3/11/2026 8:57 PM

I strongly oppose this development project.

17588 Cabin Hill Lane  
Colorado Springs CO 80908  
11 March 2026

El Paso County Planning Commission  
2880 International Circle  
Colorado Springs CO 80910

Re: Strong Opposition to Rezoning Request—MA Subdivision Tract A (File Nos P261 & P262)

My wife and I have lived in Walden Preserve (Filing 1, Lot 16) for 16 years and, after carefully reviewing the proposed rezoning request for MA Subdivision Tract A (File Nos P261 and P262), we strongly oppose this effort for the same reasons presented in Harold Haver's attached letter, dated 9 March 2026. Our objections are primarily due to the proposal's inconsistency with the Master Plan and its negative effects on current area infrastructure. It is also worth noting that there is no other multi-family dwelling within a 5-mile radius of the proposed location. We urge the El Paso Planning Commission to not approve this rezoning request, as well as to require any future proposals for Tract A to respect the established low-density character of the surrounding area. If you have questions, please contact me at 719-232-4908 or email [robertnkathy@live.com](mailto:robertnkathy@live.com). Thank you for your consideration in this very important matter.

Sincerely,

// signed, 11 March 2026 //  
Robert L. Gregory

// signed, 11 March 2026 //  
Mary K. Gregory

1 Atch  
Harold Haver's Ltr, dtd 9 March 2026

OPPOSE

Name: Robert L. Gregory

Date: 3/11/2026 3:19 PM

I also oppose Rezoning Request, File NO P262.

OPPOSE

Name: Anthony Mattarochia

Date: 3/12/2026 10:40 AM

OPPOSE

OPPOSE

Name: Heidi Arbury

Date: 3/12/2026 8:49 AM

I am completely opposed to putting apartments on the SE corner of Highway 83 and Walker Road. I have owned at NE 83 and Walden Way since 1991. It's still zoned RR 5.

We didn't want MA to cut trees and put playing fields so close to our home but we didn't have any leverage.

This property remains in the black forest and should not have apartment dwellings or any other higher density! It's not appropriate for Black Forest residents.

Keep zoning restrictions which provide protection for current property owners.

Respectfully

Heidi and Ted Arbury

Owners of 17895 Walden Way

OPPOSE

Name: Kurt Wendt

Date: 3/12/2026 1:46 PM

My wife and I strongly oppose this rezoning request for MA Subdivision Tract A (File P261 & P262) based on its deviation from the character of this area, and its inconsistency with the existing El Paso County Master Plan. The area near Monument Academy includes Walden Preserve, characterized by large-lot single-family homes in the \$1 million to \$2 million range, consistent with the current zoning. The nearest apartment building is 5+ miles away. Additionally, the current El Paso County Master Plan clearly addresses different types of land use. Allowing RM-12 and RM-30 zoning would greatly change both the characteristics of the area and create an abrupt shift to from rural farmland/ranchland and large-lot homes to high-density housing. This change is clearly not consistent with the Master Plan and would set an unwelcome precedent for other area development.

OPPOSE

Name: Mackenzi Wildermuth

Date: 3/12/2026 10:07 PM

I oppose the proposed rezoning of MA Subdivision Tract A to RM-12. Allowing 12?30 dwelling units per acre at the entrance to our community is an incompatible increase in density compared to the surrounding low-density residential areas. Residents chose to live here for its rural character and lower-density development, and approving this request would set a precedent for further high-density rezoning. The corridor between Highway 83 and Highway 105 already experiences traffic congestion, and additional density would worsen safety and traffic impacts, particularly near Monument Academy. Increased density also raises serious public safety concerns related to wildfire evacuation and emergency access, as the current roadway network may not support a significantly larger population attempting to exit during an emergency. For these reasons, I urge the Planning and Development Department to deny the proposed rezoning.

OPPOSE

Name: Sean Fitzpatrick

Date: 3/12/2026 9:14 PM

Vehemently oppose!

OPPOSE

Name: Cyndy Wood

Date: 3/13/2026 7:53 AM

I am writing to oppose the proposed high-density residential rezoning of the land surrounding Monument Academy East Campus.

This would undermine the reason we moved to this neighborhood and affect property values

The increased traffic, strain on the water services and utilities as well as emergency services are also topics of concern.

Please deny the applications for this rezoning.

OPPOSE

Name: Dean Sims

Date: 3/13/2026 5:13 PM

I am a nearby resident and would like to express concern regarding the proposal to rezone MA Subdivision Tract A to RM-12 (File P261).

Allowing up to 12 homes per acre would be a significant increase in density compared to surrounding properties, which are primarily large-lot rural residential homes. This area near Highway 83, Highway 105, and Jane Lundeen Drive already experiences heavy traffic, particularly during school drop-off and pick-up times at Monument Academy. Additional housing density could increase congestion and create safety concerns for residents and students.

There are also concerns about whether the existing roads, utilities, and emergency services infrastructure can adequately support this level of development. The surrounding community was planned with low-density development in mind.

I respectfully ask the county to carefully evaluate the traffic, infrastructure, and community impacts before approving this rezoning request.

OPPOSE

Name: Harold Haver

Date: 3/13/2026 1:02 PM

Additional comment regarding "existing land use and development". The NEAREST Multifamily units to the proposed project file numbers P261 and P262 site are The Monument View Apartments at 5.6 miles and The Alta25 Luxury Apartment Homes at 6.2 miles. Both located in the town of Monument. So, Multifamily does NOT comply with the intent of the El Paso County Master Plan dated 2021. Multifamily units at this location would be like a proverbial "giant wart" on the nose of a Super Model.

**Kirk Rosenstrauch, CPA**  
Walden Preserve Resident

March 13, 2026

El Paso County Planning & Community Development Department  
Attn: Kari Parsons, Senior Planner  
2880 International Circle  
Colorado Springs, CO 80910

**Re: Formal Opposition to Rezoning Applications – File Nos. P261 and P262**  
MA Subdivision Tract A

Dear Planning Staff and Commissioners:

My name is Kirk Rosenstrauch, CPA, and I am a resident of Walden Preserve. I am writing to formally oppose the proposed rezoning applications for MA Subdivision Tract A (File Nos. P261 and P262), which seek to rezone the property from its current rural residential classification to RM-12 and RM-30 high-density residential.

I respectfully submit that approval of these applications would require findings that are not supported by the current record. Under the County's rezoning approval criteria, the Board must find general conformance with the Master Plan, compatibility with surrounding land uses, and suitability of the site for the intended intensity. The current record does not support those findings.

First, the proposed rezonings are not in general conformance with the El Paso County Master Plan. This area is characterized by rural and low-density residential development, including large-lot homes and neighborhoods intentionally designed to preserve an open, quiet, and compatible residential character. The proposed jump to 12 or 30 dwelling units per acre is not a seamless transition in density; it represents a dramatic and incompatible change in land use intensity that does not align with the surrounding development pattern.

Second, the proposed zone districts are not compatible with the existing and permitted land uses in all directions. The surrounding area is overwhelmingly developed with low-density residential uses. Introducing multifamily-style density at the entrance to the neighborhood would create an abrupt and harmful transition that is out of scale with surrounding uses.

Third, the site has not been shown to be suitable for the intended use at the requested density. Traffic in this area is already a serious concern, particularly during school drop-off and pick-up times near Monument Academy East. Highway 83, Walker Road, Jane Lundeen Drive, nearby roundabouts, and neighborhood access points already experience congestion and delay. Additional residential density would worsen traffic conditions, increase safety risks for children, pedestrians, cyclists, and drivers, and place added pressure on infrastructure and emergency access in an area where families and school traffic are a daily reality.

There are also legitimate concerns regarding infrastructure capacity, including water supply, utilities, and emergency services. The current record does not clearly demonstrate that the site and surrounding

systems can support the requested intensity. Absent clear and persuasive evidence regarding infrastructure capacity, approving rezoning at this scale would be premature.

Finally, this proposal threatens the character, livability, and stability of the surrounding community. Many homeowners moved to Walden Preserve and nearby areas specifically because of the peaceful, lower-density, rural-residential setting. Approval of either RM-12 or RM-30 zoning at this location would substantially alter that setting and undermine the stability and predictability that the County's planning framework is intended to protect.

For these reasons, I respectfully submit that the County cannot make the findings necessary to approve either rezoning request. The applications are inconsistent with the Master Plan, incompatible with surrounding land uses, and unsupported by sufficient evidence that the site is suitable for the requested density. Accordingly, I urge the County to deny both P261 and P262.

Thank you for your consideration and for your service to the community.

Sincerely,

**Kirk Rosenstrauch, CPA**

Walden Preserve Resident

OPPOSE

Name: Gary Wood

Date: 3/14/2026 2:40 PM

I formally object to the proposed rezoning of MA Subdivision Tract A. This request is inconsistent with the El Paso County Master Plan and fails to meet established land use criteria requiring compatibility, orderly transitions in residential density, and protection of existing neighborhoods.

The proposed rezoning represents a material departure from adopted planning policies and introduces an intensity of use that is incompatible with surrounding development patterns. Approval would constitute an unjustified increase in density, undermine reliance-based expectations of current residents, and erode the integrity of the County's planning framework.

For these reasons, I respectfully recommend denial of the rezoning applications associated with File Numbers P261 and P262.

OPPOSE

Name: George Tombe

Date: 3/16/2026 7:11 PM

I formally object to the rezoning of MA Subdivision Tract A (Files P261/P262). This proposal violates the El Paso County Master Plan, which requires orderly transitions and neighborhood compatibility. Key Concerns:

**Infrastructure Gap:** The SH 83 and Walker Road intersection is already at a failing Level of Service. Adding high-density traffic near the new school creates extreme safety risks for students and commuters.

**Public Safety:** Increased density will cause gridlock, critically hindering emergency evacuation during fire events.

**Water Scarcity:** This project places an unsustainable burden on our finite water resources without proven long-term security.

**Incompatibility:** This intensity of use erodes the established rural character and ignores the reliance-based expectations of current residents.

I urge the Commission to deny these applications to protect our safety and planning integrity.

Sincerely,  
George Tombe

MAP AMENDMENT (REZONING) (RECOMMEND APPROVAL)

\_\_\_\_\_ moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. P261  
MA SUBDIVISION TRACT A REZONE TO RM-12

WHEREAS, MA Infrastructure, LLC did file an application with the El Paso County Planning and Community Development Department for approval of a Map Amendment (Rezoning) to amend the El Paso County Zoning Map for property in the unincorporated area of El Paso County as described in Exhibit A and depicted in Exhibit B, attached hereto and incorporated herein by reference, from the RR-5 (Residential Rural) zoning district to the RM-12 (Residential, Multi-Dwelling) zoning district; and

WHEREAS, a public hearing was held by this Commission on June 18, 2026; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission Members during the hearing, this Commission finds as follows:

1. The application was properly submitted for consideration by the Planning Commission;
2. Proper posting, publication, and public notice were provided as required by law for the hearing before the Planning Commission;
3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted and that all interested persons and the general public were heard at that hearing;

All exhibits were received into evidence;

4. That changing conditions clearly require amendment to the Zoning Resolutions;
5. For the above-stated and other reasons, the proposed amendment of the El Paso County Zoning Map is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

WHEREAS, this Commission further finds that the request meets the criteria for approval outlined in Section 5.3.5.B of the El Paso County Land Development Code (as amended), as follows:

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;
2. 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;
3. The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and
4. 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.

NOW, THEREFORE, BE IT RESOLVED, that the El Paso County Planning Commission recommends that the petition of MA Infrastructure, LLC., for approval of a Map Amendment (Rezoning) to amend the El Paso County Zoning Map for property located in the unincorporated area of El Paso County from the RR-5 (Residential Rural) zoning district to the RM-12 (Residential, Multi-Dwelling) zoning district meets the criteria for approval outlined in Section 5.3.5.B of the El Paso County Land Development Code and be approved by the Board of County Commissioners with the following conditions and notations:

#### CONDITIONS

1. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements. Applicable agencies include but are not limited to: the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.

2. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the RM-12 (Residential Multi-dwelling) zoning district and with the applicable sections of the Land Development Code and Engineering Criteria Manual.

NOTATIONS

1. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.

2. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

BE IT FURTHER RESOLVED that this Resolution and the recommendations contained herein shall be forwarded to the El Paso County Board of County Commissioners for its consideration.

\_\_\_\_\_ seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: (circle one)

Thomas Bailey	aye / no / non-voting / recused / absent
Blaine Brew	aye / no / non-voting / recused / absent
Michael Brewer	aye / no / non-voting / recused / absent
Sarah Brittain Jack	aye / no / non-voting / recused / absent
Jim Byers	aye / no / non-voting / recused / absent
Suzanne Casagrande	aye / no / non-voting / recused / absent
Mae Emrick	aye / no / non-voting / recused / absent
Eric Moraes	aye / no / non-voting / recused / absent
Bryce Schuettpelz	aye / no / non-voting / recused / absent
Tim Trowbridge	aye / no / non-voting / recused / absent

Christopher Whitney  
Jason Wulf

aye / no / non-voting / recused / absent  
aye / no / non-voting / recused / absent

The Resolution was adopted by a vote of \_\_\_\_ to \_\_\_\_ by the El Paso County Planning Commission,  
State of Colorado.

DONE THIS 18th day of June 2026 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: \_\_\_\_\_  
Chair

EXHIBIT A

**PROPERTY DESCRIPTION**

That portion of Tract A of MA Subdivision, recorded at Reception No. 223715214, on November 1, 2023, lying south of the centerline of the access easement recorded at Reception No. 222080436 on June 10, 2022, both in the official records of the El Paso County Clerk and Recorder, and shown across said Tract A, located in the East Half of the Northwest Quarter of Section 15, Township 11 South Range 66 West of the 6th P.M., in El Paso County, Colorado, additionally described as follows;

Beginning at a point on westerly line of said Tract A on the southerly line of the AT&T Parcel as described in Book 2086 at Page 528 in said official records;

THENCE the following two (2) courses coincident with said southerly line, and the easterly line of said AT&T Parcel:

- 1) S86°46'06"E a distance of 146.40 feet;
- 2) N03°04'22"E, non-tangent with the following described curve, a distance of 15.00 feet to the centerline of said access easement;

THENCE the following four (4) courses coincident with said centerline:

- 1) Along the arc of a curve to the right, having a radius of 85.00 feet, a central angle of 25°15'19", a chord bearing of S74°17'59"E a distance of 37.16 feet, and an arc distance of 37.47 feet;
- 2) S61°40'19"E, tangent with the last and following described curves, a distance of 186.84 feet;
- 3) Along the arc of a curve to the left having a radius of 75.00 feet, a central angle of 23°05'58", a chord bearing of S73°13'18"E a distance of 30.03 feet, and an arc distance of 30.24 feet;
- 4) S84°46'17"E, tangent with the last described curve and non-tangent with the following described curve, a distance of 29.53 feet, to the easterly line of said Tract A;

THENCE the following seven (7) courses coincident with said easterly line, the southerly line, and said westerly line of said Tract A:

- 1) Along the arc of a curve to the left, having a radius of 1540.00 feet, a central angle of 23°32'27", a chord bearing of S03°28'29"W, a distance of 628.29 feet; and an arc distance of 632.73 feet;
- 2) S08°17'25"E, tangent with the last and following described curves, a distance of 41.69 feet;
- 3) Along the arc of a curve to the right having a radius of 45.00 feet, a central angle 71°25'40", a chord bearing of S27°25'25"W a distance of 52.54 feet, and an arc distance of 56.10 feet;
- 4) S63°08'15"W, tangent with the last and following described curves, a distance of 84.73 feet;
- 5) Along the arc of a curve to the right having a radius of 275.00 feet, a central angle of 38°58'41", a chord bearing of S82°37'36"W a distance of 183.49 feet, and an arc distance of 187.08 feet;
- 6) Along the arc of a reverse curve to the left having a radius of 217.83 feet, a central angle of 38°36'38", a chord bearing of S82°48'38"W a distance of 144.03 feet, and an arc distance of 146.79 feet;

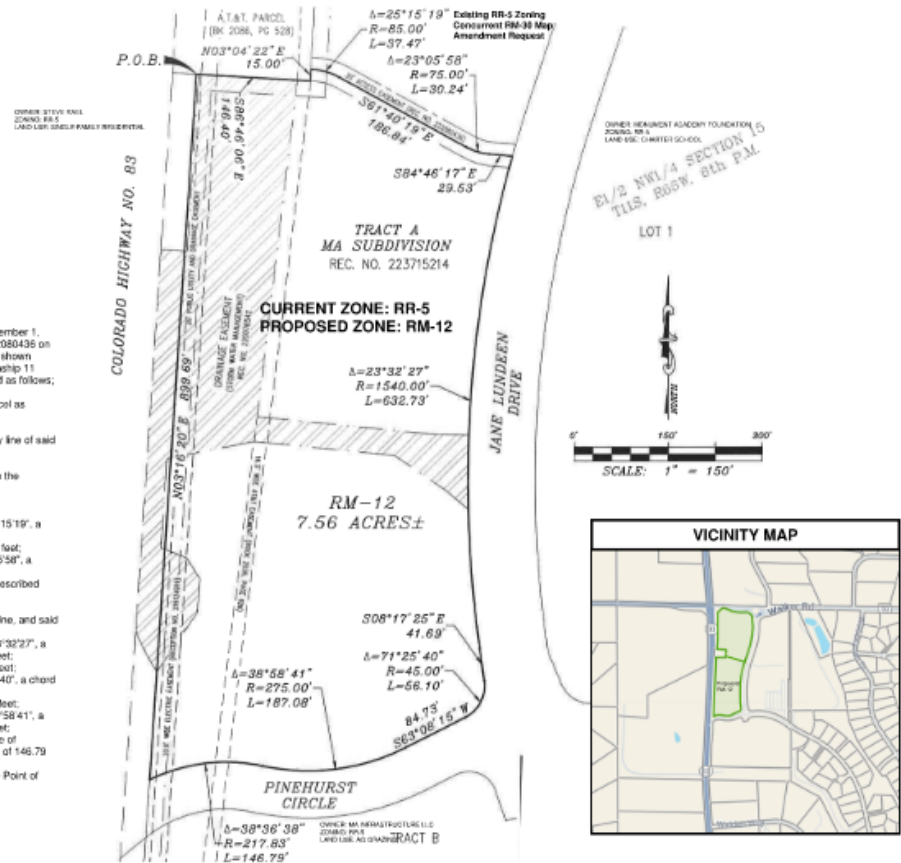
7) N03°16'20"E, non-tangent with the last described curve, a distance of 899.69 feet to the Point of Beginning.

Said parcel contains 7.56 acres more or less.

EXHIBIT B

**MA Subdivision Tract A RM-12 Map Amendment**

A Portion of the East Half of the Northwest Quarter of Section 15, Township 11 South Range 66 West of the 6th P.M., in El Paso County, Colorado



**LEGAL DESCRIPTION:**  
That portion of Tract A of MA Subdivision, recorded at Reception No. 223715214, on November 1, 2023, lying south of the centerline of the access easement recorded at Reception No. 222080436 on June 10, 2022, both in the official records of the El Paso County Clerk and Recorder, and shown across said Tract A, located in the East Half of the Northwest Quarter of Section 15, Township 11 South Range 66 West of the 6th P.M., in El Paso County, Colorado, additionally described as follows:

Beginning at a point on westerly line of said Tract A on the southerly line of the AT&T Parcel as described in Book 2086 at Page 528 in said official records:

THENCE the following two (2) courses coincident with said southerly line, and the easterly line of said AT&T Parcel:

- 1) S85°48'08"E a distance of 146.40 feet;
- 2) N03°04'22"E, non-tangent with the following described curve, a distance of 15.00 feet to the centerline of said access easement;

THENCE the following four (4) courses coincident with said centerline:

- 1) Along the arc of a curve to the right, having a radius of 85.00 feet, a central angle of 25°15'19", a chord bearing of S74°17'59"E a distance of 37.16 feet, and an arc distance of 37.47 feet;
- 2) S81°40'19"E, tangent with the last and following described curves, a distance of 186.84 feet;
- 3) Along the arc of a curve to the left having a radius of 75.00 feet, a central angle of 22°05'58", a chord bearing of S73°13'18"E a distance of 90.03 feet, and an arc distance of 90.24 feet;
- 4) S84°46'17"E, tangent with the last described curve and non-tangent with the following described curve, a distance of 29.53 feet, to the easterly line of said Tract A;

THENCE the following seven (7) courses coincident with said easterly line, the southerly line, and said westerly line of said Tract A:

- 1) Along the arc of a curve to the left, having a radius of 1540.00 feet, a central angle of 23°32'27", a chord bearing of S03°29'29"W, a distance of 626.29 feet; and an arc distance of 632.73 feet;
- 2) S08°17'25"E, tangent with the last and following described curves, a distance of 41.69 feet;
- 3) Along the arc of a curve to the right having a radius of 45.00 feet, a central angle 71°25'40", a chord bearing of S27°25'20"W a distance of 92.54 feet, and an arc distance of 95.10 feet;
- 4) S63°08'15"W, tangent with the last and following described curves, a distance of 84.73 feet;
- 5) Along the arc of a curve to the right having a radius of 275.00 feet, a central angle of 38°58'41", a chord bearing of S82°37'36"W a distance of 183.49 feet, and an arc distance of 167.08 feet;
- 6) Along the arc of a reverse curve to the left having a radius of 217.83 feet, a central angle of 38°36'38", a chord bearing of S82°48'38"W a distance of 144.03 feet, and an arc distance of 146.79 feet;
- 7) N03°16'20"E, non-tangent with the last described curve, a distance of 899.69 feet to the Point of Beginning.

Said parcel contains 7.56 acres more or less.

MAP AMENDMENT (REZONING) (RECOMMEND APPROVAL)

\_\_\_\_\_ moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. P262  
MA SUBDIVISION TRACT A REZONE TO RM-30

WHEREAS, MA Infrastructure, LLC did file an application with the El Paso County Planning and Community Development Department for approval of a Map Amendment (Rezoning) to amend the El Paso County Zoning Map for property in the unincorporated area of El Paso County as described in Exhibit A and depicted in Exhibit B, attached hereto and incorporated herein by reference, from the RR-5 (Residential Rural) zoning district to the RM-30 (Residential Multi-Dwelling) zoning district; and

WHEREAS, a public hearing was held by this Commission on June 18, 2026; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission Members during the hearing, this Commission finds as follows:

1. The application was properly submitted for consideration by the Planning Commission;
2. Proper posting, publication, and public notice were provided as required by law for the hearing before the Planning Commission;
3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted and that all interested persons and the general public were heard at that hearing;

All exhibits were received into evidence;

4. That changing conditions clearly require amendment to the Zoning Resolutions;
5. For the above-stated and other reasons, the proposed amendment of the El Paso County Zoning Map is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

WHEREAS, this Commission further finds that the request meets the criteria for approval outlined in Section 5.3.5.B of the El Paso County Land Development Code (as amended), as follows:

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;
2. 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;
3. The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and
4. 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.

NOW, THEREFORE, BE IT RESOLVED, that the El Paso County Planning Commission recommends that the petition of MA Infrastructure, LLC., for approval of a Map Amendment (Rezoning) to amend the El Paso County Zoning Map for property located in the unincorporated area of El Paso County from the RR-5 (Residential Rural) zoning district to the RM-30 (Residential Multi-Dwelling) zoning district meets the criteria for approval outlined in Section 5.3.5.B of the El Paso County Land Development Code and be approved by the Board of County Commissioners with the following conditions and notations:

#### CONDITIONS

1. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements. Applicable agencies include but are not limited to: the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.

2. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the RM-30 (Residential Multi-dwelling) zoning district and with the applicable sections of the Land Development Code and Engineering Criteria Manual.

NOTATIONS

1. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.

2. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

BE IT FURTHER RESOLVED that this Resolution and the recommendations contained herein shall be forwarded to the El Paso County Board of County Commissioners for its consideration.

\_\_\_\_\_ seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: (circle one)

Thomas Bailey	aye / no / non-voting / recused / absent
Blaine Brew	aye / no / non-voting / recused / absent
Michael Brewer	aye / no / non-voting / recused / absent
Sarah Brittain Jack	aye / no / non-voting / recused / absent
Jim Byers	aye / no / non-voting / recused / absent
Suzanne Casagrande	aye / no / non-voting / recused / absent
Mae Emrick	aye / no / non-voting / recused / absent
Eric Moraes	aye / no / non-voting / recused / absent
Bryce Schuettpelz	aye / no / non-voting / recused / absent
Tim Trowbridge	aye / no / non-voting / recused / absent

Christopher Whitney  
Jason Wulf

aye / no / non-voting / recused / absent  
aye / no / non-voting / recused / absent

The Resolution was adopted by a vote of \_\_\_\_ to \_\_\_\_ by the El Paso County Planning Commission,  
State of Colorado.

DONE THIS 18th day of June 2026 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: \_\_\_\_\_  
Chair

EXHIBIT A

**PROPERTY DESCRIPTION**

That portion of Tract A of MA Subdivision, recorded at Reception No. 223715214, on November 1, 2023, lying north of the centerline of the access easement recorded at Reception No. 222080436 on June 10, 2022, both in the official records of the El Paso County Clerk and Recorder, and shown across said Tract A, located in the East Half of the Northwest Quarter of Section 15, Township 11 South Range 66 West of the 6th P.M., in El Paso County, Colorado, additionally described as follows;

Beginning at a point on westerly line of said Tract A on the northerly line of the AT&T Parcel as described in Book 2086 at Page 528 in said official records;

THENCE the following eleven (11) courses coincident with said westerly line, and the northerly and easterly lines of said Tract A:

- 1) N04°02'11"E, tangent with the following described curve, a distance of 16.74 feet;
- 2) Along the arc of a curve to the left, having a radius of 5830.00 feet, a central angle of 05°20'18", a chord bearing of N00°33'35"E a distance of 543.00 feet, and an arc distance of 543.19 feet;
- 3) N46°03'44"E, a distance of 87.03 feet;
- 4) S88°12'16"E, non-tangent with the following described curve, distance of 42.80 feet;
- 5) Along the arc of a curve to the right, having a radius of 70.00 feet, a central angle of 21°26'18", a chord bearing of S77°29'07"E a distance of 26.04 feet, and an arc distance of 26.19 feet;
- 6) S66°45'58"E, tangent with the last and following described curves, a distance of 96.19 feet;
- 7) Along the arc of a curve to the left, having a radius of 344.49 feet, a central angel of 31°40'13", a chord bearing of S82°36'04"E a distance of 188.00 feet, and an arc distance of 190.42 feet;
- 8) Along the arc of a reverse curve to the right, having a radius of 87.00 feet, a central angle of 89°13'50", a chord bearing of S53°49'15"E a distance of 122.21, and an arc distance of 135.49 feet;
- 9) Along the arc of a tangent curve to the right, having a radius of 987.87 feet, a central angle of 27°30'10", a chord bearing of S04°32'45"W a distance of 469.65 feet, and an arc distance of 474.19 feet;
- 10) S18°17'50"W, tangent with the last and following described curve, a distance of 163.45 feet'
- 11) Along the arc of a curve to the left, having a radius of 1540.00 feet, a central angle of 03°03'08", a chord bearing of S16°46'16"W a distance of 82.02 feet, and an arc distance of 82.03 feet to the centerline of said access easement;

THENCE the following four (4) courses coincident with said centerline:

- 1) N84°46'17"W, non-tangent with the last described curve and tangent with the following described curve, a distance of 29.53 feet;
- 2) Along the arc of a curve to the right having a radius of 75.00 feet, a central angle of 23°05'58", a chord bearing of N73°13'18"W a distance of 30.03 feet, and an arc distance of 30.24 feet;
- 3) N61°40'19"W, tangent with the last and following described curves, a distance of 186.84 feet;

4) Along the arc of a curve to the left, having a radius of 85.00 feet, a central angle of 25°15'19", a chord bearing of N74°17'59"W a distance of 37.16 feet, and an arc distance of 37.47 feet, to the easterly line of said AT&T Parcel;

THENCE the following two (2) courses coincident with said easterly line, and the northerly line of said parcel:

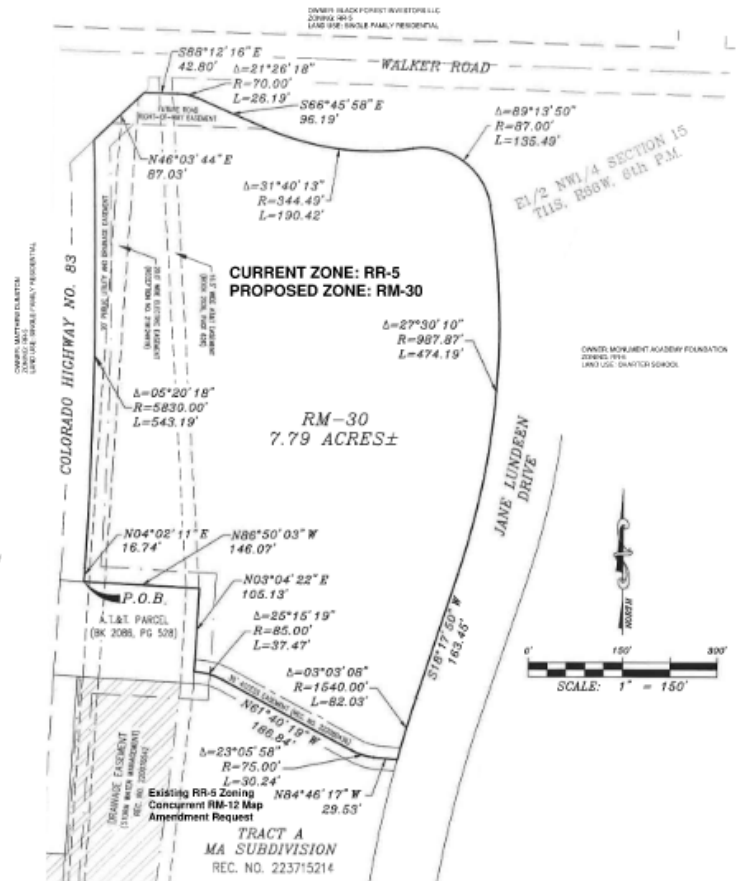
- 1) N03°04'22"E, non-tangent with the last described curve, a distance of 105.13 feet;
- 2) N86°50'03"W, a distance of 146.07 feet to the Point of Beginning.

Said parcel contains 7.79 acres more or less.

EXHIBIT B

**MA Subdivision Tract A RM-30 Map Amendment**

A Portion of the East Half of the Northwest Quarter of Section 15, Township 11 South Range 66 West of the 6th P.M., in El Paso County, Colorado



**LEGAL DESCRIPTION**

That portion of Tract A of MA Subdivision, recorded at Reception No. 223715214, on November 1, 2023, lying north of the centerline of the access easement recorded at Reception No. 223040436 on June 10, 2022, both in the official records of the El Paso County Clerk and Recorder, and shown across said Tract A, located in the East Half of the Northwest Quarter of Section 15, Township 11 South Range 66 West of the 6th P.M., in El Paso County, Colorado, additionally described as follows:

- Beginning at a point on westerly line of said Tract A on the northerly line of the AT&T Parcel as described in Book 2095 at Page 526 in said official records;
- THENCE the following eleven (11) courses coincident with said westerly line, and the northerly and easterly lines of said Tract A:
- 1) N04°02'11"E, tangent with the following described curve, a distance of 16.74 feet;
  - 2) Along the arc of a curve to the left, having a radius of 5830.00 feet, a central angle of 05°20'18", a chord bearing of N00°33'26"E, a distance of 543.00 feet, and an arc distance of 543.19 feet;
  - 3) N46°03'44"E, a distance of 87.03 feet;
  - 4) S88°12'16"E, non-tangent with the following described curve, distance of 42.80 feet;
  - 5) Along the arc of a curve to the right, having a radius of 70.00 feet, a central angle of 21°26'18", a chord bearing of S77°29'07"E, a distance of 26.04 feet, and an arc distance of 26.19 feet;
  - 6) S66°45'58"E, tangent with the last and following described curves, a distance of 95.19 feet;
  - 7) Along the arc of a curve to the left, having a radius of 344.49 feet, a central angle of 31°40'13", a chord bearing of S62°39'04"E, a distance of 188.00 feet, and an arc distance of 190.42 feet;
  - 8) Along the arc of a curve to the right, having a radius of 87.00 feet, a central angle of 89°13'50", a chord bearing of S03°49'15"E, a distance of 122.21, and an arc distance of 135.49 feet;
  - 9) S66°45'58"E, tangent with the last and following described curves, a distance of 165.45 feet;
  - 10) S18°17'50"W, tangent with the last and following described curve, a distance of 162.45 feet;
  - 11) Along the arc of a curve to the left, having a radius of 1540.00 feet, a central angle of 03°03'06", a chord bearing of S10°46'18"W, a distance of 62.03 feet, and an arc distance of 62.03 feet to the centerline of said access easement;
- THENCE the following four (4) courses coincident with said centerline:
- 1) N84°46'17"W, non-tangent with the last described curve and tangent with the following described curve, a distance of 29.53 feet;
  - 2) Along the arc of a curve to the right having a radius of 75.00 feet, a central angle of 23°05'58", a chord bearing of N73°13'18"W, a distance of 30.03 feet, and an arc distance of 30.34 feet;
  - 3) N61°46'18"W, tangent with the last and following described curve, a distance of 156.84 feet;
  - 4) Along the arc of a curve to the left, having a radius of 85.00 feet, a central angle of 25°15'19", a chord bearing of N74°17'59"W, a distance of 37.16 feet, and an arc distance of 37.47 feet, to the easterly line of said AT&T Parcel;
- THENCE the following two (2) courses coincident with said easterly line, and the northerly line of said parcel:
- 1) N03°04'22"E, non-tangent with the last described curve, a distance of 105.13 feet;
  - 2) N86°50'03"W, a distance of 146.07 feet to the Point of Beginning.
- Said parcel contains 7.79 acres more or less.