

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

SUMMARY MEMORANDUM

TO: El Paso County Board of County Commissioners

FROM: Planning & Community Development

DATE: 7/23/2026

RE: MA Subdivision Tract A Map Amendment to RM-12 (P261)
MA Subdivision Tract A Map Amendment to RM-30 (P262)

Project Description

A request by MA Infrastructure, LLC for approval of a Map Amendment (Rezoning) of 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. (Parcel No. 6115011001) (Commissioner District No. 1)

Notation

Please see the Planning Commission Minutes for a complete discussion of the topic and the project manager's staff report for staff analysis and conditions. Senior County Attorney Keech discussed the notice requirements for the Map Amendment process for the Planning Commission and Board of County Commissioner hearings at the request of the Vice Chair.

Planning Commission Recommendation and Vote

Mr. Moraes moved and Mr. Brewer seconded for Denial of the Map Amendment (Rezoning) to RM-12 (P261). Mr. Moraes moved and Ms. Emrick seconded for Denial of the Map Amendment (Rezoning) to RM-30 (P262). Citing the applications did not meet approval criteria 1 and 3; and, that these items be forwarded to the Board of County Commissioners for their consideration. The motions for Denial were Approved (6-1) on June 18, 2026. Commissioner Bailey was in opposition to both motions. The items were processed together as a regular agenda items.

Discussion

Planning Commission members discussed the surrounding zoning districts, uses, lack of commercial businesses, lack of compatibility with existing character of the area, and lack of walkability to commercial and parkland uses. Discussion regarding the Suburban Residential Placetype surrounded by Large Lot Residential was also discussed which included the Priority Development Area. The definition of the term “compatibility” as written in Chapter 1 on the Land Development Code was discussed. Monument Academy school traffic impacts, enrollment capacity and waitlist were also discussed. It was noted that the nearest multi-dwelling zone district is more than 4 miles away. There was a discussion on potential increased traffic and future roadway improvements to Walker Road and Highway 83. An explanation of “level of service” was also discussed in reference to the traffic study submitted in support of the applications. Ultimately, several members concluded that the applications did not meet the criteria for approval and a vote for recommendation of denial was made.

Attachments

1. Planning Commission Minutes from 6/18/2026.
2. Signed Planning Commission Resolutions.
3. Planning Commission Staff Report.
4. Draft BOCC Resolutions.

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

EL PASO COUNTY PLANNING COMMISSION

MEETING RESULTS (UNOFFICIAL RESULTS)

Planning Commission (PC) Meeting

Thursday, June 18th, 2026, El Paso County Planning and Community Development Department
2880 International Circle, Colorado Springs, Colorado – Second Floor Hearing Room

REGULAR HEARING at 9:00 A.M.

PC MEMBERS PRESENT AND VOTING: Thomas Bailey, Michael Brewer, Jim Byers, Mae Emrick, Suzanne Casagrande, Eric Moraes, and Christopher Whitney.

PC MEMBERS PRESENT AND NOT VOTING: None.

PC MEMBERS ABSENT: Blaine Brew, Sarah Brittain Jack, Bryce Schuettepelz, Tim Trowbridge, and Jason Wulf.

STAFF PRESENT: Meggan Herington, Justin Kilgore, Kari Parsons, Joe Letke, Daniel Torres, Gilbert Laforce, Bret Dilts, Erika Keech, and Jessica Merriam.

OTHERS PRESENT AND SPEAKING: Nina Dossey, Amy Philips, Matthew Grubersch, Laurel Schow, Craig Dossey, Jeffrey Hodsdon, Mary Louise Fiddler, Betsy Matthies, Dave Mott, Alicia Whitcomb, Heather Tiffany, Craig Enoea, Paul Pusateri, Harold Haver, Tom Tijerive, Elisa Rusonis, Marti Breedlove, Harold Larson, Steve Strang, David Parks, Jess Neal, Laurel Ann, Luis Lolli, and Matt Dunston.

1. REPORT ITEMS

Mr. Kilgore advised the board that the next PC Hearing is Thursday, July 2nd, 2026, at 9:00 A.M.

2. PUBLIC COMMENT FOR ITEMS NOT ON THE HEARING AGENDA

NONE

3. CONSENT ITEMS

A. Adoption of Minutes for meeting held on June 4th, 2026.

PC ACTION: THE MINUTES WERE APPROVED AS PRESENTED (7 - 0)

IN FAVOR: (7) Bailey, Brewer, Byers, Casagrande, Emrick, Moraes, and Whitney.

IN OPPOSITION: (0) None.

4. CALLED-UP CONSENT ITEMS:

NONE

5. REGULAR ITEMS

A. P2511

LETKE

MAP AMENDMENT (REZONING)

IRON RIDGE REZONE

A request by Atticus Land LLC for approval of a Rezoning (Map Amendment) of two properties totaling 85.99-acre from RR-5 to RR-2.5. The properties are located south of Walker Road and approximately .03 miles from the intersection of Walker Road and Thompson Road. (Parcel Nos. 6100000439 6100000457) (Commissioner District No. 1)

STAFF & APPLICANT PRESENTATIONS

DISCUSSION: Ms. Emrick asked whether future property owners would be informed of the proposed no-build area at the time of purchase. **Mr. Letke** confirmed that the restriction would be included in the property documentation and noted that County staff would also identify the no-build area during site plan review. He explained, however, that because the restriction is a private no-build easement related to views, enforcement would occur through private covenants or an HOA rather than through El Paso County. **Mr. Whitney** confirmed that any disputes regarding the easement would therefore be civil matters between property owners. **Mr. Bailey** asked whether County staff would identify conflicts if a future building proposal encroached into the no-build area. **Mr. Letke** stated that staff would flag the issue during review and advise the applicant of the potential conflict with the subdivision's private

easement, though enforcement would remain a private matter. **Mr. Whitney** further questioned how inconsistencies between an approved preliminary plan and a future administrative review would be handled. **Mr. Kilgore** explained that minor modifications could be addressed administratively, while significant changes affecting density, access, or overall site design would require returning through the public hearing process. **Ms. Herington** added that if the no-build area is carried forward onto the final plat, County staff would generally not approve construction within that area. She noted that any exception would depend on the specific language and notes included on the final plat.

Mr. Moraes requested clarification regarding discrepancies in lot numbering between the applicant's presentation materials and the documents included in the staff packet. **Ms. Nina Dossey** of Vertex Consulting explained that the discrepancy resulted from an earlier conceptual exhibit used during a previous resubmittal and confirmed that the final preliminary plan identifies the subject property as Lot 15. **Mr. Moraes** also asked about the location and purpose of the proposed no-build area on Lot 15 and whether development could occur outside of the designated no-build area. **Ms. Dossey** confirmed that construction would be permitted outside the no-build area and required setbacks, explaining that the no-build area was voluntarily established by the developer to help preserve views for neighboring properties. She further noted that the topography, including a depression in the terrain, influenced the location of the no-build area. Finally, **Mr. Moraes** questioned the purpose of a proposed 60-foot right-of-way and the absence of a roadway connection between the northern and southern portions of the property. **Ms. Dossey** explained that the right-of-way was included at the County's request to preserve future access to an adjacent parcel if needed. She further stated that a direct roadway connection between the northern and southern portions of the development was not feasible due to the presence of a large drainageway and floodplain that would require bridge construction.

Mr. Moraes requested clarification regarding improvements to Colt Court and asked whether the existing roadway would need to be upgraded before the proposed extension could be constructed. **Ms. Dossey** explained that portions of Colt Court do not currently meet County standards and would require improvements, including roadway widening in certain locations, before the County could approve the final construction drawings and accept the roadway improvements. **Mr. Moraes** also questioned how potential damage to the existing roadway from construction traffic would be addressed. **Ms. Dossey** responded that the required roadway improvements are part of the

construction plans and stated that, to her understanding, the County would not accept the completed improvements if the existing portions of Colt Court were left in deteriorated condition.

PUBLIC COMMENTS: Ms. Amy Phillips, speaking on behalf of the Black Forest Land Use Committee, expressed opposition to the requested rezoning. She stated that the primary concern was not the proposed 2.5-acre lot sizes themselves, but the increase in overall residential density that would result from changing the zoning from RR-5 to RR-2.5. Ms. Phillips explained that previous developments in the Black Forest area had utilized Planned Unit Developments (PUDs) to allow smaller lots while maintaining an overall density of one dwelling unit per five acres through the preservation of open space. She stated that the proposed rezoning would establish a precedent for increased density that could place additional demands on roads, wells, septic systems, and other resources, and requested that the application be denied.

Mr. Matthew Grubersch spoke in opposition to the request, expressing concerns regarding groundwater availability and the cumulative impacts of increasing residential density. He encouraged the Planning Commission to consider current groundwater conditions and stated that approving additional RR-2.5 zoning could increase demands on limited water resources. Mr. Grubersch also questioned prior amendments to the Land Development Code and Master Plan that permit higher-density development.

Ms. Laurel Schow spoke in opposition to the request, stating that the proposed RR-2.5 zoning was incompatible with the surrounding RR-5 and larger-lot properties. She argued that the proposed no-build area addressed view preservation but did not mitigate the increased density at the subdivision boundary. Ms. Schow further expressed concern that approval of the request could establish a precedent for additional rezoning requests in the Black Forest area and urged the Planning Commission to recommend denial of the application.

APPLICANT REBUTTAL: Ms. Dossey responded to concerns raised during public testimony regarding residential density, water availability, septic capacity, and traffic impacts. Ms. Dossey stated that the proposed RR-2.5 zoning would continue to support a rural residential lifestyle while providing additional housing opportunities to accommodate the County's growth. She further noted that the required water supply and wastewater reports demonstrated adequate water availability and confirmed that each lot could accommodate at least two potential septic system locations. Ms. Dossey

also stated that the submitted traffic study concluded the surrounding roadway network, with planned improvements, would adequately accommodate the projected traffic generated by the development.

PLANNING COMMISSION DISCUSSION: Mr. Moraes stated that he initially had concerns regarding the proposal, particularly with respect to the required approval criteria related to the design and location of public improvements, including the extension of Colt Court. He noted that the applicant's presentation and responses to the Commission's questions addressed those concerns and provided sufficient clarification regarding roadway access and future development potential. Mr. Moraes stated that learning there were no current plans to develop the northern parcel and understanding the physical constraints preventing a roadway connection between the parcels made him more comfortable with the proposal.

PC ACTION: BAILEY MOVED / EMRICK SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM 5A, FILE NUMBER P2511 FOR A MAP AMENDMENT (REZONING), IRON RIDGE REZONE, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH TWO (2) CONDITIONS AND TWO (2) NOTATIONS, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (7 - 0).

IN FAVOR: (7) Bailey, Brewer, Byers, Casagrande, Emrick, Moraes, and Whitney.

IN OPPOSITION: (0) None.

B. SP253

LETKE

PRELIMINARY PLAN

IRON RIDGE PRELIMINARY PLAN

A request by Atticus Land LLC for approval of a 85.99-acre Preliminary Plan creating 28 single-family lots and 2.5-acres of right-of-way dedication. The two properties are located south of Walker Road and approximately .03 miles from the intersection of Walker Road and Thompson Road. A request for water sufficiency for water quality, quantity, and dependability is also requested with the Preliminary Plan. (Parcel Nos. 6100000439 6100000457) (Commissioner District No. 1)

**STAFF & APPLICANT PRESENTATION AND DISCUSSION WAS IN COMBINATION WITH AGENDA ITEM
5A P2511 - IRON RIDGE REZONE**

PC ACTION: EMRICK MOVED / BYERS SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM 5B, FILE NUMBER SP253 FOR A PRELIMINARY PLAN, IRON RIDGE PRELIMINARY PLAN, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH THREE (3) CONDITIONS, THREE (3) NOTATIONS, ONE (1) WAIVER, AND A RECOMMENDED FINDING OF SUFFICIENCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (7 - 0).

IN FAVOR: (7) Bailey, Brewer, Byers, Casagrande, Emrick, Moraes, and Whitney.

IN OPPOSITION: (0) None.

C. P261

PARSONS

MAP AMENDMENT (REZONING)

MA SUBDIVISION TRACT A REZONE TO RM-12

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). The property is located at the southeast corner of the intersection of Walker Road and Highway 83. (Parcel No. 6115011001) (Commissioner District No. 1)

STAFF & APPLICANT PRESENTATIONS

DISCUSSION: Mr. Whitney requested clarification regarding the site's Master Plan designations after noting the application materials stated that only a portion of the property was located within the Tri-Lakes area. **Mr. Craig Dossey** with Vertex Consulting acknowledged the statement was incorrect and clarified that the entire property is located within the Tri-Lakes area and is also designated within the Black Forest North Central Residential Priority Development Area.

Mr. Moraes questioned how the proposed RM-12 and RM-30 zoning districts satisfied the approval criterion requiring compatibility with the character of surrounding development. Mr. Moraes expressed

concern that the site is surrounded primarily by large-lot residential properties and asked how the proposed multi-family and higher-density residential uses would maintain the existing character of the vicinity. **Mr. Dossey** responded that compatibility should be evaluated in the context of the adjacent school, existing centralized water and wastewater infrastructure, and the evolving character of the area. He stated that the Master Plan specifically identifies the area as appropriate for multi-family and attached residential uses and argued that these housing types are intended to be located where urban services are available. Mr. Dossey further noted that much of the surrounding property consists of undeveloped acreage that is likely to transition as the area develops. **Mr. Moraes** maintained that the Commission's decision should be based on the existing surrounding land uses and zoning rather than potential future development and reiterated his concerns that the proposal was not compatible with the current character of the adjacent large-lot residential properties. **Mr. Dossey** responded that requiring higher-density residential uses to be located only adjacent to existing multi-family development would make implementation of the Master Plan's housing objectives impractical, as new development must begin somewhere within areas served by existing infrastructure.

Mr. Bailey questioned the applicant's reliance on proximity to Monument Academy as a basis for compatibility, noting that the school is nearing enrollment capacity and asking whether the applicant had considered both limited school capacity and the potential traffic impacts of approximately 1,900 additional daily trips adjacent to the school. **Mr. Dossey** responded that, while the applicant has no control over school enrollment, proximity to the school could reduce vehicle trips by allowing students to walk rather than be driven. He also noted that schools have historically been integrated into neighborhoods and stated that traffic impacts were addressed through the submitted traffic study.

Ms. Emrick questioned the applicant's use of the term "walkability," noting that the area lacks many of the amenities typically associated with walkable multi-family development, such as grocery stores, commercial services, public transit, and other daily destinations. **Mr. Dossey** acknowledged that public transportation and commercial services are limited in unincorporated El Paso County but stated that the site provides pedestrian access to Monument Academy, regional trails, parks, and open space within the Walden development. He further acknowledged that the site's overall walkability would be relatively low. **Ms. Casagrande** noted that other multi-family developments, such as those near Lewis-Palmer, are located within walking distance of commercial services and questioned the comparison to

the proposed development, which she described as more isolated. **Mr. Dossey** responded that commercial development generally follows residential growth and stated that additional commercial uses could develop in the future as the surrounding area continues to grow.

Mr. Byers requested additional information regarding the traffic impacts associated with the proposed development. In response, **Mr. Jeff Hodsdon** of LSC Transportation Consultants, Inc., presented a more detailed overview of the traffic study, including its methodology, findings, and conclusions regarding projected traffic volumes and roadway operations.

PUBLIC COMMENTS: **Ms. Mary Louise Fiddler** expressed concerns regarding the interpretation and application of the Master Plan, questioning whether the applicant's previous involvement in developing County planning documents created a conflict of interest. She encouraged the Planning Commission to preserve public confidence in the planning process and avoid establishing a precedent inconsistent with the Master Plan.

Ms. Betsy Matthies, Mr. Dave Mott, Ms. Alicia Whitcomb, Ms. Heather Tiffany, Mr. Craig Enoea, Mr. Paul Pusateri, Mr. Harold Haver, Mr. Tom Tijerive, Dr. Elisa Rusonis, Ms. Marti Breedlove, Mr. Harold Larson, Mr. Steve Strang, Mr. David Parks, Mr. Randal (last name not provided), Mr. Jess Neal, Ms. Laurel Ann, and Mr. Luis Lolli spoke in opposition to the proposed rezoning requests, stating that the requested RM-12 and RM-30 zoning districts were incompatible with the surrounding large-lot residential character and inconsistent with the intent of the El Paso County Master Plan. Several speakers expressed concern that approval would establish a precedent for additional high-density development along the Highway 83 corridor and fundamentally alter the rural character of the area.

Speakers also raised concerns regarding increased traffic volumes, roadway capacity, pedestrian safety, emergency response, and the proximity of the proposed development to Monument Academy. Several commenters questioned the applicant's reliance on school proximity and walkability as support for the proposal, noting the school's enrollment limitations and the lack of pedestrian infrastructure. Additional concerns included water availability, wastewater infrastructure, wildlife, property values, quality of life, and the long-term sustainability of higher-density development. The speakers requested that the Planning Commission recommend denial of the rezoning requests.

APPLICANT REBUTTAL: Mr. Dossey thanked members of the public for their participation and acknowledged the concerns raised during public testimony. He stated that accommodating future growth requires identifying appropriate locations for higher-density housing and maintained that the subject property is one of the few locations within unincorporated El Paso County that can support multi-family development due to the availability of centralized water and wastewater infrastructure. Mr. Dossey also noted that the proposed development would not achieve the maximum densities permitted under the requested RM-12 and RM-30 zoning districts. Mr. Dossey addressed concerns regarding consistency with the Master Plan, explaining that the property contains overlapping policy designations and asserting that the Suburban Residential Place Type is the most applicable because it specifically identifies multi-family and attached residential uses as appropriate. He further stated that the surrounding area has already developed in a suburban residential pattern and argued that the proposal is consistent with the area's evolving character.

In response to concerns regarding water supply, traffic, and infrastructure, Mr. Dossey stated that the Walden water system possesses sufficient groundwater rights to serve the development and that current surface drought conditions are not directly indicative of available groundwater resources. He further explained that roadway improvements required to mitigate project impacts would be identified and constructed during subsequent development review processes and would be the responsibility of the developer. Mr. Dossey also noted that future improvements to Highway 83 remain under the jurisdiction of the Colorado Department of Transportation.

Finally, Mr. Dossey responded to concerns regarding precedent and property values, stating that the availability of centralized utilities limits where similar developments could occur and arguing that approval of the request would not create widespread opportunities for comparable development elsewhere in the area. He also noted that similar concerns had been raised during previous development applications and stated that those developments had not resulted in diminished property values.

Mr. Matt Dunston, applicant and land developer, provided background on the history and development of the Walden community, noting that the area has been planned around centralized water and wastewater infrastructure since the 1960s and that he and his family have been involved in its development for approximately 40 years. Mr. Dunston stated that Walden has evolved as a unique

suburban residential community, including the establishment of Monument Academy, and emphasized that his family has a long-term investment in the area and is committed to preserving its character.

Mr. Dunston acknowledged the concerns expressed by neighboring residents and stated that he values their input and maintains positive relationships within the community. He explained that the requested zoning provides flexibility during the planning process but does not represent the ultimate development density, noting that site constraints would prevent the maximum densities allowed under the requested RM-12 and RM-30 zoning districts from being achieved.

Mr. Dunston stated that the subject property is uniquely situated between Highway 83 and Monument Academy and that higher-density residential development represents the most appropriate long-term use of the site. He emphasized that neither he nor his family would pursue a development that would diminish the quality or value of the surrounding Walden community and expressed his willingness to continue meeting with residents to discuss the proposal.

PLANNING COMMISSION DISCUSSION: Mr. Moraes stated that he could not make the required findings under Approval Criteria 1 and 3. He expressed concerns that, although the property is designated within the Suburban Residential Place Type, it functions as an isolated area surrounded by large-lot residential development and lacks an appropriate transition in density. Mr. Moraes stated that the proposed RM-12 and RM-30 zoning districts were not consistent with the Master Plan's guidance regarding compatibility, minimal change, and development that complements the existing character of the surrounding area. He further stated that, while the Priority Development Area identifies where growth should occur, it does not prescribe the level of density, and he did not believe it justified the requested zoning. Finally, Mr. Moraes concluded that the proposal did not satisfy the compatibility requirements of Approval Criterion 3, noting that comparable residential densities do not exist in the neighboring area and that the proposed development would not maintain the character of the surrounding neighborhood.

Mr. Bailey stated that Approval Criteria 1 and 3 require the Commission to exercise judgment regarding consistency with the Master Plan and compatibility with surrounding development. He noted that the subject property occupies a unique location at the intersection of Highway 83 and Walker Road, where transportation infrastructure and existing development patterns distinguish it from the surrounding large-lot residential areas. Mr. Bailey stated that the area has long been identified as an

appropriate location for more intensive development and that the presence of Monument Academy and other nearby land uses contribute to a changing character. He further noted that the requested zoning establishes a framework for future development but does not dictate the final project design or density. Based on his interpretation of the Master Plan and compatibility criteria, Mr. Bailey concluded that the proposal satisfies the applicable approval criteria and represents an appropriate first step in the development review process.

Ms. Emrick stated that she shared many of the concerns already expressed by other Commissioners. She noted that, while the Master Plan identifies multi-family housing as a potential use within the Suburban Residential Place Type, it specifies that such development should be supportive of and compatible with the area's overall single-family character. Ms. Emrick also referenced the Black Forest North Central Residential Priority Development Area guidance, stating that future development should match the existing character of the Black Forest community while protecting the area's rural quality. Based on those considerations, she expressed concerns regarding the proposal's consistency with the Master Plan.

PC ACTION: MORAES MOVED / EMRICK SECONDED TO RECOMMEND DISAPPROVAL OF REGULAR ITEM 5C, FILE NUMBER P262 FOR A MAP AMENDMENT (REZONING), MA SUBDIVISION TRACT A REZONE TO RM-12, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND DISAPPROVAL PASSED (6 - 1).

IN FAVOR: (6) Brewer, Byers, Casagrande, Emrick, Moraes, and Whitney.

IN OPPOSITION: (1) Bailey.

D. P262

PARSONS

MAP AMENDMENT (REZONING)

MA SUBDIVISION TRACT A REZONE TO RM-30

A request by MA Infrastructure, LLC for approval of 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. (Parcel No. 6115011001) (Commissioner District No. 1)

STAFF & APPLICANT PRESENTATION AND DISCUSSION WAS IN COMBINATION WITH AGENDA ITEM 5C P261 - MA SUBDIVISION TRACT A REZONE TO RM-12

PC ACTION: MORAES MOVED / BREWER SECONDED TO RECOMMEND DISAPPROVAL OF REGULAR ITEM 5D, FILE NUMBER P262 FOR A MAP AMENDMENT (REZONING), MA SUBDIVISION TRACT A REZONE TO RM-30, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND DISAPPROVAL PASSED (6 - 1).

IN FAVOR: (6) Brewer, Byers, Casagrande, Emrick, Moraes, and Whitney.

IN OPPOSITION: (1) Bailey.

6. NON-ACTION ITEMS

NONE

MEETING ADJOURNED at 2:43 P.M.

Minutes Prepared By: Jessica Merriam

MAP AMENDMENT (REZONING) (RECOMMEND DENIAL)

Mr. Morales 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 denial 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 not properly submitted for consideration by the Planning Commission.
- ☐ 2. Proper posting, publication, and public notice were not provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners.
- ☐ 3. The hearings before the Planning Commission and the Board of County Commissioners were not extensive and complete, all pertinent facts, matters and issues were submitted and reviewed, and all interested persons were heard at those hearings.
- ☐ 4. All exhibits were not received into evidence.

- ☐ 5. The proposed land use does not permit the use of an area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor;
- ☐ 6. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have not been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations; and
- ☐ 7. For the above-stated and other reasons, the proposed amendment of the El Paso County Zoning Map is not 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 does not meet 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 not 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 not 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 not compatible with the existing and permitted land uses and zone districts in all directions; and
- ☐ 4. The site is not 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, the El Paso County Planning Commission recommends that the petition of MA Infrastructure, LLC for denial 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 be denied by the Board of County Commissioners.

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

Mr. Brewer seconded the adoption of the foregoing Resolution.

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

Thomas Bailey	aye / <u>no</u> / non-voting / recused / absent
Blaine Brew	aye / no / non-voting / recused / <u>absent</u>
Michael Brewer	<u>aye</u> / no / non-voting / recused / absent
Sarah Brittain Jack	aye / no / non-voting / recused / <u>absent</u>
Jim Byers	<u>aye</u> / no / non-voting / recused / absent
Suzanne Casagrande	<u>aye</u> / no / non-voting / recused / absent
Mae Emrick	<u>aye</u> / no / non-voting / recused / absent
Eric Moraes	<u>aye</u> / no / non-voting / recused / absent
Bryce Schuettpeiz	aye / no / non-voting / recused / <u>absent</u>
Tim Trowbridge	aye / no / non-voting / recused / <u>absent</u>
Christopher Whitney	<u>aye</u> / no / non-voting / recused / absent
Jason Wulf	aye / no / non-voting / recused / <u>absent</u>

The Resolution was adopted by a vote of 6 to 1 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: Crista Nix
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 $25^{\circ}15'19''$, a chord bearing of $N74^{\circ}17'59''W$ 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) $N03^{\circ}04'22''E$, non-tangent with the last described curve, a distance of 105.13 feet;
- 2) $N86^{\circ}50'03''W$, a distance of 146.07 feet to the Point of Beginning.

Said parcel contains 7.79 acres more or less.

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 A Map Amendment to RM-30 (P262)

Parcel Number: 6115011001

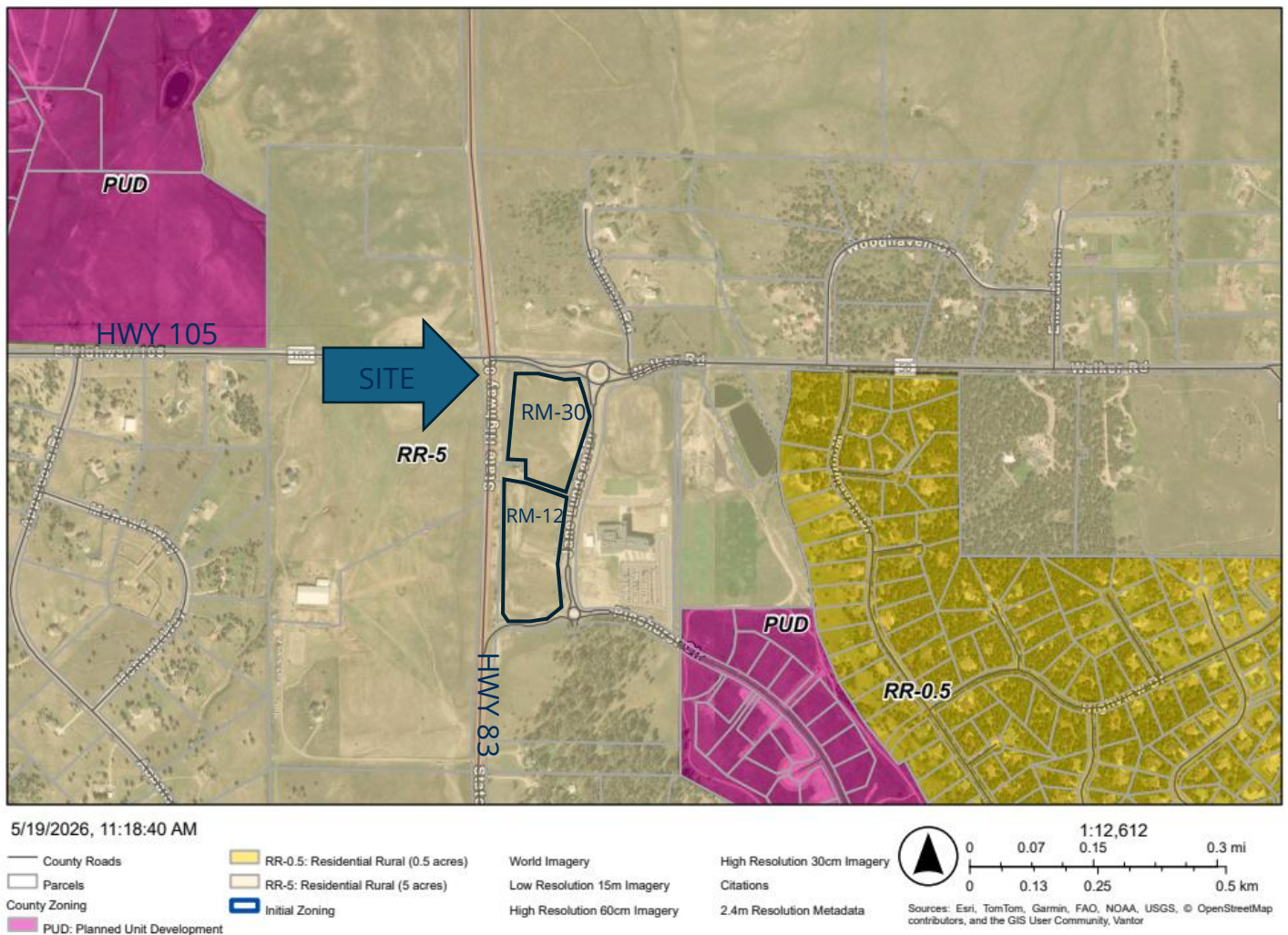
Commissioner District: 1

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

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 ^{8,13}	5,000 square feet ^{9,13}

Minimum Width at Front Setback	200 ft	35 ft	75 ft
Front Setback	25 ft	20 ft ^{10, 13}	25 ft ^{10, 13}
Rear Setback	25 ft	15 ft ^{10, 13}	15 ft ^{10, 13}
Side Setback	25 ft	5 ft ^{10, 13}	15 ft ^{10, 13}
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:

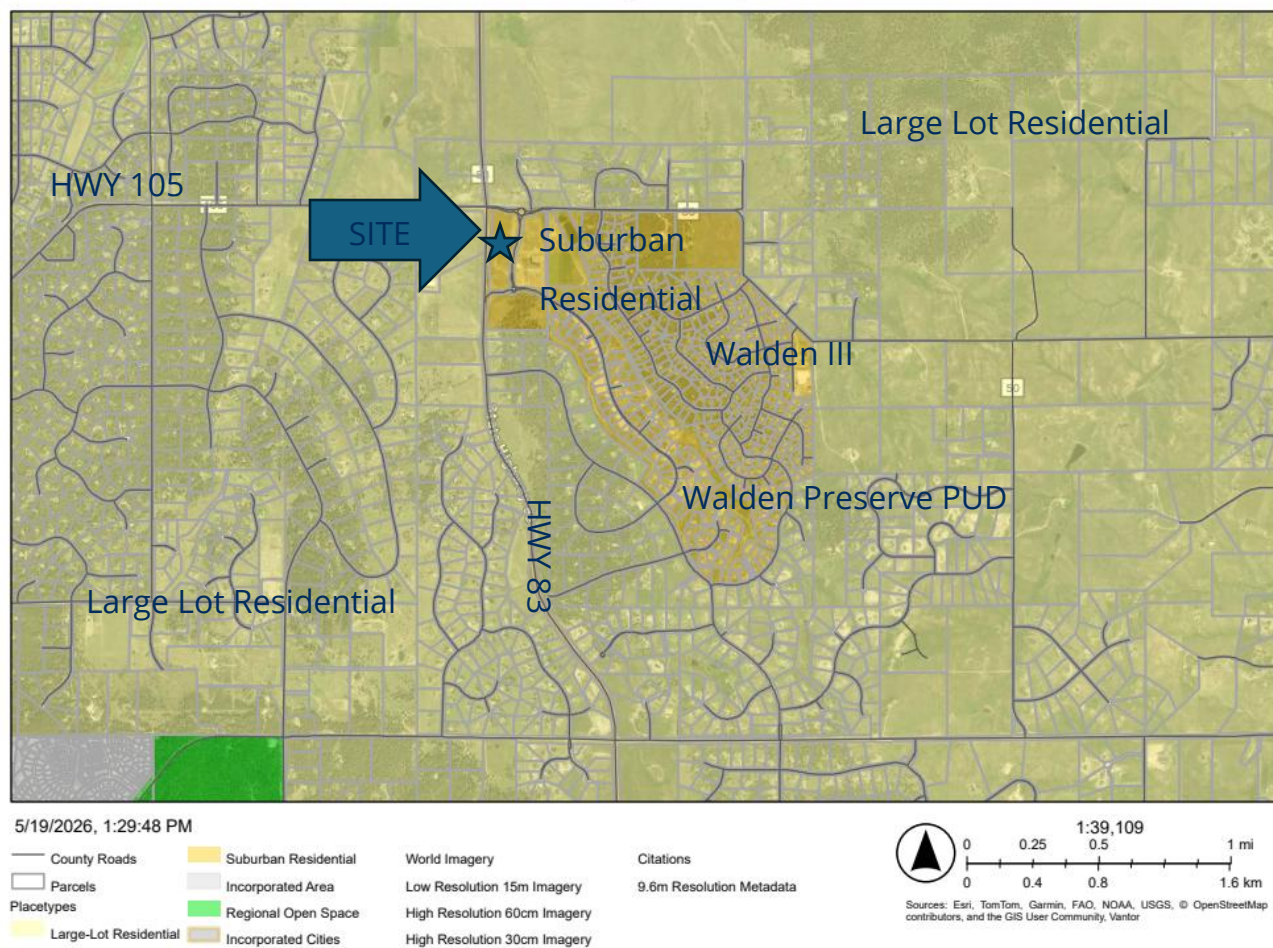
Primary

- *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.)

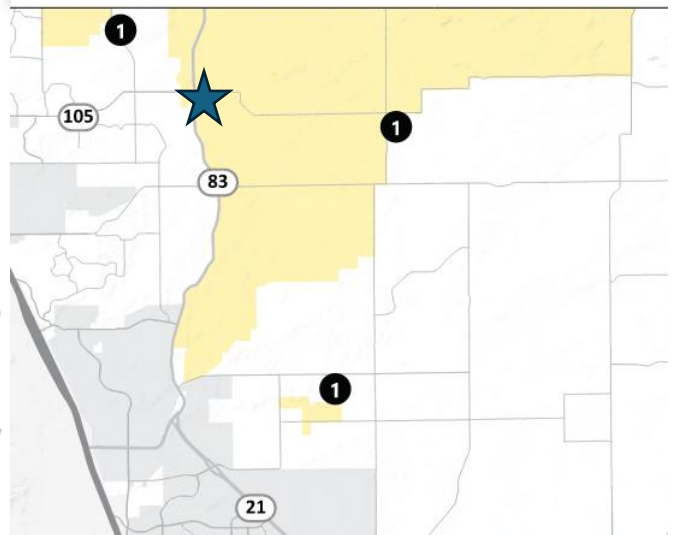
The subject property is located within the Black Forest/North Central Area Large-Lot Residential Priority Development Area. Please see excerpt from The Your Master Plan below:

Large-Lot Residential Priority Development Areas

❶ **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 is 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 7th, 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)

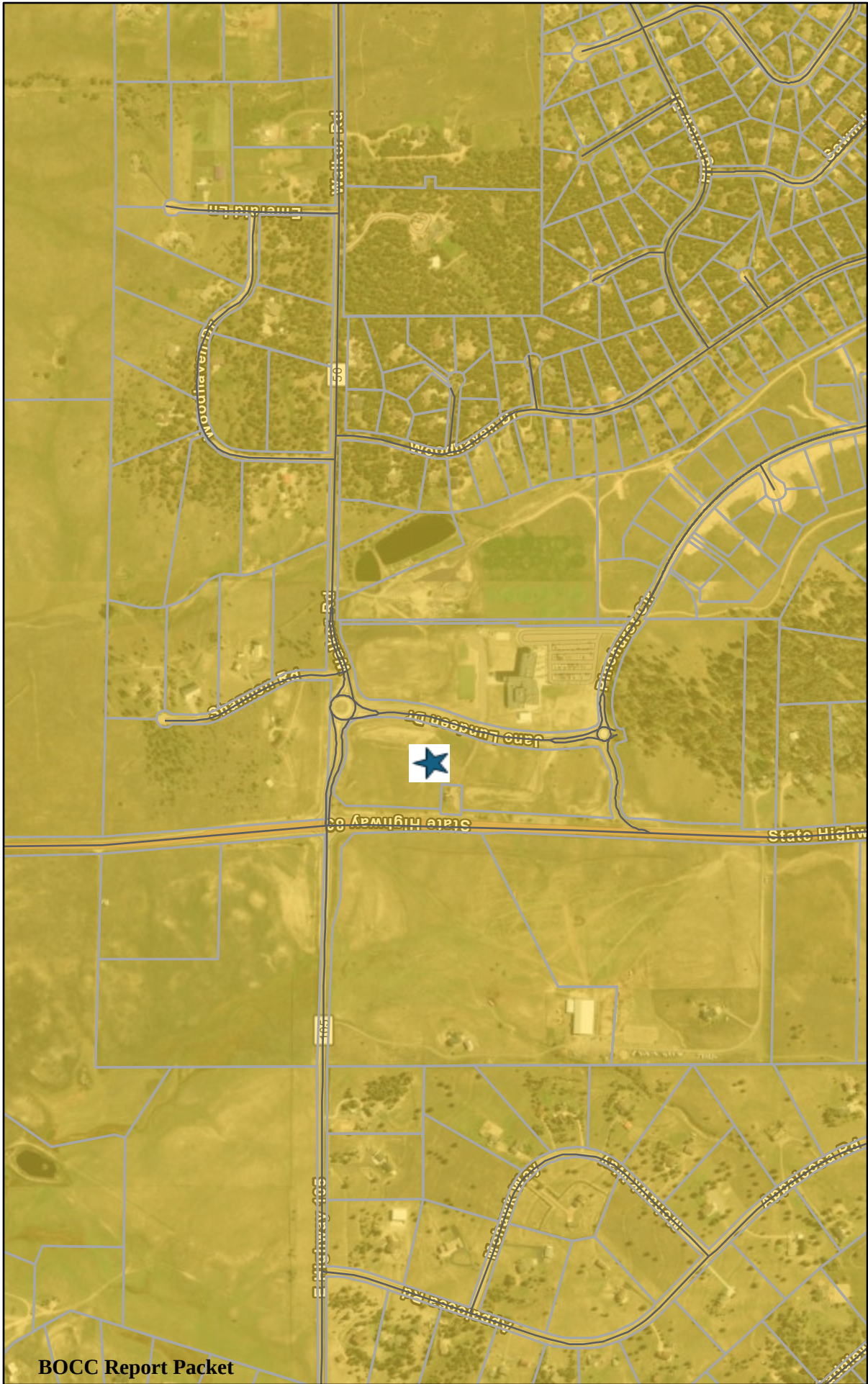
Draft Resolution (RM-30)

☐ County Roads
☐ Parcels
☐ World Imagery

Citations

El Paso County

Areas of Change Map



5/19/2026, 4:36:03 PM

- Override 1
- County Roads
- Parcels
- Areas Of Change
- Minimal Change: Developed
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 2.4m Resolution Metadata

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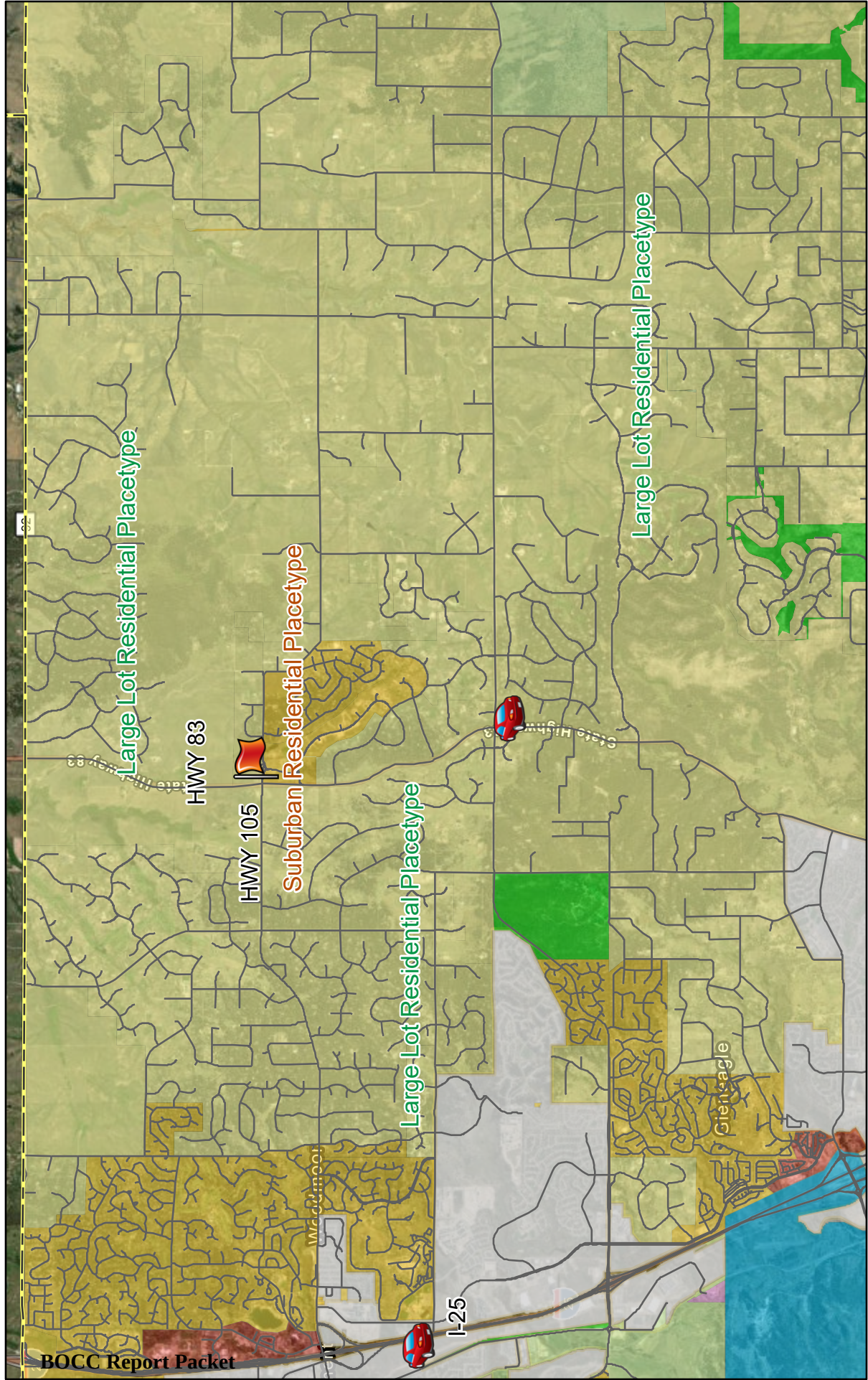


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0 0.13 0.25 0.5 km

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

Placetypes Map

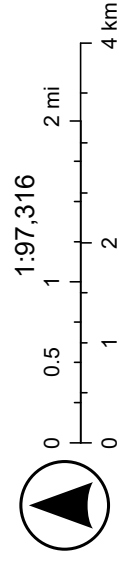


BOCC Report Packet

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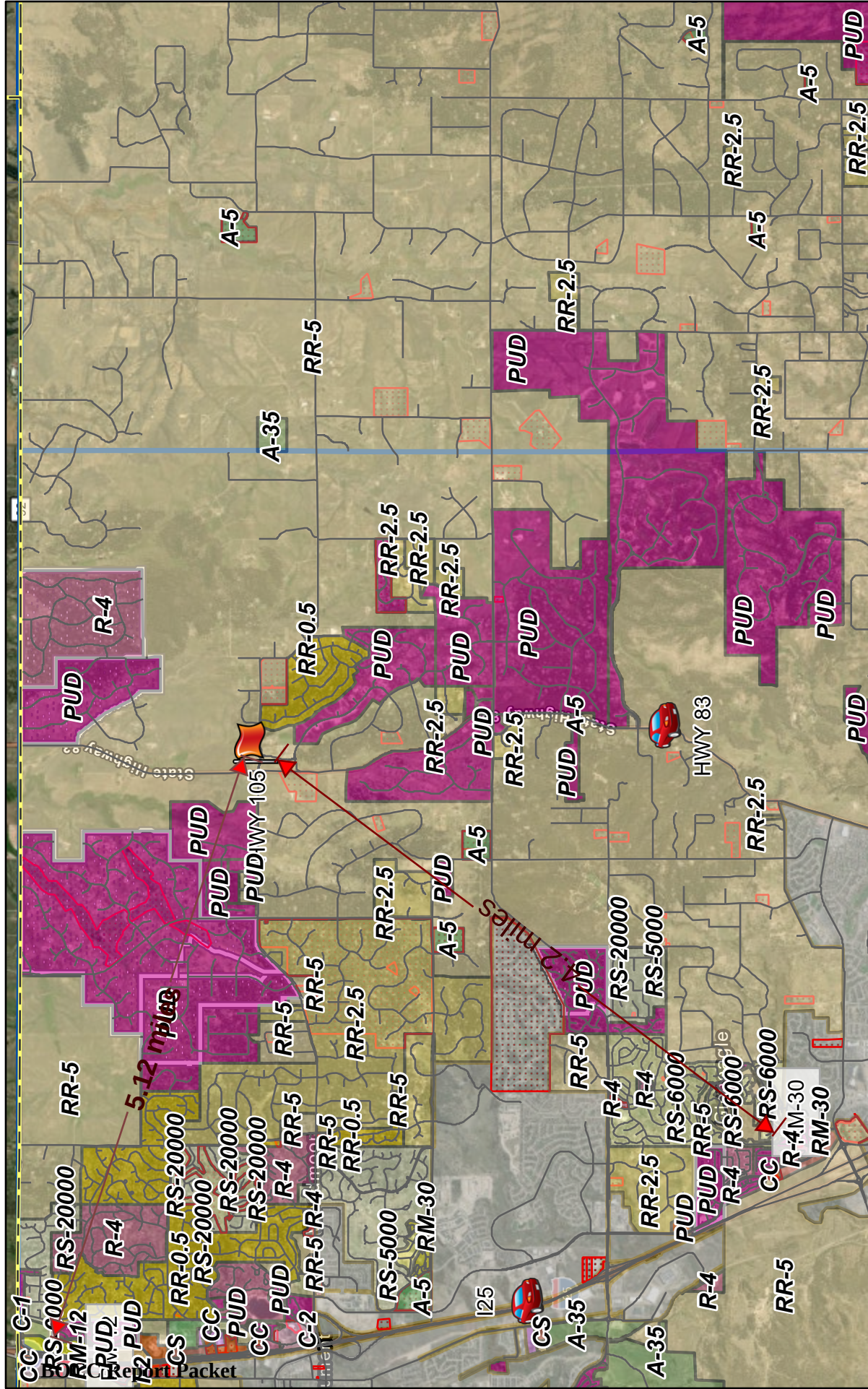
- Surrounding Counties
- County Roads
- Placetypes
- Rural
- Large-Lot Residential
- Suburban Residential
- Incorporated Area
- Regional Open Space
- Utility
- Military
- Regional Center
- Incorporated Cities
- World Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
-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



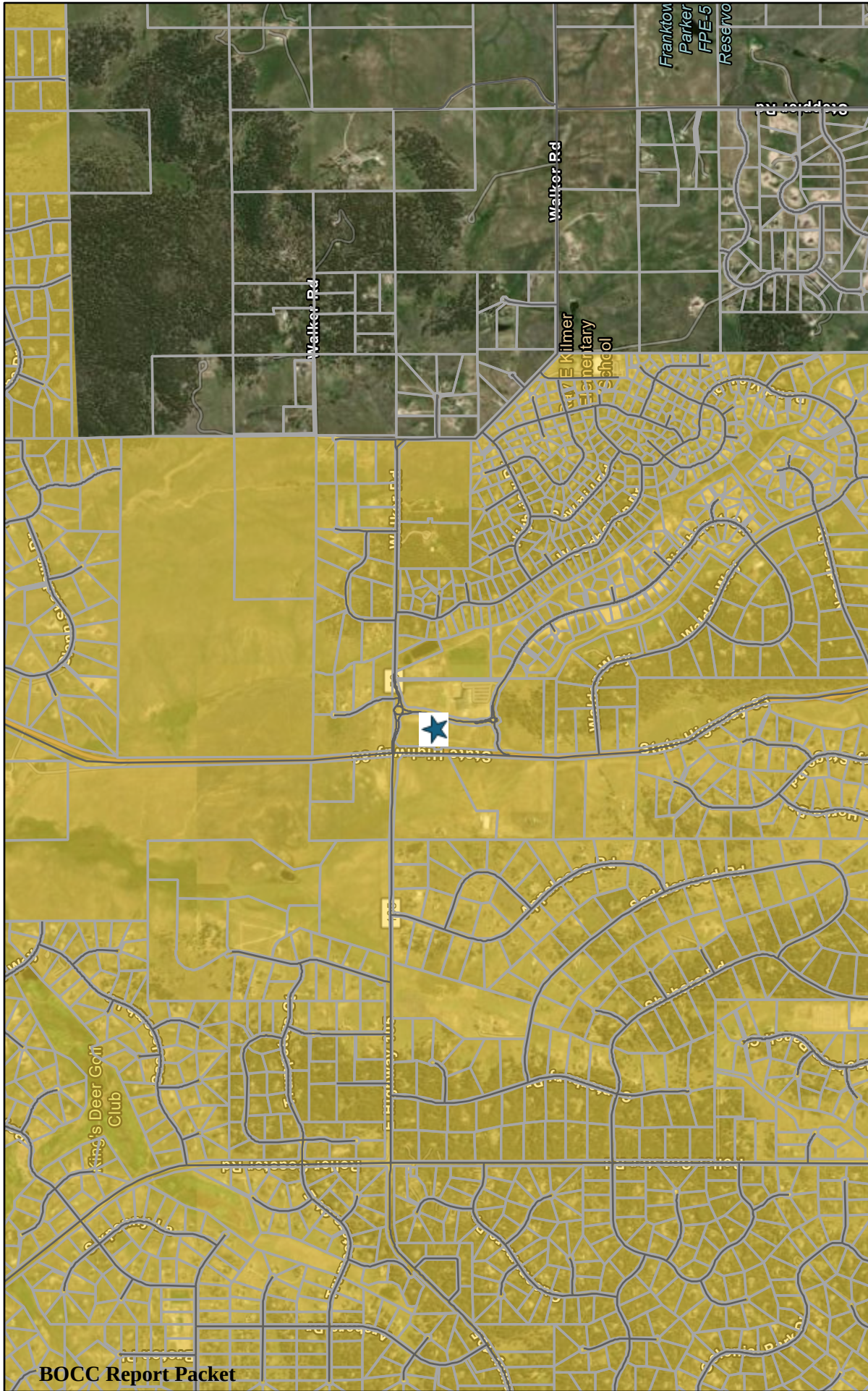
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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Earthstar Geographics
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 High Resolution 60cm Imagery
 World Imagery
 Incorporated Cities
 Citations

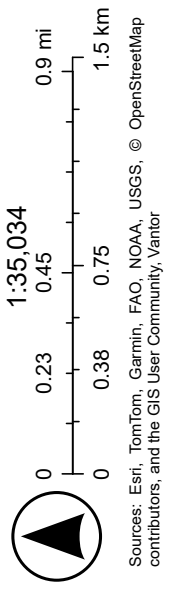
- Surrounding Counties
- County Roads
- County Zoning
- A-5: Agricultural (5 acres)
- A-35: Agricultural (35 acres)
- CC: Commercial Community
- CC: Commercial Suburban (6,000 sq. ft.)
- CC: Commercial Service
- I-2: Limited Industrial
- RVP: Recreational Vehicle Park
- PUD: Planned Unit Development
- 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

Key Areas Map



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

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

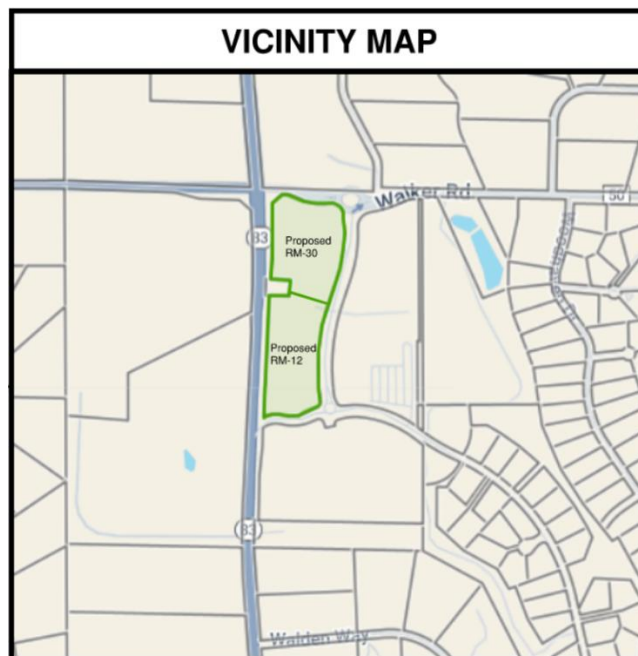


MA SUBDIVISION TRACT A

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

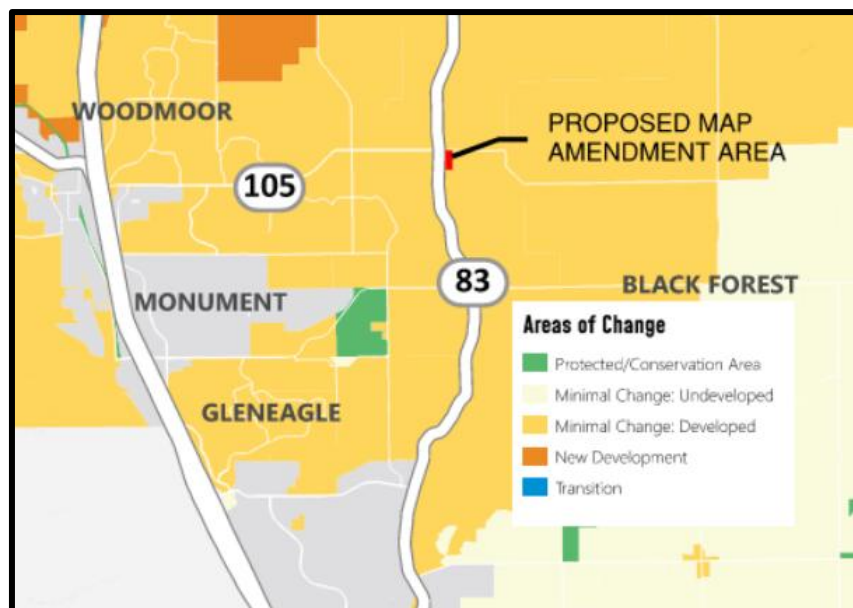
resembles an area appropriate for new development.

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 Placetype, 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

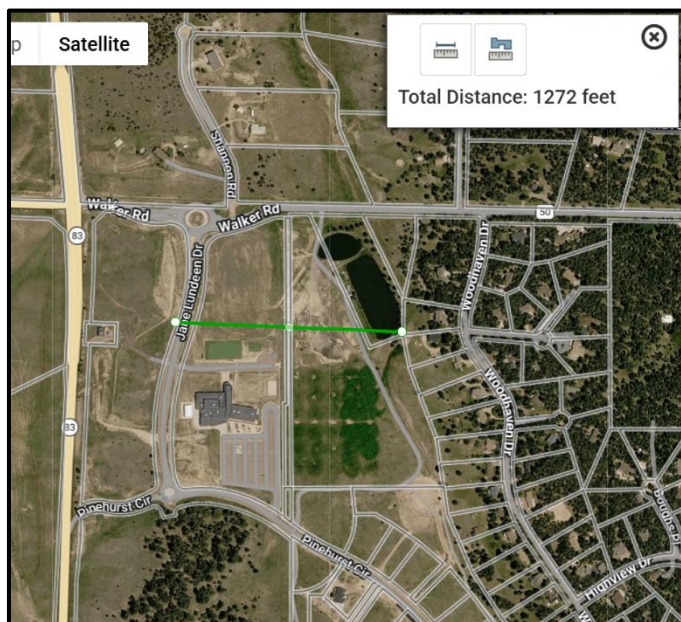
Highway 83 borders the property to the west and serves as a major regional transportation corridor. The highway right-of-way, which is approximately 120 feet wide, provides a substantial physical and visual separation between the proposed RM-12 development and

any land uses located west of the corridor. The property located across Highway 83 from the subject property is also undeveloped and immediately adjacent to Highway 105. Higher-density residential zoning is typically well-suited along highway corridors, where transportation access supports increased residential intensity and where roadway buffers mitigate potential land use conflicts. The presence of the highway as a manmade buffer between the subject property and any future development to the west will help mitigate any uses-to-use impacts and it ultimately reinforces the appropriateness of RM-12 zoning at this location.

East

The property is directly adjacent to Monument Academy, an established institutional use. Multi-family residential development is commonly located near schools, civic facilities, and similar institutional uses due to shared characteristics such as pedestrian activity, community orientation, and compatible daily use patterns. The proposed RM-12 zoning provides an appropriate residential edge to the school campus and supports housing opportunities for families, staff, and the broader community, further reinforcing land use compatibility.

Additionally, the school site and adjacent Wastewater Treatment Facility provide a buffer of approximately 1,270 feet (more than 4 football fields) from the existing Walden Neighborhood (see map below). The school site is a high point with the existing Walden neighborhood located downhill to the east and the proposed RM-12 development located downhill to the west. The view of the area proposed to be rezoned is obstructed by the existing topography.



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 ^{1, 2}
- Front Setback: 20 ft ^{2, 3}
- Side Setback: 5 ft ^{2, 3}
- Rear Setback: 15 ft ^{2, 3}
- Maximum Lot Coverage: 70%
- Maximum Height: 40 ft

¹ 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.

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.

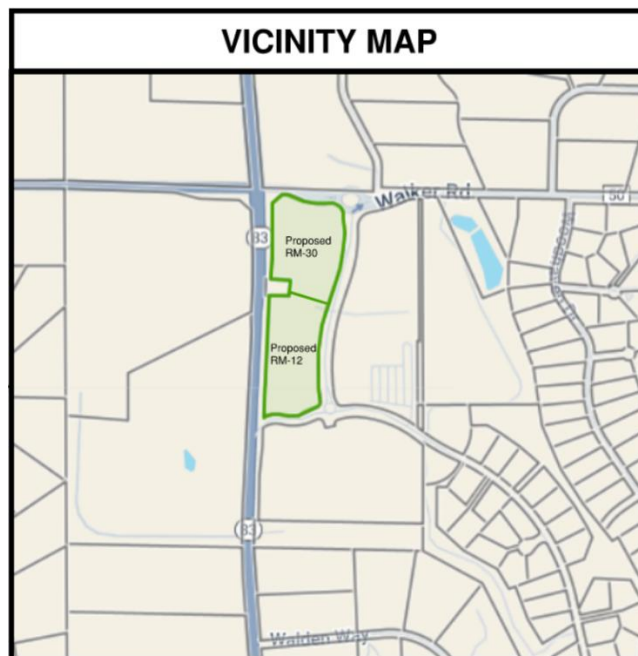
The portion of the property proposed for RM-12 zoning can be readily developed pursuant to the RM-12 zoning without requiring deviations or variances from the density and dimensional standards identified above.

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Map Amendment (Rezoning)

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April 29, 2026



PCD File No. P262

MA Infrastructure LLC
1230 Scarsbrook Ct
Monument, CO 80132

OWNER: MA Infrastructure LLC
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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:

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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)

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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-30 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.



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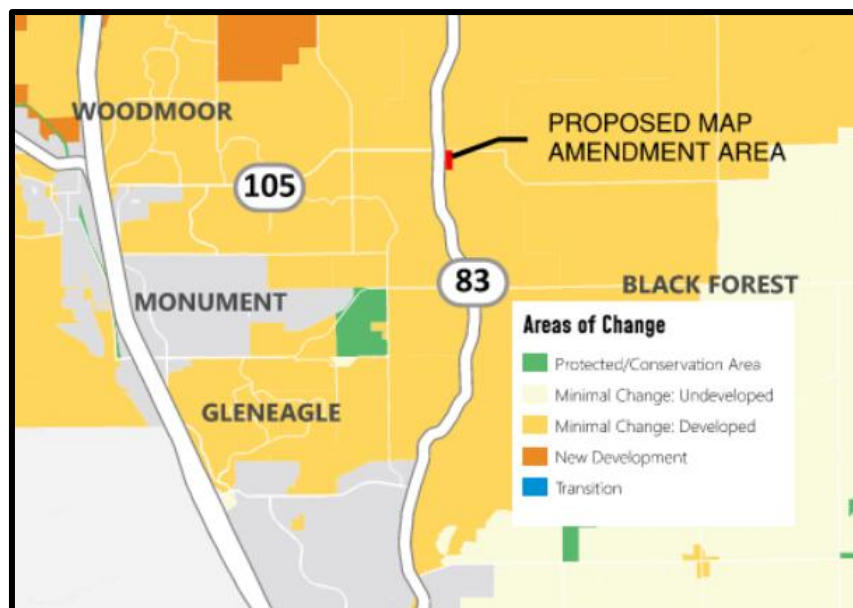
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Adjacency to the high school establishes an institutional land use context that supports development patterns compatible with:

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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.

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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:

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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

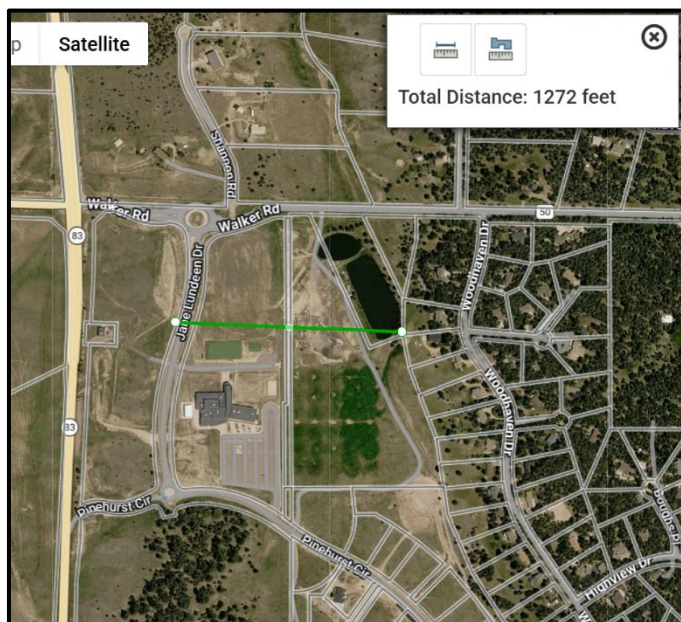
Highway 83 borders the property to the west and serves as a major regional transportation corridor. The highway right-of-way, which is approximately 120 feet wide, provides a substantial physical and visual separation between the proposed RM-30 development and

any land uses located west of the corridor. The property located across Highway 83 from the subject property is also undeveloped and immediately adjacent to Highway 105. Higher-density residential zoning is typically well-suited along highway corridors, where transportation access supports increased residential intensity and where roadway buffers mitigate potential land use conflicts. The presence of the highway as a manmade buffer between the subject property and any future development to the west will help mitigate any uses-to-use impacts and it ultimately reinforces the appropriateness of RM-30 zoning at this location.

East

The property is directly adjacent to Monument Academy, an established institutional use. Multi-family residential development is commonly located near schools, civic facilities, and similar institutional uses due to shared characteristics such as pedestrian activity, community orientation, and compatible daily use patterns. The proposed RM-30 zoning provides an appropriate residential edge to the school campus and supports housing opportunities for families, staff, and the broader community, further reinforcing land use compatibility.

Additionally, the school site and adjacent Wastewater Treatment Facility provide a buffer of approximately 1,270 feet (more than 4 football fields) from the existing Walden Neighborhood (see map below). The school site is a high point with the existing Walden neighborhood located downhill to the east and the proposed RM-30 development located downhill to the west. The view of the area proposed to be rezoned is obstructed by the existing topography.



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 ^{1,2}
- Front Setback: 25 ft ^{2,3}
- Side Setback: 15 ft ^{2,3}
- Rear Setback: 15 ft ^{2,3}
- 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.

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

BOCC Report Packet
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LEGAL DESCRIPTION:

That portion of Tract A of MA Subdivision, recorded at Reception No. 223715214, on November 1, 2022, 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 on the official plat of said Tract A, located in the East Half of the Northwest Quarter of Section 15, Township 11 North, 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:

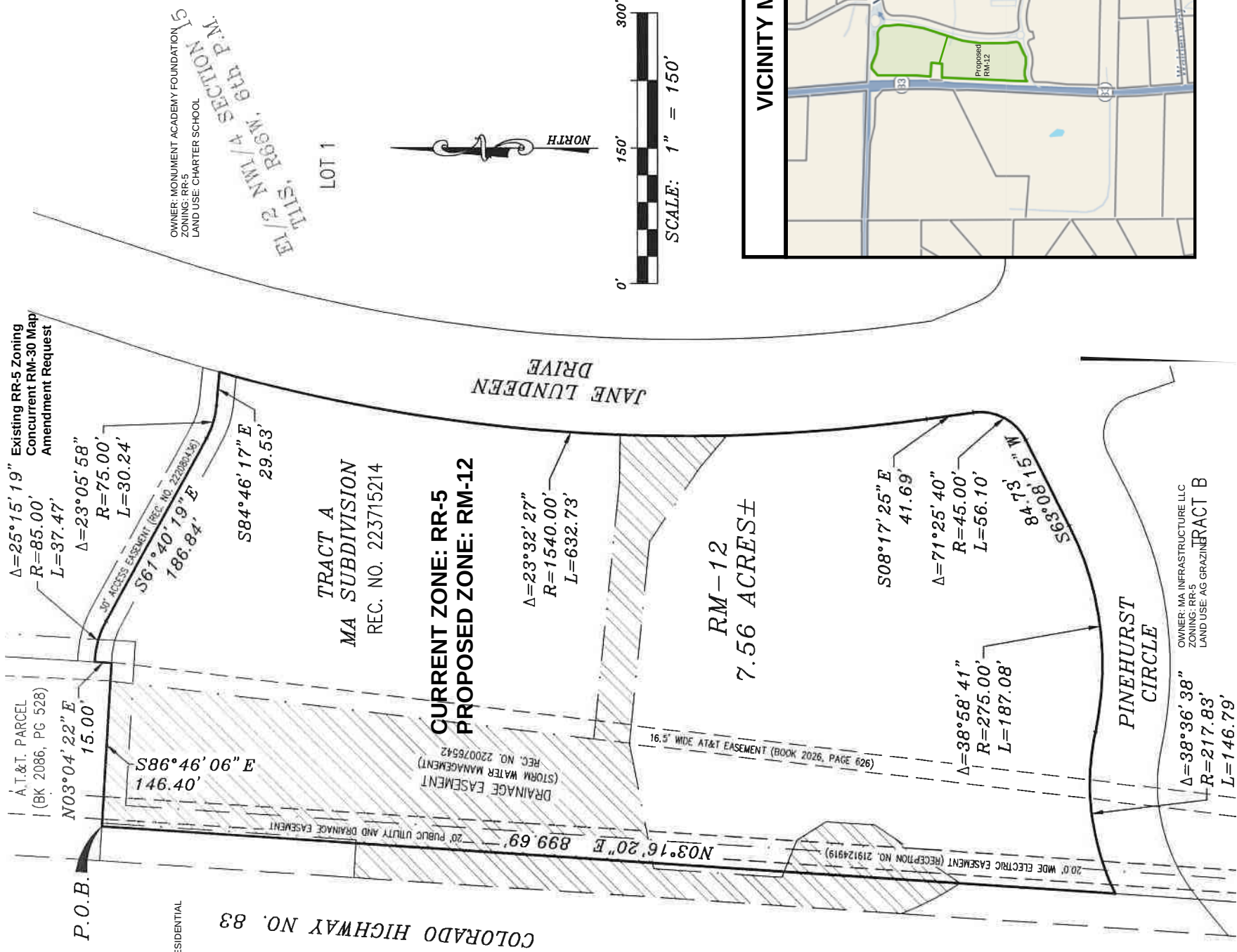
- 1) Along the arc of a curve to the right, having a radius of 85.00 feet, a central angle of $25^{\circ}15'19''$, a central bearing of $S74^{\circ}17'59''E$ a distance of 37.16 feet, and an arc distance of 37.47 feet;
- 2) $S61^{\circ}40'19''E$, tangent with the last and following described curves, 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 $23^{\circ}05'58''$, a central bearing of $S73^{\circ}13'18''E$ a distance of 30.03 feet, and an arc distance of 30.24 feet;
- 4) $S84^{\circ}46'17''E$, 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 $23^{\circ}32'27''$, a chord bearing of $S03^{\circ}28'29''W$, a distance of 628.29 feet; and an arc distance of 632.73 feet;
- 2) $S08^{\circ}17'25''E$, 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 $71^{\circ}25'40''$, a chord bearing of $S27^{\circ}25'25''W$ a distance of 52.54 feet, and an arc distance of 56.10 feet;
- 4) $S63^{\circ}08'15''W$, 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 $38^{\circ}58'41''$, a chord bearing of $S82^{\circ}37'36''W$ 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 $338^{\circ}36'38''$, a chord bearing of $S82^{\circ}48'38''W$ 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.

[illegible]

OWNER
MA Infrastructure LLC
1230 Scarsbrook Ct
Monument, CO 80132
(719) 339-2410

PREPARER:

VERTEX

Consulting Services
455 E. Pikes Peak Avenue, Suite 101
Colorado Springs, Colorado 80903
719-733-8605

PROJECT NO.	P261	SHEET
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1 of 1

PROJECT NO. P261

PREPARED	APPROVED
	CAD

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: 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: 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: 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 - 21/2 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: 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

hhhaver@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: 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: 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. 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

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.

OPPOSE

Name: ANDREA L BAIZE

Date: 6/11/2026 3:47 PM

We moved out here to get away from neighborhoods and people on top of people. At that time, the land was zoned rural, as it should be. People spent their hard earned dollars to buy land so they could live away from hoards of people and now MA INFRASTRUCTURE LLC and Matt Lundeen want to re-zone it so he can build the kind of neighborhood you would find much closer to and in the suburbs. Everyone who lives out here does so because they don't want to live near the suburbs. How disappointing to know that he may bring the suburbs to us regardless because he has the money to do so. I vehemently oppose rezoning this land as do many others. It is so disturbing to see how little regard these developers have for the people whose day to day lives are affected by their greed! Please keep this parcel of land zoned as rural.

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: Heidi Raine Arbury

Date: 6/14/2026 10:39 AM

We vehemently oppose this zoning change. We are one of the closest neighbors and we have already been impacted by increased traffic congestion as well as light and noise pollution caused by siting the ugly box school on Highway 83 and Walker. A magnificent stand of mature Ponderosa Pine was chopped down.

When we bought our home in 1991, we did so under the protection of RR5 zoning. Since then, we have witnessed those protections destroyed as greedy developers ignore thoughtful Master Planning. It doesn't make sense to site multi units next to the School this far away from the town center of Monument. Why are we ignoring the thoughtful county master plan?

The onus should be on the developer to demonstrate that removing zoning restrictions and altering them to allow for multifamily dwellings is in the best interest of the current residents of the area. We are the ones who already bear the burden of development. Where will decision makers be when we run out of water?

Thanks

OPPOSE

Name: Catherine Oakley

Date: 6/15/2026 3:02 PM

There has NOT been a substantial change in the character of the neighborhood since the land was last zoned and this rezoning request does NOT fit within the existing community.

The proposed land use or zone district is NOT compatible with the existing and permitted land uses and zone districts in all directions. Most structures are on a minimum of 1 acre and most people have moved to this area because of that zoning and to specifically AVOID high-density housing.

The site is NOT suitable for the intended use. Traffic on Walker Rd. is already an issue with the increase in attendance at Monument Academy East.

Please do not approve this zoning change.

OPPOSE

Name: Jess Neal

Date: 6/15/2026 8:30 AM

We fully oppose any rezoning to allow multi-family dwellings or commercial development. We bought in this area to be away from multi-family dwellings and commercial businesses. Why can't we simply have the peace and quiet? The other point is there is no NEED for multi-family dwellings or commercial businesses in the area. There is only a WANT for a dollar by someone who does not live in the area and could care less about the residents.

OPPOSE

Name: Jill Z.

Date: 6/15/2026 8:04 PM

We recently moved to this neighborhood in search of a more peaceful, quiet, and natural environment free from significant traffic, noise, and people. We were recently in Wolf Ranch, and it became unbearable to be around so many people in such close proximity. This project would contradict the type of neighborhood this one has been established as, where all homes are single family homes and on more space/acreage. Multifamily housing should not be the dominant type of development in this area, as that would be the case if this project goes through. This would create significantly more traffic and noise which would disrupt the quiet and natural environment. Adding high density housing to this neighborhood would lower the value of the existing homes in this neighborhood, as well as creating a safety issue with traffic. This is frustrating for us to see this kind of proposed development so close to us, as we moved here recently for the sole purpose to get away from high density housing.

OPPOSE

Name: Jim Buenger

Date: 6/15/2026 6:36 PM

This whole rezoning attempt stinks almost as much as the Retention ponds in Walden. Had we known of the past and future rezoning attempts we would have never built our home here. It seems full disclosure of future development plans for The Preserves at Walden just never was a priority for the developers.

OPPOSE

Name: Kristin Zick

Date: 6/15/2026 12:40 PM

I do not see the water impact on the list of required approvals. Is that pending or can you provide clarification on the plans. Will it use Walden Water? What is the water district impact?

OPPOSE

Name: Lucas Z.

Date: 6/15/2026 8:36 PM

The proposed development is incredibly disturbing as there has been ZERO study of the impact of the community, traffic, utilities, crime, increase of density, impact on the wildlife, noise & light pollution, to include the effect on surrounding areas. The community's prestige lies mainly due to the single-family homes and its peaceful character. Colorado prides itself on its outdoors and wildlife, Walden has been able to preserve herds of wildlife after they have been pushed out of recent developments in the Colorado Springs area. The hydrology of the neighborhood is very sensitive and holds a very delicate ecosystem where any shift will have a significant impact on the area, potentially with irreversible and devastating effects. The increase of noise, light, and air pollution from the added infrastructure will also cause irreversible damage to the Walden ecosystem. With Colorado being one of the highest with crime related to traffic, it cannot handle an increase traffic flow.

**Northern El Paso County Coalition of Community Associations
(NEPCO)**

Monument, Colorado 80132

June 15, 2026

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

Re: Rezoning Request – R-12 and R-30 – Highway 105 and Highway 83 Intersection

Dear Chair and Members of the Planning Commission:

I am submitting this letter on behalf of NEPCO (the Northern El Paso County Coalition of Community Associations) regarding the pending rezoning application at the intersection of Highway 105 and Highway 83. The site is adjacent to an existing school and fronts a 60 mile-per-hour arterial roadway, and the application seeks R-12 and R-30 density designations.

As a NEPCO board member who has recently assumed “Land Use” responsibility, establishing a direct and informed dialogue on this application, with both the community and the applicant, is a responsibility I take seriously, and this letter reflects that intent. NEPCO supports landowner rights and acknowledges that the corridor east of this intersection will require thoughtful planning to accommodate the county’s growth. That is not the concern here. The concern is whether this specific rezoning, at this specific location, is compatible with what already exists and what the surrounding community reasonably warrants.

R-12 and R-30 density at a site adjacent to an operating school, on a roadway posted at 60 miles per hour, raises issues that go beyond zoning classification. They are issues of public safety, community character, and fundamental compatibility with the surrounding land uses. The county’s own master plan sets a 2.5-acre minimum threshold for this category of development, a standard that reflects hard-won planning experience with exactly these conditions. That standard deserves more than a footnote in the application review.

The questions I am raising on NEPCO’s behalf are direct:

What comprehensive safety analysis has been conducted for this location?
Granted, residents of this development will not be on foot along a 60-mile-per-hour arterial, but the safety implications of placing this density here do not stop at the property line. Access, school zone congestion, traffic patterns, and the cumulative effect of this development on an already-constrained corridor all interact. The generic reports already submitted (see P261 and P262) do not

address these factors in combination, and no study yet available to NEPCO examines this location as the integrated safety problem it presents.

Is this density compatible with the surrounding area? The existing land uses, the character of the corridor, and the proximity to a school collectively define a context that R-12 and R-30 rezoning does not appear to fit. Has the applicant considered alternative approaches that would better serve both landowner interests and community character while reducing the safety exposure this proposal creates?

These are not arguments against development. They are the questions that any responsible planning process must answer before approving a significant intensification of land use at a sensitive location.

Accordingly, NEPCO respectfully requests that the Planning Commission postpone its decision on this rezoning application for 30 days. I am asking for that time to sit down with the community and the applicant: to review the application materials, work through these questions together, and identify solutions that address the safety and compatibility concerns this location presents. Development does not have to be the problem. Done right, it can reflect the kind of planning this community expects and needs. NEPCO will engage in good faith toward that outcome.

Thank you for your consideration.

Respectfully submitted,

Harold Larson
Board Member, Northern El Paso County Coalition of Community Associations
(NEPCO)

June 16, 2026

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

Dear Planning Staff and Commissioners,

As a resident of Walden, I want to address the traffic impact of this proposal from both a professional and personal perspective.

I previously led an NIH-funded study (National Institute of Health) on teenagers who sustained head injuries in motor vehicle accidents and followed their recovery for 18 months. This was a major study with published results. I also led the Adolescent Trauma Recovery Program at the University of Maryland Medical System. The research is unambiguous: car accidents are the leading cause of death and serious injury in adolescents. Teen drivers ages 16 to 18 are inexperienced, easily distracted, and often overconfident. They are among the highest-risk drivers on the road. Recovery after accidents is not guaranteed. I have seen these teenagers in a leading trauma unit and seen the consequences firsthand. It is not abstract to me.

This is why the developer's own traffic study documents is so alarming. The intersection of SH 83, Highway 105, and Walker Road — the primary intersection serving this development, and the one Monument Academy's students use every single morning and afternoon — already operates at Level of Service F. That is the worst possible rating and indicates the intersection is already over capacity. Three specific movements are failing right now, before the proposed development breaks ground, before 331 new units are added, before Monument Academy's enrollment grows by a projected 125 students per year and three new venues open at the school.

The developer's proposed solutions in the traffic study do not fix this. Forcing residents to turn right out of the development, drive to the Pinehurst roundabout, and U-turn back north does not reduce congestion — it redirects it. The study also recommends asking Monument Academy to stagger school start and end times to create gaps in traffic. The developer's own letter acknowledges they "cannot control or dictate" the school's schedule. That is not a mitigation plan. That is an admission that the road network is overwhelmed by the current influx at peak times.

The actual fixes — a second westbound through lane on Walker Road in the short term, a full intersection rebuild or roundabout conversion long term — have no committed

funding, no design, and no construction schedule. Because SH 83 is a state highway owned by CDOT, any intersection modifications require a separate CDOT access permit process that has not even been initiated. This county cannot approve CDOT improvements on CDOT's behalf.

The Board is being asked to approve 331 permanent dwellings - generating nearly 2,500 daily vehicle trips - onto an infrastructure that the developer's own engineers acknowledge as failing. The possible solutions are unapproved and unfunded; not even in process. The access deviations have not even been applied for so the state permitting process has not started. The proposed mitigation (school changing its daily schedule or drivers making U-turns) is an unrealistic solution to an issue that is being acknowledged by the developers as significant and problematic.

Approving this rezoning before these issues are resolved does not just create a traffic inconvenience, it places Monument Academy's inexperienced teenage drivers at risk at an intersection that we already know is beyond capacity.

Believe me, no one wants to be sitting at a teenager's bedside in a trauma unit. No one wants to hear that a loved one has been injured or killed at an intersection that should have been improved before this proposed development added more risk. As county representatives, you have a responsibility and are in a unique position to take action to protect our community and mitigate these obvious risks. I respectfully urge the board to deny this application or to continue this hearing after the infrastructure questions are fully funded and approved -- including by CDOT.

Thank you for your thoughtful consideration and service to our community.

Elisa Rusonis, Ph.D.

OPPOSE

Name: Harold Haver

Date: 6/16/2026 10:02 PM

I've done considerable research and I stand by my original formal request to postpone the June 18, 2026, Planning Commission Hearing regarding rezoning projects P261 and P262. Please run this formal second request past the county Attorney ASAP.

Following is a ChatGPT excerpt search that validates my formal request:

?? What this means legally for notice timing

Because these hearings are fixed:

?? Minimum on-site sign posting requirement (El Paso County rule)

Must be posted at least 14 days before June 18, 2026

That creates this hard deadline:

Latest legal posting date:

?? June 4, 2026

The applicant (Nina Dossey) did NOT sign the affidavit until June 8, 2026, therefore did NOT meet the latest legal posting date of June 4, 2026. Based on Nina's prior employment with El Paso County, she should know better.

OPPOSE

Name: Kathy J Allen

Date: 6/16/2026 3:46 PM

An apartment building should not be built in this location. It does not fit into the master plan or the neighborhood. All of the lots nearby are single family home sites ranging in size from 1/2 acre to 35 acres+. It is ranch land, horse property, large home sites and a school. The zoning should not be changed. You would have to go at least 15 miles away in Colorado Springs or Castle Rock to find another multi-family apartment building. There is nothing compatible near this location. The Master Plan is in place to keep things compatible. The zoning is set for SF homes & the master plan calls for development to be in harmony with the surrounding area. The fact that this intersection is known for serious car crashes & is near a middle school/high school with young drivers should also be a factor in denying this proposal. Additional traffic is a safety hazard. Do the right thing and deny the request to rezone this property. Please visit the location & listen to the residents!

OPPOSE

Name: Lisa

Date: 6/16/2026 2:02 PM

I oppose P261

As a homeowner in Walden Preserve on Pinehurst Circle, I believe the proposed high-density housing is incompatible with the surrounding single-family homes and farms. One reason I chose this area was the neighborhood covenants governing trash, vehicles, landscaping, and architecture. Will the proposed development be required to meet similar standards already in place in the nearby community? It is not appropriate to place a community with strict covenants next to a high-density development without comparable requirements. I am also concerned about neighborhood amenities, such as trails and pickleball courts: would residents of the new development have access to them, and would they share in the cost of upkeep? In addition, traffic at the Walker Road and Highway 83 intersection near Monument Academy is already rated at an F level. Adding 300 units would likely worsen congestion and could create significant safety risks, including delays for emergency vehicles.

OPPOSE

Name: Mark Krein

Date: 6/16/2026 9:12 PM

I oppose the proposed rezoning for this property to Residential-Multi dwelling. The surrounding area is rural/residential; the rezoning would be a significant departure from the current land use in this area. We purchased our property specifically because of the lower housing density and the rural setting. The rezoning would completely change the character of this area.

OPPOSE

Name: Rebecca Krein

Date: 6/16/2026 9:03 PM

As one of the closest neighbors to the proposed project, I strongly oppose. It is entirely out of character with the neighborhood. We and our neighbors came here for the quiet, less dense rural feel. The congestion from the density will likely cause more accidents at that corner where motorists are driving 65 miles an hour down a rural highway. And it will block our view of the mountains--an instant transfer from rural peace to city bustle. We purchased our home in good faith that the character of the neighborhood would be respected and that is being unfairly disregarded.

OPPOSE

Name: Sharon Krein

Date: 6/16/2026 8:36 PM

Oppose

OPPOSE

Name: Tom

Date: 6/16/2026 2:04 PM

I oppose P261 MA Subdivision Tract A Rezone to RM-12

Upon learning of the rezoning in March 2026, I asked the Walden POA administrator why the topic had not been raised during the February annual POA meeting. Her response was that the parcel of land was not part of the HOA. I was surprised that a parcel of land within view/walking distance of my residence, was not worthy of discussing with the attendees.

The proposed high-density housing:

- 1) is not consistent with the local development for miles
- 2) has a high opposition by the local residents
- 3) is not supported by the existing transportation infrastructure
- 4) does not consider the expansion of the school track, performing arts center, classroom wing, concessions/press box/seating, and gymnasium at Monument Academy

OPPOSE

Name: Angela Sorrentino

Date: 6/17/2026 11:21 AM

Being a home owner in Walden for the past 25 years, our investment is being degraded at the expense of developers who are benefiting from the zoning change. Homeowners in this subdivision has spent millions of dollars securing a place that they consider very desirable and a zoning change wipes out that investment for the benefit of a few individuals who knew the area they were buying was zoned RR ? 5.

June 17, 2026

El Paso County Planning Commission

Once again, the Tri-Lakes area of northern El Paso County is being asked to absorb a development proposal that is fundamentally incompatible with its surroundings.

The MA Infrastructure project at Highway 83 and Walker Road would convert approximately 15 acres from RR-5 zoning, which has governed this property since the 1950s, into RM-12 and RM-30 zoning that could allow roughly 300 residential units. A property that today could support only a handful of rural homes is being proposed for a level of density completely out of character with the surrounding area.

When is El Paso County government going to start working for the residents it represents instead of continually finding ways to justify what developers want?

The Board of County Commissioners frequently speaks about the importance of private property rights. Yet that principle seems to apply only to the applicant. What about the property rights of the families who purchased homes in this area expecting a rural lifestyle, dark skies, open space, and development patterns consistent with long-established zoning and the County's own planning documents?

Those residents have rights too.

This proposal threatens to increase traffic, alter the character of the area, place additional demands on limited water resources, and set a precedent for even more incompatible development in the future. The fact that this property has carried RR-5 zoning for more than seventy years now appears to carry little weight.

Residents are repeatedly told that the Master Plan, zoning classifications, and compatibility standards guide growth. Yet projects that conflict with those very principles continue to move forward.

Enough.

It is time for County officials to remember that they represent all citizens of El Paso County, not just applicants and consultants. I urge you to deny these rezoning requests and preserve the character of the Tri-Lakes area that so many families have invested their lives in.

Respectfully,

R. Brian Schow
Woodmoor, Colorado

OPPOSE

Name: david phillips

Date: 6/17/2026 7:32 PM

2.5 acre lots per the master plan has to mean something after careful consideration by the Commission, and the County Board. when that standard was adopted. Flipping to high density units is nowhere near the original intent, regardless of the developers dreams of cash raining down from the heavens.

June 17, 2026

Dear El Paso County Planning Commission,

I am writing to formally express my strong opposition to the proposed rezoning of more than 15 acres at Highway 83 and Walker Road from RR-5 (Rural Residential) to RM-12 and RM-30 (Multi-Family Residential).

This property has maintained its RR-5 designation since 1955. The established rural residential character of the Tri-Lakes area relies on the stability of this framework. If zoning rules can be radically overturned to accommodate high-density multi-family structures at the whim of a developer, it calls into question why a Master Plan or zoning protections exist at all. The proposed leap to 12 and 30 units per acre is fundamentally incompatible with the surrounding large-lot residential neighborhoods.

Furthermore, the infrastructural strains of this density are completely unsustainable for the corridor. Of paramount concern is traffic safety near Monument Academy. Even the developer's own traffic impact study acknowledges that traffic flow drops to an "F" grade during peak travel times. Introducing high-density apartment housing into an already failing traffic zone is a safety hazard for students, parents, and local commuters.

Beyond traffic, this sudden density transition poses severe risks regarding water and wastewater capacity, wildfire evacuation routes, and the precedent it sets for unchecked commercial-style development along the Highway 83 corridor.

I urge the Planning Commission to uphold the integrity of the Your El Paso Master Plan and vote to deny this illogical rezoning request.

Respectfully submitted,

Diana O'Toole

Monument, CO 80132

OPPOSE

Name: Emmanuelle N

Date: 6/17/2026 9:30 PM

I oppose this rezoning and support the opposition of all of those already mentioned. This rezoning is not congruent with the surrounding area, will not serve a need or improvement to the area, and cannot be supported by the roads in the area. This region is not appropriate for higher density.

June 17, 2026:

I am formally requesting the hearing on June 18th be postponed due to insufficient notice to the public in advance of the hearing. We have previously emailed pictures, the signed affidavit and request for postponement. Given the scale of this project (RM-12 and RM-30, potentially 331 units), Your staff report says only 35 adjoining property owners were notified. For a project projected to generate 1,931 daily trips, that seems surprisingly limited. Even if legally sufficient. Your own policy states that the signs must be posted on the site 14 days before the hearing date. That would make the deadline June 4th and the affidavit was not signed until June 8th so your own rules and policies were not adhered to. The few signs posted on a minimally travelled road are also not in accordance with your policy and did not remain posted through the hearing date and were found torn and on the ground.

In addition, since March, the public opposition comments on EDARP have been just that, public comments. You even have a link on your own website that says view public comments. Recently, those comments were removed, and the public can no longer view the public comments. Kari Parsons stated that she believes "the comments were removed due to potentially offensive language". As I stated in my email, you can blur out potentially offensive language or remove just that comment and I kindly request you restore the comments for public viewing. I have reviewed the comments in the staff report and have found no potentially offensive comments. I am kindly requesting you to demonstrate which comments were "potentially offensive" and restore all other comments for public viewing.

Regards,

Marti Breedlove

OPPOSE

Name: Marti Breedlove

Date: 6/17/2026 8:57 AM

I am formally requesting the hearing on June 18th be postponed due to insufficient notice to the public in advance of the hearing. We have previously emailed pictures, the affidavit and request for postponement. Given the scale of this project (RM-12 and RM-30, potentially 331 units), Your staff report says only 35 adjoining property owners were notified. For a project projected to generate 1,931 daily trips, that seems surprisingly limited. Even if legally sufficient. In addition, your own policy states that the signs must be posted on the site 14 days before the hearing date. That would make the deadline June 4th and the affidavit was not signed until June 8th so your own rules and policies were not adhered to. Since March, the public opposition comments on EDARP have been just that, public comments. You have a link on your website that says view public comments. Recently, those comments were removed and the public can no longer view the public comments.

I am writing to respectfully express my opposition to the proposed rezoning of property from RR-5 (Rural Residential) to RM-12 or RM-30 (Residential Multi-Dwelling) in El Paso County.

The Board of County Commissioners holds a responsibility to guide growth in a manner that protects the health, safety, welfare, and quality of life of residents while maintaining consistency with the County's adopted plans and values. El Paso County has long emphasized responsible growth, preservation of community character, and compatibility of land uses as central principles guiding land use decisions.

The proposed rezoning from RR-5 to RM-12 or RM-30 does not appear to align with these values for several important reasons.

1. Incompatibility with Rural Residential Character

RR-5 zoning is specifically intended to support low-density, rural living, providing open space, quiet environments, and a buffer from more intense development. In contrast, RM-12 and RM-30 zoning allow for significantly higher-density, multi-family housing, fundamentally changing the character of the area.

This shift introduces a level of intensity that is incompatible with the surrounding land uses and undermines the expectations of residents who chose to live in a rural residential zone.

2. Misalignment with Responsible Growth Principles

El Paso County's mission includes promoting orderly and well-planned development. Spot zoning or introducing high-density residential uses into established rural areas risks creating fragmented development patterns rather than cohesive, strategically planned growth.

Growth should occur in areas already designated and supported for higher-density housing, where infrastructure and services are appropriately scaled.

3. Strain on Infrastructure and Services

RR-5 areas are typically served by:

Limited road capacity

Rural utilities or well/septic systems

Emergency services planned around low-density populations

Transitioning to RM-12 or RM-30 densities would significantly increase traffic, service demands, and infrastructure strain, potentially creating safety concerns and requiring costly upgrades.

4. Impact on Quality of Life

Higher-density housing brings increased:

Traffic congestion

Noise levels

Parking demands

Demand on schools and public services

These impacts are inconsistent with the rural lifestyle and quality of life that RR-5 zoning is intended to preserve.

5. Inconsistency with Community Expectations and Long-Term Planning

Residents rely on zoning designations and long-term plans when making decisions about where to live and invest. A substantial upzoning such as this erodes confidence in those protections and may set a precedent for further incompatible rezonings in rural areas.

Conclusion

While I recognize the need to address housing demand, such efforts must be pursued in a manner that is consistent with the County's mission, respects existing communities, and maintains compatibility among land uses.

The proposed rezoning from RR-5 to RM-12 or RM-30 does not appear to support these goals. Instead, it introduces a level of development intensity that conflicts with the County's commitment to responsible growth and preservation of community character.

For these reasons, I respectfully urge the Board of County Commissioners to deny this rezoning application.

Thank you for your time and careful consideration.

Attention: El Paso County Planning Commission Board

I submit this written objection on behalf of myself and numerous affected residents concerning **El Paso County File Numbers P261 and P262**. This objection is submitted prior to the scheduled Planning Commission hearing and is intended to formally preserve standing and protect due-process rights.

Basis for Objection

The public notice and procedural requirements applicable to Files P261 and P262 were materially defective and failed to comply with the El Paso County Development Code (EDARP) and fundamental due-process standards. Specifically:

- **Continuous public notice was not maintained** at the project site for the required notice period. Required signage was not continuously present, upright, and legible. Photographic evidence documents extended periods where signage was missing, damaged, or unreadable.
- **The minimum notice period was not satisfied.** Initial site posting occurred on **June 8, 2026**, rather than on or before **June 4, 2026**, which is necessary to satisfy the minimum fifteen (15) day notice period prior to the Planning Commission hearing.
- **Re-posting occurred on June 15, 2026**, confirming that prior posting was either removed or failed. This action effectively reset the notice period and did not cure the original defect.
- **As of June 17, 2026**, the project site remained non-compliant: one required sign was missing, one sign was significantly damaged, and one sign was down and lying flat. Photographic evidence documenting each condition is available.
- **A substantial number of written public objections submitted through the EDARP website for Files P261 and P262 were removed**, apparently on the morning of **June 17, 2026**. This removal materially impaired the ability of affected residents to review, synthesize, and present a concise and accurate summary of the numerous objections to the Planning Commission at the hearing scheduled for **June 18, 2026**.
- **The cumulative effect of these deficiencies deprived affected property owners and residents of adequate notice and a meaningful opportunity to be heard**, resulting in substantial procedural prejudice and a violation of due-process protections.

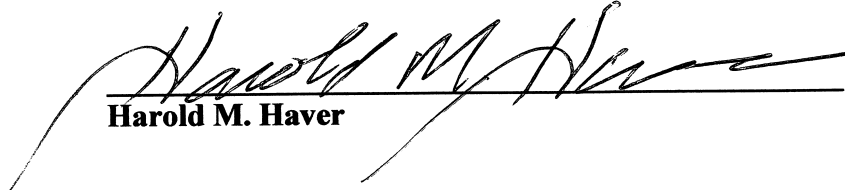
Requested Action

Because proper public notice and fair access to the public record are jurisdictional prerequisites to Planning Commission consideration, I respectfully request that Files **P261 and P262** be **continued or dismissed without prejudice** until:

1. All public notice requirements are fully satisfied and verified; and
2. Public comments and objections submitted through EDARP are restored or otherwise made reasonably accessible for review prior to any hearing.

This written objection is submitted to formally preserve standing. Should these defects not be remedied, affected parties are prepared to seek appropriate relief in District Court.

Respectfully submitted,



Harold M. Haver

June 17, 2026
Date

OPPOSE

Name: staff uploading H Haver

Date: 6/17/2026 2:45 PM

requesting delay of hearing petition

OPPOSE

Name: Terre Christensen

Date: 6/17/2026 3:27 PM

This request to rezone completely betrays the careful planning that has gone into responsible development. It is also a betrayal of landowners who invested based on that master plan—a true bait and switch. Cities and counties must uphold these master plans, as their creation accounted for all necessary impacts within the broader context of regional growth. Allowing such a significant deviation undermines and sabotages the balance that was established. These plans are meant to constrain precisely this kind of overreach.

There is smart growth, and then there is greed-driven growth. There are serious ramifications to discarding thoughtful planning. Elected and appointed officials do not have the right to ignore approved master plans or to depart from them so drastically. Please stand firm in the existing zoning and respect the status quo. Do not sell out.

OPPOSE

Name: Kristin Zick

Date: 6/18/2026 9:47 AM

HI, I'd like to request clarification of the applicant's representative, Nina Ruiz, employment status. Her personal LinkedIn profile states that she is an employee of El Paso county Planning commission in the role of Planner III.

<https://www.linkedin.com/in/nina-ruiz-140226213/>. She was also the county representative for the development of the Monument Academy High School adjacent property. It appears she is now employed as consultant through Vertex consulting. Is she also still an employee of the planning department. If not, when did that change of employment occur and were there appropriate conflict of interest procedures and agreements in place?

OPPOSE

Name: Michael Christensen

Date: 6/18/2026 8:43 AM

This is not in our master plan. It is not the right location. It is a fundamental error to consider this. The BOCC has vote 354-0 on approvals going back years. When will you grow a spine and stop catering to your donors and pay attention to you constituents? You have 80+ registering their opposition. No one but the developer himself wants this. STOP RUBBER STAMPING EVERYTHING. You were elected to serve the people, not Vertex and developers. Grow a conscious.

OPPOSE

Name: Todd Evans

Date: 6/19/2026 7:35 PM

The intersection of highway 83 and walker rd is at max capacity now. The zoning request is drastically higher than the surrounding area.

My name is Harold Haver; my friends all call me "HH".

My wife Janett and I have been residents of El Paso County for 54 years, The Black Forest for 17 years, and Walden for just short of 12 years. For the record, I am NOT antigrowth. As a matter of fact, several years ago when Matt and Bill Dunston had filed to rezone the southwest portion of Walden from 2.5 acres to 1.0 acres, I was ONE of ONLY TWO residents who filed in FAVOR of, and spoke in FAVOR of rezoning at the BOCC meeting. This was much to the chagrin of my neighbors. Scores of neighbors were in opposition BUT, I have always been very **PRINCIPLED** and willing "to buck the trend".

I consider Matt and Bill to be friends, however given the extreme nature of the P261 and P262 rezoning requests I just can NOT in ANY WAY support their wishes. That said, in a single word I think the rezoning is an ABOMINATION. I do NOT agree with HIGH DENSITY residential in what currently is zoned and occupied as clearly RURAL. Example, immediately to the north of the proposed RM-30 site is a property of 20.78 acres, to the northwest 30.0 acres, west 39.85 acres, southwest 40.2 acres, south of the proposed RM-12 rezoning request is 19.9 acres. **ALL these lots are zoned RR-5.** To the east is the Monument Academy East campus which is 19.9 acres and zoned "political". So, **HOW ON GOD'S GREEN EARTH IS THERE ANY PROPERTY DENSITY TRANSITION?** The AVERAGE acreage of the "adjacent" properties is 24.58 acres. Going from typically ONE residence per 24.58 acre (average), to RM-12 is a 29,400% increase in DENSITY, and to RM-30 is a 73,650% increase in DENSITY!!! Do the math, these percentages are accurate!

Per their documents, the applicant is "**quasi**" justifying the transition based on **FUTURE PROPOSED** rezoning of Tract B to 0.5 acres. **One can NOT use FUTURE REZONING projections to justify their CURRENT requests.** The SAME FAULTY LOGIC was applied to the further south "Glamping Sites" on 5.95 acres. I spoke with one of the owners and that project is years out and will NOT be 24 units. "ONE to start with". And, that property is ALSO zoned RR-5.

So, given **JUST these DENSITY FACTS** these two rezoning requests should be recommended for **DISAPPROVAL** to the BOCC based on the EPC Master Plan.

And, I haven't even broached the CDOT Traffic Study. It is very damning as it speaks to **LOS FAILURES**, and SIGNIFICANT needed road improvements to include additional lanes. Plus, major State Highway improvements to include Traffic Signaling upgrades; all to CDOT standards. So, **WHY approve** the rezoning request when the costs of road improvements will be astronomical. State funding is questionable and I doubt the Developer will absorb all these costs.

VERY IMPORTANT; the LSC TRANSPORTATION CONSULTANTS, INC. summary starts out with identifying many deviations, and access modifications. This in and of itself should be evidence enough that the rezoning request is “fitting a square peg in a round hole”. PLUS, **NEITHER Traffic Study included the construction of the Monument Academy 750-seat Performing Arts Center. SO, NEW Traffic Studies are NEEDED** prior to giving ANY consideration to these two rezoning requests.

IF I have time, I want to draw your attention to the Vertex Consulting Services, LLC Letter of Intent dated November 11, 2025, page 2, about ¾ down the page: REZONING CRITERIA #1: “The application is in general conformance with the El Paso County Master Plan...”. Well, that “leaves the door pretty wide open”. Show of hands, how many of the board members would board an airplane if the aircraft and pilots were in general conformance with the FAA rules and regulations?

Soooo much more I could present, but my time is limited.

In closing; based on the above **FACTS**, I implore the Board to give a strong recommendation of **DENIAL to the BOCC**. These two projects truly are a “pig in a poke” and would be an eyesore, and embarrassment to El Paso County.

Harold M. Haver

Jessica Merriam

From: Brian Hadley <bhadley0@yahoo.com>
Sent: Monday, June 29, 2026 12:40 PM
To: Kari Parsons
Cc: PCD Hearings
Subject: Subject: FORMAL OPPOSITION: Rezoning Applications P261 and P262 (MA Subdivision Tract A)

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Report

El Paso County Digital, Strategy & Technology (DST)

Subject: FORMAL OPPOSITION: Rezoning Applications P261 and P262 (MA Subdivision Tract A)

Date: June 29, 2026

To:

Kari Parsons, Senior Planner (KariParsons@elpasoco.com)
El Paso County Planning and Community Development Department
PCDHearings@ElPasoCO.com

From:

Brian and Marianna Hadley
17901 Sawmill Rd
Colorado Springs, CO 80908

Dear Ms. Parsons and El Paso County Board of County Commissioners,

I am writing to express my strong, formal opposition to the proposed rezoning requests for Files P261 (RM-12) and P262 (RM-30) at the southeast corner of Walker Road and Highway 83.

As a 25-year resident of 17901 Sawmill Road, located approximately one-half mile from the subject property, I am deeply invested in this community. My family chose this area explicitly for its quiet, rural character. We deliberately invested in a larger, higher-cost lot with the understanding that the surrounding land was strictly zoned as Rural Residential (R-5). This zoning was a foundational expectation for our lifestyle and property value.

The proposed shift from a 5-acre rural residential designation to high-density apartment buildings is a drastic departure from the El Paso County Master Plan and presents severe negative impacts to our community, with zero benefit to existing homeowners. I urge the Commission to deny these requests based on the following critical points:

- **Incompatibility with Existing Zoning:** The developer purchased this land knowing full well it was zoned R-5. Subdividing this into high-density RM-12 and RM-30 multi-family units completely disregards the established rural buffer and betrays the thousands of local homeowners who invested here under those specific zoning protections.
- **Severe Infrastructure and Traffic Stress:** Introducing high-density apartment complexes will cause immediate traffic congestion at the intersection of Walker Road and Highway 83, creating severe safety and capacity issues on roads designed for rural use.
- **Water Supply Degradation:** This project will place immense, unsustainable demands on an already stressed local water system and aquifer, threatening the long-term water security of neighboring residential wells.
- **Overburdened Local Schools:** The influx of high-density housing will stretch the capacity of our local school districts beyond their limits without providing a corresponding solution for funding or infrastructure expansion.
- **Environmental and Wildlife Disruption:** The construction and high-density population will permanently displace local wildlife, increase ambient noise levels, and completely alter the natural environment of the Black Forest border.
- **Lack of Public Benefit:** While this rezoning heavily increases the financial profit for the developer, it offers absolutely no benefit to the community. Instead, it shifts all the burdens—decreased property values, increased noise, safety concerns, and lost rural character—onto the existing residents.

The actions of the developer prioritize private profit over the well-being of thousands of established neighbors. Land use changes must serve the public interest and respect the character of the existing community. This proposal fails on both accounts.

I respectfully request that the Planning Commission and the Board of County Commissioners uphold the R-5 integrity of our neighborhood and **deny applications P261 and P262**.

Please reply to confirm receipt of this email and verify that it has been uploaded to the official EDARP project file as part of the public record.

Thank you for your time and consideration of the community's voice.

Sincerely,

Brian and Marianna Hadley
17901 Sawmill Rd
Colorado Springs, CO 80908
719 440-0533

OPPOSE

Name: Kristin Zick

Date: 6/18/2026 9:47 AM

HI, I'd like to request clarification of the applicant's representative, Nina Ruiz, employment status. Her personal LinkedIn profile states that she is an employee of El Paso county Planning commission in the role of Planner III.

<https://www.linkedin.com/in/nina-ruiz-140226213/>. She was also the county representative for the development of the Monument Academy High School adjacent property. It appears she is now employed as consultant through Vertex consulting. Is she also still an employee of the planning department. If not, when did that change of employment occur and were there appropriate conflict of interest procedures and agreements in place?

OPPOSE

Name: Michael Christensen

Date: 6/18/2026 8:43 AM

This is not in our master plan. It is not the right location. It is a fundamental error to consider this. The BOCC has vote 354-0 on approvals going back years. When will you grow a spine and stop catering to your donors and pay attention to you constituents? You have 80+ registering their opposition. No one but the developer himself wants this. STOP RUBBER STAMPING EVERYTHING. You were elected to serve the people, not Vertex and developers. Grow a conscious.

OPPOSE

Name: Todd Evans

Date: 6/19/2026 7:35 PM

The intersection of highway 83 and walker rd is at max capacity now. The zoning request is drastically higher than the surrounding area.

OPPOSE

Name: Mark Temple

Date: 6/24/2026 3:03 PM

I respectfully urge the Board of County Commissioners to uphold the Planning Commission's 6-1 recommendation and deny rezoning application P261. This is not a vote against growth?it is a vote for responsible growth that follows the El Paso County Master Plan and Land Development Code.

The applicant has not demonstrated that the required approval criteria can be met. The staff report acknowledges multiple conflicts with the Master Plan, raising doubt that the proposal is in general conformance. The requested RM-12 and RM-30 zoning is not compatible with the surrounding low-density development pattern and creates an abrupt transition in intensity. While the property may be suitable for residential development, the record does not demonstrate that it is suitable for these high-density zoning districts. Approving this request would weaken the integrity of the County's planning process and the public's trust that adopted plans and standards will be applied consistently.

Please deny P261.

OPPOSE

Name: Scott T Pope

Date: 6/24/2026 2:04 PM

There is not enough water or sewage Infastructure to support this project.

OPPOSE

Name: Sherry Phipps

Date: 6/24/2026 8:45 PM

Building a bunch of apartments in this rural community would destroy the character of Walden. We bought our home out here to be away from the big city congestion. The streets adjacent to where the apartments would be built could not handle the additional traffic. There have been many accidents there already and it would only get worse. There are no stores within 8 miles so I can almost bet that this would increase the speed that people drive to go get groceries since most renters would be younger and want to get places fast.

OPPOSE

Name: Amy Day-Homyack

Date: 6/25/2026 2:11 PM

Strongly oppose

OPPOSE

Name: Bethanie Thompson

Date: 6/25/2026 9:11 AM

I respectfully urge the Board of County Commissioners to uphold the Planning Commission's 6-1 recommendation and deny rezoning application P261. This is not a vote against growth?it is a vote for responsible growth that follows the El Paso County Master Plan and Land Development Code.

The applicant has not demonstrated that the required approval criteria can be met. The staff report acknowledges multiple conflicts with the Master Plan, raising doubt that the proposal is in general conformance. The requested RM-12 zoning is not compatible with the surrounding low-density development pattern and creates an abrupt transition in intensity. While the property may be suitable for residential development, the record does not demonstrate that it is suitable for these high-density zoning districts. Approving this request would weaken the integrity of the County's planning process and the public's trust that adopted plans and standards will be applied consistently.

Please deny P261.

OPPOSE

Name: Jody Boydston

Date: 6/25/2026 11:20 AM

This will negatively impact the surrounding land owners and their infrastructure.

OPPOSE

Name: John Boydston

Date: 6/25/2026 11:17 AM

This project will compound an existing problem on the already strained community water supply, community sewage system, and inadequate road infrastructure. These issues listed above are problems now, adding this housing with make them much worse.

OPPOSE

Name: Joseph Baginski

Date: 6/25/2026 10:36 AM

This re-zoning for development of new apartments does not match any existing buildings in the area. Why would you put that many units in next to other properties that sit on 2-5 some even 10 acres. It does not match. Then consider the extra traffic it is already congested badly when school is in session. Now the school is adding a field for sporting events that will even make it worse.

Thanks,

Joe Baginski

OPPOSE

Name: Junk Wilson

Date: 6/25/2026 11:25 AM

Multi family properties will exceed the infrastructure capacity in this neighborhood. The streets, intersections, and utilities have not been designed for the capacity required for the load from 12 families per acre

OPPOSE

Name: Aela Culver

Date: 6/26/2026 6:11 PM

Absolutely opposed rezoning! If we wanted to live next to apartments, we would've moved next to apartments. We moved to a rural area on purpose.

OPPOSE

Name: Richard Robinette

Date: 6/26/2026 5:40 PM

To rezone from five-acre individual lots to high-density apartments is ludicrous.

OPPOSE

Name: Aptil S

Date: 6/27/2026 1:04 AM

?Im asking The Board of County Commissioners to uphold the vote on June 18th by the El Paso County Planning Commission to deny the application filed as P261. The application requests rezoning of rural R5 to R12, which is not in conformance with the El Paso County Master Plan and is not consistent with the current land use of properties in all directions.

Thank you for your consideration,
April Strang

OPPOSE

Name: Barbara Thompson Morehead

Date: 6/27/2026 5:35 PM

This area has always been a rural and farm community. There is no good reason to allow this type of development in this area. It would be detrimental to wildlife, livestock, and the residents of this area. It would only have a negative effect on our quality of life here. It would use too much water, cause too much traffic, and potentially bring more crime to the area. Also, in the event of a fire, like in 2013, there would be terrible problems trying to evacuate. My family has been in this area for over 100 years, and there has been no benefit to having the higher density development here.

As a former Director of the US Geological Survey, I am very concerned the aquifer in this area will not support the planned high-density development. There is a reason why housing spacing for single-family homes is set to 2.5-5 ac. and I happen to be very familiar with how difficult it is to properly characterize and quantify delivery rates from any aquifer but is compounded by limitations in recharge rates during dry periods. This appears to be a very poorly considered plan from that standpoint. If aquifer recharge is overcome by demand it may result in permanent negative changes to the delivery from the aquifer.

From another standpoint, urban densities in a rural setting generally do not work well from an occupancy perspective. Unless these developments are planned Section 8 units, it will likely have a difficult time maintaining full occupancy in this semi-rural setting.

Given the marginally rural environment with significant concentrations of deer, elk, antelope, bears, numerous raptors, there will certainly be significant environmental impacts needing to be considered at the federal and state levels.

Finally, given the state of the roads in this part of the county and the already high level of traffic, highway maintenance will need to be far more extensive than what is being done today. Widening of CO 83 and an examination of loads on Hodgen/Baptist ND 105 would need to be considered before any approvals of plans occur.

OPPOSE

Name: Dr. Jim Reilly

Date: 6/27/2026 10:28 PM

See document attached

I respectfully submit this statement in opposition to the proposed rezoning of property long planned and understood to be developed as RR-5 Rural Residential to RM-12. Residential-Multi-dwelling.

When I chose to purchase my home in this community, I relied on the existing zoning and land-use plans, with the reasonable expectation that surrounding development would be consistent with the rural-residential character of the area. Those approved decisions influenced not only my investment but also my family's decision to make this our long-term home.

The proposed rezoning represents a significant departure from those expectations. While I recognize that communities must continue to grow, growth should occur in a manner that is consistent with long-range planning, existing infrastructure, and the character of established neighborhoods.

My concerns include the following:

- **Incompatibility with Existing Development:** High-density residential development is fundamentally different from the large-lot residential pattern that currently defines this area. Introducing apartment complexes or other dense, multi-family housing would substantially alter the rural-residential character that residents and prior planning decisions sought to preserve.
- **Traffic and Public Safety:** Increased residential density will generate significantly more vehicle trips than originally anticipated. Existing roads, intersections, and access points already experience congestion during peak hours (particularly those associated with the MA school day). Additional traffic raises concerns regarding safety for residents, pedestrians, school transportation, cyclists, and emergency response vehicles.
- **Infrastructure Capacity:** Higher-density development places increased demands on already constrained water supply, wastewater systems, stormwater management, utilities, schools, parks, and emergency services. Before approving such a change, the governing body should require objective evidence that existing infrastructure has the capacity to accommodate the proposed development without reducing service levels for current residents or requiring taxpayers to subsidize future improvements.
- **Water Resources:** Given ongoing concerns regarding water availability and long-term sustainability throughout our region, approving substantially higher residential density warrants careful evaluation of both current and future water resources and infrastructure.
- **Precedent:** Rezoning this property from its previously planned use establishes a precedent that may encourage similar requests elsewhere, gradually eroding the rural character of the community and undermining confidence in long-term planning documents.

- Reliance on Adopted Planning: Residents should be able to rely upon adopted comprehensive plans and zoning decisions when making significant investments in their homes and communities. Changing those expectations without compelling public benefit diminishes public trust in the planning process, Planning Commission, and Board of County Commissioners.

I am not opposed to responsible growth. However, growth should occur where infrastructure is adequate, where it is consistent with adopted policies, and where it is compatible with surrounding neighborhoods. Simply increasing housing density because a developer requests it should not outweigh the long-term impacts on existing residents or disregard previous planning commitments.

I respectfully request that the Planning Commission and the Board of County Commissioners deny this rezoning application and preserve the existing zoning and development pattern for this area. If additional housing is needed within the community, I encourage consideration of locations that are already designated and planned for higher-density residential development, where supporting infrastructure and transportation systems are better suited to accommodate that growth.

Thank you for considering my comments and for your commitment to thoughtful, responsible planning that balances future growth with the protection of existing neighborhoods and the reasonable expectations of current residents.

OPPOSE

Name: Allan R.

Date: 6/29/2026 2:24 PM

I oppose the proposed rezoning of Parcel 6115011001 on the southeast corner of the intersection of Highway 83 and Walker Road. bordered on the east by Jane Lundeen Dr and on the south by Pinehurst Circle. My opposition is based on:

1. the amount of water the complex will draw from our ever depleting water tables,
- and 2. the vastly increased motor traffic a complex of this size will create.

Dear El Paso County Board of County Commissioners,
I am writing to express my strong, formal opposition to the proposed rezoning requests for Files P261 (RM-12) and P262 (RM-30) at the southeast corner of Walker Road and Highway 83.

As a 25-year resident of 17901 Sawmill Road, located approximately one-half mile from the subject property, I am deeply invested in this community. My family chose this area explicitly for its quiet, rural character. We deliberately invested in a larger, higher-cost lot with the understanding that the surrounding land was strictly zoned as Rural Residential (R-5). This zoning was a foundational expectation for our lifestyle and property value.

The proposed shift from a 5-acre rural residential designation to high-density apartment buildings is a drastic departure from the El Paso County Master Plan and presents severe negative impacts to our community, with zero benefit to existing homeowners. I urge the Commission to deny these requests based on the following critical points:

Incompatibility with Existing Zoning: The developer purchased this land knowing full well it was zoned R-5. Subdividing this into high-density RM-12 and RM-30 multi-family units completely disregards the established rural buffer and betrays the thousands of local homeowners who invested here under those specific zoning protections.

Severe Infrastructure and Traffic Stress: Introducing high-density apartment complexes will cause immediate traffic congestion at the intersection of Walker Road and Highway 83, creating severe safety and capacity issues on roads designed for rural use.

Water Supply Degradation: This project will place immense, unsustainable demands on an already stressed local water system and aquifer, threatening the long-term water security of neighboring residential wells.

Overburdened Local Schools: The influx of high-density housing will stretch the capacity of our local school districts beyond their limits without providing a corresponding solution for funding or infrastructure expansion.

Environmental and Wildlife Disruption: The construction and high-density population will permanently displace local wildlife, increase ambient noise levels, and completely alter the natural environment of the Black Forest border.

Lack of Public Benefit: While this rezoning heavily increases the financial profit for the developer, it offers absolutely no benefit to the community. Instead, it shifts all the burdens—decreased property values, increased noise, safety concerns, and lost rural character—onto the existing residents.

The actions of the developer prioritize private profit over the well-being of thousands of established neighbors. Land use changes must serve the public interest and respect the character of the existing community. This proposal fails on both accounts.

I respectfully request that the Board of County Commissioners uphold the R-5 integrity of our neighborhood, consistent with the Planning Commission recommendations, and deny applications P261 and P262.

Sincerely,

Brian and Marianna Hadley
17901 Sawmill Rd
Colorado Springs, CO 80908
719 440-0533

OPPOSE

Name: Deidre Greenly

Date: 7/1/2026 2:47 PM

This rezoning request makes no sense. It is financially motivated. The developer specifically said at the June 18 hearing that he could not make money if he built on what it is zoned as now. That's a clear indication that it is completely financially motivated. II believe he could keep the zoning and build a single family home as it is zoned now --- he just might not make AS MUCH money.

This is a rural area, an apartment complex leaves renters with no place to go. Homeowners have purchased with that knowledge and by choice to be in a rural area. The nearest grocery store, gas station, and restaurant are 10 miles away. That is not convenient for walking and a lot to consider for renters who will be confined to smaller accommodation and dependent on the amenities of the facility.

Please stay consistent with the master plan and keep the current zoning for single family housing.

OPPOSE

Name: Ron Baumert

Date: 7/4/2026 7:37 PM

Oppose!!!!

OPPOSE

Name: Robert Gregory

Date: 7/8/2026 5:46 PM

We built our house in Walden Preserve in 2010. Before buying our lot, we met with Matt Dunston, who told us he would always work to ensure the character of this development never changed. The Walden Preserve website still emphasizes a rural development and includes a Henry David Thoreau quote, "Where I Lived and What I Lived For." We believed what Matt Dunston said in our first meeting, and now he wants to destroy this setting by adding a multi-family apartment complex on the edge of Walden. If P261 is approved, it will not only change the rural setting of the Walden Preserve, but it will also greatly impact the traffic flow in this area. During the Black Forest Fire in 2013, neighbors took up to 1 ½ hours to drive 1 ½ miles to reach the first major road heading north. This drive normally takes 10 minutes. Since 2013, over 60 homes and a school have been added to this development. Now the developer wants to add a multi-family apartment complex to the mix! Please DO NOT APPROVE P261!

RESOLUTION NO. 26-

BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO

APPROVAL OF MAP AMENDMENT (REZONING)
MA SUBDIVISION TRACT A REZONE TO RM-30 (P262)

WHEREAS, MA Infrastructure, LLC did file an application with the El Paso County Planning and Community Development Department for an amendment to the El Paso County Zoning Map to rezone for property located within the unincorporated area of the County, more particularly described in Exhibit A, which is attached hereto and incorporated 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 the El Paso County Planning Commission on June 18, 2026, upon which date the Planning Commission did by formal resolution recommend approval of the subject map amendment application; and

WHEREAS, a public hearing was held by the El Paso County Board of County Commissioners on July 23, 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, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board finds as follows:

1. That the application was properly submitted for consideration by the Board of County Commissioners;
2. That proper posting, publication, and public notice were provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners;
3. That the hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, that all pertinent facts, matters, and issues were submitted and reviewed, and that all interested persons were heard at those hearings;
4. That all exhibits were received into evidence;
5. That the proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner, which would interfere with the present or future extraction of such deposit by an extractor;

6. That changing conditions clearly require amendment to the Zoning Resolutions;
7. That for the above-stated and other reasons, the proposed Amendment to 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; and

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

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 Board of County Commissioners hereby approves the petition of MA Infrastructure, LLC to amend the El Paso County Zoning Map to rezone property located in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated by reference, from the RR-5 (Residential Rural) zoning district to the RM-30 (Residential Multi-Dwelling) zoning district.

BE IT FURTHER RESOLVED that the following conditions and notations shall be placed upon this approval:

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.

DONE THIS 23rd day of July 2026, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____
Chair

By: _____
County Clerk & Recorder

EXHIBIT A

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.

