



**Timbers at Black Forest
Letter of Intent**

February 23, 2026

Michael Turner
9220 Arroya Lane
Colorado Springs, CO 80908

Applicant: Vertex Consulting Services, LLC, Nina Dossey
5825 Delmonico Drive
Colorado Springs, CO 80919
719-433-2018
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Tax Schedule No: 5222000025
Acreage: 55.707 acres
Current Zoning: RR-5 (Residential Rural)
Requested Zoning: RR-2.5 (Residential Rural)

Request:

Vertex Consulting Services, LLC, on behalf of Michael Turner, is respectfully submitting an application for a map amendment (rezone) from the RR-5 zoning district to the RR-2.5 zoning district. A concurrent request has been submitted to subdivide the land into 21 lots. The proposed rezone is compatible with the surrounding planned and existing developments and is consistent with the Your El Paso Master Plan.

Utilities:

Mountain View Electric Association (MVEA) provides electric service and Black Hills Energy provides natural gas service to the area and have provided commitment to serve any new homes within the subdivision. Dwellings are to be served by individual onsite wastewater treatment systems and individual wells.

Fire Protection:

The property is located within the Black Forest Fire Protection District. A fire protection report, wildfire mitigation plan, and forestry management plan have all been submitted in support of the concurrently submitted subdivision application. There is an existing fire hydrant located on Arroya Lane near the existing driveway location. The applicant contacted the hydrant owner to determine if the water system could be extended into the proposed subdivision to provide fire water only and was told this is not possible at this time. The proposed subdivision will include a fire cistern meeting the fire district standards. The Black Forest Fire Protection District has reviewed the proposed subdivision layout and configuration and has no objections.

Justification:

The pages that follow address each one of the criteria included within Section 5.3.5 (map amendment), of the El Paso County Land Development Code.

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 proposed map amendment (rezone) is in general conformance with the Master Plan. Please see the Master Plan analysis below.

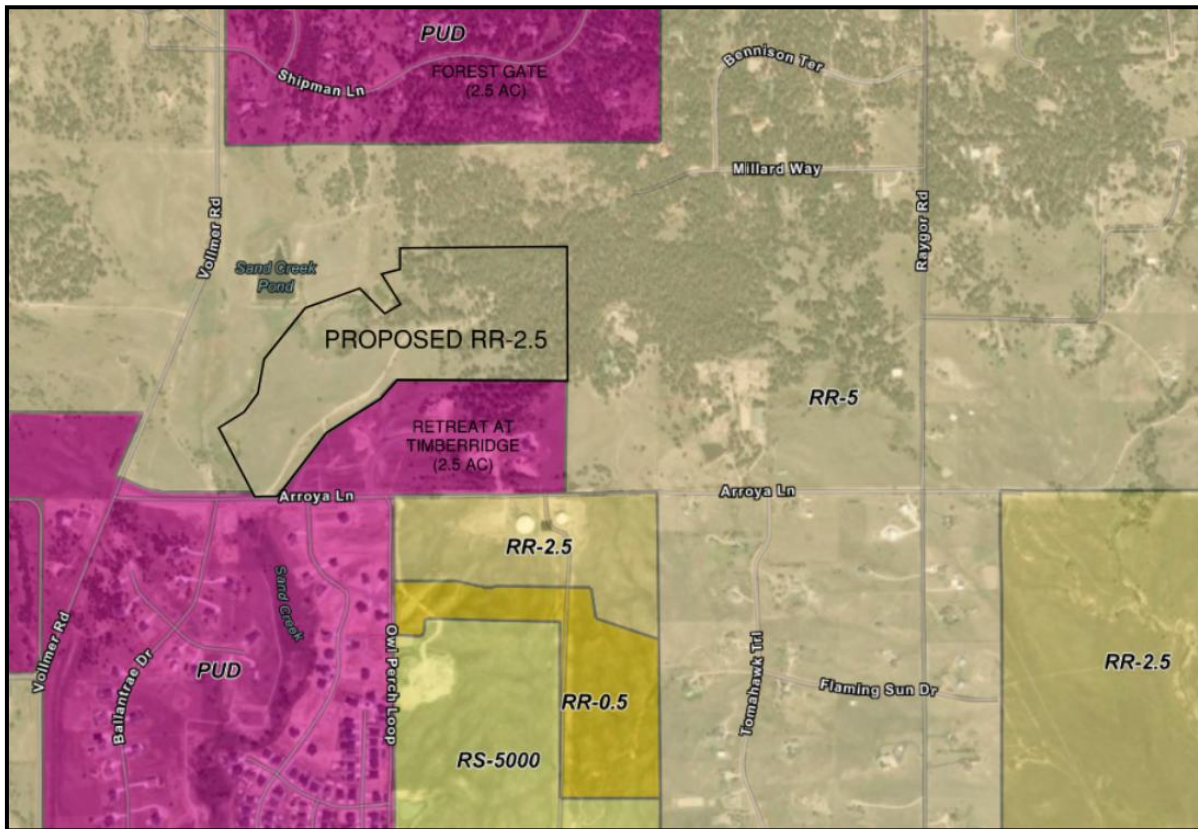
The rezoning is in compliance with all applicable statutory provisions, including but not limited to C.R.S. § 30-28-111 § 30-28-113, and § 30-28-116.

Pursuant to the El Paso County procedures, the County has posted the public hearing date in the newspaper ensuring all statutory requirements have been satisfied.

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

The property owner is requesting to rezone the property from the RR-5 zoning district to the RR-2.5 zoning district. immediately adjacent to the north, east, and west are underutilized, primarily vacant parcels of land zoned RR-5 that are likely to redevelop in the future. The parcels located immediately to the south by the Retreat at Timberridge PUD, which has lot sizes of approximately 2.5 acres each. Further to the north, approximately 750 feet is the Forest Gate PUD which also includes lot sizes of approximately 2.5 acres. There are a mix of zoning districts south of Arroya Lane to include the RR-2.5, RR-0.5, and RS-5000 zone districts. The proposed development will serve as a continuation of the existing density transition from the urbanized and urbanizing areas south of Arroya to the rural developments located further north.

Below is a map depicting the surrounding development and zoning:



The Land Development Code definition of “Compatibility” clearly points out that two items do not need to be identical in order to be considered compatible; “The characteristics of different uses, activities or designs which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include height, scale, mass and bulk of structures. Other important characteristics that affect compatibility are landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, compatibility refers to the sensitivity of the proposed use, activity or design in maintaining the character of existing development within the vicinity.”

Using the Code definition, compatibility can be accomplished if:

1. Located adjacent to one another in harmony (coexist without negative impacts).

The existing condition is harmonious. The fact that the surrounding zoning districts are already varied with RR-5, PUD, RR-2.5, RR-0.5, RS-6000, and RS-5000 adjacent to one another is evidence enough that these zoning districts can, and do, abut one another harmoniously.

The immediately adjacent zone districts are PUD (Retreat at TimberRidge) and RR-5. The PUD, RR-5 and RR-2.5 zone districts require a 25 foot front setback. The side setback requirement in the RR-5 zone district is 25 feet whereas the RR-2.5 and PUD zone district requires 15 feet. The RR-5 and RR-2.5 zone districts require a 25 foot rear whereas the PUD

requires 35 feet. While the dimensional standards are varied, they only vary by 10 feet. A 10 foot variation cannot be easily visually detected on lot sizes of 2.5 acres or more.

2. Compatible height

The RR-5 and RR-2.5 all allow for a maximum height of 30 feet whereas the PUD zone district allows for 30 feet. The maximum height allowance are compatible.

3. Compatible scale, massing, and bulk

The RR-5 zoning district has a maximum coverage of 25% and the PUD has a maximum lot coverage of 20% whereas the RR-2.5 does not include a maximum coverage. The concurrently submitted subdivision request includes a Final Drainage Report which limits the lot coverage. Anticipated structures in all zone districts include single-family detached dwellings, garages, and barns. The scale, massing, and bulk standards within the surrounding zone districts are compatible, and identical.

4. Compatible landscaping, light, noise, odor, and architecture

Residential developments in El Paso County all have the same landscaping, lighting, noise, and odor standards. El Paso County does not have any architecture standards in residential zones, except for in the PUD zone district when a developer has chosen to include such standards. For these reasons, all zone district generally have the same landscaping, lighting, noise, and architectural standards.

5. Maintain the character of existing development in the vicinity

The character of the surrounding zoning is already very diverse with the RR-5, PUD, RR-2.5, RR-0.5, RS-6000, and RS-5000 zone districts being adjacent to one another. The proposed rezone will result in the existing RR-2.5 located to the south and north being extended into this parcel, but will not result in a disruption of the existing character.

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 5-4 of the Land Development Code identifies the density and dimensional standards of the RR-2.5 zoning district:

- Minimum lot size: 2.5 acres
- Front Setback: 25 feet
- Side Setback: 15 feet
- Rear Setback: 25 feet
- Maximum Height: 30 feet
- Maximum Lot Coverage: none

The concurrently reviewed subdivision depicts lot sizes meeting the 2.5 acres size limitation.

Master Plan Elements

Below is an analysis of the various El Paso County Master Plan elements.

Your El Paso County Master Plan Analysis

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. That conclusion is certainly the case in numerous instances and with regard to a variety of topical areas. However, where that is not the case is with respect to the requested map amendment (rezoning) to the RR-2.5 zoning district, as identified below.

Area of Change Analysis

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

Page 21 of the Plan characterizes areas of “New Development” by stating:

“These areas will be significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural areas. Undeveloped portions of the County that are adjacent to a built out area will be developed to match the character of that adjacent development or to a different supporting or otherwise complementary one such as an employment hub or business park adjacent to an urban neighborhood.” (Emphasis added)

This parcel is an underutilized parcel adjacent to 2.5 acre rural residential development. The development south, across Aroya, is more urban in character. The zoning will be an extension of the existing transition between the urban development south, and the rural development further north.

Placetype Analysis

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.” (emphasis added)

The proposed RR-2.5 zoning would exceed the minimum lot size recommended by the Master Plan. The concurrently reviewed final plat depicts a curvilinear roadway and lot pattern.

El Paso County Water Master Plan

The Executive Summary from the Water Master Plan (2018) states that “The Plan Water Master Plan (WMP) was developed for the Board of County Commissioners, El Paso County officials and staff, developers, citizens, and water providers within the County for the purpose of identifying and addressing water supply issues earlier in the land use entitlement process.” A water sufficiency finding is being requested with subdivision. It should be noted that the Water Master Plan only contemplates centralized providers and did not provide an analysis for individual well, as is proposed here.

The subject property is located within Planning Region **3** of the Water Master Plan, pursuant to Figure 3-1 on page 25. The Plan provides an analysis of water supply for central water providers, not for developments served by individual wells. Central water service is not proposed and water is to be provided by individual wells.

A Water Resources Report has been submitted with the final plat application. The report identifies there is sufficient water in terms of water quantity, quality, and dependability for the lots included in the subdivision.

El Paso County Parks Master Plan

The El Paso County Parks Master Plan (2022) does not depict any planned or existing trails or open space on the subject property. Land dedication, or fees in lieu of land dedication are not required with a rezone application, however, fees in lieu of dedication will be provided with the concurrently reviewed subdivision.

2024 Major Transportation Corridors Plan (MTCP)

Access to the site is from Arroya Road. The 2024 MTCP depicts Arroya Road as a rural minor collector. A traffic impact study was prepared by SM Rocha and details the potential traffic impacts of the proposed development. The study concluded that the proposed development will not trigger any improvements to the surrounding roadway network.

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.