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**El Paso County Planning & Community Development**  
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**Board of County Commissioners**  
 Holly Williams, District 1  
 Carrie Geitner, District 2  
 Stan VanderWerf, District 3  
 Longinos Gonzalez, Jr., District 4  
 Cami Bremer, District 5

**TO: El Paso County Planning Commission**  
**Brian Risley, Chair**

**FROM: Ryan Howser, Planner III**  
**Daniel Torres, PE Engineer III**  
**Kevin Mastin, Interim Executive Director**

**RE: Project File #: P-22-001**  
**Project Name: Crawford Ave Multifamily Rezone**  
**Parcel No.: 65131-25-009**

<b>OWNER:</b>	<b>REPRESENTATIVE:</b>
Aime Ventures, LLC 1900 Pikes Peak Avenue Colorado Springs, CO, 80909	Kimley-Horn & Associates 2 North Nevada Avenue, Suite 300 Colorado Springs, CO, 80903

**Commissioner District: 4**

Planning Commission Hearing Date:	7/21/2022
Board of County Commissioners Hearing Date:	8/2/2022

**EXECUTIVE SUMMARY**

A request by Aime Ventures, LLC for approval of a map amendment (rezoning) from CC (Commercial Community) to RM-30 (Residential, Multi-Dwelling). The 1.16-acre property is located on the north side of Crawford Avenue, approximately 350 feet west of Grinnell Boulevard and within Section 13, Township 15 South, Range 66 West of the 6th P.M. The property is within the CAD-O (Commercial Airport Overlay District) zoning overlay; however, the property is not located within any of the sub-zones.

**A. REQUEST/WAIVERS/DEVIATIONS/ AUTHORIZATION**

**Request:** A request by Aime Ventures, LLC for approval of a map amendment (rezoning) of 1.16 acres from CC (Commercial Community) to RM-30 (Residential, Multi-Dwelling).

**Waiver(s)/Deviation(s):** There are no waivers or deviations associated with this request.

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

**B. Planning Commission Summary**

Request Heard:

Recommendation:

Waiver Recommendation:

Vote:

Vote Rationale:

Summary of Hearing:

Legal Notice:

**C. APPROVAL CRITERIA**

In approving a map amendment (rezoning), the Planning Commission and 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 (2021):

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.

**D. LOCATION**

North:	RS-6000 (Residential Suburban)	Single-Family Residential
South:	RS-6000 (Residential Suburban)	Single-Family Residential
	CC (Commercial Community)	Commercial Office



East:	CC (Commercial Community)	Commercial Office
West:	RS-6000 (Residential Suburban)	Single-Family Residential

## E. BACKGROUND

The Fountain Valley Ranch Sketch Plan was originally approved in 1981 as the Fountain Valley School Master Plan. The Fountain Valley Ranch Sketch Plan currently comprises of approximately 375 acres, with approximately 342 acres of existing single-family residential uses, 24 acres of existing commercial uses, and 7 acres of proposed commercial uses.

On December 8, 1995, the subject property was platted as Tract A of the Fountain Valley Ranch Subdivision Filing No. 6B (Plat No. 9256).

On May 17, 2022, the Planning and Community Development Director approved a minor amendment to the Fountain Valley Sketch Plan to change the use classification of the subject property from a site for commercial uses to a site for multifamily residential uses (PCD File No. SKP-22-001). The proposed map amendment is consistent with the approved sketch plan for the property.

If the request for a map amendment (rezone) is approved, the applicant will be required to submit and receive approval of a final plat application and a site development plan application. The final plat(s) must be recorded prior to initiating any land disturbing activities unless approval of a pre-subdivision site grading request is granted by the Board of County Commissioners. In order to initiate any uses on the property, the applicant will need to obtain site development plan approval.

## F. ZONING ANALYSIS

### 1. Land Development Code Analysis

The applicant is proposing to rezone the property from CC (Commercial Community) to RM-30 (Residential, Multi-Dwelling). Section 3.2 of the Code states the following as the intent of the RM-30 zoning district:

“The RM-30 zoning district is a 30 dwelling unit per acre district primarily intended to accommodate moderate-density multi-dwelling development.”

The applicant intends to use the property for multifamily residential purposes. The property is completely bordered on the north and west sides and partially on the south side by existing single-family residential development with a minimum lot size of 6,000 square feet within the RS-6000 (Residential Suburban) zoning district. Directly adjacent to the south and east are properties zoned CC which



are currently being utilized for commercial uses. See the Master Plan Analysis sections below for further analysis of compatibility with surrounding uses. If buffering and transition is provided with the site development plan, the proposed zoning district could be considered compatible and harmonious with the surrounding area due to the similarity to surrounding uses, which are a mix of high-density residential uses and commercial uses.

The property is located within the CAD-O (Commercial Airport Overlay District) zoning overlay; however, it is not located within any of the sub-zones. The Colorado Springs Airport Advisory Commission (AAC) was sent a referral regarding the map amendment. The case was heard at the February 23, 2022 AAC hearing and the AAC provided a response indicating no objections to the proposed map amendment.

County review and administrative approval of site development plans will help ensure that adequate buffers, setbacks, and screening are implemented to further mitigate any potential impacts to the surrounding area. The site development plan review will also include compliance with all applicable aspects of the Land Development Code and the Engineering Criteria Manual, including but not limited to grading and erosion control, parking, landscaping, and lighting standards.

## 2. Zoning Compliance

The density and dimensional standards for the RM-30 (Residential Multi-Dwelling) zoning district are as follows:

- Maximum density (Dwelling units/acre): 30
- Minimum lot size: 5,000 square feet<sup>1</sup>
- Width at front setback line: 75 feet
- Setbacks
  - Front: 25 feet<sup>2</sup>
  - Side: 15 feet<sup>2</sup>
  - Rear: 15 feet<sup>2</sup>
- Maximum lot coverage: 60 percent
- Maximum height: 40 feet

<sup>1</sup> 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.

<sup>2</sup> The minimum distance between buildings shall be 10 feet.

In order to initiate any uses on the property, the applicant will need to obtain site development plan approval for multifamily residential structures. The subdivision and site development plan will be reviewed to ensure that all proposed structures will comply with the zoning district dimensional standards as well as the General Development Standards of the Code and Engineering Criteria Manual requirements.

## **G. MASTER PLAN ANALYSIS**

### **1. Your El Paso Master Plan**

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

##### **Placetype Character:**

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.

##### **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
- Multifamily Residential
- Parks/Open Space
- Commercial Retail
- Commercial Service
- Institutional

#### **Placetype: Military**

#### **Placetype Character:**

Land use and development near and immediately adjacent to existing military installations, as well as their ancillary facilities, require additional consideration with regard to the compatibility of development and the potential for impacts or interference with military lands and potential future military base missions. The five military installations in the County, Cheyenne Mountain Air Force Station, Fort Carson, Peterson Air Force Base, Schriever Air Force Base, and the U.S. Air Force Academy (USAFA), each function of their own accord.

Most include a mix of residential and other supporting uses in addition to their core military functions. In total they serve over 151,000 active-duty, National Guard, Reserve, retired military personnel, contractors, and other related tenants throughout Colorado's Front Range. The County continues to partner with all of the installations to maintain compatible use transitions and buffers adjacent to each installation through open space protection and site-specific development restrictions. Base Realignment and Closure (BRAC) is a key factor in the Military placetype. This is the only placetype that proposes to describe primary and supporting land uses for areas around and near the placetype, which causes overlap with adjacent placetypes.

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

##### *Primary*

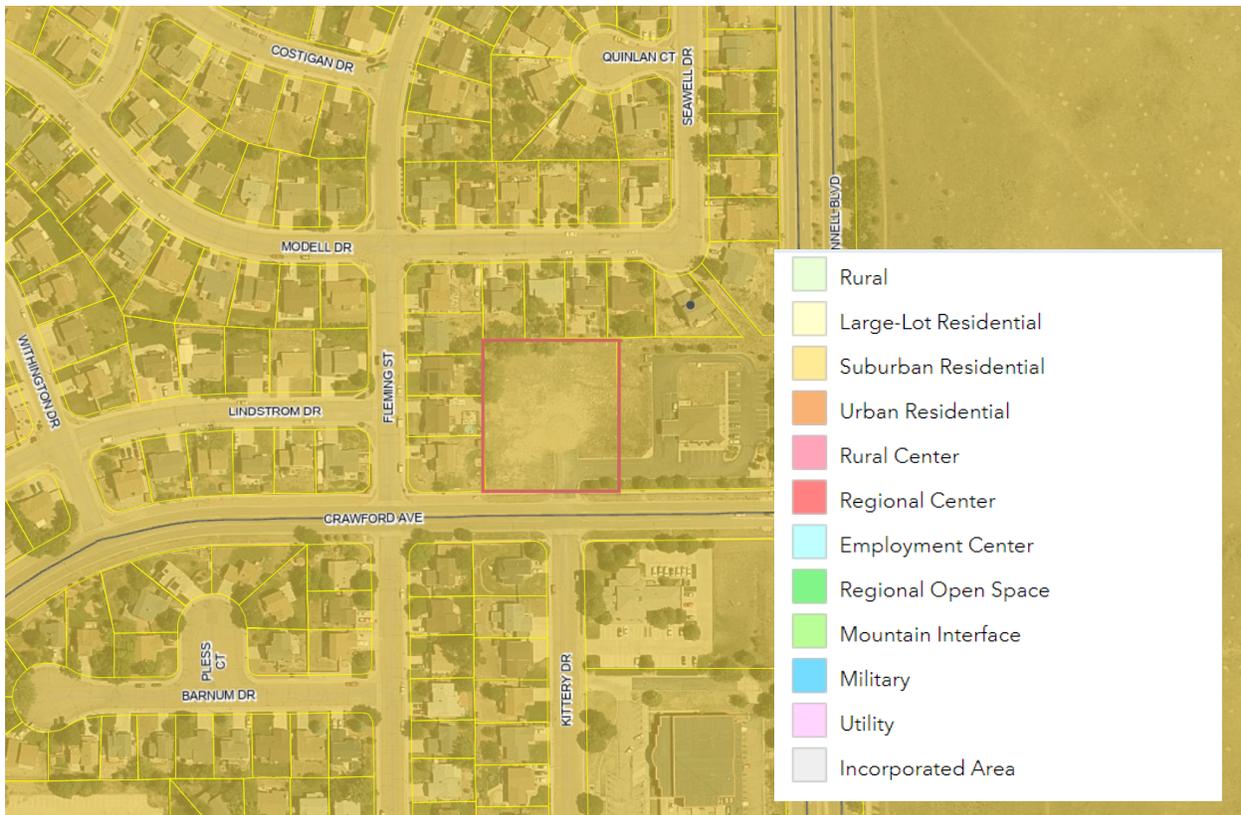
- Military Operation
- Office
- Light Industrial



- Multifamily Residential

*Supporting*

- Single-family Detached Residential
- Single-family Attached Residential
- Restaurant
- Commercial Retail
- Commercial Service
- Entertainment
- Institutional
- Parks and Open Space



**Figure G.1: Placetype Map**

**Analysis:**

The property is located within the Suburban Residential placetype and is located within the two (2)-mile buffer of the Military placetype. The Suburban Residential placetype comprises the County's traditional residential neighborhoods with supporting commercial uses at key intersections. The Military placetype consists of the installations and the

supporting land uses that surround them. Military installations are major land owners and employers and to help support sustainable growth in the community they must also be adequately supported. Relevant goals and objectives are as follows:

**Goal LU1 Specific Strategy** – *Ensure appropriate density and use transitions for new development that occurs between differing placetypes.*

**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.*

**Goal HC1** – *Promote development of a mix of housing types in identified areas.*

**Objective HC1-4** – *In Suburban Residential areas, clustered development should be encouraged to increase density while also preserving open space and such development should consist of a mix of single-family detached, single-family attached, and multifamily units.*

**Objective HC1-6** – *Single-family attached housing such as townhomes, rowhomes, and multi-unit apartment homes should be used to create seamless transitions between low-intensity and high-intensity neighborhoods as well as nonresidential uses.*

**Goal HC3** – *Locate attainable housing that provides convenient access to goods, services, and employment.*

**Goal HC3 Specific Strategy – Priority:** *Consider increasing densities in key areas to reduce the land cost per unit for development. The primary focus should be in Urban Residential and Suburban Residential placetypes, which are appropriate for accommodating significant density that still conforms to the community's desired character. Single-family attached and multifamily units should be located directly adjacent to commercial focal points to accommodate density in the County.*



***Goal M1 – Support compatible land uses within and in close proximity to bases and associated facilities.***

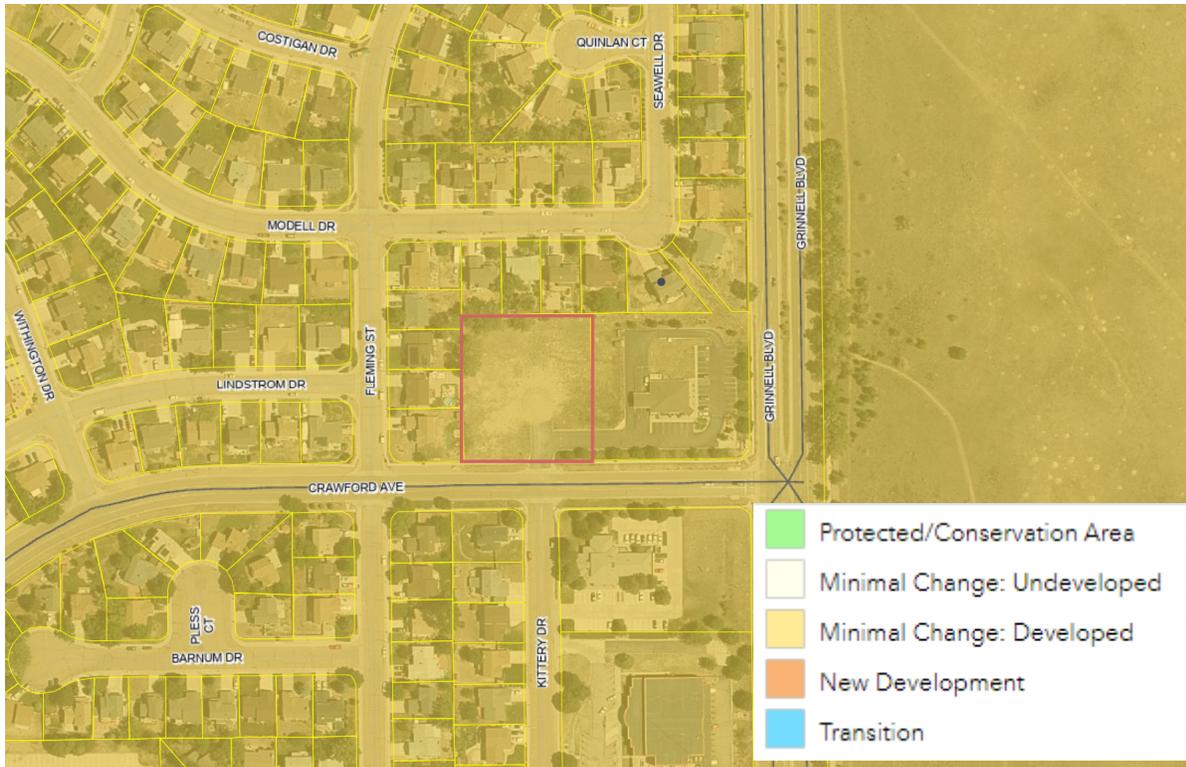
The proposed rezone would reallocate approximately 1.16 acres of vacant land from the CC zoning district to the RM-30 zoning district, which would support an urban density residential use within the Suburban Residential placetype. The placetype allows multifamily development as a supporting use. The Master Plan identifies the Suburban Residential placetype as appropriate for multifamily development and prioritizes locating multifamily uses near commercial focal points and military facilities. The property is located in close proximity to Fort Carson. The property is located within the CAD-O overlay; however, it is not located within an accident potential zone.

The Master Plan contains goals, objectives, and strategies which emphasize the importance of projects which contain a mix of housing types in order to improve the availability of housing for all income levels. The proposed urban density may be located in a manner which creates a transition between high-density single-family residential uses to the north, south, and west, and commercial uses to the east.

**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.





**Figure G.2: Area of Change Map**

**Analysis:**

The proposed rezone is not located in an area which is expected to significantly change in character. Relevant objectives and strategies are 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.***

***Objective HC4-2 – Duplexes, townhomes, multifamily apartments, condominiums, and senior housing projects should be considered in each of the residential placetypes on a case-by-case basis where they can be integrated into the character of a given neighborhood.***

This area is not expected to change in character due to primarily being built out. However, the Master Plan recognizes that pockets of undeveloped land within developed areas may impact the character of the

area and that these pockets of undeveloped land may see more intense infill development. The proposed map amendment (rezoning) may result in a change in character from the surrounding developed area. However, the property is located in a small transitional area adjacent to low-density large-lot residential development, small-lot suburban residential development, and commercial development. The proposed map amendment (rezoning) may provide a buffer between these differing land uses. The proposed land use transition and compatibility will be further evaluated with the subsequent preliminary plan and final plat applications.

**c. Key Area Influences**

The subject property is not located within a Key Area.

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

The subject property is not located within a Priority Development Area.

**3. 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.***

The subject property is located within Region 7 of the El Paso County Water Master Plan. Region 7 has a current water supply of 15,376-acre feet per year and a current demand of 10,141-acre feet per year. The 2040 water supply is projected to be 25,241-acre feet per year and the projected demand is 15,846-acre feet. The 2060 water supply is projected to be 27,840-acre feet per year, whereas the demand is anticipated to be 26,959-acre feet per year; therefore, there is projected to be a surplus supply of water for central water providers in this region of the County.



A finding of water sufficiency is not required with a map amendment (rezone) but will be required with any future subdivision request. The property is currently platted as a Tract and cannot be developed for multifamily use prior to subdivision action. A finding of water sufficiency is required with subsequent plat application(s). The area subject to the proposed map amendment (rezone) is proposed to be served by the Security Water District. Should the request be approved, a site development plan application will be required to initiate any multifamily use on the property.

#### **4. Other Master Plan Elements**

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a high wildlife impact potential. Colorado Parks and Wildlife and the El Paso County Community Services Department, Environmental Services Division were each sent a referral and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies floodplain deposits in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

### **H. PHYSICAL SITE CHARACTERISTICS**

#### **1. Hazards**

No hazards were identified during the review of the map amendment.

#### **2. Floodplain**

The property is not located within a defined floodplain as determined from review of the FEMA Flood Insurance Rate Map panel number 08041C0951G, dated December 7, 2018.

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

The property is located with the Big Johnson (FOFO2600) drainage basin, which is a studied drainage basin with drainage and bridge fees. Drainage and bridge fees are not assessed with map amendment (rezoning) requests but will be due at the time of final plat recordation. A grading and erosion control plan as well as a drainage report providing hydrologic and hydraulic analysis to identify and mitigate the drainage impacts of the development will be required at the subdivision stage of the development.

#### **4. Transportation**



The property is located north of the intersection of Crawford Avenue and Kittery Drive. The submitted traffic study identifies that access to the site will be provided through an existing shared driveway access via Crawford Avenue that aligns with Kittery Drive to the south. Off-site improvements consisting of auxiliary lane re-striping at the intersection of Crawford Avenue and Grinnell Boulevard have been recommended in the submitted traffic study. Further staff analysis of the proposed access point and improvements will be performed with review of the engineering documents associated with the final plat application.

The El Paso County 2016 Major Transportation Corridors Plan Update does not depict roadway improvement projects in the immediate vicinity of the development. The property is subject to the El Paso County Road Impact Fee program (Resolution 19-471), as amended.

## **I. SERVICES**

### **1. Water**

Water is anticipated to be provided by Security Water and Sanitation District. The District was sent a referral and has no outstanding comments.

### **2. Sanitation**

Wastewater is anticipated to be provided by Security Water and Sanitation District. The District was sent a referral and has no outstanding comments.

### **3. Emergency Services**

The property is within the Security Fire Protection District. The District was sent a referral and did not provide a response.

### **4. Utilities**

Electrical service is provided by Mountain View Electric Association (MVEA) and natural gas service is provided by Colorado Springs Utilities (CSU). Both MVEA and CSU were sent referrals and have no outstanding comments.

### **5. Metropolitan Districts**

The property is within the Fountain Mutual Metropolitan District. The District was sent a referral and did not provide a response.

### **6. Parks/Trails**

Land dedication and fees in lieu of park land dedication are not required for a map amendment (rezoning) application.



## 7. Schools

Land dedication and fees in lieu of school land dedication are not required for a map amendment (rezoning) application.

### 1. APPLICABLE RESOLUTIONS

Approval Page 27

Disapproval Page 28

## J. STATUS OF MAJOR ISSUES

There are no major issues.

## K. 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 (2019), 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-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.

**L. PUBLIC COMMENT AND NOTICE**

The Planning and Community Development Department notified fourteen (14) adjoining property owners on July 7, 2022, for the Planning Commission meeting. Responses will be provided at the hearing.

**M. ATTACHMENTS**

Vicinity Map  
Letter of Intent  
Rezone Map  
Airport Advisory Commission Recommendation



# El Paso County Parcel Information

PARCEL	NAME
6513125009	AIME VENTURES LLC

File Name: P-22-001

Zone Map No.: --

ADDRESS	CITY	STATE
1900 E PIKES PEAK AVE	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80909	

Date: July 6, 2002



Please report any parcel discrepancies to:  
 El Paso County Assessor  
 1675 W. Garden of the Gods Rd.  
 Colorado Springs, CO 80907  
 (719) 520-6600



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**CRAWFORD AVENUE MULTIFAMILY REZONE**

April 2022

**APPLICANT-OWNER/CONSULTANT INFORMATION:**

**OWNER**

AIME MANAGEMENT, LLC  
ATTN: CHRISTEL AIME CEO  
1900 E. PIKES PEAK AVE., SUITE #3  
COLORADO SPRINGS, CO 80909  
[CAime@aime-management.com](mailto:CAime@aime-management.com)  
719- 391- 4444

**APPLICANT**

JOHN P. NELSON ASSOCIATES  
1626 E. PIKES PEAK AVE.  
COLORADO SPRINGS, CO 80909  
719-632-3384  
[John@jpnarch.com](mailto:John@jpnarch.com)

**PLANNING**

KIMLEY-HORN & ASSOCIATES  
ATTN: RAIMERE FITZPATRICK  
2. NORTH NEVADA AVENUE, SUITE 300  
COLORADO SPRINGS, CO 80903

**TRANSPORTATION ENGINEERING (TRAFFIC IMPACT STUDY)**

KIMLEY-HORN & ASSOCIATES  
4582 SOUTH ULSTER STREET, SUITE 1500  
DENVER, CO 80237

**SURVEYING**

OLIVER E. WATTS CONSULTING ENGINEER, INC.  
614 ELKTON DRIVE  
COLORADO SPRINGS, CO 80907  
ATTN: OLLIE WATTS, PE  
(719) 593-0173  
[olliewatts@aol.com](mailto:olliewatts@aol.com)

**REQUEST**

The owner/applicant(s) requests approval of a map amendment (rezoning) of 1.16 AC from the CC (Community Commercial) zone with CAD-O (Commercial Airport Overlay District, ANAV (Aircraft Navigation Subzone) to the RM-30 (Residential Multifamily) CAD-O (Commercial Airport Overlay District, ANAV (Aircraft Navigation Subzone) zone.

The Applicant intends to develop 22 multifamily units on the site with a maximum density of 20 DU/AC in the proposed RM-30 zone. The planned community includes: two (2) story multifamily unit building, landscaping, and open spaces. Parking will be provided by uncovered surface parking. Final community and site plan details are currently being refined for site development plan submittal.

**REVIEW CRITERIA & JUSTIFICATION**

The Applicant requests approval of the rezoning based on findings of consistency and general conformance with the following map amendment (rezoning) review criteria. Master Plan conformity will be discussed in terms of general conformity with the Your El Paso Master Plan (Master Plan) and El Paso County Water Master Plan (WMP).

***A. 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 rezone is in general conformance with the EL Paso County Master Plan as discussed in detail below. This development pattern is consistent with the location and primary/supporting land uses of the Suburban Residential Placetype shown on the Placetypes Map in the Master Plan.

The overall area as defined by the existing Sketch Plan has been 98%+/- implemented today with minor changes (parcel by parcel) over the years. Multiple zone changes have been approved to refine land use densities and uses reflected today. But remain consistent with the overall spirit of the original Sketch Plan area. The current request re-introduces multifamily land uses originally contemplated within the plan area. The adjacent surrounding single-family has been established since 1994 and characterizes the neighborhood today. The subject site remains vacant and has been zoned office. The proposed change to multi-family will complement the residential environment and provide a transition to the office use located on the corner of Crawford Ave and Grinnell Street. Since 1986, the commercial frontage along Grinnell Street has been slowly reduced (multiple zone changes) for further residential neighborhood development, this includes the original 18.8 ac north of Crawford Ave. Today the “commercial” use has been reduced to and consist of 2.5ac office zone. The subject parcel today is 1.16 ac or half of the remaining non-residential use.

**Your El Paso Master Plan: LAND USE**

**Key Areas – identifies those areas of the County that are defined by unique localized characteristics having influence on land use and development.** The property is located within a military Installations and 2-Mile Notification Key Area.

**Areas of Change – identifies areas of the County that are anticipated to remain the same, undergo minor changes, or develop in a manner different than they exist today.** The project area is located within an – Minimal Change: Developed area on the Areas of Change Map. these areas are characterized as

- having an established character
- being largely built out with pockets of vacant/undeveloped land
- 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 can be maintained.”

The project proposes a more intense infill development (multifamily) that is located between existing commercial (financial institution) and single-family detached residential. the inclusion of the multifamily densities will not significantly impact the character of the area.

**Placetypes – identifies the different development and land use characteristics for areas of the County that make up the various Placetypes, which serve as the base for long-range planning.** The project area is located within a suburban residential placetype. Primary land uses include single-family detached residential. Supporting Land Uses in the Suburban Residential Placetype are Single-family Attached, Multifamily Residential, Parks/Open Space, Commercial Retail, Commercial Service, and Institutional uses”.

PLACETYPES	LAND USES																			
	Agriculture	Farm/Homestead	Estate	Single-Family Detached	Single-Family Attached	Multifamily	Mixed Use	Restaurant	Commercial Retail	Commercial Service	Tourism Commercial	Entertainment and Arts	Office	Light Industrial/Business Park	Heavy Industrial	Military Operation	Parks and Open Space	Natural and Paleontological	Institutional	Utility
Rural	●	●	○													●		○		
Large-Lot	○			●				○	○								○			
Suburban				●	○	○		○	○								○		○	
Urban Residential				●	●	●	○	○	○				○				○		○	
Rural Center				●	○	○		●	●	●									●	
Regional Center					○	●	○	●	●	●		●	○						○	
Employment Center								○	○	○			●	●	●					
Regional Open Space																●	●			
Mountain Interface				○				○	○	○	○					●	●	○		
Military				○	○	●		○	○	○		○	●	●		●	○		○	
Utility																○				●

● Primary Land Use: More prominent and play a pivotal role in characterizing that placetype  
 ○ Supporting Land Use: Less prevalent and serve to support the primary land use

Per the Plan, “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.”

Also, “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.”

Primary Land Uses in the Suburban Residential Placetype are Single-Family Detached Residential uses (less than 1 unit/2.5 acres to 5 units/acre)

**Your El Paso Land Use Goals**

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

The proposed development is consistent with the established character of the area as a transitional land use between existing commercial and office land uses and detached residential densities.

The proposed rezone and multifamily infill development are a compatible land use to transition from commercial and office densities at the Grinnell/Crawford Ave intersection on the east to the surrounding detached residential (single-family) densities and land uses west, north, and south of the site.

Necessary urban services to meet the multifamily demands are available and currently serving adjacent and nearby residential, commercial, industrial land uses and densities. Specific services include water/wastewater, fire protection, emergency ambulatory/medical service (EMS), police protection, public schools for compulsory education, public parks and recreation opportunities, and public drainage/transportation facilities and associated infrastructure.

Public services and utilities are, or will be, provided by the following

- Water & Wastewater Services: Security Water/Sanitation District
- Natural Gas: Colorado Springs Utilities
- Electric Service: City of Fountain Electric
- Fire Protection: Security Protection District
- Public Schools: Widefield School District #3
- Library Services: Pikes Peak Library District:
- Roads: El Paso County Road and Bridge
- Police Protection: El Paso County Sheriff’s Department
- Special District Services: Fountain Mutual Metropolitan District
- Special District Services: Southeastern Colorado Water Conservancy
- Parks, Trails, Open Spaces: El Paso County, City of Colorado Springs, CMD

Utility and fire protection commitments and use specific service demands and delivery requirements will be provided at future subdivision phases for the multifamily project. The subsequent subdivision and site development plan submittal and review will include detailed reports and analysis of system or service deficiencies. Impacted service providers will outline respective infrastructure and/or operational needs to meet projected demands.

**Infrastructure Capacity (Transportation and Access – Summarized from TIS)**

Based on the TIS prepared by Kimley-Horn in support of the zone change, the Project is expected to generate approximately 218 weekday daily trips, with 30 of these trips occurring during the morning peak hour and 32 of these trips occurring during the afternoon peak hour. Based on the analysis presented in the report, it is believed that the Project will be successfully incorporated into the existing and future roadway network. Analysis of the existing street network, the proposed project development, and expected traffic volumes resulted in the following conclusions and recommendations:

- *Based on El Paso County standards, the northbound left turn length requirements at the Crawford Avenue and Grinnell Boulevard intersection are 335 feet plus a 200-foot taper. Since vehicle queues are only calculated with 50 feet of storage and to avoid reconstructing the existing raised median for only an additional 35 feet of length, it is recommended that the existing median for the northbound left turn lane at Crawford Avenue and Grinnell Boulevard intersection remain in the current condition. However, the northbound left turn lane at the Crawford Avenue and Grinnell Boulevard intersection should be restriped from approximately 150 feet to 300 feet of length.*
- *To meet El Paso County standards, it is recommended that the southbound right turn lane at the intersection of Crawford Avenue and Grinnell Boulevard be restriped to 335 feet with a 200-foot taper.*
- *Any on-site or offsite improvements should be incorporated into the Civil Drawings and conform to standards of El Paso County and the Manual on Uniform Traffic Control Devices (MUTCD) – 2009 Edition.*
- *No westbound right turn lane into the Site is warranted at the Kittery/Crawford intersection based on projected 2045 total traffic volumes being 27 westbound right turns during the peak hour and the threshold being 50 vehicles per hour.*

**Goal 1.2 - Coordinate context-sensitive annexation and growth strategies with municipalities.**

The property is outside of any annexation boundary or potential area of interest.

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

the proposal introduces an alternate housing type and density as an infill use of a vacant parcel. the multifamily use is supportive of the primarily residential character of the area.

**Goal 1.4 - Continue to encourage policies that ensure “development pays for itself”.**

The developer will be responsible for payment of all utility connection and tap fees, bridge, drainage, park and school fees, road impact fees, and other costs associated with development of the property.

**Your El Paso Housing Goals:**

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

**Goal 2.1 - Promote development of a mix of housing types in identified areas.**

**Goal 2.3 - Locate attainable housing that provides convenient access to goods, services, and employment.**

The housing type in the area is characterized by suburban residential (single-family detached) densities.

The existing and approved land use mix within the adjacent area includes residential (single-family attached, single-family detached, and multifamily) land uses, together with commercial and retail uses, service oriented, light, and heavy industrial land uses along and adjacent to the Constitution Corridor from Peterson Road to the west to the easternmost terminus of Constitution Avenue to the east at State Highway 24, along the Marksheffel Corridor from North Carefree to the north southerly to the intersection of Marksheffel Road and State Highway 94 to the south (see surrounding land use map exhibit/not vicinity map).

The proposed multifamily housing development will provide an additional 22 apartment units to the available rental housing market supply. This housing will create opportunities for individuals and families to find attainable and affordable housing near conveniently located to major transportation thoroughfares (Powers Blvd, SH 85/87, & I-25) which can connect them to employment centers, commercial/retail corridors and nodes, and recreational opportunities throughout the El Paso County region.

The proposed rezone and development of multi-family housing will provide additional housing choice meet the current regional demand for workforce, affordable, and attainable housing. The proposed rezone provides opportunity to create market rate affordable and attainable housing within a multifamily context. Rental/leasing prices will be market rate which are comparable to rent rates for similarly aged communities in El Paso County that provide comparable unit and community amenities. The proposed infill multifamily development provides a balancing and complementary land use mix that supports nearby commercial/retail uses and workforce housing demands.

The functionality of the site with respect to access, design, and building orientation will be consistent with and compatible with existing conditions such as location and massing of buildings relative to adjacent rights of way, location of community/resident amenities and recreation areas. External building design will enhance the overall visual character attractiveness of the area through contemporary building facades and private architectural design standards.

#### **WATER MASTER PLAN CONFORMANCE & CONSIDERATIONS**

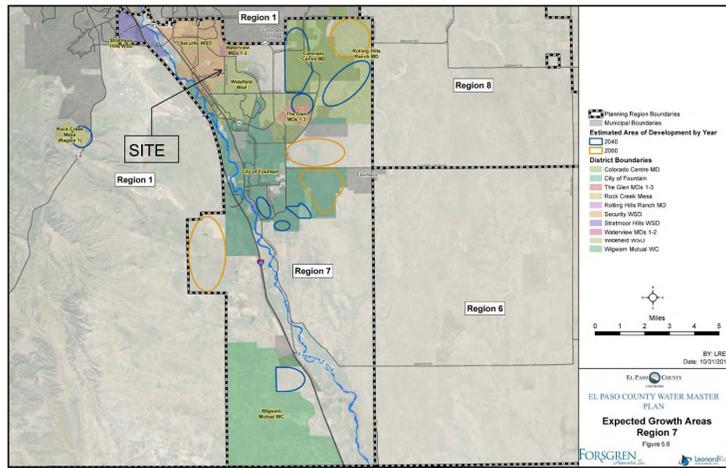
- **Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.**
- **Goal 6.0 – Require adequate water availability for proposed development.**
- **Policy 6.0.8 – Encourage development patterns and higher density, mixed use developments in appropriate locations that propose to incorporate meaningful water conservation measures.**

- **Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.**

The development area is located in REGION 7 as identified on the El Paso County Water Master Plan Planning Regions Map and is within the Security Water and Sanitation District Service Area. Region 7 consists of areas served by CMD and is not expected to experience significant growth by 2060. However, the District may expand water and sewer service to growth areas outside of Region 5.

**REGION 7 (FOUNTAIN AREA)**

Region 7 could experience the largest demand growth in the County by 2060. Areas projected to develop by 2040 are located south of Fountain on the north and south sides of Link Road. Areas northwest of Fountain along the east and west sides of Marksheffel Road are also expected to grow by then, as well as the area south of Fountain on the west side of I-25. Directly west of Fountain, areas north and south of Squirrel Creek Road are expected to grow by 2060. One large development is expected south of Fountain by 2060, along the west side of I-25. Another is expected in the northeast corner of Region 7, along both sides of Bradley Road. See Figure 5.6 for the Region 7 growth map (BELOW).



The project area is located outside of the areas identified for growth in the 2040 and 2060 horizons.

District water supplies are from the Pueblo Reservoir and, according to the District, meets all federal and state regulatory standards. Existing groundwater wells (25) have been shut down due to water quality concerns (PFC's) in 2016. Currently, the district transports water from the Pueblo Reservoir via the Fountain Valley Authority and Southern Delivery System infrastructure systems.

Additional evaluation of water supplies will be provided with upcoming final plat applications.

Findings of water sufficiency will be made during the final plat submittal, review, and approval process. Early discussions with the District indicate that adequate water supplies are available to meet the demands of the project. A complete final analysis of projected water demand and to-date District supplies are pending completion of the Development Review process between the District and developer.

A Water Resources Report with supplemental District information will be provided with upcoming final plat application and will provide detailed information regarding multifamily demand and supplies, commitments, facilities, acquisitions, and capital improvements. Coordination is ongoing with the District to establish final water demands to serve the development in terms of number of units, fixture counts, and irrigation and fire suppression needs.

**B. 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 application has met all County submittal and procedural requirements for a rezone as either outlined or authorized by the referenced statutes.

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

The proposed zone district is compatible with existing and permitted land uses and zoning districts in all directions. The proposed multifamily uses and densities are compatible with the existing and approved residential, commercial, and industrial land use patterns and densities along the Grinnell Avenue corridor in both northerly and southerly directions.

Surrounding land uses and zoning include the following:

NORTH: Single-family Detached housing

EAST: Commercial (Credit Union)

SOUTH: Single-family Detached housing; Medical/office

WEST: Single-family Detached housing

Roadways, utilities, drainage, etc. will be constructed in the most optimal and efficient manner as necessary to facilitate development construction and sequencing. Utilities for the multifamily community will be coordinated with the associated districts and providers as required. A minimum 15-foot landscape buffer and setback will be provided against roadway, residential, and commercial uses.

Additional information related to this site and the requested zone change: The subzones CAD-O and ANAV Multifamily residential is allowed. Per the El Paso County, Land development code, Appendix B, Chapter 7, Article 1, 4.3.1(F) the request referred to the

Airport Advisory Commission , the airport staff recommends no objection with the following conditions

1. ~~Afication Easement~~: Proof of Avigation Easement filing noted on rezoning plan (Recorded September 27, 1985 in Book 5067 at Page 379); no further action is required.
2. Airport Acknowledgement: Upon accepting residency ~~with xx~~within the property, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that ~~the propertyxx~~ lies within an Airport Overlay Zone and is located less than 3 miles from Colorado Springs Municipal Airport and may, at times (24 hours per day), experience noise and other activities and operations associated with aircraft ant the Airport.
3. FAA Form 7460-1 Airspace Evaluation: If use of equipment (permanent or temporary) will exceed 200 feet above ground level in height at this site, the applicant is to file an airspace evaluation case with the federal aviation administration (FAA) and provide the results to the airport before the commencement of construction activities.

**D. The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.**

The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the County Code.

The site is located adjacent to existing utility infrastructure and service lines. No major utility improvements or upgrades are anticipated to adequately serve the site.

The functionality of the site with respect to access, design, and building orientation will be consistent with and compatible with existing conditions such as location and massing of buildings relative to adjacent rights of way and view corridors, location of community/resident amenities and recreation areas, site design which respects the location as a County/City gateway, as well as enhancing the overall visual character attractiveness of the area through contemporary building facades and private architectural design standards.

Suitability of the site for development in terms of geology, service availability, environmental impacts, major land use impacts, aviation overlay impacts, and military adjacency considerations and mitigation of associated impacts will be documented with subsequent subdivision plat and site development plan applications.

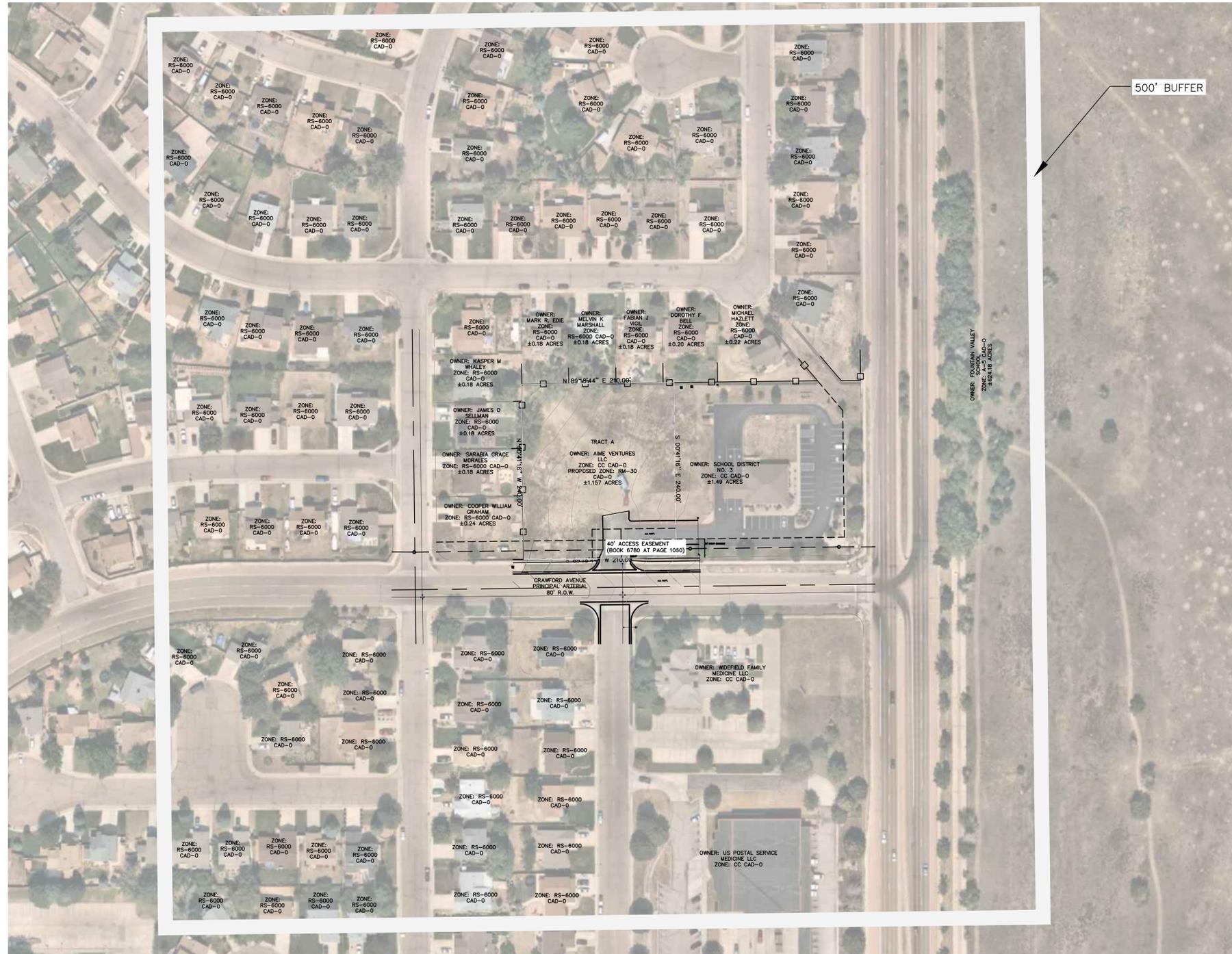
The subdivision analysis of the site suitability will also include availability of public services such as: access & transportation, stormwater, fire protection, utilities, water/sewer services, schools, parks and open spaces (via dedications as well as on site amenities where applicable). These and other issues will be addressed in additional detail in response to subdivision, site development and performance criteria, any conditions of approval imposed by the BOCC.

Development will conform to with the zoning requirements of the RM-30 zone, including landscape buffering/screening requirements of the Code summarized below:

- Maximum density: 30 DU/AC
- Structural Setbacks (from property boundary):
  - Front 25-feet feet
  - Side/Rear: 15-feet
  - The minimum distance between buildings shall be 10 feet.
- Max Lot Coverage: 60%
- Max Height: 40-feet
- Roadway Landscape Buffers:
  - Non-Arterial: 10 feet (1 tree/30 feet of Grinnell Ave frontage)
- Buffer Between Non-Residential, Multifamily Residential and Single-Family/Duplex Uses:
  - 15-feet along frontages adjacent to single-family residential uses
  - 15-feet along residential boundary where compatibility is a concern (southern property boundary)
  - 1 tree/25-feet of common property line
  - A minimum 1/3 trees shall be evergreen
- Internal Landscaping Requirements:
  - A minimum of 15% of the lot or parcel shall be landscaped.
  - A minimum of one tree shall be provided for every 500 square feet of required internal landscape area.

All future rezoning, subdivision, and/or development applications will be subject to the restrictions and limitations of the Commercial Airport District Overlay. The subsequent final plat will clarify zone district boundaries with respect to ROW dedications and improvements, stormwater and water quality facilities, utilities, pedestrian amenities and landscape buffers and setbacks.

# CRAWFORD AVE. MULTIFAMILY REZONE EXHIBIT B TRACT A OF FOUNTAIN VALLEY RANCH FILING NO. 6B SITUATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF FOUNTAIN, COUNTY OF EL PASO, STATE OF COLORADO



**LEGAL DESCRIPTION**  
TRACT A, FOUNTAIN VALLEY RANCH SUBDIVISION FILING NO 6B, COUNTY OF EL PASO, STATE OF COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 1995 IN PLAT BOOK H-5 AT PAGE 151 OF THE RECORDS OF SAID COUNTY AND CONTAINING 50,400 SF / 1.157 AC

- NOTES:**
1. PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN JOINT ACCESS EASEMENT RECORDED DECEMBER 11, 1995 IN BOOK 6780 AT PAGE 1060.
  2. PROPERTY IS SUBJECT TO THE EFFECT OF AVIGATION EASEMENT RECORDED SEPTEMBER 27, 1985 IN BOOK 5067 AT PAGE 379.

**OWNER:**  
AIME MANAGEMENT, LLC  
CHRISTEL AIME CEO  
1900 E. PIKES PEAK AVE., SUITE #3  
COLORADO SPRINGS, CO 80909  
CAime@aime-management.com  
719-391-4444

**PLANNERS/LANDSCAPE ARCH.:**  
KIMLEY HORN & ASSOCIATES  
2 NORTH NEVADA AVENUE  
SUITE 300  
COLORADO SPRINGS, CO 80903

**SURVEYOR:**  
OLIVER E. WATTS CONSULTING ENGINEER, INC.  
614 ELKTON DRIVE  
COLORADO SPRINGS, CO 80907  
ATTN: OLLIE WATTS, PE  
(719) 593-0173  
olliewatts@aol.com

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2 NORTH NEVADA AVENUE, SUITE 300  
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180



**Colorado Springs Airport Advisory Commission Meeting  
To Be Heard February 23, 2022  
Land Use Review Item #10**

<b>EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S):</b> P221 <i>RESIDENTIAL REZONE</i>		<b>PARCEL #(S):</b> 6513125009
<b>DESCRIPTION:</b> Request by John P. Nelson Associates on behalf of Aime Ventures, LLC for approval of a rezone for a 22 multi-family unit two-story apartment building. The site will be rezoned from CC/CAD-O (Community Commercial with Commercial Airport District Overlay) to RM-30/CAD-O (Residential Multifamily with Commercial Airport District Overlay). The site consists of 1.16 acres and is located southwest of Bradley Road and Grinnell Boulevard.		
<b>CONSTRUCTION/ALTERATION OF MORE THAN 1 200 FEET ABOVE GROUND LEVEL?</b> No	<b>DISTANCE/DIRECTION FROM COS:</b> 2.7 miles southwest of Rwy 35R	
<b>TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT:</b> 40 feet above ground level; 5,840 feet above mean sea level	<b>COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED:</b> None	
<b>ATTACHMENTS:</b> <a href="http://epcdevplanreview.com">Project Details - EDARP (epcdevplanreview.com)</a> CLICK ON VIEW ZONING MAP UNDER DOCUMENTS LIST		

**STAFF RECOMMENDATION/CONDITIONS OF APPROVAL**

*Subject to Airport Advisory Commission Action*

*Airport staff recommends **no objection** with the following conditions:*

- **Avigation Easement:** Proof of Avigation Easement filing noted on rezoning plan (Recorded September 27, 1985 in Book 5067 at Page 379); no further action is required.
- **Airport Acknowledgement:** Upon accepting residency within Crawford Avenue, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that Crawford Avenue lies within an Airport Overlay Zone and is located less than 3 miles from Colorado Springs Municipal Airport and may, at times (24 hours per day), experience noise and other activities and operations associated with aircraft and the Airport.
- **FAA Form 7460-1 Airspace Evaluation:** If use of equipment (permanent or temporary) will exceed 200 feet above ground level in height at this site, the applicant is to file an airspace evaluation case with the Federal Aviation Administration (FAA) and provide the results to the Airport before the commencement of construction activities. FAA's website (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>).

# Colorado Springs Airport Advisory Commission Meeting To Be Heard February 23, 2022 Land Use Review Item #10

Project location exhibit:

