

APPLICANT-OWNER/CONSULTANT INFORMATION:

OWNER/APPLICANT

TR EL PASO LAND, LLC
999 18TH STREET, SUITE 3000
DENVER, CO 80202

PLANNING SUPPORT

KIMLEY-HORN & ASSOCIATES
2. NORTH NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, CO 80903

SURVEYING

POLARIS SURVEYING, INC
1903 LELARAY STREET, SUITE 102
COLORADO SPRINGS, CO 80909

LOCATION, ACREAGE, PARCEL ID INFO, & ZONING

The application for a map amendment (rezoning) includes Parcel No. 3500000245. The proposed rezoning is located at the northwest corner of intersections of South Ellicott Highway and Drennan Road (see vicinity map insert and map exhibit for details). The combined acreage of the properties included in the proposed rezone is ±275.89. (Currently Zoned R-4).



REQUEST

The application is to Rezone 275.89 acres from the R-4 zone (obsolete) to the A-35 zoning district. The approved final plat will clarify zone district boundaries with respect to ROW, adjacent parcels, and landscape buffers and setbacks as necessary. The application includes the following request:

- Approval to develop 7 lots under the A-35 zone.
- Each lot will be approved with on-site wells and septic. Each lot will be required to complete individual permitting independent of the rezone.

JUSTIFICATION

Per the El Paso County Land Development Code Chapter 4 (4.1.4 Obsolete Zoning Districts) the current R-4 Zoning identified as "Planned Development" has been declared to be obsolete pursuant to Board of County Commissioners (BoCC) Resolution No. 91-59, Land use 10 as replaced by Resolution No. 92-46 later replaced by Resolution No. 17-374 Exh. A. 12-12-2017.

"Zoning District, Obsolete--A zoning district which remains applicable to land, but which has been determined by the BoCC to be outdated and which cannot be applied to any additional land within the county.

4.1.4. Obsolete Zoning Districts The C-1, C-2, M, and R-4 zoning districts have been declared to be obsolete pursuant to BoCC Resolution No. 91-59, Land Use 10 as replaced by Resolution 92-46, Land Use-9. No land will be rezoned to an Obsolete Zoning district. The BoCC may modify the allowed uses, special uses, and development standards within these zoning districts. Landowners are encouraged to rezone land from an Obsolete Zoning district classification. The BoCC may offer incentives, such as modified application fees in order to accomplish this goal."

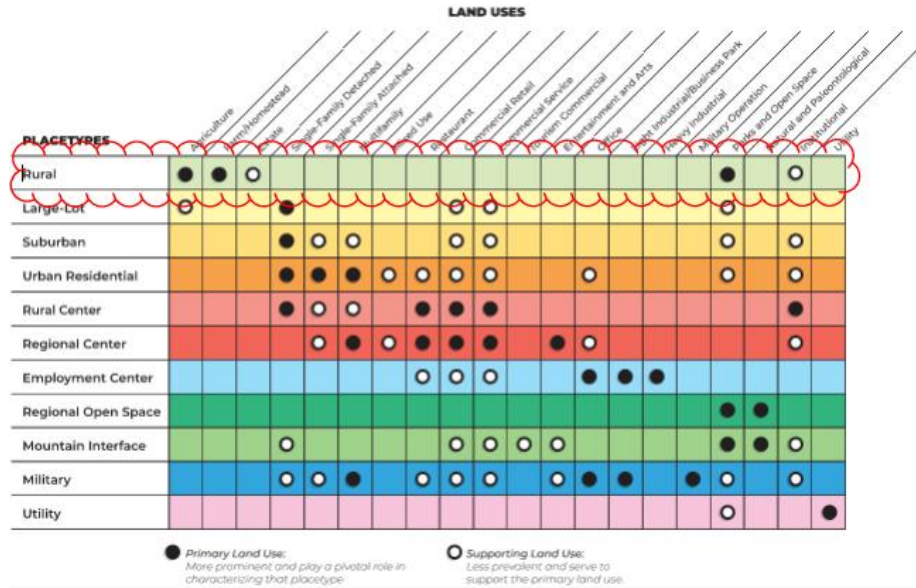
The request of the zone-change will result in the "down-zoning" of the area to a lower density of land use. Per the approved resolution "Landowners are encouraged to rezone land from an Obsolete Zoning district classification". The down-zone to A-35 provides a variety of potential development use.

The request has no impacts on identified or acknowledged overlay zoning that would impact the A-35 zone.

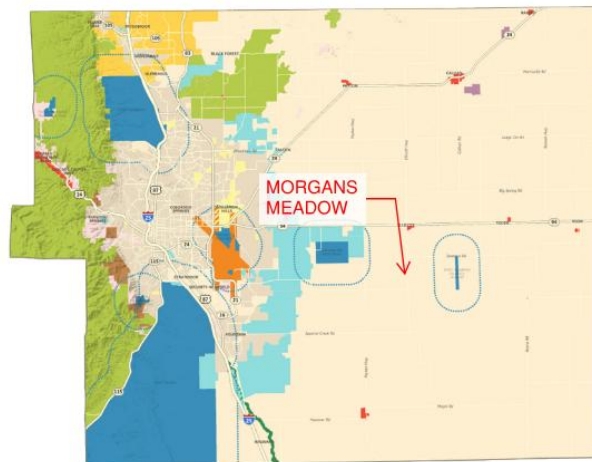
The applicant requests approval of the rezoning based on findings of compliance with the following Goals:

- Goal 1.1 - Ensure compatibility with established character and infrastructure capacity.
- Goal 1.2 - Coordinate context-sensitive annexation and growth strategies with municipalities.
- Goal 1.3 - Encourage a range of development types to support a variety of land uses.

The proposed rezone provides opportunity to preserve the agricultural character of rural communities. The character of the area is generally rural and distant from high activity and higher density areas. Rural El Paso County exists of hilly areas to the east. The project will preserve the rolling plains and maintain the grazing lands used for agricultural production of rural lifestyle. Rural areas also provide farm homesteads and large single-family estates on substantially sized parcels. The rezone will provide 35+ ac home sites. The project/rezone will not put additional demands on the area infrastructure and is consistent with the area landscape and development context in the county.



Key Areas:

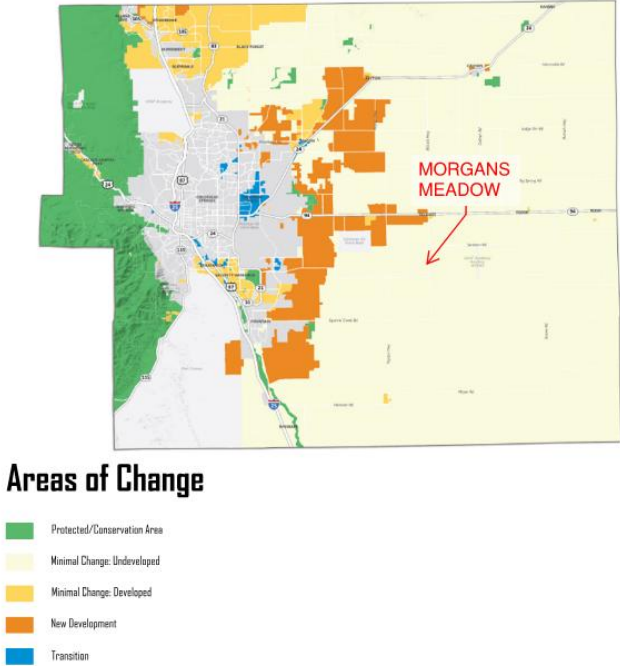


Key Areas

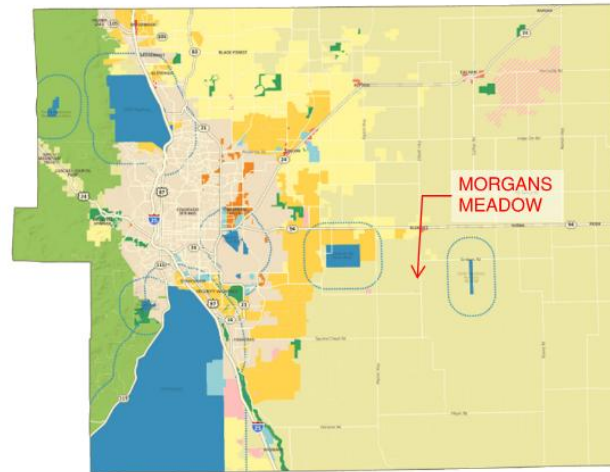
- Military Installations and 2-Mile Notification Zone
- Small Town & Rural Communities
- Tri-Lakes Area
- Potential Area For Annexation
- Forested Area
- Colorado Springs Airport/ Peterson Air Force Base
- Enclaves or Near Enclaves
- Fountain Creek Watershed Flood Control & Greenway District
- Uncommon Natural Resources
- Pikes Peak Influence Area

The property is not located within any of the ten (10) key areas.

Areas of Change:



Morgans Meadow is located in the area expected for "Minimal Change Undeveloped". These areas are designated as low impact, undeveloped or agricultural areas. It is expected that these developments are to match the characteristics of adjacent properties.



Placetypes

Military	Urban Residential	Regional Open Space
Rural	Rural Center	Mountain Interface
Large-Lot Residential	Regional Center	Utility
Suburban Residential	Employment Center	Incorporated Area

Morgan’s Meadow is located within the Rural type. This land use is designated for agricultural homestead, 35 acres or larger. The rural place type generally supports the proposed development pattern and the support of limited accessory dwelling units as well.

- The rezone would be consistent with this place type
- The rezone and the code would protect the intent of the Placetype, by the procedures and standards intended to promote safe and orderly development.
- The proposal would provide for the land uses in relation to existing and predicted patterns of growth in the area.
- The proposal is consistent with available and necessary services.
- The rezone would have no impact on any currently approved sketch plans

Water Master Plan:

Under the Colorado Revised Statutes, Title 32. This property is within the Region 4c district boundary and will consistently follow the rules and regulations per the El Paso County Water Master Plan,

- A sufficient water supply has been clarified or provided through existing private wells. The well have been permitted per quantity and quality standards set forth in the State water supply standards.
- The individual wells will be monitored per local standards

- The reduction in zone density and projected build out will reduce the water demand in the area/region 4c.

Wastewater systems:

- Wastewater services will be provided by way of individual on-site septic/wastewater systems.
- Individual private properties on-site sewage disposal systems will be established and comply with state and local laws and regulations, per [C.R.S. § 30-28-133(6) (b)] and the requirements of Chapter 8 of this Code;

Electric

- Electric service will be provided through Mountain View Electric

Gas

- Gas service will be provided through Colorado Natural Gas

Natural or Physical site features:

The Zone Change will support the preservation of the natural features and drainages of the site and surrounding lands:

- Site Natural Features:
 - Site is located within three (3) drainage basins, those being Lower Black Squirrel (CHBS0600), Telegraph Exchange (CHWS0200) and Book Ranch (CHBS0800). Data provided by Muller Engineering Company; (1988)



- The topography of the site is rolling hills with one drainage way, extending from north to south through the property. The existing drainage ways are wide without a defined flow path and no erosion is anticipated.
- The site consists of;
 - A floodway Zoned AE per the National Flood Hazard Layer FIRMette (08041C0820G)
 - A Floodway Zoned AO per the National Flood Hazard Layer FIRMette (08041C0820G)

Wildlife:

With the reduced allowable development density, the rezone will future help reduce Wildlife impacts are expected to be generally very-low

Summarizing any community outreach efforts by the applicant that have occurred or are planned as part of the request.

- **Adjacent owner notification letters were sent out 10/31/2022 informing neighbors that a rezone and replat of said property will be completed. No comments have been received.**
- **No additional community outreach has been conducted on the zone change to date. Due to the nature of the down-zone, it was not anticipated.**

A Summary of anticipated traffic generation and access

- A traffic study is not required in accordance with the ECM Section B.1.2.D, all criteria has been satisfied.
- It is planned that driveway access will be limited to the adjacent public right of ways and in compliance per ECM standards and provisions. To be defined with future site development plans and platting.
- Due to the down-zone character of the application, it is anticipated that the traffic projects for the same area of development should be reduced. Access for each future lot will be planned per current development and engineering standards.