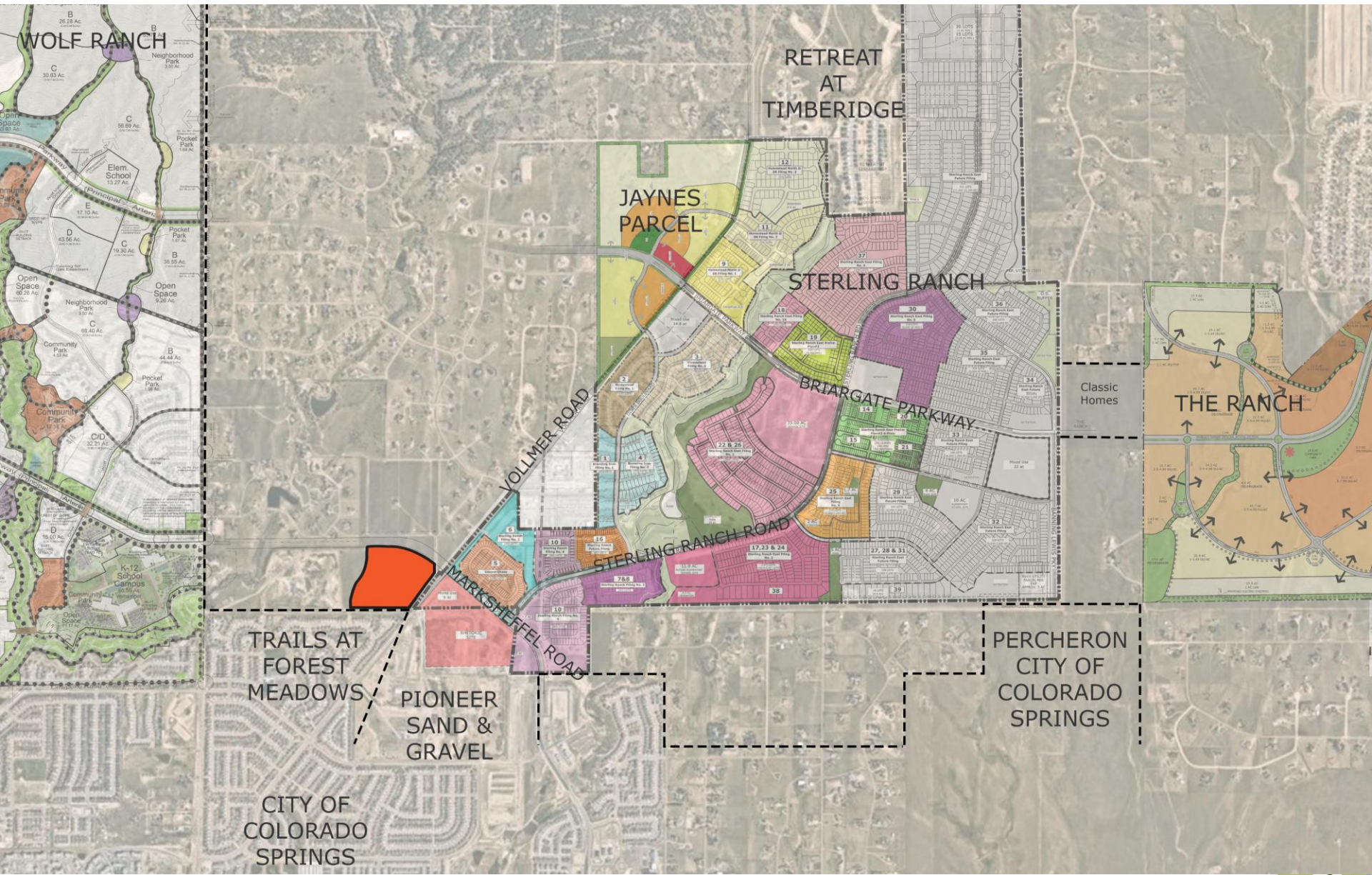


# Schmidt Property

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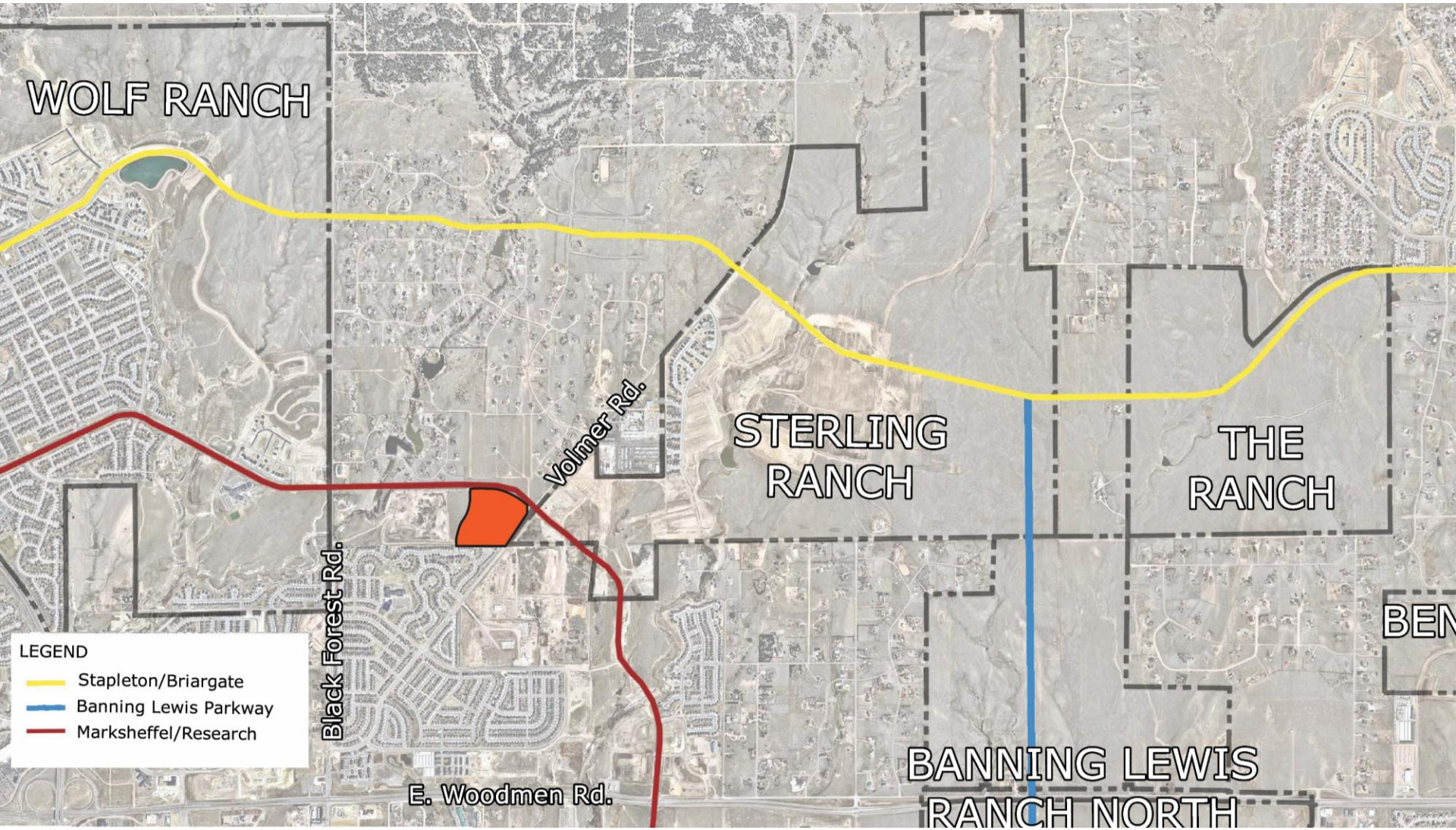
RM 30 Rezone

# Surrounding Context



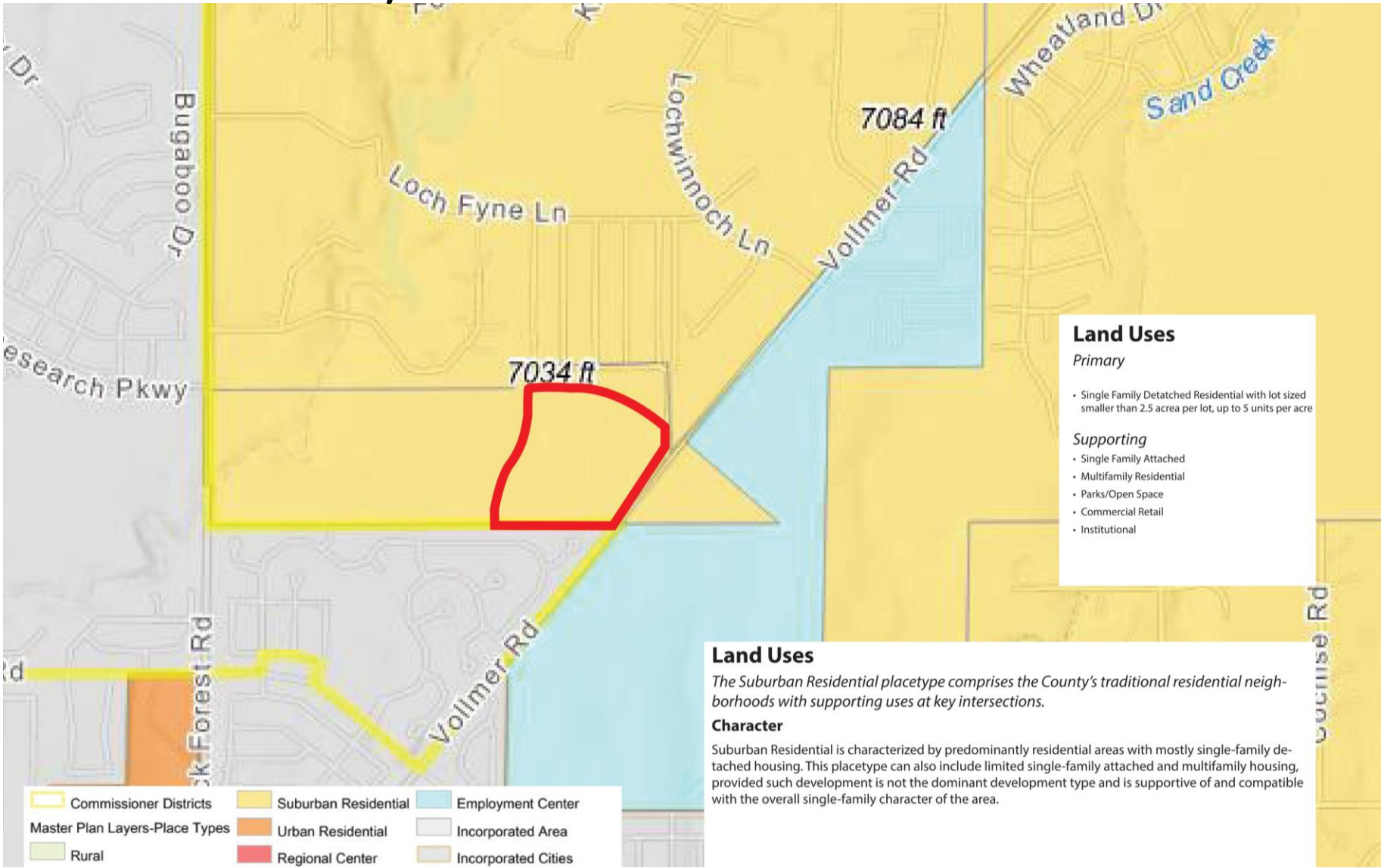


# Future Road Connections





# Your El Paso County Master Plan



**Land Uses**

*Primary*

- Single Family Detached Residential with lot sized smaller than 2.5 acrea per lot, up to 5 units per acre

*Supporting*

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

**Land Uses**

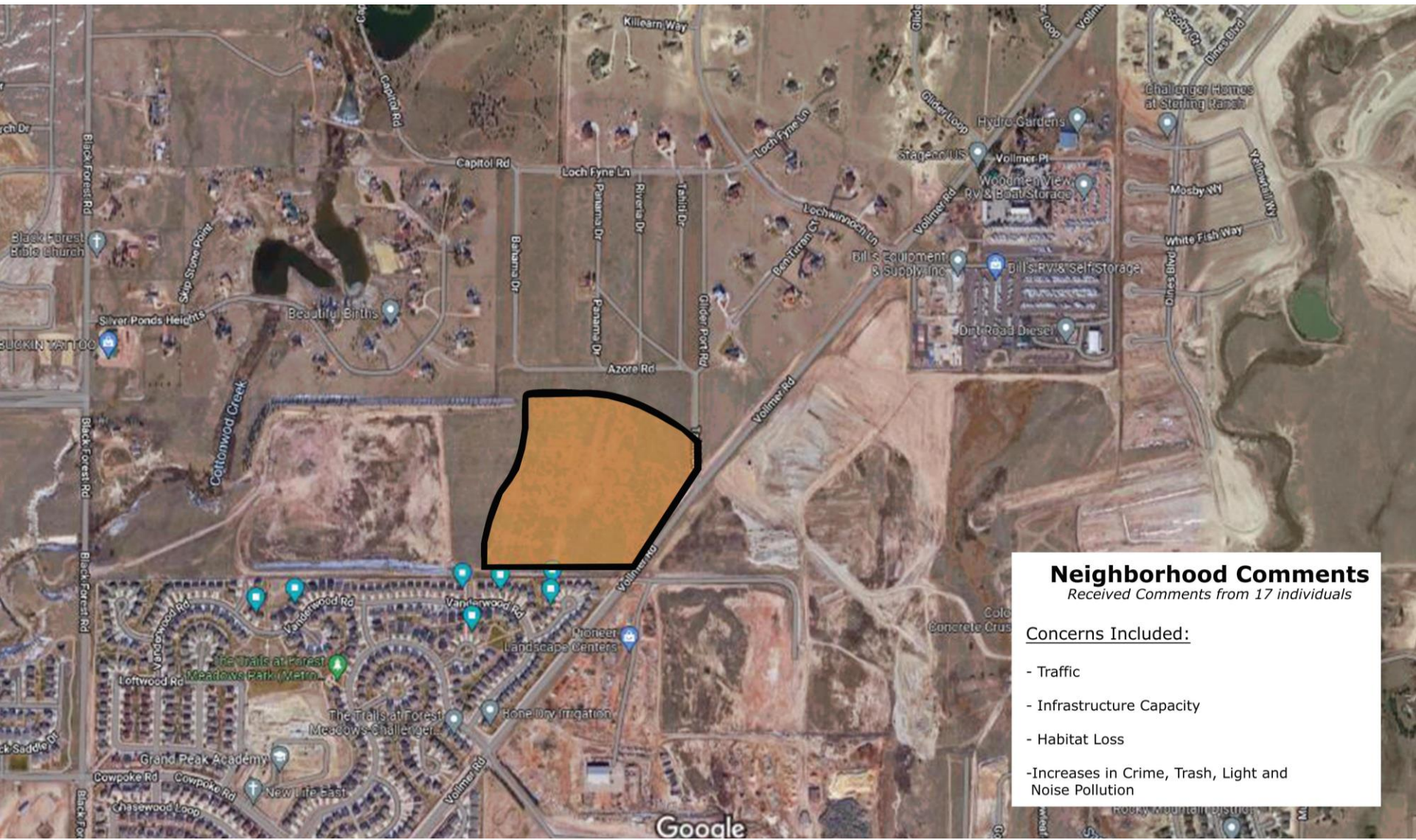
*The Suburban Residential placetype comprises the County's traditional residential neighborhoods with supporting uses at key intersections.*

**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.

Commissioner Districts	Suburban Residential	Employment Center
Urban Residential	Regional Center	Incorporated Area
Rural		Incorporated Cities

# Neighborhood Concerns



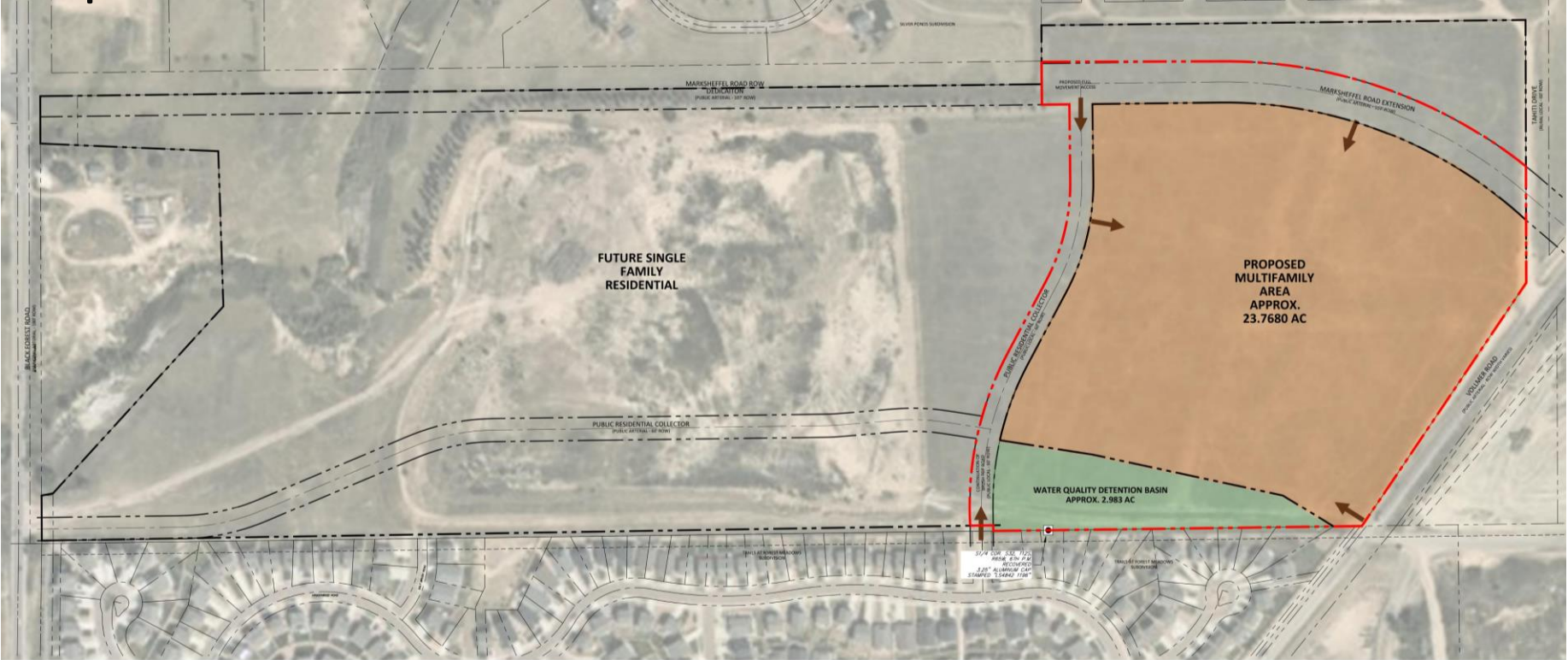
**Neighborhood Comments**  
*Received Comments from 17 individuals*

Concerns Included:

- Traffic
- Infrastructure Capacity
- Habitat Loss
- Increases in Crime, Trash, Light and Noise Pollution



# Proposed RM30 Rezone



- RM30 on Approx. 31.62AC
- Extension of Marksheffel Road along Northern Boundary
- 3 AC Detention and Buffer along Southern Boundary
- Existing Berm to be retained along Southern Boundary

- Access Points Proposed
  - ¾ intersection on Marksheffel Rd.
  - Full movement intersection on Vollmer Rd.
  - 2 Full movement intersections on Brush Top Road

