SUMMARY MEMORANDUM

TO: El Paso County Board of County Commissioners

FROM: Planning & Community Development

DATE: 11/12/2026

RE: P2610; Siesta Grove Rezoning

Project Description

A request by Quentin Dassonville for approval of a Map Amendment (Rezoning) of 35.08 acres from RR-5 (Residential Rural) to RR-2.5 (Residential Rural). The property to be rezoned is located at 15850 Siesta Grove, and is approximately 1.63 miles southwest of the intersection of Black Forest Road and Hodgen Road. The item was heard on the consent agenda at the 10/15/2026, Planning Commission meeting, and was recommended for Approval with a vote of 7-0. (Parcel No. 6100000292) (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.

Planning Commission Recommendation and Vote

Commissioner Bailey moved / Commissioner Emrick seconded for Approval of the Map Amendment Rezoning utilizing the resolution attached to the staff report, that this item be forwarded to the Board of

County Commissioners for their consideration. The motion for Approval was approved (7-0). The item was heard as a consent agenda item.

Discussion

The Commission had no concerns or questions for staff or the applicant related to the proposal. No discussion occurred at the hearing prior to the motion.

Attachments

1. Planning Commission Minutes from 10/15/2026.
2. Signed Planning Commission Resolution.
3. Planning Commission Staff Report.
4. Draft BOCC Resolution.

EL PASO COUNTY PLANNING COMMISSION

MEETING RESULTS (UNOFFICIAL RESULTS)

Planning Commission (PC) Meeting

Thursday, October 15th, 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, Jim Byers, Mae Emrick, Eric Moraes, Tim Trowbridge, Christopher Whitney, and Jason Wulf.

PC MEMBERS PRESENT AND NOT VOTING: Michael Brewer (Virtual).

PC MEMBERS ABSENT: Sarah Brittain Jack, Suzanne Casagrande, Bryce Schuettpelz, and Blaine Brew.

STAFF PRESENT: Meggan Herington, Erika Keech, Jen Uhler, Joe Letke, Ryan Howser, Kari Parsons, Kylie Bagley, Kurt Arnoldussen, Charlene Durham, Daniel Torres, Mindy Schulz, and Marcella Maes.

OTHERS PRESENT AND SPEAKING: Ren Trudel, Sean Murphy, Megan Becher, Randy Goodson, and Scott Souders.

1. REPORT ITEMS

Ms. Herrington informed the Planning Commission that Planning Manager Justin Kilgore had resigned from his position with El Paso County. The next PC Hearing is Thursday, November 5th, 2026, at 9:00 A.M.

2. PUBLIC COMMENT FOR ITEMS NOT ON THE HEARING AGENDA

Mr. Ren Trudel, a resident of northern El Paso County, expressed opposition to the ongoing Buc-ee's development near I-25 and County Line Road. He raised concerns regarding potential traffic congestion, the scale of the proposed development, and impacts to the surrounding community. Mr. Trudel also

questioned the classification of the facility as a convenience store and requested that County staff carefully review the submitted development documents, particularly the soil reports and proposed grading and compaction activities.

3. CONSENT ITEMS

A. Adoption of Minutes for meeting held on October 1st, 2026.

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

IN FAVOR: (7) Bailey, Byers, Emrick, Moraes, Trowbridge, Whitney, and Wulf.

IN OPPOSITION: (0) None.

B. P2610 **UHLER**

MAP AMENDMENT (REZONING)

SIESTA GROVE REZONING RR-5 TO RR-2.5

A request by Quentin Dassonville for approval of a Map Amendment (Rezoning) of 35.08 acres from RR-5 (Residential Rural) to RR-2.5 (Residential Rural). The property to be rezoned is located at 15850 Siesta Grove and is approximately 1.63 miles southwest of the intersection of Black Forest Road and Hodgen Road. (Parcel No. 6100000292) (Commissioner District No. 1)

NO STAFF OR APPLICANT PRESENTATIONS OR DISCUSSION

PC ACTION: BAILEY MOVED / EMRICK SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3B, FILE NUMBER P2610 FOR A MAP AMENDMENT (REZONING), SIESTA GROVE REZONING RR-5 TO RR-2.5, 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, Byers, Emrick, Moraes, Trowbridge, Whitney, and Wulf.

IN OPPOSITION: (0) None.

C. LDC264 **ARNOLDUSSEN**

LAND DEVELOPMENT CODE AMENDMENT

ENFORCEMENT PROCEDURES AND LEGAL REMEDIES AMENDMENT

A request by El Paso County Planning and Community Development to amend Chapter 1, Section 1.15 Definitions, and Chapter 11, Sections 11.1.4 Right to Inspect and 11.3 Zoning Violations, of the El Paso County Land Development Code pursuant to C.R.S. § 30-28-124 and C.R.S. § 30-28-124.5 The purpose of this amendment is to update the requirements for enforcement procedures and legal remedies pursuant to HB 26-1239 and comply with State of Colorado requirements.

NO STAFF OR APPLICANT PRESENTATIONS OR DISCUSSION

PC ACTION: MORAES MOVED / BAILEY SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3C, FILE NUMBER LDC264 FOR A LAND DEVELOPMENT CODE AMENDMENT, ENFORCEMENT PROCEDURES AND LEGAL REMEDIES AMENDMENT, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT 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, Byers, Emrick, Moraes, Trowbridge, Whitney, and Wulf.

IN OPPOSITION: (0) None.

D. CR261 **LETKE**

MAP AMENDMENT (REZONING)

THE MARKETS AT BENT GRASS REZONE (I-2 TO CR)

A request by Cythia DeYoung and Lena Gail Case for approval of a Map Amendment (Rezoning) of a 17.17-acre property from the I-2 (Industrial) to the CR (Commercial Regional) zoning district. The property is located along Woodmen Frontage Road and Bent Grass Meadows Drive and 0.64-miles west of the intersection of Woodmen Road and Meridian Road. (Parcel Nos. 5301000016) (Commissioner District No. 2)

PC ACTION: THIS ITEM WAS PULLED TO BE HEARD AS A CALLED-UP CONSENT ITEM PER REQUEST BY PLANNING COMMISSIONER BYERS.

E. SP262 **LETKE**

PRELIMINARY PLAN

THE MARKETS AT BENT GRASS - PRELIMINARY PLAN

A request by Cythia DeYoung and Lena Gail Case for approval of a 53.91-acre Preliminary Plan creating 14 commercial lots. The properties are located along Woodmen Frontage Road and Bent Grass Meadows Drive and 0.64-miles west of the intersection of Woodmen Road and Meridian Road. (Parcel Nos. 5301000016, 5301000017, & 5301002007) (Commissioner District No. 2)

PC ACTION: THIS ITEM WAS PULLED TO BE HEARD AS A CALLED-UP CONSENT ITEM PER REQUEST BY PLANNING COMMISSIONER BYERS.

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4. CALLED-UP CONSENT ITEMS:

3D. CR261 **LETKE**

MAP AMENDMENT (REZONING)

THE MARKETS AT BENT GRASS REZONE (I-2 TO CR)

A request by Cythia DeYoung and Lena Gail Case for approval of a Map Amendment (Rezoning) of a 17.17-acre property from the I-2 (Industrial) to the CR (Commercial Regional) zoning district. The property is located along Woodmen Frontage Road and Bent Grass Meadows Drive and 0.64-miles west of the intersection of Woodmen Road and Meridian Road. (Parcel Nos. 5301000016) (Commissioner District No. 2)

STAFF & APPLICANT PRESENTATIONS

DISCUSSION: Mr. Trowbridge asked whether any outstanding easement or right-of-way issues would affect the project. **Ms. Charlene Durham,** Principal Engineer, explained that the necessary easements and right-of-way requirements would be finalized during the final plat process. **Mr. Trowbridge** also asked about the status of the FEMA floodplain map revision and whether its approval would be required prior to final plat approval. **Ms. Durham** clarified that the map revision is a separate process and would not delay final plat approval, as the anticipated floodplain changes had already been accounted for in the project design.

Mr. Byers asked for clarification regarding the proposed traffic modifications at Golden Sage Road and Woodman Road. **Mr. Sean Murphy,** with Evergreen Dev Co, Inc., explained that the existing signal at

Golden Sage Road would remain but would be modified to a continuous green T-intersection, allowing westbound Woodman Road traffic to proceed without stopping. He stated that certain turning movements would be redirected to the proposed signal at Switchgrass Drive, with the final configurations to be determined during construction drawing review in coordination with the County and City of Colorado Springs.

Mr. Byers also asked about the removal of a portion of Woodman Frontage Road and whether the associated right-of-way would be vacated. **Mr. Murphy** clarified that the right-of-way would remain under County ownership and would be repurposed for drainage conveyance.

Ms. Emrick asked how residents of the surrounding neighborhoods would access Meridian Road following the proposed roadway modifications. **Mr. Murphy** explained that residents would continue to have multiple access options utilizing the existing frontage road connections or the proposed roundabout and signalized intersection improvements.

Ms. Emrick also asked whether speed limits along Bentgrass Meadows Drive or Woodman Frontage Road would change. **Mr. Murphy** stated that the speed limit would be reduced to 25 mph along portions of Bentgrass Meadows Drive adjacent to the proposed roundabout.

Mr. Wulf asked whether the proposed improvements to Woodman Road would be completed prior to or concurrently with the development. **Mr. Murphy** explained that the new signal at Switchgrass Drive and modifications to Golden Sage Road are intended to be constructed in a single phase concurrent with the development, as identified in the Traffic Impact Study.

NO PUBLIC COMMENTS OR APPLICANT REBUTTAL

PC ACTION: WULF MOVED / MORAES SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3D, FILE NUMBER CR261 FOR A MAP AMENDMENT (REZONING), THE MARKETS AT BENT GRASS REZONE (I-2 TO CR), 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, Byers, Emrick, Moraes, Trowbridge, Whitney, and Wulf.

IN OPPOSITION: (0) None.

3E. SP262 **LETKE**

PRELIMINARY PLAN

THE MARKETS AT BENT GRASS - PRELIMINARY PLAN

A request by Cythia DeYoung and Lena Gail Case for approval of a 53.91-acre Preliminary Plan creating 14 commercial lots. The properties are located along Woodmen Frontage Road and Bent Grass Meadows Drive and 0.64-miles west of the intersection of Woodmen Road and Meridian Road. (Parcel Nos. 5301000016, 5301000017, & 5301002007) (Commissioner District No. 2)

STAFF & APPLICANT PRESENTATIONS AND DISCUSSION IN COMBINATION WITH ITEM 3D CR261

PC ACTION: BAILEY MOVED / BYER SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3E, FILE NUMBER SP262 FOR A PRELIMINARY PLAN, THE MARKETS AT BENT GRASS - PRELIMINARY PLAN, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH FOUR (4) 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, Byers, Emrick, Moraes, Trowbridge, Whitney, and Wulf.

IN OPPOSITION: (0) None.

5. REGULAR ITEMS

A. ID261 **PARSONS**

SPECIAL DISTRICT SERVICE PLAN

BENT GRASS COMMERCIAL METROPOLITAN DISTRICT

A request from McGeady Becher Cortese Williams, P.C., for approval of a Colorado Revised Statutes Title 32 Special District Service Plan for Bent Grass Commercial Metropolitan District. The District is approximately 54 acres and is located at the northeast corner of the intersection of Bent Grass Meadows Drive and Woodmen Frontage Road. The 17.17-acre portion included within the request is zoned I-2 (Industrial) and is anticipated to be rezoned to CR (Commercial Regional), and 36.76 acres is within the CR (Commercial Regional) zone district. The service plan includes the following: a maximum debt authorization of $33,000,000.00, a debt service mill levy of 45 mills for commercial,

and an operations and maintenance mill levy of 15 mills, for a total maximum combined mill levy of 60 mills.

The statutory purposes of the district include the provision of the following:

1) design, construction, and maintenance of water systems including fire hydrants;
2) design, construction, and maintenance of sanitation systems;
3) street improvements, transportation, safety protection;
4) design, construction, and maintenance of drainage facilities;
5) design, land acquisition, construction, and maintenance of recreation facilities;
6) mosquito control;
7) covenant enforcement;
8) security services; and
9) solid waste disposal.

Parcel Nos. 5301000016, 5301000017, and 5301002007

(Commissioner District No. 2)

STAFF & APPLICANT PRESENTATIONS

DISCUSSION: Mr. Moraes, Mr. Whitney, and Mr. Bailey asked for clarification regarding the proposed commercial metropolitan district and its relationship to the existing Bentgrass Metropolitan District. **Ms. Parsons** explained that the proposed commercial district would operate independently from the existing district, with a special exclusion agreement preventing the existing district from issuing new debt obligations against the affected property. However, the property would remain responsible for its share of the existing district's debt obligations until those obligations are satisfied. **Ms. Parsons** further clarified that the proposed commercial district would have its own mill levy limitations consistent with the County's service plan policies. She explained that the overlapping financial obligations could result in a higher combined mill levy until the existing debt is paid. Additional discussion addressed the proposed district boundaries and a potential future inclusion area. **Ms. Parsons** explained that the additional inclusion area was identified to accommodate possible future commercial development or

redevelopment without requiring the creation of another metropolitan district, consistent with County policies intended to limit the proliferation of special districts.

Mr. Moraes asked about the proposed district's ability to repay its debt, noting that a significant portion of the projected revenue appeared to depend on a single commercial tenant. **Mr. Murphy** explained that the district's bonding capacity would be based on independently evaluated revenue projections and would be reduced if anticipated development or sales revenues did not materialize. He further explained that if revenues declined after bonds were issued, the district may need to consider options such as restructuring or refinancing its debt. **Mr. Moraes** also asked about the fixed annual payment of $20,000 over 30 years and whether inflation had been considered. **Mr. Murphy** explained that the amount was negotiated with the existing metropolitan district to address anticipated operation and maintenance costs following the exclusion. He stated that a fixed payment was selected to provide financial predictability for both districts over the 30-year period.

Ms. Emrick asked for clarification regarding the proposed funding allocation for parks and whether those funds would be used for future trail improvements. **Mr. Murphy** explained that the parks category includes various eligible public improvements, such as open space, landscaping, and water quality facilities, rather than exclusively traditional park facilities. He further clarified that while the proposed district would have the ability to contribute toward future trail improvements, those costs are not currently included in the proposed financial plan.

NO PUBLIC COMMENTS OR APPLICANT REBUTTAL

PC ACTION: MORAES MOVED / WULF SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM 5A, FILE NUMBER ID261 FOR A SPECIAL DISTRICT SERVICE PLAN, BENT GRASS COMMERCIAL METROPOLITAN DISTRICT, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH SIX (6) CONDITIONS AND ONE (1) NOTATION, 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, Byers, Emrick, Moraes, Trowbridge, Whitney, and Wulf.

IN OPPOSITION: (0) None.

B. PUDSP251 **HOWSER**

PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN

MAYBERRY PHASE 2

A request by Mayberry Communities, LLC, for approval of a Map Amendment (Rezoning) of 18.70 acres from a conceptual PUD (Planned Unit Development) to a site-specific PUD (Planned Unit Development) with approval of a Preliminary Plan illustrating 92 single-family attached lots, 6 single-family detached lots, 1 clubhouse lot, for a total of 99 lots, 8 tracts, including 5.99 acres of open space provisions and 2.33 acres of land dedicated for public right-of-way. The property is located at the southeast corner of the intersection of State Highway 94 and Mayberry Drive. (Parcel Nos. 3400000472, 3400000473, 3414201024, 3414205001, and 3414206001) (Commissioner District No. 4)

STAFF & APPLICANT PRESENTATIONS

DISCUSSION: Mr. Bailey asked for clarification regarding the additional condition of approval included in the resolution. **Mr. Howser** confirmed that an updated resolution containing the additional condition had been provided to the Planning Commission.

Mr. Trowbridge asked whether a traffic signal would be installed at Highway 94 and whether the developer would be required to contribute funding toward the improvement. **Ms. Durham** explained that a traffic signal was not currently warranted and that any future installation would be subject to CDOT's schedule. She stated that she was unaware of any existing funding arrangements and deferred further clarification to the applicant.

Mr. Moraes asked whether the outstanding disagreement between staff and the applicant regarding permitted encroachments into side yard setbacks had been resolved. **Mr. Howser** explained that the issue remained under review and was addressed through Condition of Approval No. 7, requiring all outstanding staff comments to be resolved prior to final approval and recording of the plan. He clarified that staff's primary concern was ensuring adequate stormwater drainage between structures, particularly given the narrow side yard setbacks. Mr. Howser stated that the proposed resolution would restrict encroachments into side yard setbacks while allowing certain encroachments within front and rear setbacks.

Mr. Moraes asked whether the outstanding concerns from the Ellicott Fire Department were limited to wildfire mitigation or included additional fire protection requirements. **Mr. Randy Goodson,** President

of Mayberry Communities, explained that the applicant had experienced difficulties obtaining consistent responses from the Fire Department throughout the review process, despite submitting responses to previous comments. **Mr. Moraes** asked whether qualified fire protection professionals had participated in preparing the applicant's responses. **Mr. Scott Souders,** Director of Development with Mayberry Communities, confirmed that fire protection consultants had been involved and explained that the applicant believed the proposed development complied with applicable fire and building code requirements. **Mr. Moraes** expressed concern regarding the Fire Department's operational capacity to serve the proposed development, noting that compliance with adopted codes does not necessarily establish the availability of adequate emergency response resources. **Mr. Souders** acknowledged the concern and suggested that broader coordination among the Fire Department, County officials, and area developers may be necessary to address long-term service capabilities. **Mr. Goodson** further noted that the development would contribute additional tax revenue to the Fire Department and referenced existing fire protection facilities serving the area.

Mr. Moraes asked for clarification regarding the water supply available for fire protection. **Mr. Goodson** explained that Ellicott Utilities Company has an agreement with Cherokee for 200,000 gallons of storage capacity in an existing tank at Mayberry, of which 180,000 gallons is designated for fire flow.

Mr. Moraes also asked whether the applicant intended to pursue a modification to the required setbacks adjacent to open space. **Mr. Goodson** confirmed that the modification was still being requested to accommodate the proposed pedestrian-oriented design and direct trail access from the homes.

Mr. Trowbridge asked about the proposed residential density in relation to the overall Mayberry Sketch Plan and expressed concerns regarding the proximity of structures and potential impacts to fire safety and drainage. **Mr. Goodson** explained that while the proposed development falls within the highest density category identified in the Sketch Plan, it would not have the highest number of dwelling units per acre compared to other planned residential areas.

Ms. Emrick asked whether fire sprinklers had been considered for the proposed residential units, expressing concerns regarding the proximity of structures and accessibility for emergency vehicles**. Mr. Goodson** explained that the proposed roadways, fire hydrant locations, and building configurations were designed to meet applicable fire code requirements, including emergency vehicle access.

Mr. Wulf asked for clarification regarding staff's assessment of the outstanding fire protection concerns, given the lack of support from the Ellicott Fire District. **Ms. Herrington** explained that staff could not determine the extent of any outstanding issues due to unsuccessful attempts to coordinate with the Fire District. She noted that a qualified third-party fire consultant had reviewed the project for compliance with the adopted International Fire Code. Ms. Herrington further clarified that the Fire District would have an additional opportunity to review and sign off on individual building permits through the Pikes Peak Regional Building Department.

NO PUBLIC COMMENT OR APPLICANT REBUTTAL

PLANNING COMMISSION DISCUSSION: Mr. Moraes expressed concerns regarding the proposed development's compliance with approval criteria related to the capacity of public facilities, particularly fire protection services. He acknowledged the applicant's efforts to meet applicable code requirements but questioned whether the Ellicott Fire District had the operational capacity to adequately serve future residents, given its lack of participation in the review process. Mr. Moraes also noted concerns regarding the justification for certain requested modifications and waivers but emphasized that the unresolved fire protection concerns were his primary hesitation in recommending approval to the Board of County Commissioners.

Mr. Bailey stated that he supported the motion to recommend approval to the Board of County Commissioners. He expressed concern that allowing a public agency's lack of response or participation in the review process to prevent a project from moving forward could establish a problematic precedent. He emphasized that property owners and developers should not be penalized when no specific deficiencies or inability to provide services have been established.

PC ACTION: BAILEY MOVED / BYERS SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM 5B, FILE NUMBER PUDSP251 FOR A PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN, MAYBERRY PHASE 2, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH EIGHT (8) CONDITIONS, FIVE (5) 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 FAILED (3 - 4).

IN FAVOR: (3) Bailey, Byers, and Trowbridge.

IN OPPOSITION: (4) Emrick, Moraes, Whitney, and Wulf.

6. NON-ACTION ITEMS

None.

MEETING ADJOURNED at 12:15 P.M.

Minutes Prepared By: Marcella Maes & Jessica Merriam

MAP AMENDMENT (REZONING) (RECOMMEND APPROVAL)

MR BAILEY moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. P2610
SIESTA GROVE REZONING RR-5 TO RR-2.5

WHEREAS, Quentin Dassonville did file an application with the El Paso County Planning and Community Development Department for approval 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 RR-2.5 (Residential Rural) zoning district; and

WHEREAS, a public hearing was held by this Commission on October 15, 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 properly submitted for consideration by the Planning Commission;

2. Proper posting, publication, and public notice were provided as required by law for the hearing before the Planning Commission;

3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted and that all interested persons and the general public were heard at that hearing;

4. All exhibits were received into evidence;

5. That changing conditions clearly require amendment to the Zoning Resolutions;

6. For the above-stated and other reasons, the proposed amendment of 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.

WHEREAS, this Commission further finds that the request meets 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 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 Planning Commission recommends that the petition of Quentin Dassonville for approval 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 RR-2.5 (Residential Rural) zoning district meets the criteria for approval outlined in Section 5.3.5.B of the El Paso County Land Development Code and be approved by the Board of County Commissioners with 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 RR-2.5 (Residential Rural) 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.

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

MS EMRICK seconded the adoption of the foregoing Resolution.

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

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

The Resolution was adopted by a vote of 7 to 0 by the El Paso County Planning Commission, State of Colorado.

DONE THIS 15th day of October 2026 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: _____
Chair

EXHIBIT A

A TRACT OF LAND LOCATED IN THE SOUTH HALF (S½) OF SECTION 25, TOWNSHIP 11 NORTH, RANGE 66 WEST, DESCRIBED AS FOLLOWS:

STARTING AT THE NORTH QUARTER CORNER OF SAID SECTION 25, PROCEED NORTH 89°15'32" EAST A DISTANCE OF 1,333.49 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE EAST HALF (W½ E½) OF THE SECTION.

FROM THERE, GO SOUTH 00°23'13" EAST 1,995.85 FEET.

THEN RUN SOUTH 22°08' WEST 30.0 FEET TO THE CENTERLINE OF A 60-FOOT EASEMENT.

CONTINUE ALONG THAT CENTERLINE AS FOLLOWS:

PROCEED SOUTHWESTERLY ALONG A CURVE WITH A RADIUS OF 270.0 FEET, HAVING A CENTRAL ANGLE OF 90°, FOR AN ARC DISTANCE OF 424.12 FEET.

THEN GO SOUTH 89°22'08" WEST 131.0 FEET.

CONTINUE SOUTHWESTERLY ALONG A CURVE WITH A RADIUS OF 1,038.49 FEET, WITH A CENTRAL ANGLE OF 37°15'02", FOR AN ARC DISTANCE OF 675.17 FEET.

THEN PROCEED SOUTH 52°07'06" WEST 285.99 FEET TO THE **POINT OF BEGINNING**.

FROM THE POINT OF BEGINNING:

CONTINUE SOUTH 52°07'06" WEST 592.62 FEET TO A POINT OF CURVATURE.

THEN GO SOUTHERLY ALONG A CURVE WITH A RADIUS OF 295.39 FEET, HAVING A CENTRAL ANGLE OF 70°53'16", FOR AN ARC DISTANCE OF 365.46 FEET.

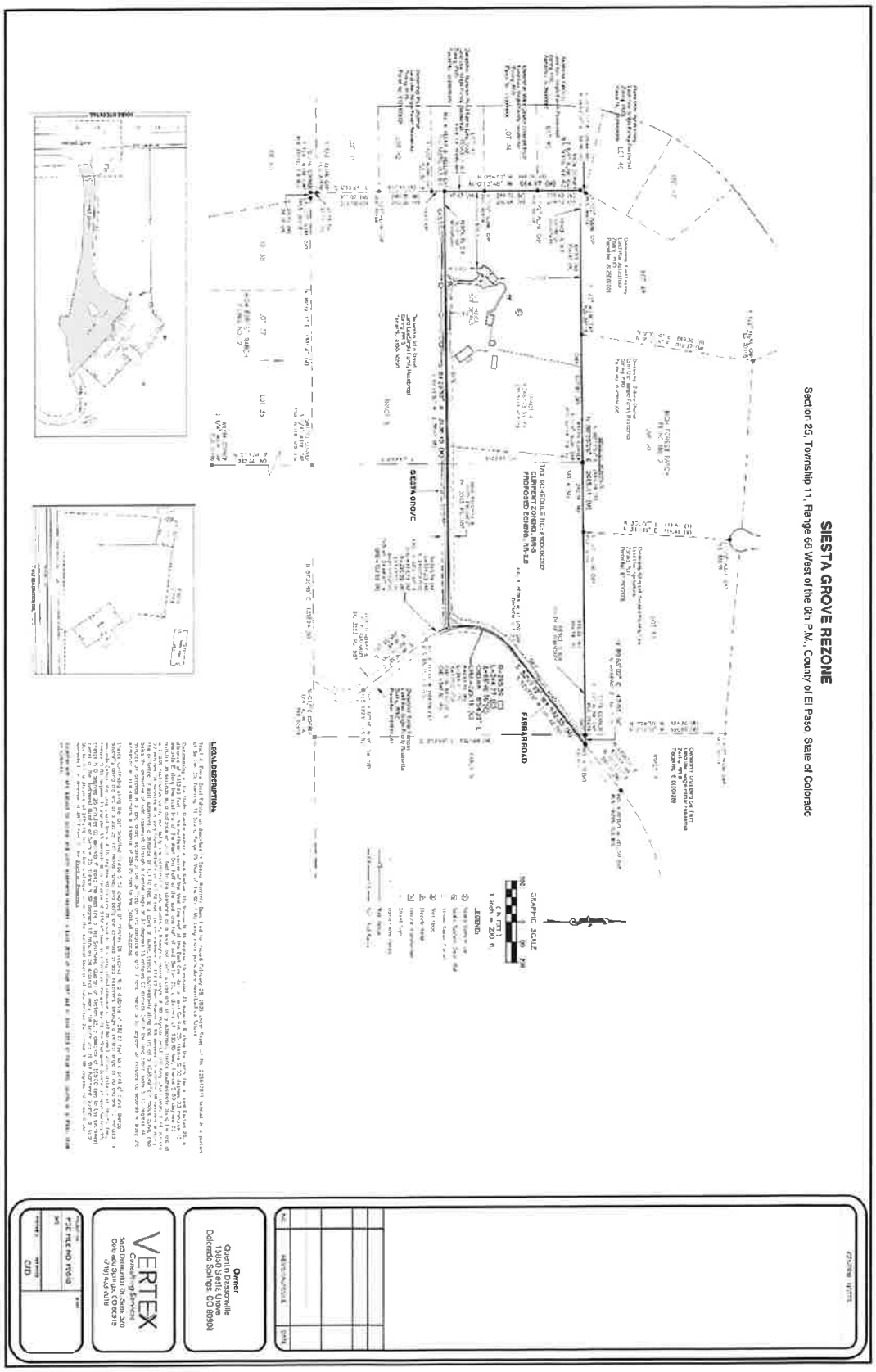
NEXT, RUN SOUTH 89°18'50" WEST 2,136.45 FEET.

THEN GO NORTH 00°26'08" WEST 665.0 FEET.

THEN PROCEED NORTH 89°18'50" EAST 2,665.46 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW¼) OF SAID SECTION 25.

FINALLY, GO NORTH 89°18'50" EAST 48.17 FEET BACK TO THE **POINT OF BEGINNING**.

EXHIBIT B


SIESTA GROVE REZONE
Section 25, Township 11, Range 66 West of the 6th P.M., County of El Paso, State of Colorado
SIESTA GROVE
FARRAR ROAD
GRAPHIC SCALE
1 inch = 200 ft.
LEGEND
LEGAL DESCRIPTION
Owner
Quentin Dassonville
13940 Sterle Grove
Colorado Springs, CO 80908
VERTEX
Consulting Services
3803 Dehaven Dr, Suite 300
Colorado Springs, CO 80918
(719) 447-0179
PCD FILE NO: P26-10
DRAWN BY:
CHKD

TO: **El Paso County Planning Commission**

Timothy L. Trowbridge, Chair

FROM: **Jen Uhler, Planner**

Edward Schoenheit, Associate Engineer

RE: **Project File Number: P2610**

Project Name: Siesta Grove Rezoning RR-5 to RR-2.5

Parcel Number: 6100000292

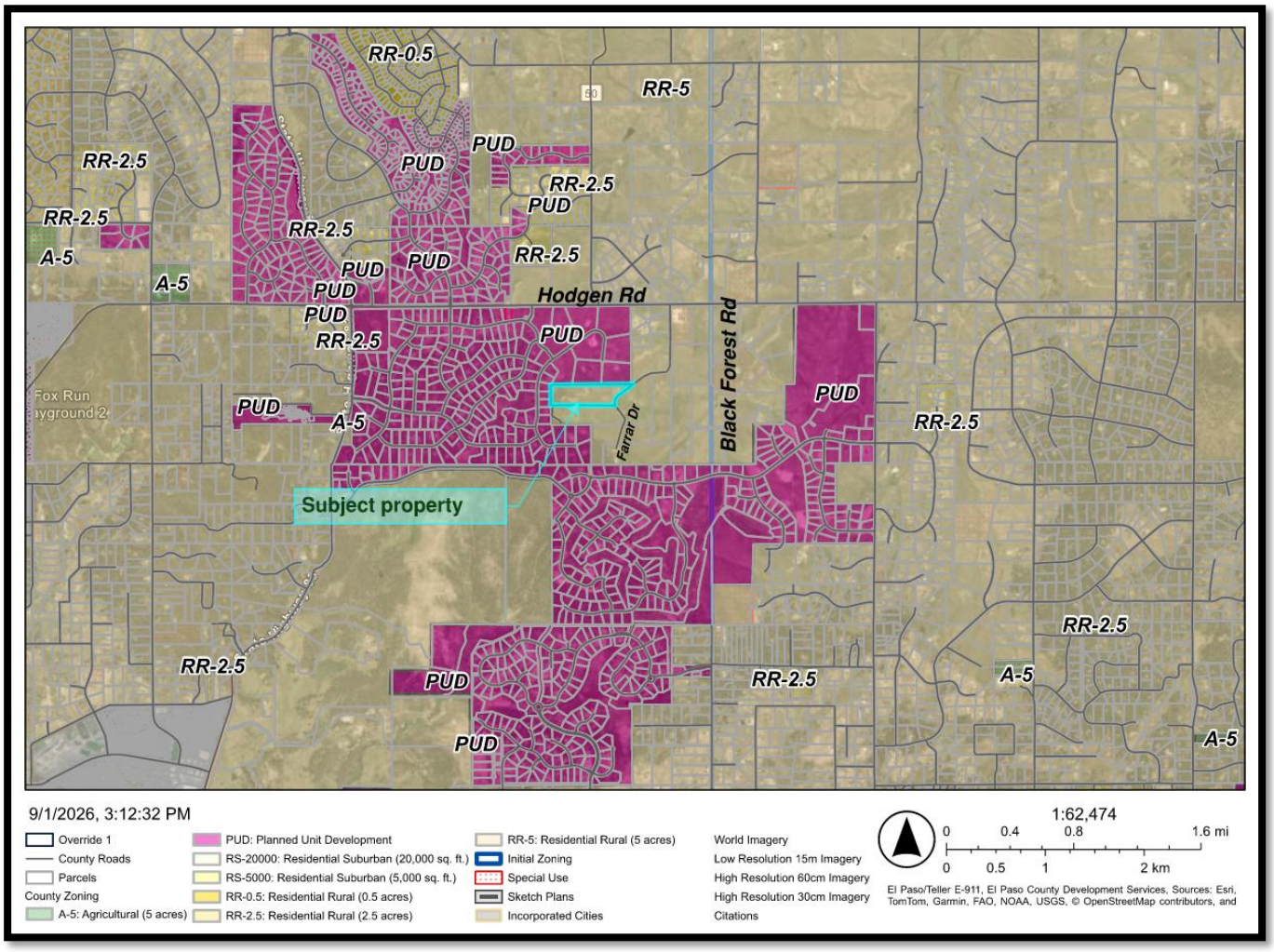
Commissioner District: 1

OWNER:	**REPRESENTATIVE:**
Quentin Dassonville 15850 Siesta Grove Colorado Springs, CO 80908	Nina Dossey Vertex Consulting Services, LLC 5825 Delmonico Drive Colorado Springs, CO 80919
Planning Commission Hearing Date:	**10/15/2026**
Board of County Commissioners Hearing Date:	**11/12/2026**

EXECUTIVE SUMMARY

A request by Quentin Dassonville for approval of a Map Amendment (Rezoning) of 35.08 acres from RR-5 (Residential Rural) to RR-2.5 (Residential Rural). The property to be rezoned is located at 15850 Siesta Grove and is approximately 1.63 miles southwest of the intersection of Black Forest Road and Hodgen Road. (Parcel No. 6100000292) (Commissioner District No. 1)

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:	PUD	Single-Family Residential
South:	RR-5 (Residential Rural)	Single-Family Residential
East:	RR-5 (Residential Rural)	Single-Family Residential
West:	PUD	Single-Family Residential

D. BACKGROUND

This request is for a Map Amendment (Rezoning) of a property from RR-5 (Rural Residential) to RR-2.5 (Rural Residential) to allow for the future subdivision of the property into four lots, with the applicant maintaining a sizable portion of the existing property. The four future lots would be 2.5 acres or larger in size and accommodate single-family residential development or other uses permitted in the RR 2.5 zone district. The subject property was originally zoned RR-3 on January 3, 1955. Nomenclature changes in 2007 modified the old RR-3 district to RR-5 (Residential Rural). A Final Plat application will be required following this rezoning to develop these properties as proposed.

E. ZONING DISTRICT COMPARISON

The applicant is requesting to rezone 35.08 acres to the RR-2.5 (Residential Rural) zoning district. The RR-2.5 (Residential Rural) zoning district is intended to accommodate low-density, rural, single-family residential development. The density and dimensional standards for the existing and proposed zoning districts are as follows:

	Existing Zoning District: RR-5 (Residential Rural)	Proposed Zoning District: RR-2.5 (Residential Rural)
Minimum Lot Size	5 acres	2.5 acres
Minimum Width at Front Setback	200 ft	200 ft
Front Setback	25 ft	25 ft
Rear Setback	25 ft	25 ft
Side Setback	25 ft	15 ft
Maximum Lot Coverage	25%	None
Maximum Height	30 ft	30 ft

F. MASTER PLAN COMPLIANCE

1. Your El Paso Master Plan

a. **Placetype Character**: Large-Lot Residential

The Large-Lot Residential placetype consists almost entirely of residential development and acts as the transition between placetypes. 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.

Conservation design (or clustered development) should routinely be considered for new development within the Large-Lot Residential placetype to provide for a similar level of development density as existing large-lot areas while maximizing the preservation of contiguous areas of open space and the protection of environmental features. While the Large-Lot Residential placetype is defined by a clear set of characteristics, the different large-lot areas that exist throughout the County can exhibit their own unique characters based on geography and landscape.

Recommended Land Uses:

Primary

- *Single-family Detached Residential (Typically 2.5-acre lots or larger)*

Supporting

- *Parks/Open Space*
- *Commercial Retail (Limited)*
- *Commercial Service (Limited)*
- *Agriculture*

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 an 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.

c. Key Area Influences: Forested Area

This Key Area includes parts of the County where natural forests are the predominant feature such as Black Forest, areas north of Peyton, and areas along Highway 115 as well as lands within Pike National Forest. Pike National Forest is one of the County's largest natural amenities and tourist destinations. Continued coordination with the U.S. Forest Service is critical to ensuring future development in areas adjacent to the Forest do not negatively impact the natural environment. There are also many established communities within Pike National Forest particularly in Ute Pass and along Highway 115. New development and any redevelopment in these locations should be of a lower intensity to mitigate any impacts on the Forest, properly manage stormwater, provide safe access to major roads and state highways for the traveling public and emergency response vehicles and adhere to the strictest building codes to prevent any hazards such as fires and soil erosion related to poor planning, design, and construction.

Managed residential growth, along with supportive commercial uses, have helped the other forested areas preserve their natural amenities while supporting the daily needs of a thriving local community. The seamless connection between the natural environment and small-scale, low intensity development is critical to their identity. All new development and redevelopment in this Key Area should strictly adhere to the transportation and infrastructure, stormwater requirements, built form, and transition guidelines outlined in their appropriate placetypes. Each development proposal should also be reviewed on a case-by-case basis to determine its specific impact on the forested area and the established character of the individual community.

d. Priority Development Area: Large Lot Residential; 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.*

d. Analysis of Master Plan:

The subject property is identified as in the Large Lot Residential Placetype and Priority Development Area for Large Lot Residential in the Black Forest area. The subject property is surrounded by a mix of lot sizes and density, ranging from 2.5-acre developed residential lots to 35-acre developed lots. The PUD to the north and east contains a similar range of lot sizes, with some larger parcels and intentional open space and ranchland preservation. The property currently contains a single-family residence and several agricultural structures, and takes access from Siesta Grove, which is unpaved.

Relevant goals and objectives from the Master Plan include:

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

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

***Objective HC1-5:** Focus detached housing development in Large-Lot Residential and Suburban Residential areas given the increasing infrastructure and environmental constraints associated with such development to help maintain the established character of rural communities*

***Goal 2.2 –** Preserve the character of rural and environmentally sensitive areas.*

***Objective HC2-7:** Regardless of the placetype within which future development is proposed, new development and redevelopment within El Paso County should be designed to incorporate a conservation design approach, where appropriate*

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

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. Water sufficiency will be determined with the forthcoming platting actions, the properties are proposed by the applicant to be served by individual wells. The property is not within a Groundwater District or water service provider district.

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 and El Paso County Conservation District were sent a referral and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies floodplain deposit on 90% of the eastern area of the subject parcel.

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 08041C0315G, 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 both the East Cherry Creek and Black Squirrel Creek Drainage Basins. Black Squirrel Creek is a studied basin with associated drainage and bridge fees which will be reviewed at time of Final Plat application. No drainage report or analysis is required with a Rezone application. No public drainage improvements are proposed with the Rezone application.

4. **Transportation:** The property is located directly adjacent to the intersection of Siesta Grove and Farrar Drive which are both local gravel roads without County maintenance. The property currently gains access from Siesta Grove which is a private road. The first 950 feet of Farrar Drive extending from Hodgen Road is platted as public Right of Way, and is currently under construction. The remaining portion of Farrar Drive leading to and abutting the subject property's eastern boundary and providing access to Siesta Grove along the southern property line, is private. Secondary access along Farrar Drive does not currently exist. Per the ECM, this limits the number of lots that may take access from Farrar to 25. As it relates to this application, the property could be divided into a maximum of 13 lots before triggering secondary access improvements for Farrar Drive. Further subdivision resulting in more than 25 lots taking access on Farrar Drive, whether through this subdivision or others, would trigger secondary access, potential public improvements or Right of Way Dedication with an associated subdivision plat.

The proposed four lot subdivision is expected to generate approximately twenty-nine (29) additional daily trips to the local road network based on the new lots. A Traffic Impact Study was not required with the Rezone Application based on the Engineering Criteria Manual Section B.1.2.D

exemption as the proposed four lot subdivision would not be expected to exceed 100 daily trips or 10 peak hour trips. Final determination for the requirement of a Traffic Impact Study, Right of Way Dedication, public improvements or escrow will be determined at the Final Plat application stage, and a Traffic Impact Study is recommended if the Final Plat proposal exceeds four lots. The property is subject to the El Paso County Road Impact Fee program under BoCC Resolution 25-337. No public road improvements are proposed with the Rezone application.

H. SERVICES

1. Water

A finding of water sufficiency is not required with a Map Amendment. The property is proposed to be served by individual wells.

2. Sanitation

Wastewater will be provided by individual on-site wastewater treatment systems.

3. Emergency Services

The property is within the Black Forest Fire Rescue Protection District (BFFRPD), 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 but noted that the forthcoming subdivision and future residential development will be subject to BFFRPD review and standards.

4. 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.

5. Metropolitan Districts

The subject property is not within a metro district.

6. Parks/Trails

Land dedication and fees in lieu of park land dedication are not required for a Map Amendment (Rezoning) application and will be assessed at time of platting.

7. Schools

Land dedication and fees in lieu of school land dedication are not required for a Map Amendment (Rezoning) application and will be assessed at time of platting.

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 RR-2.5 (Residential Rural) 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.

K. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 19 adjoining property owners on September 30, 2026, for the Planning Commission and Board of County Commissioners meetings. Responses will be provided at the hearing.

L. ATTACHMENTS

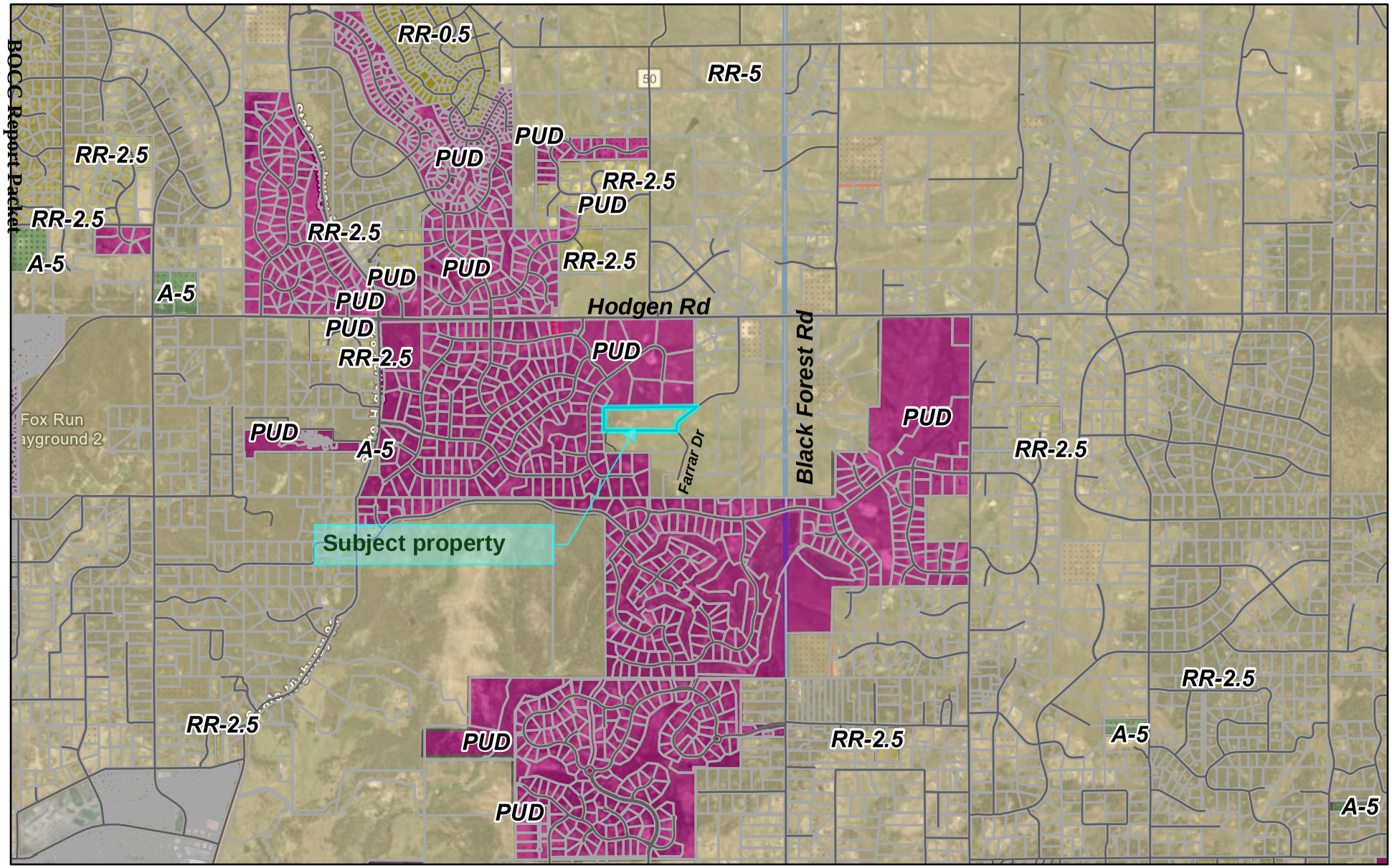
Map Series

Letter of Intent

Rezone Map

Draft Resolution

Zoning Map



9/1/2026, 3:12:32 PM

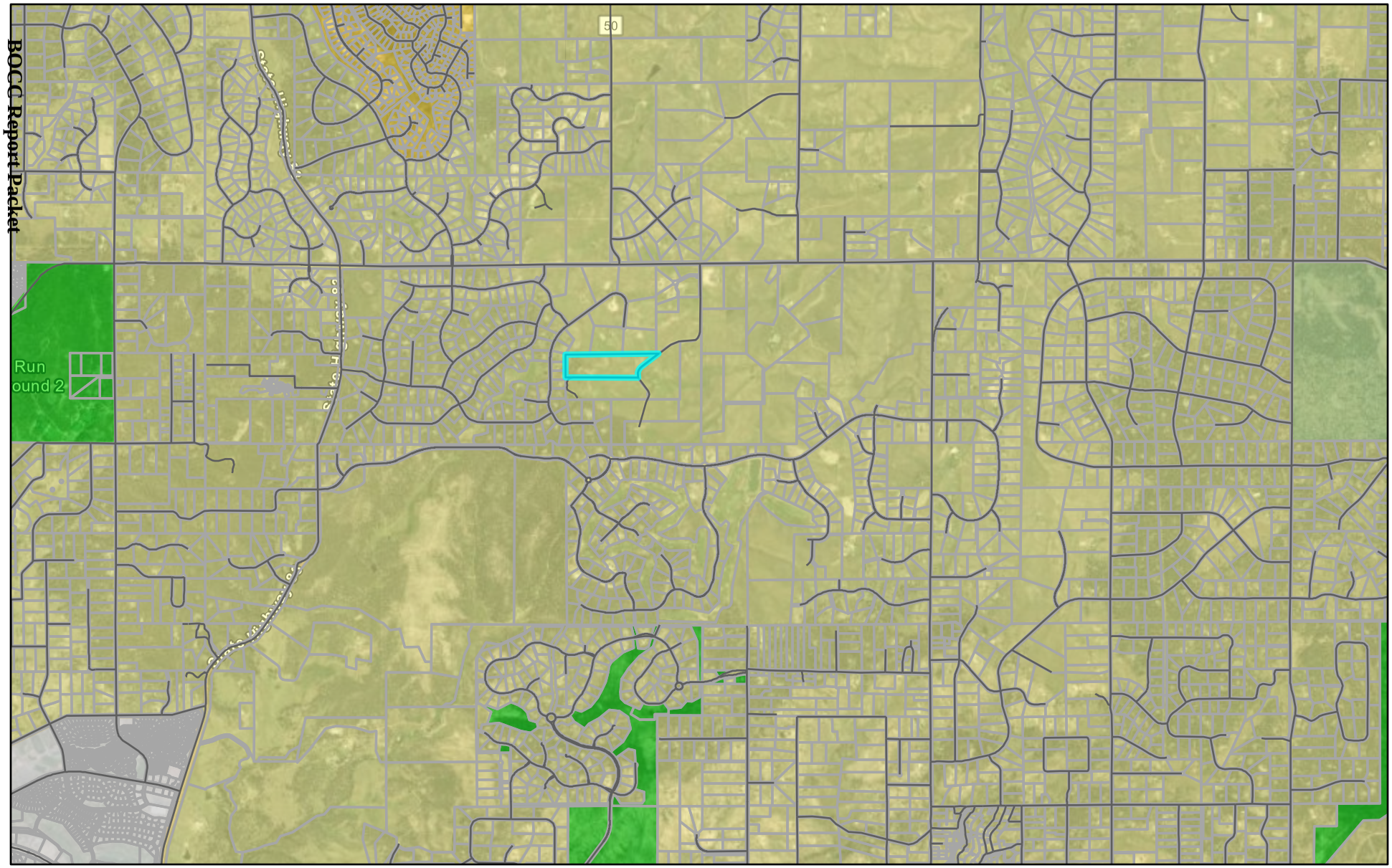
Override 1
County Roads
Parcels
County Zoning
A-5: Agricultural (5 acres)
PUD: Planned Unit Development
RS-20000: Residential Suburban (20,000 sq. ft.)
RS-5000: Residential Suburban (5,000 sq. ft.)
RR-0.5: Residential Rural (0.5 acres)
RR-2.5: Residential Rural (2.5 acres)
RR-5: Residential Rural (5 acres)
Initial Zoning
Special Use
Sketch Plans
Incorporated Cities

World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations

1:62,474
0 0.4 0.8 1.6 mi
0 0.5 1 2 km

El Paso/Teller E-911, El Paso County Development Services, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and

Placetypes Map



9/25/2026, 10:02:18 AM

Override 1
County Roads
Parcels

Placetypes
Rural
Large-Lot Residential
Suburban Residential
Incorporated Area
Regional Open Space
Incorporated Cities
World Imagery

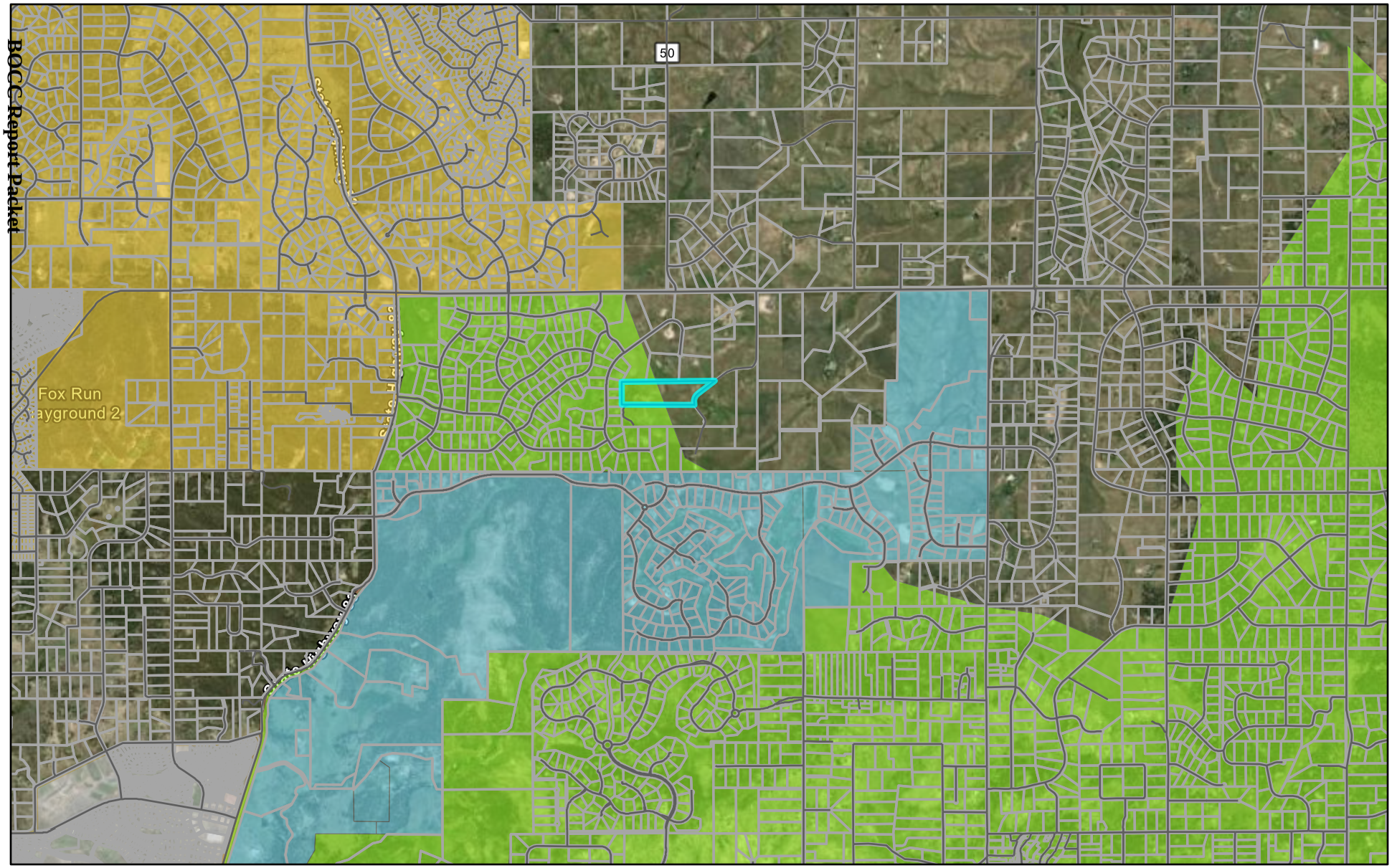
Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations

1:62,474

0 0.4 0.8 1.6 mi
0 0.5 1 2 km

El Paso/Teller E-911, Created by Houseal Lavigne Associates (2021), Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap

Key Areas Map



9/25/2026, 10:14:13 AM

Override 1
County Roads
Parcels

KeyAreas
Potential Areas for Annexation
Forested Area
Tri-Lakes Area

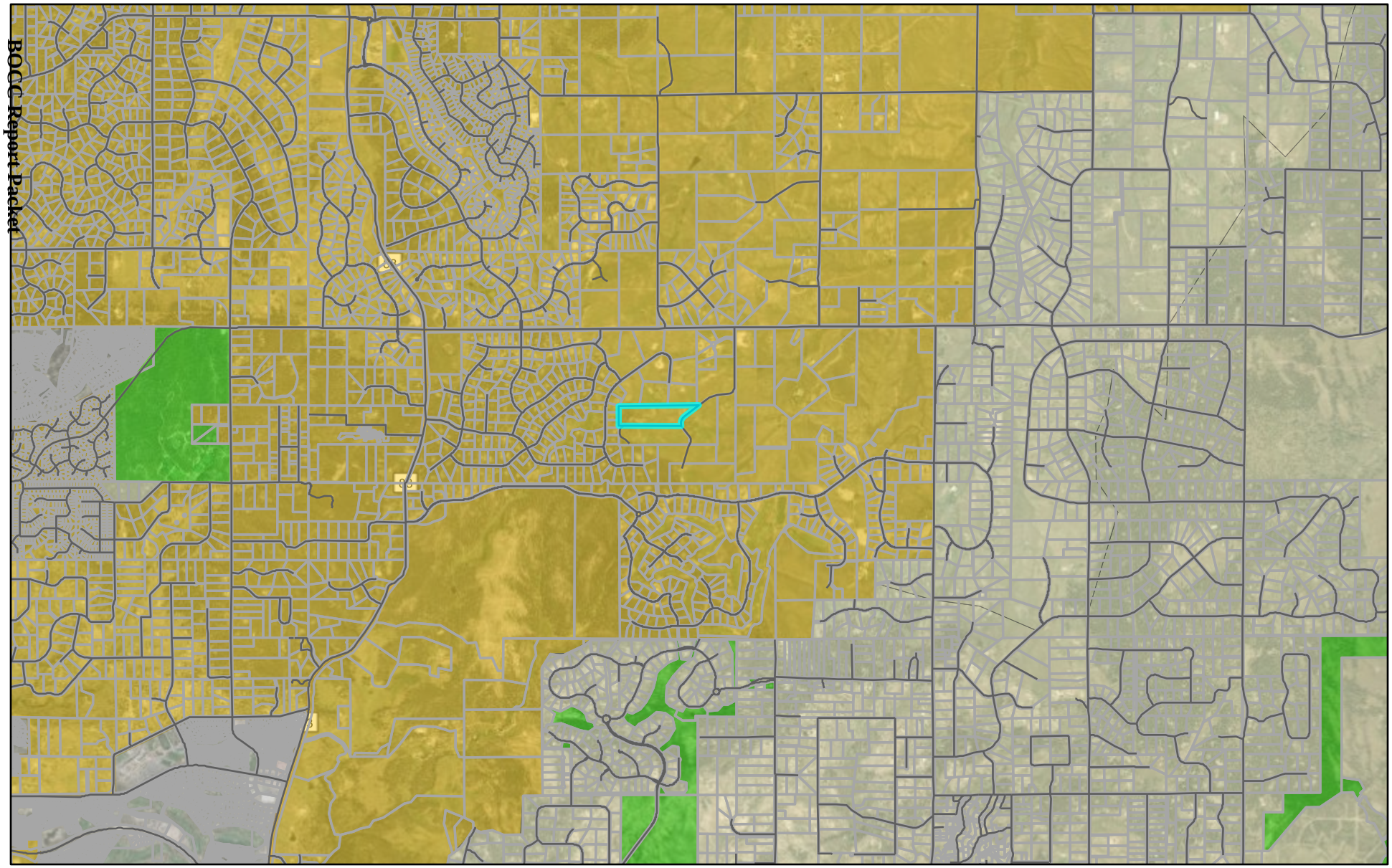
Incorporated Cities
World Imagery
Low Resolution 15m Imagery

High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations

1:62,474
0 0.4 0.8 1.6 mi
0 0.5 1 2 km

El Paso/Teller E-911, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Earthstar

Areas of Change Map



9/25/2026, 10:13:11 AM

1:72,533

0 0.5 1 2 mi

0 0.75 1.5 3 km

- Override 1
- County Roads
- Parcels

Areas Of Change
- Protected/Conservation Area
- Minimal Change: Undeveloped
- Minimal Change: Developed

- Incorporated Cities
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 19m Resolution Metadata

El Paso/Teller E-911, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Earthstar

Vertex Consulting Services, LLC
5825 Delmonico Drive
Colorado Springs, CO 80919

Siesta Grove Rezone
Letter of Intent

June 23, 2026

P2610

Quentin Dassonville
15850 Siesta Grove
Colorado Springs, CO 80908

OWNER: Quentin Dassonville
15850 Siesta Grove
Colorado Springs, CO 80908
(719) 205-9760

PLANNER: Vertex Consulting Services, LLC
5825 Delmonico Drive, Suite 320
Colorado Springs, CO 80903
(719) 433-2018

PROPERTY LOCATION: 15850 Siesta Grove, Colorado Springs, CO 80908

TAX SCHEDULE NOS: 6100000292

ACREAGE: 35.08 acres

CURRENT ZONING: RR-5 (Residential Rural)

PROPOSED ZONING: RR-2.5 (Residential Rural)

REQUEST:

Vertex Consulting Services, LLC, on behalf of Quentin Dassonville, 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 will be submitted to subdivide the land into 4 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.

BACKGROUND:

The 35.08-acre property is currently zoned RR-5 (Residential Rural) and has not been platted. The proposed map amendment (rezoning) request is to rezone the property from RR-5 to RR-2.5 (Residential Rural) to allow for subdivision of the property to create 2.5-acre or larger single family residential lots. A concurrent request has been made to subdivide the property into four lots.

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.

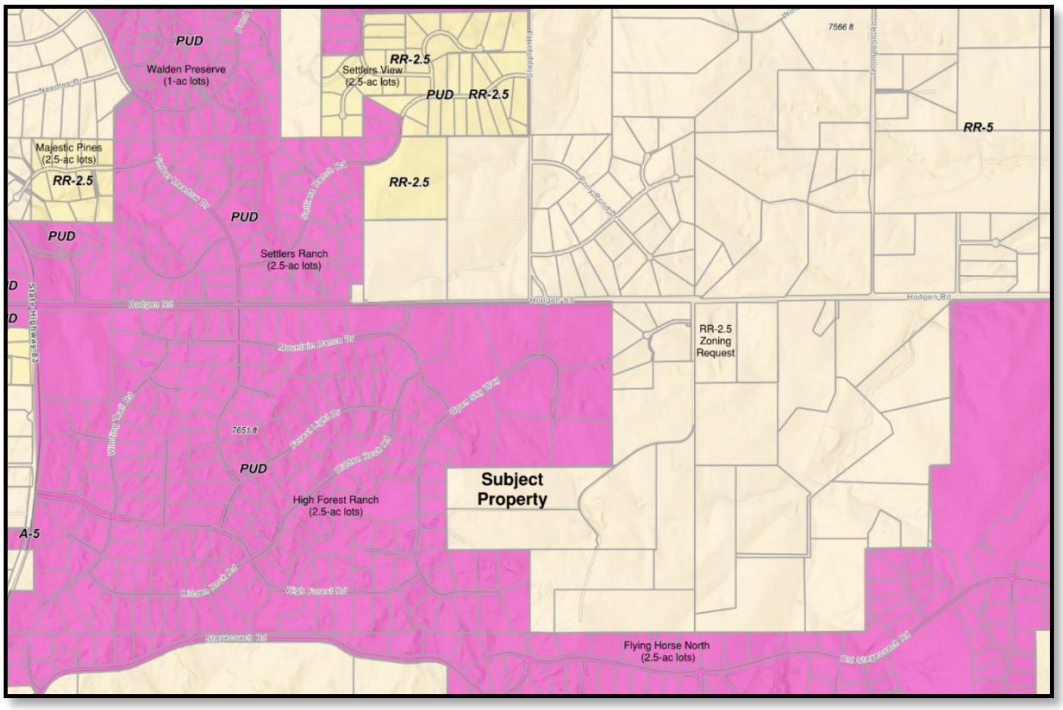
The proposed map amendment (rezone) is in general conformance with the Master Plan. Please see the Master Plan analysis below.

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 will post 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.

Below is a map depicting the surrounding development and zoning:



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 west is the High Forest Ranch PUD which includes 2.5-acre lots and very limited rural residential permitted uses. There are additional subdivisions in the vicinity that include lot sizes less than 2.5 acres in size, some of which include Flying Horse North, Settlers View, Walden Preserve, Majestic Pines, and Settlers Ranch. Similar to High Forest Ranch,

these other PUD zones only allow for very limited rural uses. Most of the PUD zones in the area mirror the RR-0.5 zoning district permitted uses. The proposed RR-2.5 zoning district permitted uses are compatible with those uses allowed within the RR-0.5 zoning district.

The parcels located immediately adjacent to the south and east are zoned RR-5. Section 3.2 of the Code provides the purpose statements for all conventional zoning districts within unincorporated El Paso County.

The purpose of the RR-2.5 (Residential Rural) zoning district:

> "The RR-2.5 zoning district is a 2.5 acre district intended to accommodate low-density, rural, single family residential development."

The purpose of the RR-5 (Residential Rural) zoning district:

> "The RR-5 zoning district is a 5 acre district intended to accommodate low density, rural, single-family residential development."

The primary difference in the intent of the above zoning districts is the dimensional standards, more specifically the minimum lot size requirement. Both districts purpose statement includes "to accommodate low density, rural, single-family residential development". Both districts allow for single-family and rural land uses (Table 5-1 of the Land Development Code).

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

The subdivision request will be submitted which 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.

Chapter 3 Land Use

Key Area Analysis: Not included within an identified Key Area

The property is not included within a mapped Key Area of the Master Plan.

Area of Change Analysis: "Minimal Change: Developed"

The subject property is identified on the Areas of Change map 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 an 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)

The approximately 35-acre property is currently developed with only one single-family residential dwelling, which makes the land considerably underdeveloped when compared to many other properties in the area. Developments such as High Forest Ranch to the west, Settlers Ranch to the northwest, and Flying Horse North to the east and south have developed or are currently developing with much smaller lot sizes, ranging from approximately 2.5 acres down to one-third of an acre. Even some of the smaller developments in the area, such as Longview Estates to the northwest and Providence Point Estates to the west, include smaller single-family lots, with some being less than five (5) acres in size. The presence of these developments clearly justifies the "Developed" label of the Area of Change designation, while the underdeveloped nature of the subject property is indicative of the "Minimal Change" opportunity that still remains for a variety of properties in the area.

Placetype Analysis: "Large-Lot Residential"

The subject property is shown on the Placetypes map of Your El Paso Master Plan as being within the Large-Lot Residential Placetype.

Page 26 of the Plan identifies the following land uses as being Primary Land Uses within the Large-Lot Residential Placetype:

- Single-family Detached Residential (typically 2.5-acre lots or larger)

In addition, the Placetype includes the following Supporting Land Uses:

- Parks/Open Space
- Commercial Retail (Limited)
- Commercial Services (Limited)
- Agriculture

The Large-Lot Residential Placetype is described further on page 26 as follows:

> "The Large-Lot Residential placetype consists almost entirely of residential development and acts as the transition between placetypes. 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" (emphasis added).

A review of this area of the County in the context of the mapped Placetypes in the County Master Plan reveals an expectation of a relatively homogenous character given that all of properties in the area that are located within a radius of over 1.5 miles from the subject property are all within the

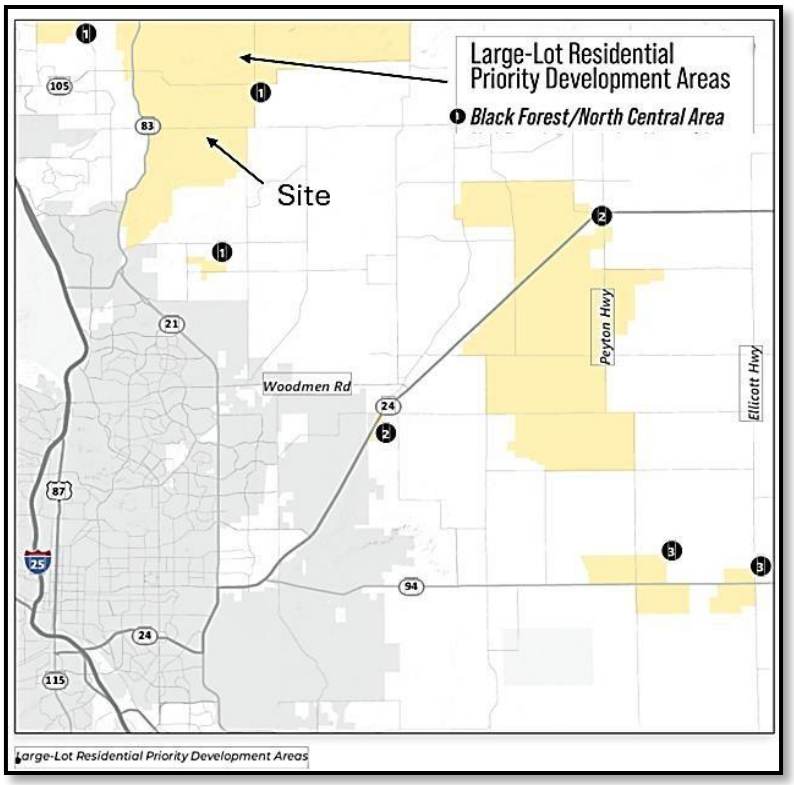
Large-Lot Residential Placetype. The majority of the developments in the area are consistent with the 2.5-acre minimum lot size standard established within the Large-Lot Residential Placetype. The proposed RR-2.5 rezoning would continue that trend by requiring subsequent subdivision of the property to plat 2.5-acre lots or larger.

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 property is identified as being within the Black Forest/North Central Priority Development Area. Page 54 of the Plan describes this area as follows:

> "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."

The description goes on to say that "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." (Emphasis added) The proposed rezoning would expand the recent trend of establishing the Large-Lot Residential Placetype as can be seen in the High Forest Ranch and Settlers Ranch development, which are also located along Hodgen Road. These development, like the one being proposed with this rezoning, generally feature single-family residential lots comprise of a minimum of 2.5 acres, which is consistent with the Large-Lot Residential Placetype.



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 2 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 will be submitted with the subdivision 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 depicts any parks or trails 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 Farrar Drive to the east. The 2024 MTCP depicts Hodgen Road as a rural minor arterial and Farrar Road as a non county-maintained roadway. Right-of-way dedication or preservation will be determined by the County with the Final Plat.

Other Topical Elements of the County Master Plan

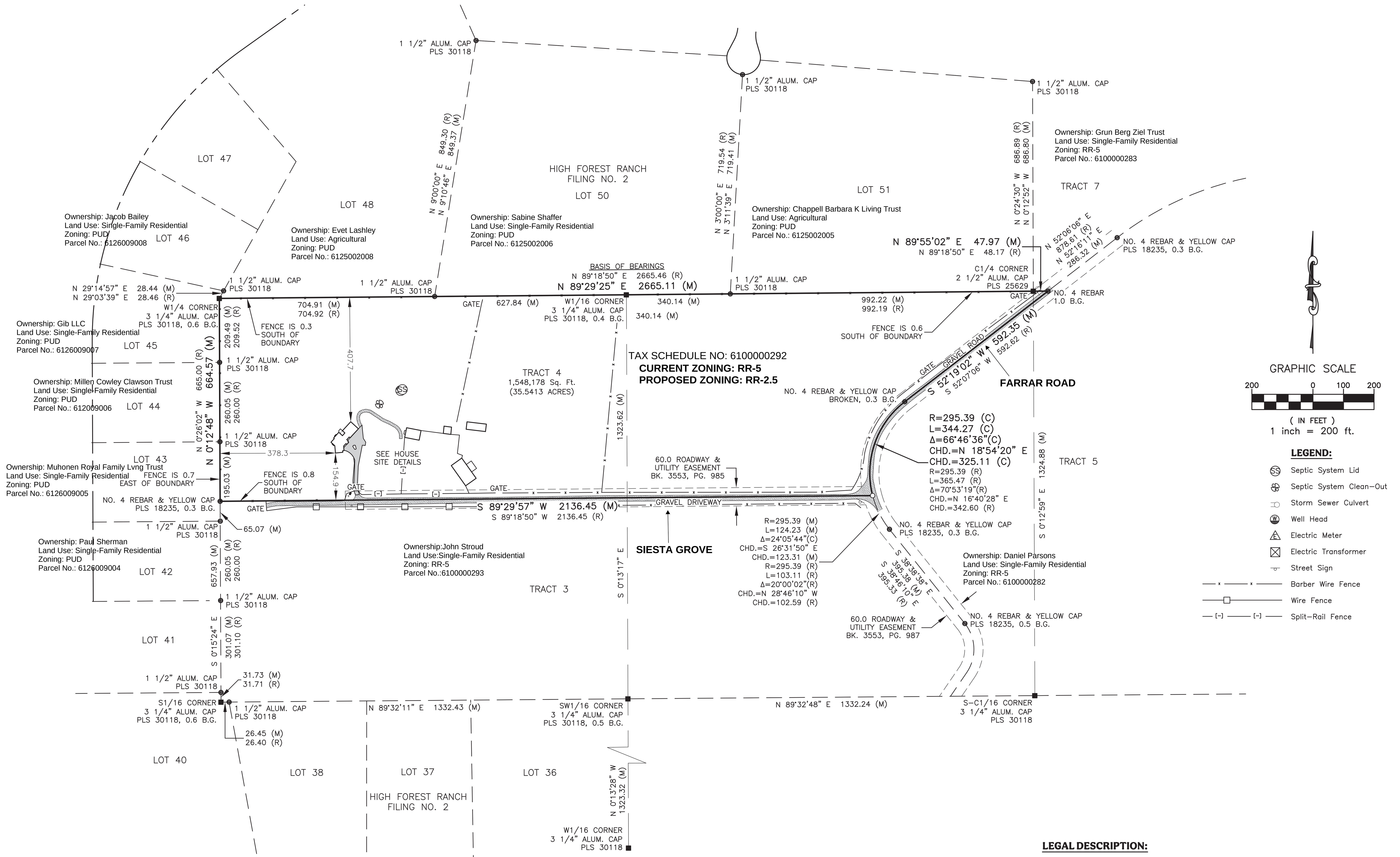
The proposed rezone is in compliance with the other topical elements of the County Master Plan, including the Master Plan for Mineral Extraction, and the El Paso County Wildlife Habitat Maps and Descriptors.

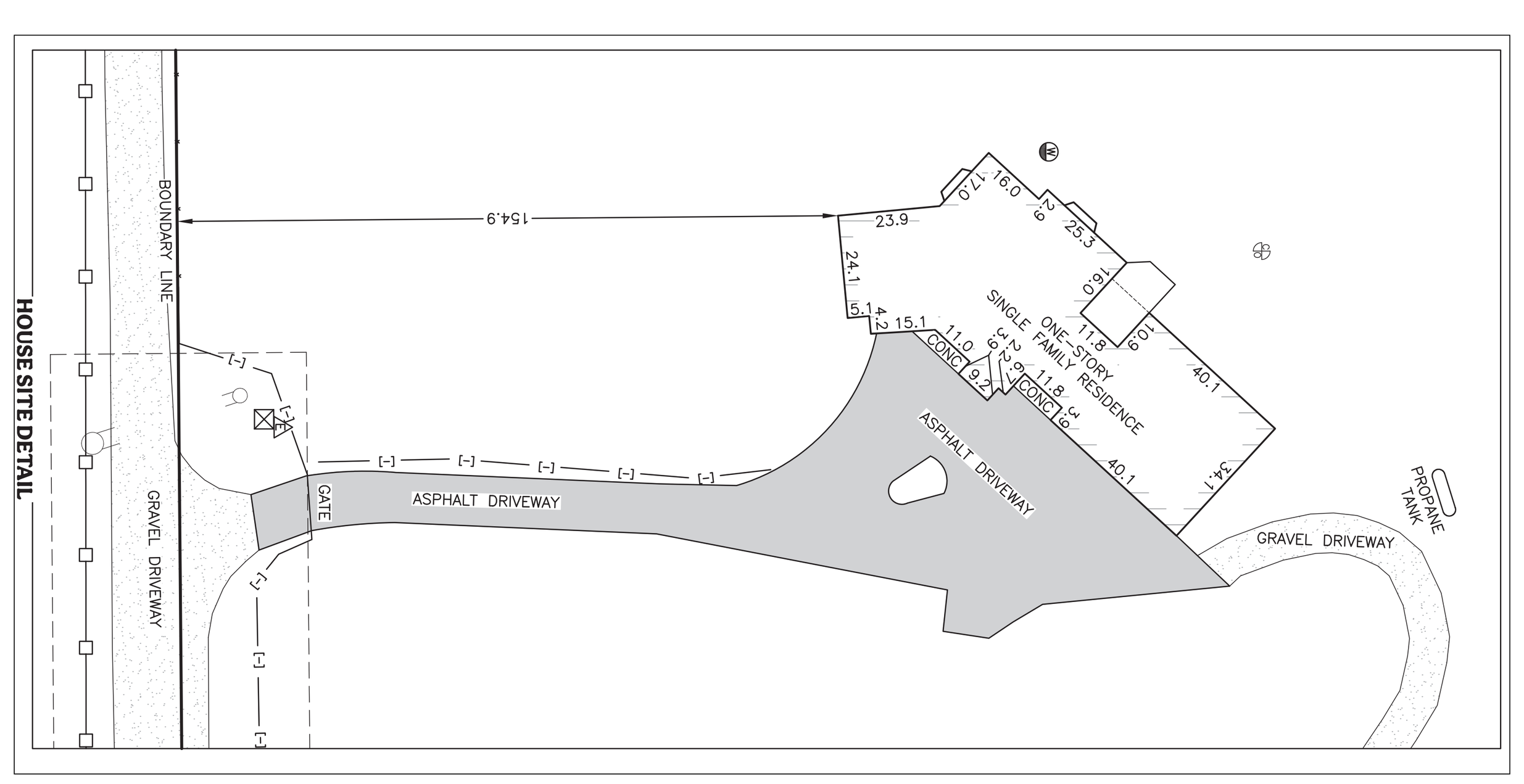
Floodplain

The FEMA FIRM map number for this site is 08041C0305G, effective on 12/7/2018. This property is in Zone X, area of minimal flood hazard.

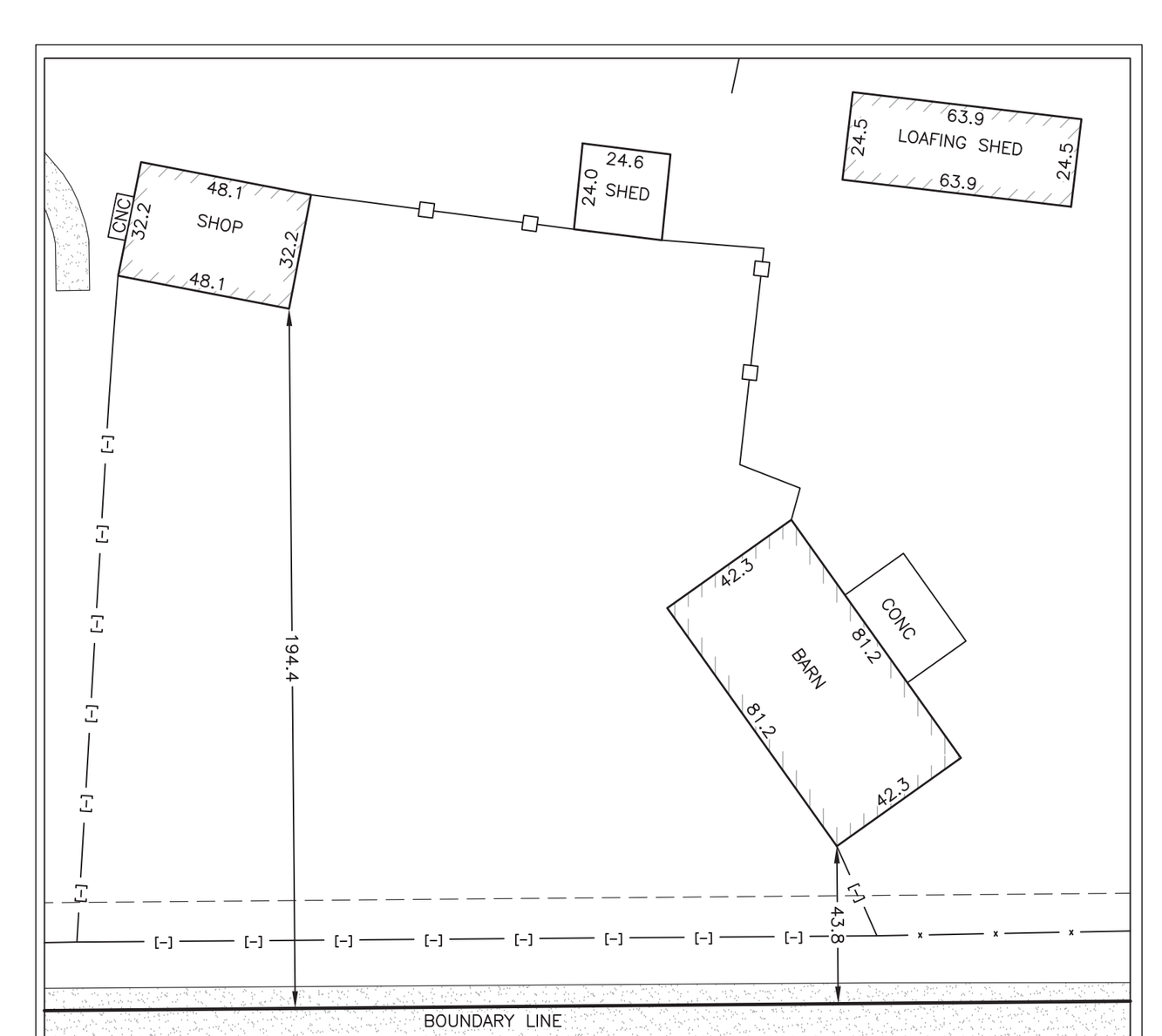
SIESTA GROVE REZONE

Section 25, Township 11, Range 66 West of the 6th P.M., County of El Paso, State of Colorado





HOUSE SITE DETAIL



OUT BUILDINGS DETAIL

LEGAL DESCRIPTION:

Tract 4, Eagle Crest Estates as described in Special Warranty Deed filed for record February 28, 2025 under Reception No. 225017871 located in a portion of Section 25, Township 11 South, Range 66 West of the 6th P.M., being more particularly described as follows:

Commencing at the North Quarter corner of said Section 25; thence N 85 degrees 15 minutes 32 seconds E along the north line of said Section 25, a distance of 1333.49 feet to the northeast corner of the West One Half of the East One Half of said Section 25; thence S 00 degrees 23 minutes 13 seconds E along the east line of the West One Half of the east one half of said Section 25, a distance of 1995.85 feet; thence S 89 degrees 22 minutes 08 seconds W, a distance of 30.00 feet to the centerline of a sixty foot (60') access and utility easement, thence southwesterly along the arc of a 270.00 foot radius curve, also being the centerline of said easement, through a central angle of 90 degrees (which the long chord bears S 44 degrees 22 minutes 08 seconds W a long chord distance of 381.84 feet; an arc distance of 424.12 feet; thence S 89 degrees 22 minutes 08 seconds W along the centerline of said easement, a distance of 131.10 feet to a point of curve; thence southwesterly along the arc of a 1038.49 foot radius curve, also being the centerline of said easement, through a central angle of 37 degrees 15 minutes 02 seconds (which the long chord bears S 70 degrees 44 minutes 37 seconds W a long chord distance of 663.34 feet) an arc distance of 675.17 feet; thence S 52 degrees 07 minutes 06 seconds W along the centerline of said easement, a distance of 285.99 feet to the Point of Beginning;

thence continuing along the last described course S 52 degrees 07 minutes 06 seconds W, a distance of 592.62 feet to a point of curve; thence southerly along the arc of a 295.39 foot radius curve, also being the centerline of said easement, through a central angle of 70 degrees 53 minutes 16 seconds (which the long chord bears S 16 degrees 40 minutes 28 seconds W a long chord distance of 342.60 feet) an arc distance of 365.46 feet; thence S 89 degrees 18 minutes 50 seconds W, a distance of 2136.45 feet to a point on the west line of the Southwest Quarter of said Section 25; thence N 0 degrees 26 minutes 02 seconds W along the west line of the Southwest Quarter of Section 25, a distance of 665.00 feet to the southwest corner of the Northwest Quarter of Section 25: thence N 89 degrees 18 minutes 50 seconds E along the south line of the Northwest Quarter of said Section 25, a distance of 2665.46 feet to the southeast corner of the Northwest Quarter of said Section 25; thence N 89 degrees 18 minutes 50 seconds E, a distance of 48.17 feet to the Point of Beginning.

Together with and subject to access and utility easements recorded in Book 3553 at Page 987 and in Book 3553 at Page 985, County of El Paso, State of Colorado.

GENERAL NOTES

NO.	REVISION/ISSUE	DATE

Owner
Quentin Dassonville
15850 Siesta Grove
Colorado Springs, CO 80908

VERTEX
Consulting Services
5825 Delmonico Dr, Suite 320
Colorado Springs, CO 80919
(719) 433-2018

PROJECT NO. PCD FILE NO. P2610
SHEET
DATE
PREPARED
APPROVED CAD

RESOLUTION NO. 26-

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

APPROVAL OF MAP AMENDMENT (REZONING)
SIESTA GROVE REZONING RR-5 TO RR-2.5 (P2610)

WHEREAS, Quentin Dassonville 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 RR-2.5 (Residential Rural) zoning district; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on October 15, 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 November 12, 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 Siesta Grove Rezoning RR-5 to RR-2.5 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 RR-2.5 (Residential Rural) 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 RR-2.5 (Residential Rural) 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 12th day of November 2026, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____
Chair

By: _____
County Clerk & Recorder

EXHIBIT A

A TRACT OF LAND LOCATED IN THE SOUTH HALF (S½) OF SECTION 25, TOWNSHIP 11 NORTH, RANGE 66 WEST, DESCRIBED AS FOLLOWS:

STARTING AT THE NORTH QUARTER CORNER OF SAID SECTION 25, PROCEED NORTH 89°15'32" EAST A DISTANCE OF 1,333.49 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE EAST HALF (W½ E½) OF THE SECTION.

FROM THERE, GO SOUTH 00°23'13" EAST 1,995.85 FEET.

THEN RUN SOUTH 22°08' WEST 30.0 FEET TO THE CENTERLINE OF A 60-FOOT EASEMENT.

CONTINUE ALONG THAT CENTERLINE AS FOLLOWS:

PROCEED SOUTHWESTERLY ALONG A CURVE WITH A RADIUS OF 270.0 FEET, HAVING A CENTRAL ANGLE OF 90°, FOR AN ARC DISTANCE OF 424.12 FEET.

THEN GO SOUTH 89°22'08" WEST 131.0 FEET.

CONTINUE SOUTHWESTERLY ALONG A CURVE WITH A RADIUS OF 1,038.49 FEET, WITH A CENTRAL ANGLE OF 37°15'02", FOR AN ARC DISTANCE OF 675.17 FEET.

THEN PROCEED SOUTH 52°07'06" WEST 285.99 FEET TO THE **POINT OF BEGINNING**.

FROM THE POINT OF BEGINNING:

CONTINUE SOUTH 52°07'06" WEST 592.62 FEET TO A POINT OF CURVATURE.

THEN GO SOUTHERLY ALONG A CURVE WITH A RADIUS OF 295.39 FEET, HAVING A CENTRAL ANGLE OF 70°53'16", FOR AN ARC DISTANCE OF 365.46 FEET.

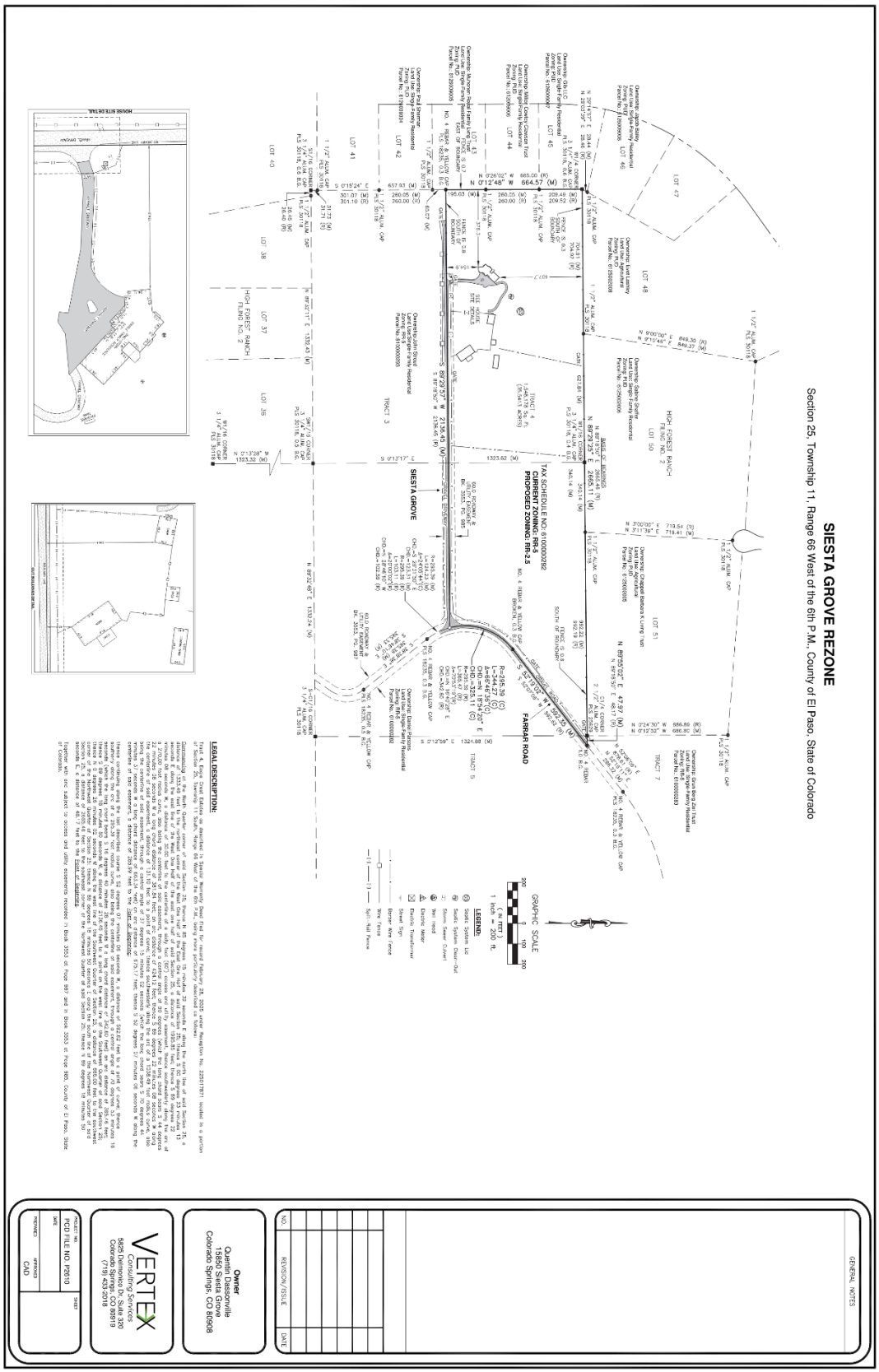
NEXT, RUN SOUTH 89°18'50" WEST 2,136.45 FEET.

THEN GO NORTH 00°26'08" WEST 665.0 FEET.

THEN PROCEED NORTH 89°18'50" EAST 2,665.46 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW¼) OF SAID SECTION 25.

FINALLY, GO NORTH 89°18'50" EAST 48.17 FEET BACK TO THE **POINT OF BEGINNING**.

EXHIBIT B


SIESTA GROVE REZONE
Section 25, Township 11, Range 66 West of the 6th P.M., County of El Paso, State of Colorado
GENERAL NOTES
NO.
REVISION/ISSUE
DATE
Owner
Quentin Chasanville
15680 Siesta Grove
Colorado Springs, CO 80908
VERTEX
Consulting Services
5825 Delmonico Dr. Suite 320
Colorado Springs, CO 80919
(719) 433-0318
PROJECT NO.
PCD FILE NO. P2810
SHEET
DATE
DRAWN
CAD
APPROVED
GRAPHIC SCALE
1 inch = 200 ft.
LEGEND
Septic System Lid
Septic System Clean-Out
Storm Sewer Culvert
Yard Hydrant
Electric Meter
Electric Transformer
Gas Meter
Power Pole
Wire Fence
Split Rail Fence
SIESTA GROVE
FARRAR ROAD
TAX SCHEDULE NO: 6100000292
CURRENT ZONING: RR-5
PROPOSED ZONING: RR-2.5
HIGH FOREST RANCH FILING NO. 2
LOT 50
LOT 51
TRACT 7
TRACT 5
TRACT 4
TRACT 3
LOT 41
LOT 42
LOT 43
LOT 44
LOT 45
LOT 46
LOT 47
LOT 48
LOT 40
LOT 38
LOT 37
LOT 35
HORSE SITE DETAIL
LEGAL DESCRIPTION: