

SOUTHERN COLORADO RAIL PARK ADDITION NO. 1 ANNEXATION - POLICY CHECKPOINT

CITY COUNCIL WORK SESSION MEETING – January 13, 2025



Southern Colorado Rail Park Addition No. 1



QUICK FACTS

VICINITY MAP

Location

South and west of the Highway 25 and South Santa Fe intersection, adjacent to Fort Carson **Zoning and Overlays** Current: Unincorporated El Paso County Proposed: PDZ (Planned Development Zone) District **Site Area**

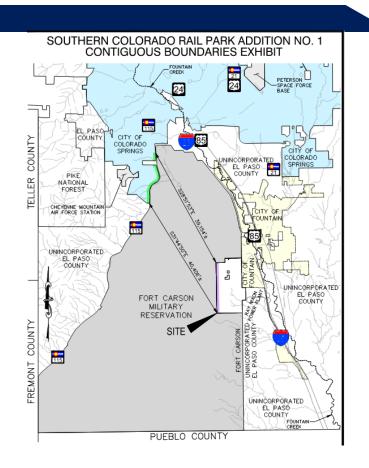
3,107.90 acres

Proposed Land Use

Railroad spur to service Fort Carson and associated railroad-oriented heavy and light industry and commercial uses

APPLICATIONS

Annexation, Zone Establishment, and a Land Use Plan





Guidelines

- 1. Offers housing diversity
- 2. Sufficiency of existing or planned roadway infrastructure
- 3. Sufficiency of existing or planned public safety staffing
- 4. Proximity/opportunity to serve employment centers
- 5. Diversity of development (commercial/industrial/residential)
- 6. Economic impact on city
- 7. Reasonable utilities cost recovery / ROI projections
- 8. Connectivity / Proximity to transportation options
- 9. Desirable parkland/open space
- 10. Ability to fund / offset costs for needed public facilities