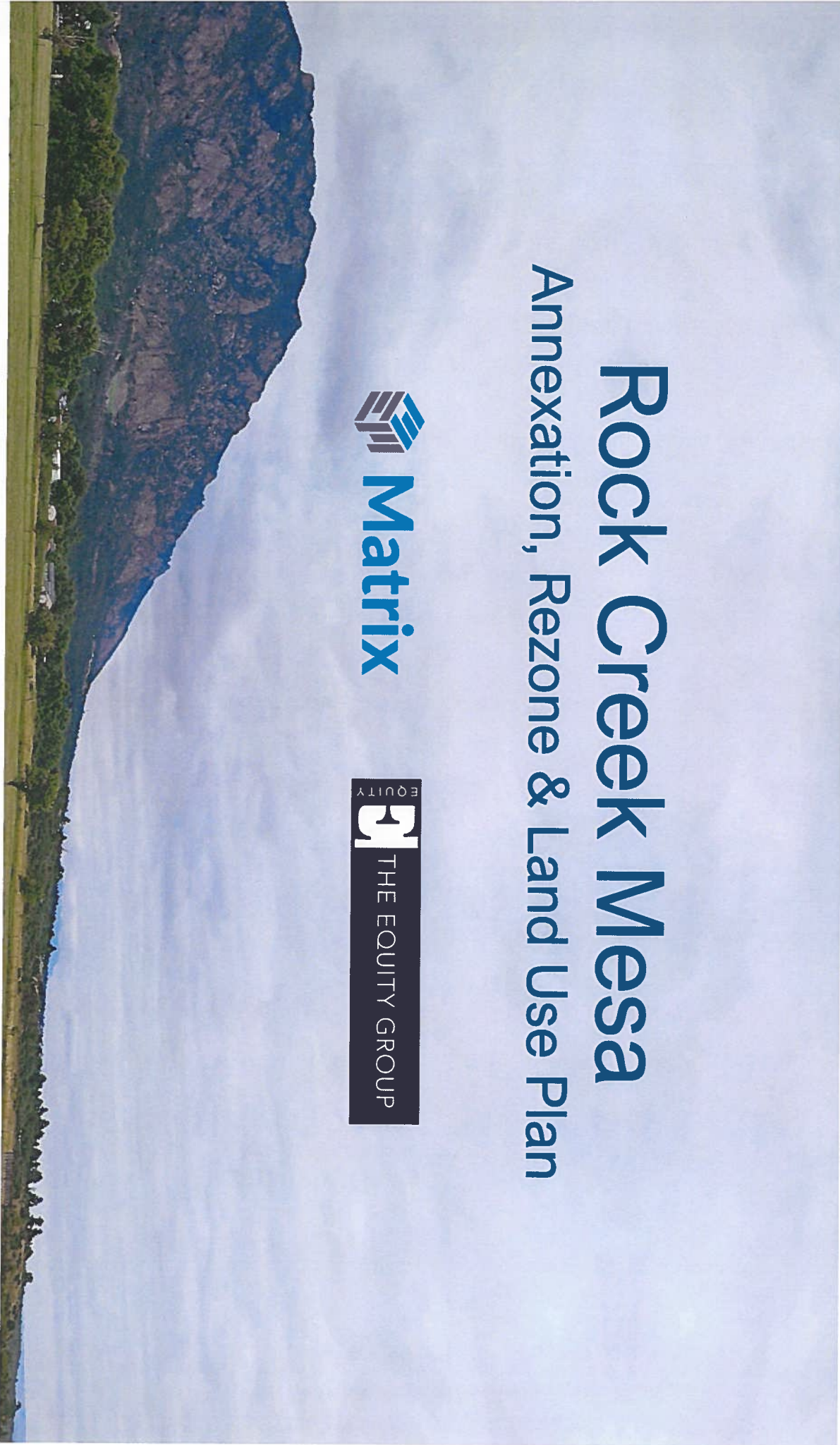


Rock Creek Mesa

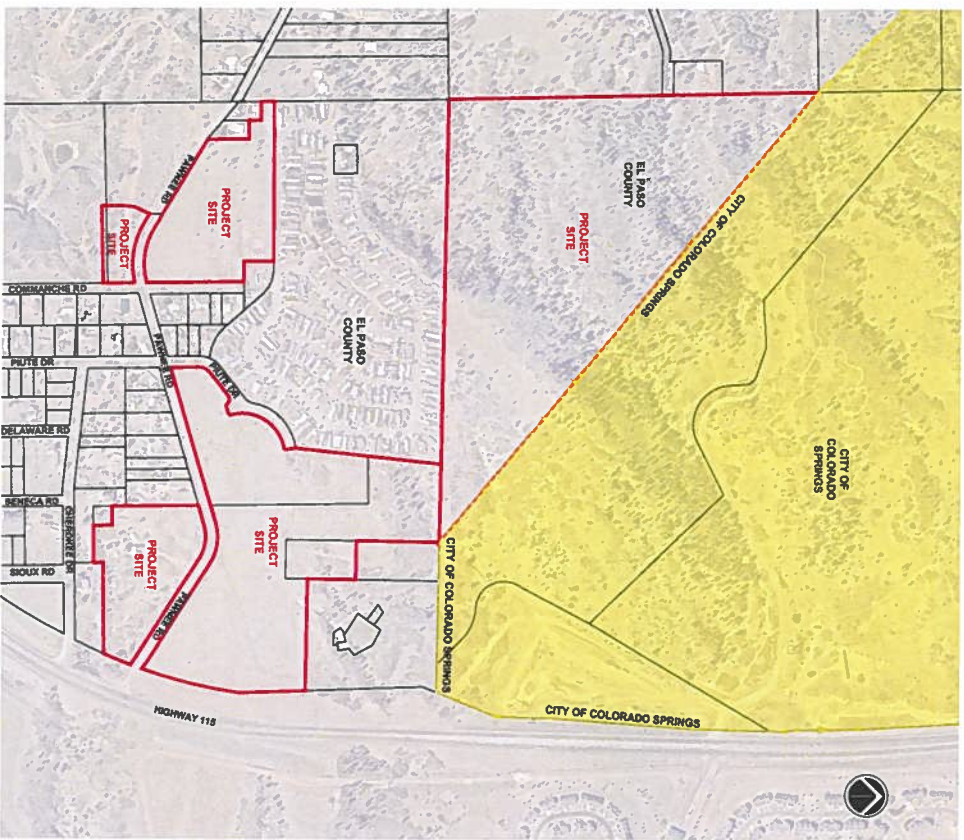
Annexation, Rezone & Land Use Plan



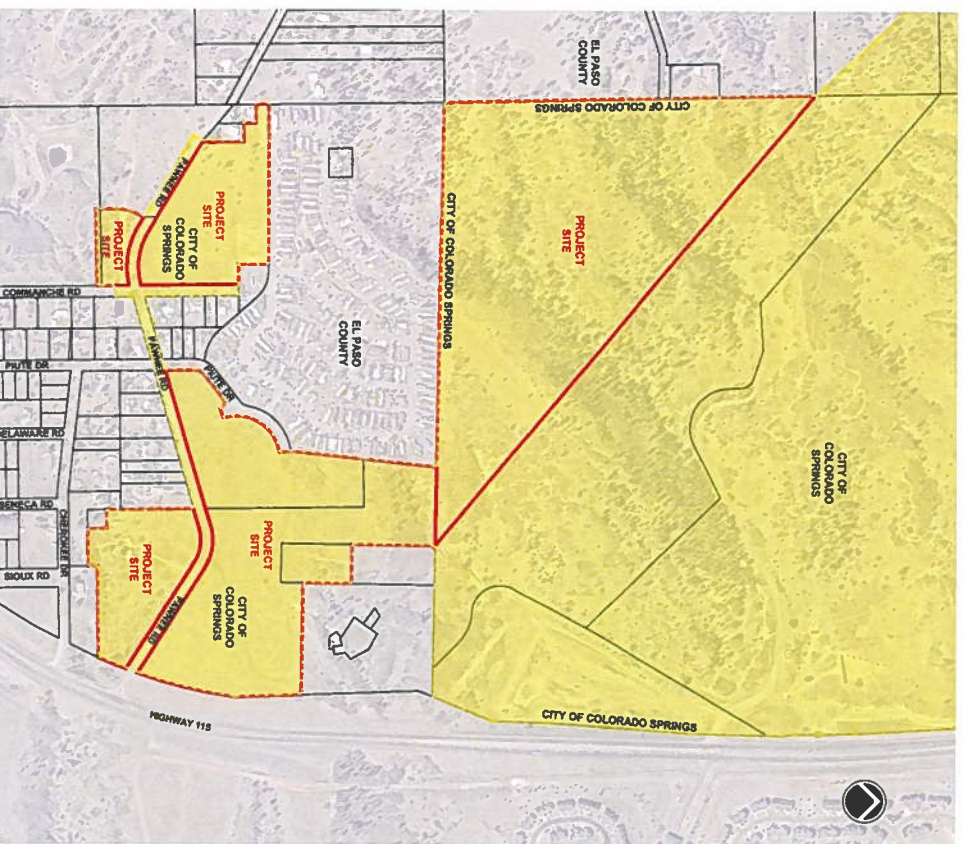


Vicinity Map

Existing City Boundary



Proposed City Boundary



Existing vs. Proposed City Boundary

Annexation of Land Review Criteria

- a. ***The area proposed to be annexed is a logical extension of the City's boundary;***
 - Located immediately south of the City of Colorado Springs and Fort Carson to the east.
 - Logical extension of city services and facilities since water and sanitary sewer mains have been installed through Cheyenne Mountain State Park
 - These services serve Sundance at Rock Creek to the immediate north
 - Annexation of these parcels will bring traffic related improvements to streets and intersections
- b. ***The development of the area proposed to be annexed will be beneficial to the City. Financial considerations, although important, are not the only criteria and shall not be the sole measure of benefit to the City;***
 - Brings 54 acres of TOPS owned land into City Limits
 - Currently within El Paso County
 - Parks Department policy is that all City owned park land should be within City of Colorado Springs limits
 - Will serve growing housing needs and a need for diversity of housing products within the City of Colorado Springs, especially Fort Carson
 - Park and Open Space common areas within the development will be owned and maintained by the metro district removing the burden of operating cost from the City's Parks Department

Annexation of Land Review Criteria

- c. *There is a projected available water surplus at the time of request;***
- Proposed project meets the criteria for determining water surplus
 - Complies with CSU application of City Code Section 12.4.305
 - Estimated water demand 100 AFY (Acre Feet/ Year) for the proposed development
- d. *The existing and projected water facilities and/or wastewater facilities of the City are expected to be sufficient for the present and projected needs for the foreseeable future to serve all present users whether within or outside the corporate limits of the City;***
- Water and sewer will be provided by Colorado Springs utilities
 - There are no proposed wells or individual septic systems within this development
 - Installation of a CSU water system will provide reliable water supply in the event of a structure and wildfire
 - Fire suppression will be provided by Colorado Springs Fire Department utilizing water mains and installation of fire hydrants throughout the project
- h. *If the proposed annexation to the City overlaps an existing service area of another utility, the applicant shall petition the PUC (Public Utilities Commission) or other governing authority to revise the service area such that the new service area will be contiguous to the new corporate boundary of the City.***
- The Rock Creek Mesa Water District serves a small portion of this area
 - Rock Creek Mesa Water District does not have capacity to serve additional development resulting in a need for water service in this area not only for new construction but a reliable source of fire suppression

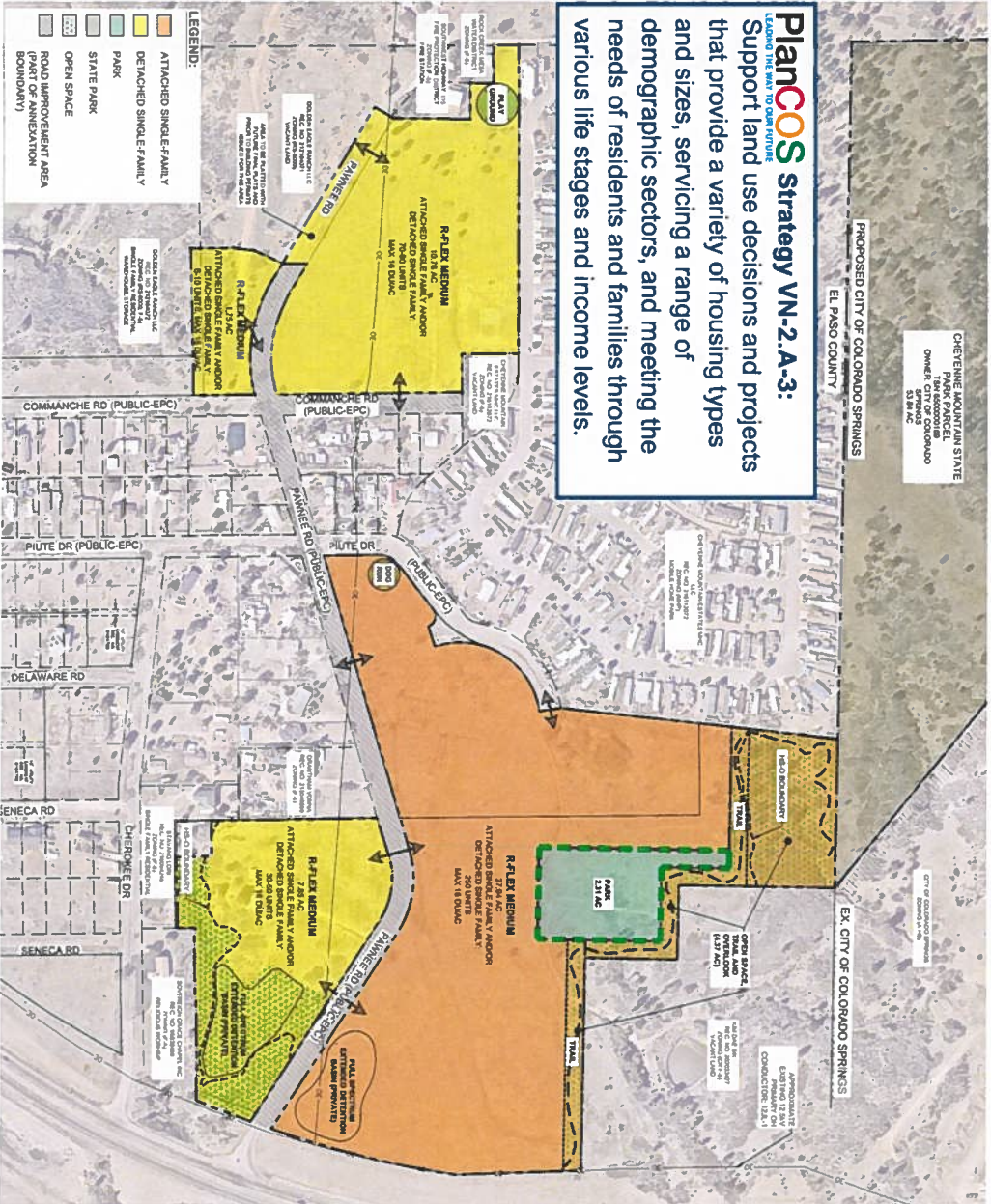


Land Use Plan Review Criteria

F. Capacity of the existing streets, utilities, parks, schools, and other public facilities to serve the proposed development;

- This development will be accessed by Highway 115 and existing residential roadways with improvements made as needed
- All areas will be within the Wildland Urban Interface (WUI) and developed in compliance with the CSFD Ignition Resistance Manuals.
- 53,84AC of the annexation and rezone area will remain as Cheyenne Mountain State Park
- Additional parks/ open space is planned to serve the community
- All open spaces, parks within R-Flex medium, and trails will be maintained by the metro district.
- **Fountain - Fort Carson School District #8 (FFC8)**
 - The developer and FCC8 have entered into a Memorandum of Agreement for a future elementary school site.
 - FCC8 may elect to choose a school site after the first 200 units are occupied.

PlanCOS Strategy VN-2.A-3:
 LEADING THE WAY TO OUR FUTURE
 Support land use decisions and projects that provide a variety of housing types and sizes, servicing a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels.



Land Use Plan

- 54-acres proposed as **Park (PK) Zone**
- Cheyenne Mountain State Park
- 51-acres proposed as **R-Flex Medium**

R-Flex Medium

- Provide a range of Single Family Attached/ Detached unit types and price points.
- Density Range: 5-16 DU/AC (capped at 400 DU).

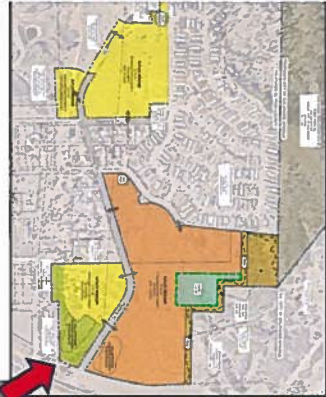
Diversity of Development

- Supports housing needs for Fort Carson and the City of Colorado Springs.
- Increased housing choices and price points near Fort Carson Mountain Post.
- Residential development is proposed adjacent to the existing mobile home park and existing single family residential.
- Introduces additional residential lot types within an existing residential community.

Existing Homes (+/-308)

- Approximate existing single-family homes = 78 units
- Approximate existing mobile home park = 230 units

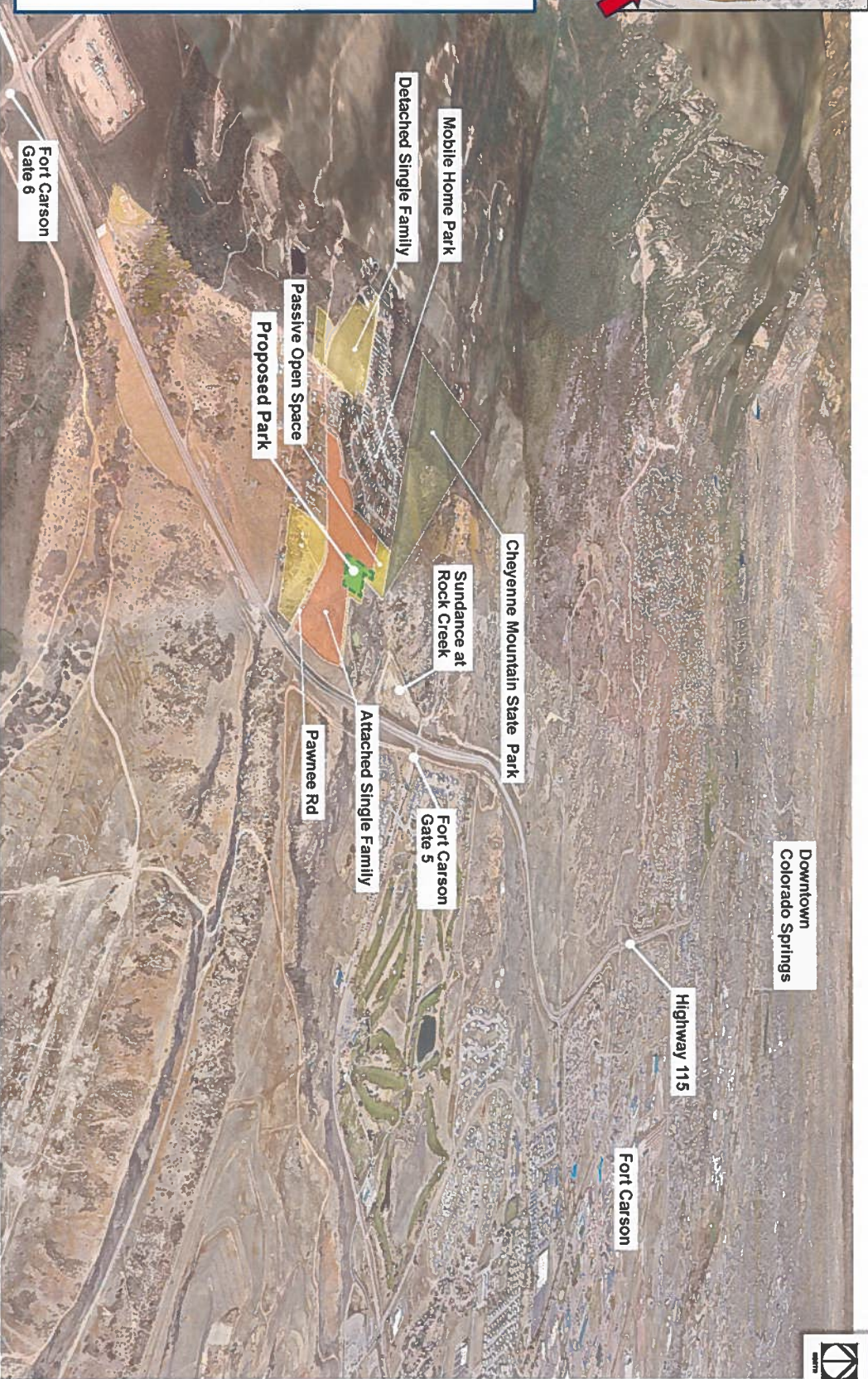
Land Use Plan

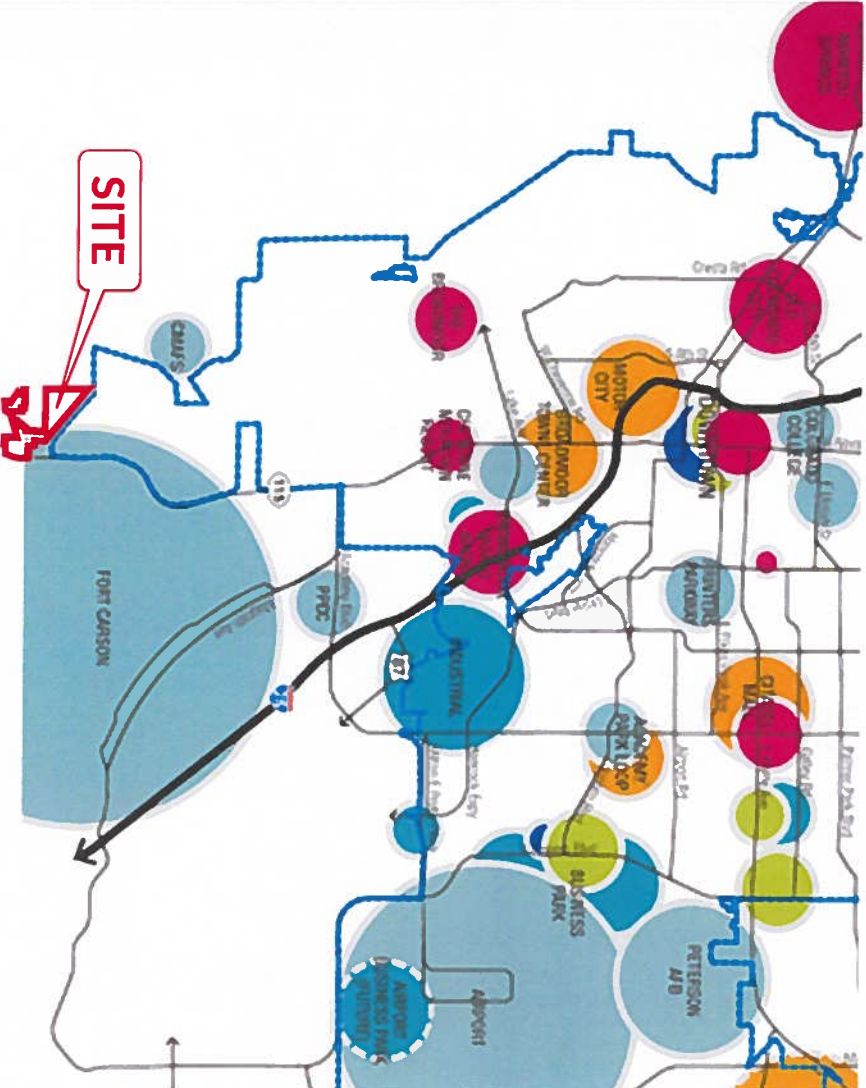


planCOS Housing for All Policies:

The site is supportive of PlanCOS Housing for All policies by providing diversity in housing and its adjacency to Fort Carson.

The change in zoning will compliment the varying densities and uses of the surrounding properties and provide a continuation of municipal services.





Proximity / Opportunity to serve Employment Centers

Directly adjacent to Colorado Springs' Largest Employer, a Cornerstone Institution (Fort Carson) Cornerstone Institutions have long served as the foundation of the local economy.

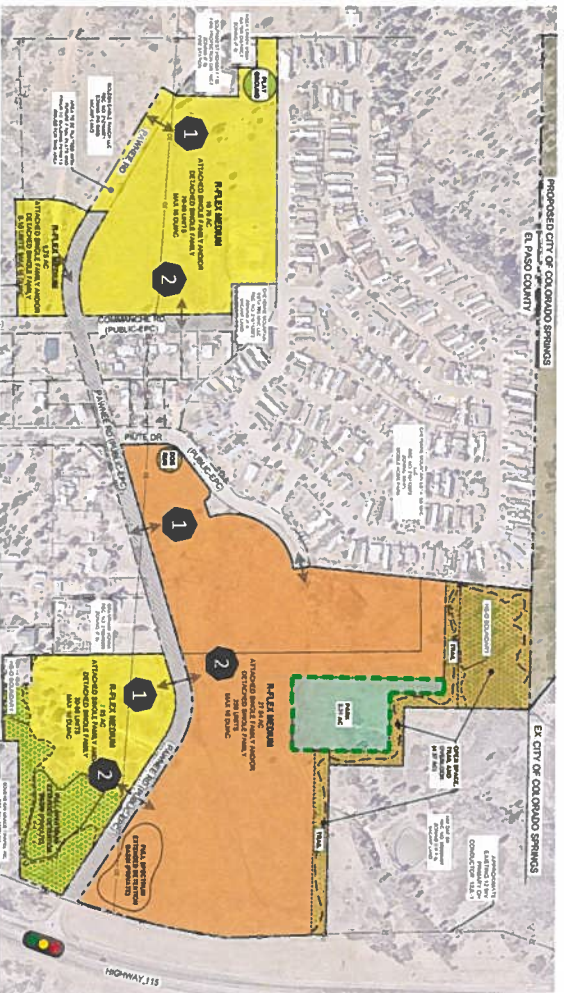
How is Rock Creek Mesa serving the nearby Employment Centers?

- Housing Options for Fort Carson
- Varied Housing Price Points
- Traffic Safety/ Utility Improvements for the Area
- Convenient access to State Highway 115

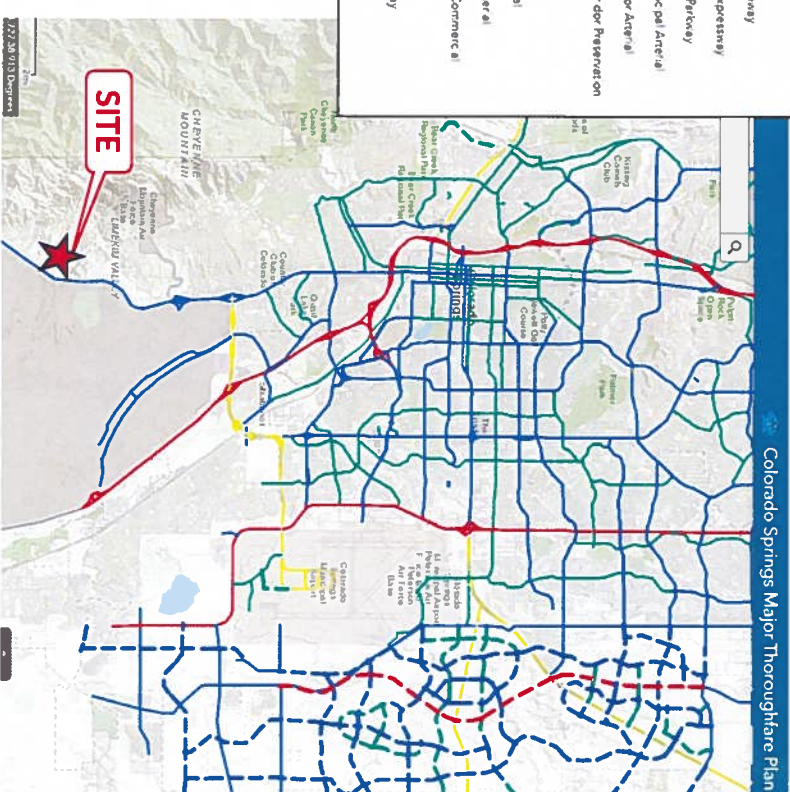
PlanCOS Strategy VN-3.A-7: Encourage neighborhood plans and initiatives that reflect neighborhood identity and a built environment supporting residents of all age ranges and abilities.

Connectivity / Proximity to Transportation Options

- Two access points connecting to State Highway 115
- Within 4 miles of Academy Boulevard
- Bike shoulder along Hwy 115 provides alternative transportation to downtown COS
- CDOT recently completed widening of SH-115 south of the project for additional capacity



MTP Future Roads	
Red Dashed Line	= Freeway
Yellow Dashed Line	= Expressway
Orange Dashed Line	= Parkway
Blue Dashed Line	= Principal Arterial
Teal Dashed Line	= Minor Arterial
Grey Dotted Line	= Corridor Preservation
MTP Roadway	
Teal Line	= Minor Arterial
Blue Line	= Principal Arterial
Orange Line	= Industrial/Commercial
Red Line	= Freeway
Yellow Line	= Expressway
Orange Line	= Parkway



Connectivity / Proximity to Transportation Options



Traffic Access Map

PlanCOS Policy SC-1.D:
Establish and maintain convenient multimodal connections between neighborhoods, local destinations, employment and activity centers, and Downtown.

ACCESS POINT 1

ACCESS POINT 2



- Site access is provided from State Highway 115 at Pawnee Road and Cherokee Drive
- Improvements to meet State Highway Access Code (SHAC)
 - SH-115/Pawnee Road Turn Lane
 - SH-115/Cherokee Drive to RI/RO
 - Enables SH-115/Pawnee Road to be in compliance with SHAC requirements.
- Project Build out will require (2030 Total Build Out):
 - SH-115/ Pawnee Signalized Intersection.
 - Turn Lane, Accel and Decel Lane Improvements
- Existing roadways improved/ upgraded to meet COS Street Standards



Economic Impact on the City

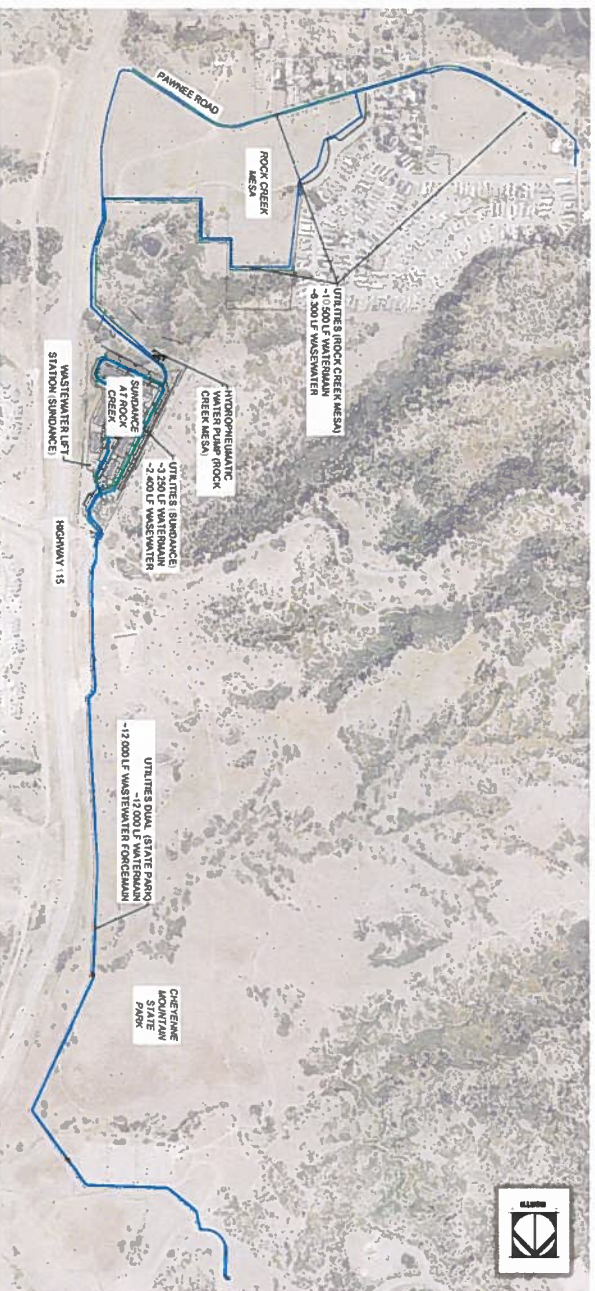
Budget Office prepared Fiscal Impact Analysis

- Fiscal Impact Analysis on a 10-year horizon showed positive cash flow
 - Outcome is the result of revenue collected due to residential construction
- City owned property is maintained by Cheyenne Mountain State Park
- The model assumes that future Park and Public Safety Infrastructure will be City Owned and Maintained
 - However, the on-site parks will be owned and maintained by the Metropolitan District

COMBINED FUNDS SUMMARY										
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Revenue										
General Fund	\$540,469	\$621,673	\$702,878	\$784,083	\$865,287	\$946,492	\$487,228	\$487,228	\$487,228	\$487,228
Special Revenue Funds	\$599,539	\$617,534	\$635,530	\$653,526	\$671,521	\$689,517	\$107,974	\$107,974	\$107,974	\$107,974
TOTAL REVENUE	\$1,140,007	\$1,239,208	\$1,338,408	\$1,437,609	\$1,536,809	\$1,636,009	\$595,202	\$595,202	\$595,202	\$595,202
Expenditures										
Operating	\$93,187	\$186,375	\$300,920	\$394,109	\$487,297	\$597,821	\$597,821	\$597,821	\$597,821	\$597,821
Special Revenue Fund Expenditure	\$70,018	\$140,036	\$210,064	\$280,082	\$350,100	\$420,128	\$420,128	\$420,128	\$420,128	\$420,128
Capital Expenditures	\$783,605	\$63,605	\$1,418,090	\$64,085	\$63,660	\$337,535	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$946,810	\$390,015	\$1,929,074	\$738,276	\$901,056	\$1,355,484	\$1,017,949	\$1,017,949	\$1,017,949	\$1,017,949
GRAND TOTAL NET RESULT	\$193,197	\$849,192	(\$590,666)	\$699,333	\$635,753	\$280,525	(\$422,747)	(\$422,747)	(\$422,747)	(\$422,747)
CUMULATIVE NET RESULT	\$193,197	\$1,042,390	\$451,724	\$1,151,057	\$1,786,809	\$2,067,334	\$1,644,587	\$1,221,840	\$799,093	\$376,346



Utility and Infrastructure Impacts



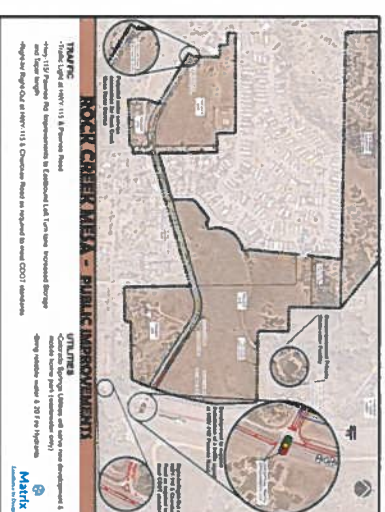
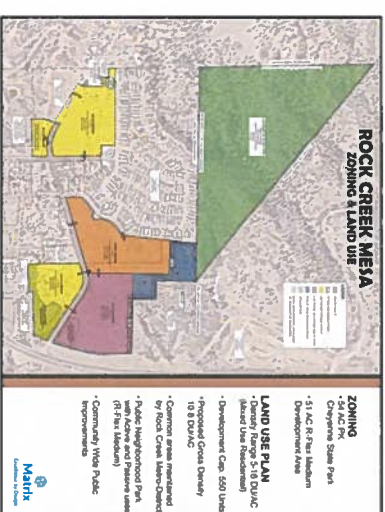
- Proposed water service for this development is part of a larger plan to bring municipal services through Cheyenne Mountain State Park.
- Developer extension of approximately 12,000 linear feet of water and sewer line through the Cheyenne Mountain State Park.
- An agreement to bring services through the state park was several years in the making and nearing completion.
- The agreement will bring reliable water and waste services to serve an area in need of these services.
- Community water supply in the event of fire.
- × Out of Boundary Service Agreement did not meet El Paso County 300-yr water rule.
- × This project cannot be developed without annexation into the City.

Neighborhood Information Meeting

- Held on **January 10, 2024, 6:30-8:30 pm** at the Piñon Valley Elementary School.
- Approximately **45-50 residents** in attendance.
- The Developer and Matrix Design Group presented the **project, the proposed public improvements, and then opened the meeting up to resident questions and concerns.**

Neighbor Concerns included Density, Traffic, Wildlife, and Water.

- **Density:** A unit cap of 550 was presented at the Neighborhood Information Meeting. The Developer has since reduced the cap from 550 down to 400 units.
- **Traffic:** Developer is proposing and/or contributing to improvements on Highway-115 including turn lanes and a traffic signal at the intersection of Highway-115 and Pawnee Road.
- **Wildlife:** Email received from Colorado Parks and Wildlife stated, *“The area is already developed, and it is not critical habitat.....do not see any issues with this development impacting wildlife populations in the area”* .
- **Water:** Developer is providing reliable CSU water extensions to the area. CSU extension will enable the installation of Fire Hydrants, with pressurized, perpetual water, as required by the Colorado Springs Fire Department.

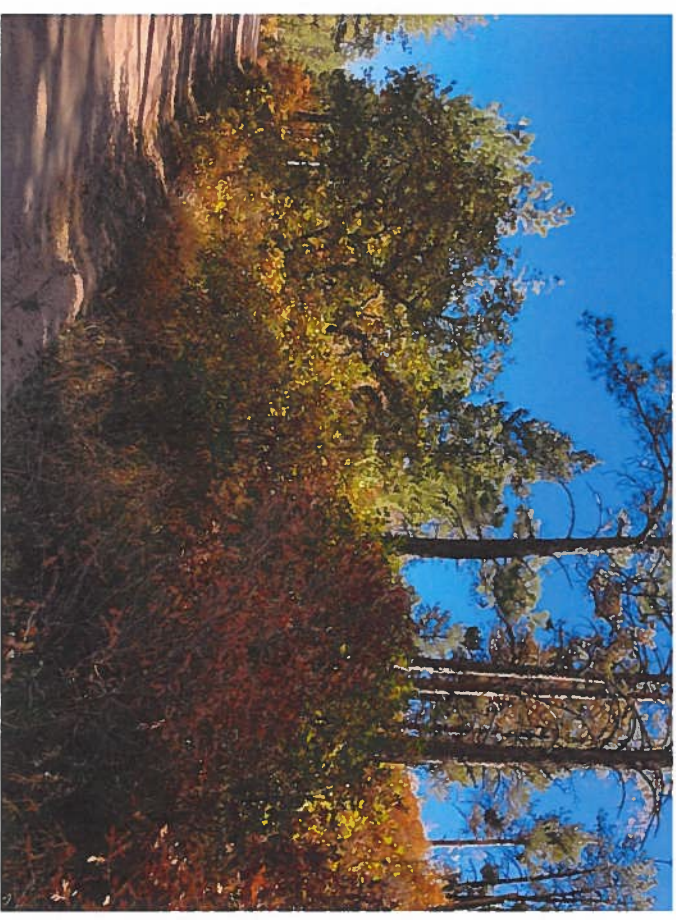


The Hazard is Existing

- Untreated Wildland Fuels
- Significant Flame Length Hazard
- High Fire Risk in the Existing Communities
- Unmitigated Evacuation Routes
- Lack of Adequate and Reliable Fire Protection Water Supplies
- Limited Community Access to Slash/Debris Removal (ie Outside of CSFD Program)

The new development does not worsen the existing wildfire situation;

...In fact, the proposed development will make the area more resilient to wildfires.



Existing Wildfire Hazards

Responsible New Fire Adapted Community

Proposed Improvements Will Make the Area More Resilient to Wildfires

- ✓ New Adequate and Reliable Water Supply
- ✓ New Fire Hydrants
- ✓ New Improved Access and Traffic Management
- ✓ New Ignition Resistant Construction per CSFD (Appendix K)
- ✓ Collaborative Removal of Unmanaged Fuels
- ✓ New Managed/Irrigated Vegetation
- ✓ Enhanced CSFD Response to the Area
- ✓ Overall Improved Community Resilience to Wildfire



Responsible New Fire Adapted Community



Emergency Service Delivery Comparison Rock Creek Mesa Annexation

	Southwest Highway 115 Fire Protection District	City of Colorado Springs Fire Department	Impact On Current Service Delivery	Comments
Response Time (Avg)	First Arriving: ~11 minutes * Effective Response Force: ~15 minutes with Mutual Aid Request Response	First Arriving: ~9 minutes Effective Response Force (3 Apparatus): ~10 minutes **	Improved Service Delivery	CSFD response times are more consistent 24 hrs/day, whereas Hwy 115 times are increased in the overnight hours
Mileage and Drive Time to Closest Staffed Fire Station	Station 2 (10 miles) ~12-minute Drive Time	Station 16 (5.5 miles) ~9-minute Drive Time	Improved Service Delivery	Hwy 115 Station 2 is staffed only during the day
Standards of Cover Benchmarking	N/A	90% of the time a unit arrives within 8 minutes 90% of the time an ERF arrives within 12 minutes	Improved Service Delivery	CSFD is an accredited agency with an ISO 2 rating ***
Effective Response Force (ERF)	Dependent on available volunteer staffing	More than 20 personnel respond to a working structure fire	Improved Service Delivery	CSFD exceeds the NFPA 1710 staffing standard for a working structure fire
Emergency Medical Services	Basic Life Support (BLS)	Advance Life Support (ALS)	Improved Service Delivery	CSFD provides ALS on all engine companies
Response Capabilities	Limited Response Capabilities	All Hazards Response Command and Control Wildland Hazard Technical Rescue	Improved Service Delivery	CSFD can provide a more robust and self-sustaining response without reliance on mutual aid agreements
Available Daily Staffing	Limited Volunteer Staffing (Non-standardized)	Full-time career staffing (4-person companies)	Improved Service Delivery	Hwy 115 Station staffed only during the day. CSFD Staffed 24/7

2023 Data from El Paso County Dispatch
 ** Estimated response times based on Google Maps**
 Response standards detailed in the CSFD Standards of Cover in accordance with NFPA 1710

Emergency Service Delivery Comparisor



Fuels Management

- ✓ The new development reduces the overall fuel loading within the area.
- ✓ The developer will manage fuels on and surrounding egress corridors to limit fire.
- ✓ This results in safe, adequate, and accessible evacuation routes for both the new development and existing communities.
- ✓ The evacuation routes will have considerably less fuel loading compared to the current routes making them less susceptible to wildfire.



EQUITY



JENSEN HUGHES

Fuels Management



Colorado Springs
Wildfire Preparedness

PREPARE FOR WILDFIRE NEIGHBORHOOD CHIPPING

CHIPPING ELIGIBILITY REQUIREMENTS

- Your neighborhood must be within the City of Colorado Springs Wildland Urban Interface. Find your address on the Wildfire Risk Map: <https://bit.ly/coswulmap>
- Participants MUST attend a neighborhood or town hall meeting or have a FREE onsite consultation before their scheduled chipping period

CHIPPING REQUESTS

- Individual homeowners must register to participate EVERY year for EVERY chipping period offered in their neighborhood. To register:
 - Sign up online at: <https://bit.ly/CSFDchippingrequest>
 - Call us at: 719.385.7493

- Email us at: csfdwildfiremitigationsect.comms@coloradosprings.gov
- We ONLY accept woody limbs and branches up to 9 inches in diameter
- We ONLY accept properly stacked piles

- We do NOT accept construction or building materials, nails, wire, food, stumps, dirt, or rocks
- We do NOT accept grass, tippings, bags of leaves, trash, weeds, yuccas, root stumps, dirt, or rocks

PILE GUIDELINES

- Piles must be stacked curbside by 8:00 a.m. Monday morning on your designated chipping block.
- Please limit pile size to 5x3x3.5'. There is no limit as to the number of piles along the curb.
- Piles must be within 5 feet of the roadway.
- Piles must be stacked neatly with curbside facing the road.
- Do not tie or band piles

REMEMBER

- PILES STACKED INCORRECTLY WILL NOT BE PICKED UP
- Addresses not registered WILL NOT BE PICKED UP
- Do not combine piles with neighbors or haul in from other neighborhoods
- Chipping will occur during the 1-2 weeks following the listed date
- Piles will be picked up by the end of the chipping block.



PROPOSED CHIPPING SCHEDULE

Year	Spring	Fall
2025	May	September
2026	May	September
2027	May	September
2028	May	September
2029	May	September

"SHARING THE RESPONSIBILITY"
YOU CUT AND STACK, WE CHIP & HAUL

coloradosprings.gov | [facebook](#) | [twitter](#) | [instagram](#) | [coloradospringsfire](#)



Cooperative Chipping Days

- ✓ Developer to provide two cooperative chipping days annually for next five years to the Rock Creek Mesa neighborhood.
- ✓ Annual Spring and Fall Events
- ✓ Will conduct community outreach to inform the community of the events.
- ✓ Chipping events to begin Spring 2025 as the hazard already exists.
- ✓ The events will follow a similar process as the Colorado Springs Fire Department (CSFD) debris removal guidelines.

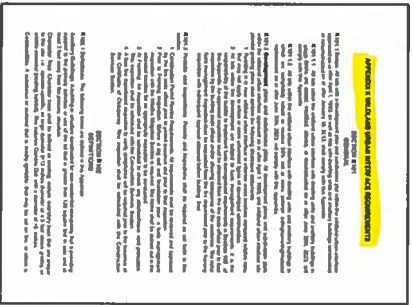


EQUITY



JENSEN HUDNETH

Cooperative Chipping Days



Wildfire Preparation + Resiliency Coordination

The new development will adhere to CSFD Appendix K, and residents will receive education on:

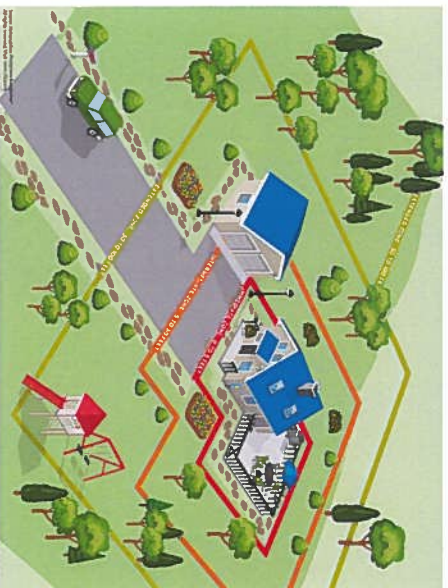
- ✓ Fuels Management
- ✓ Defensible Space
- ✓ Home Hardening
- ✓ Pre-Evacuation Warnings
- ✓ Evacuation Orders
- ✓ Shelter-In-Place
- ✓ Evacuation Notifications

Building Wildfire Resilience Together

Fuels Management +
Chipping Days



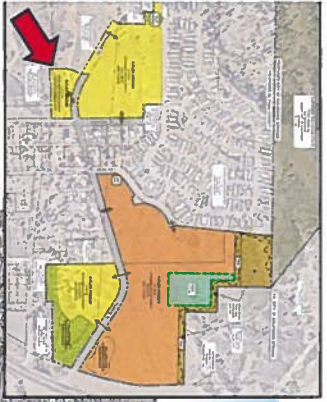
Wildfire Preparation +
Resiliency Coordination



Water Supply +
Fire Hydrants



Good Neighbor



Questions?

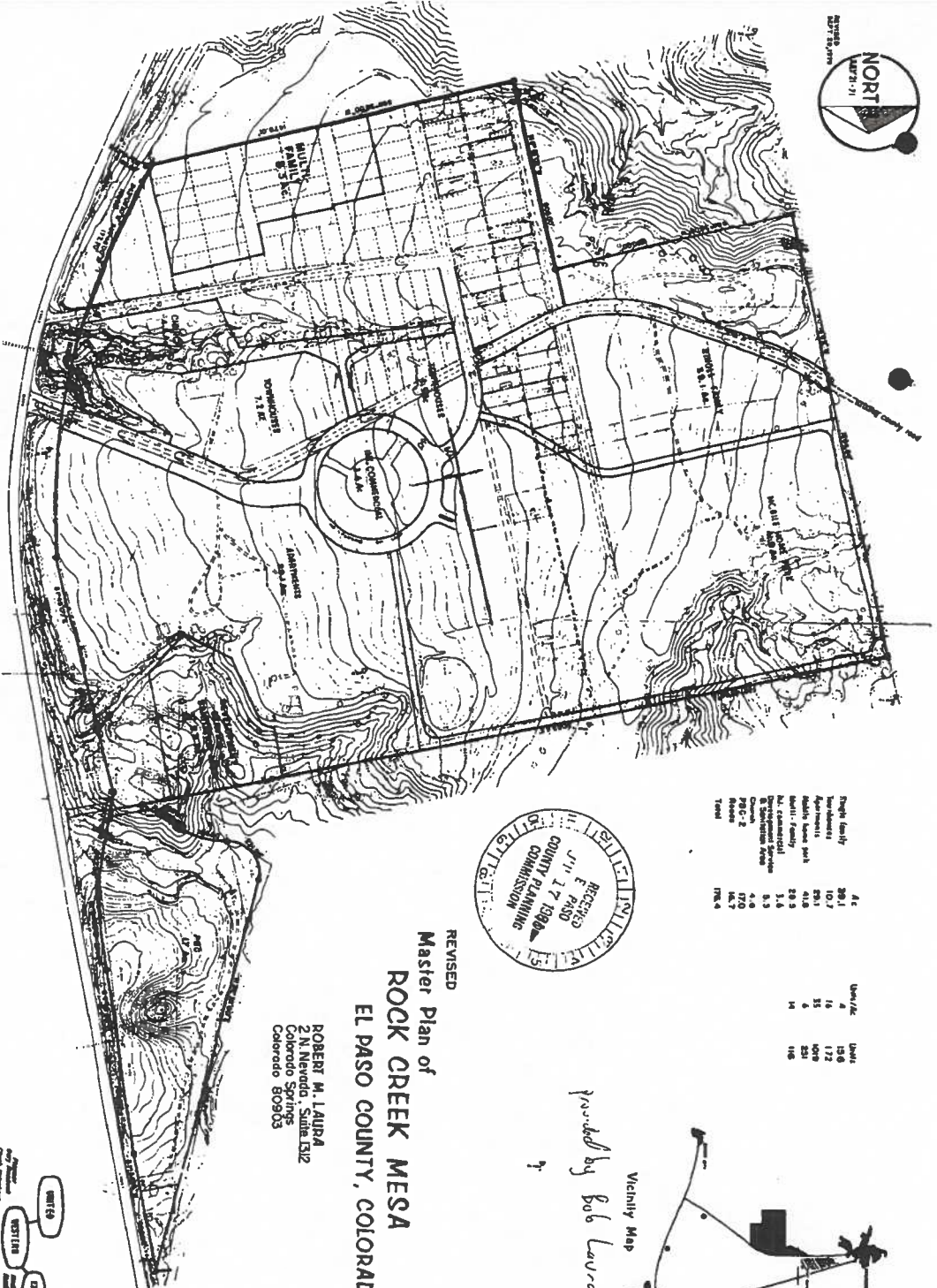


EQUITY







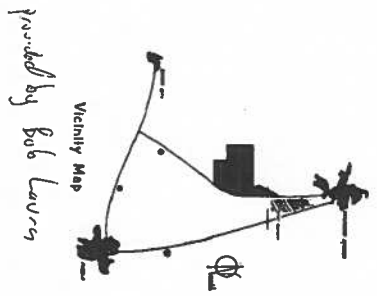


Ac	Units/Ac	Units
Single family	4	156
Apartment	16	172
Mobile home park	35	1019
Inl. commercial	6	251
Church	14	116
PBC-2		
Roads		
Total		176.4

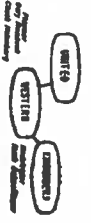


REVISED
Master Plan of
ROCK CREEK MESA
EL PASO COUNTY, COLORADO

ROBERT M. LAURA
2 N. Nevada Suite 1512
Colorado 80903



	Ac	Units/Ac	Units
Single family	39.1	4	156
Townhouses	10.7	16	172
Apartments	29.1	35	1019
Mobile home park	41.8	6	251
Multi - family	28.5	14	116
Inl. commercial	3.6		
Development Service & Sanitation Area	5.3		
Church	4.8		
PBC-2	17.0		
Roads	16.7		
Total	176.4		



Project Improvements

Public improvements to roads, utilities, and on-site parks will be developer/district funded.

- Colorado Springs Utilities (CSU) will serve the proposed development with developer provided extensions.
- All roads will be public, owned and maintained by the City of Colorado Springs.

CSU extension will enable the installation of Fire Hydrants, with pressurized, perpetual water, as required by the Colorado Springs Fire Department.

Wastewater extension will connect to existing mobile home park.

- This will bring the mobile home park into compliance with the EPA.
- No other units or lots will be forced or required to connect to CSU.

Approximately 2 acres of development will qualify to meet the COS Parkland Dedication Obligation (PLDO) for neighborhood parks.

- All parks and open space will be installed and maintained by the metropolitan district.

Fountain- Fort Carson School District #8 (FCC8)

- Developer and FCC8 have entered into a Memorandum of Agreement for a future elementary school site.
- FCC may elect to choose a school site after the first 200 units are occupied.



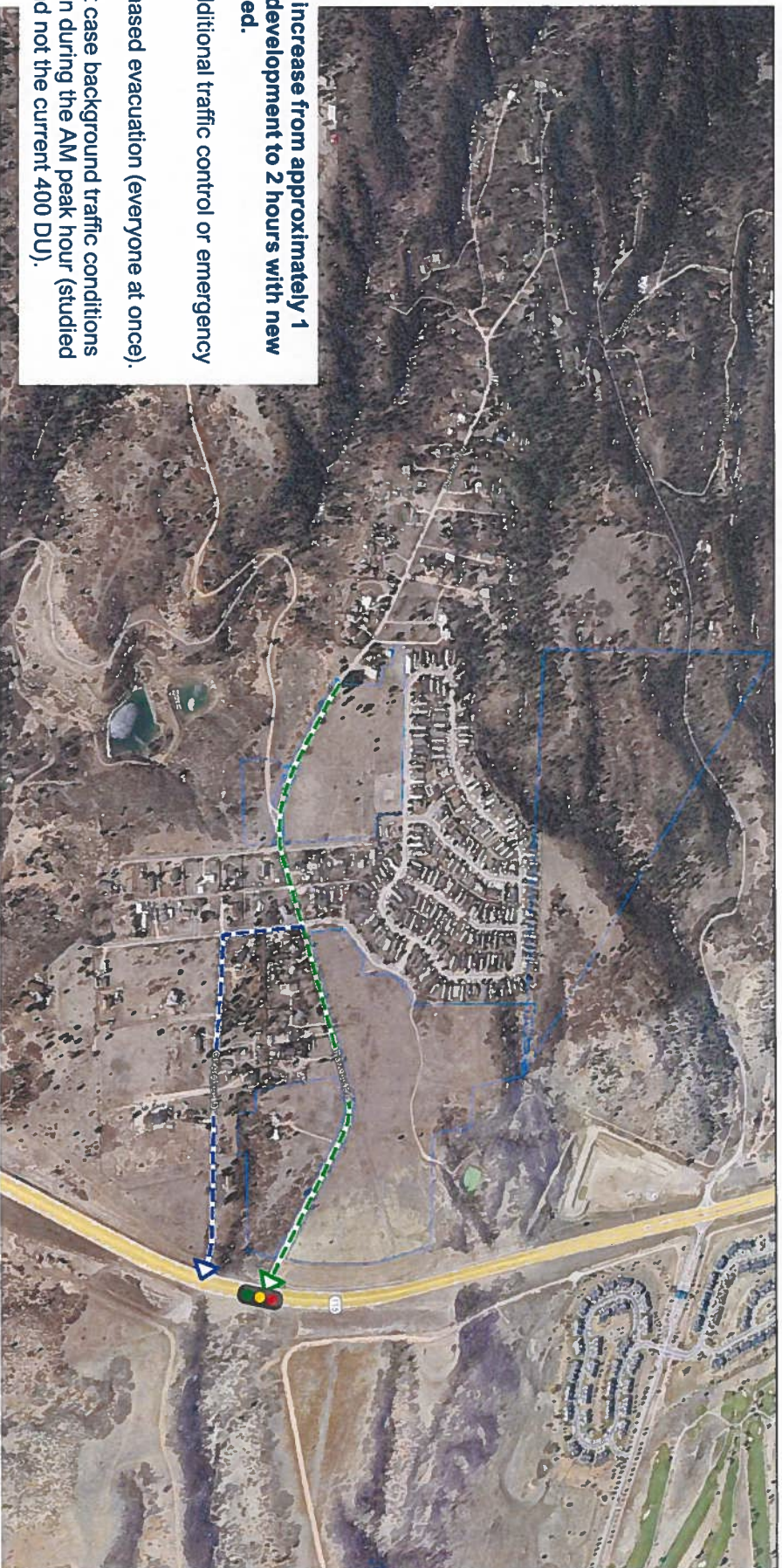
Ability to Fund / Offset Costs for Needed Public Facilities

Traffic Access Map

ACCESS POINT 1



ACCESS POINT 2

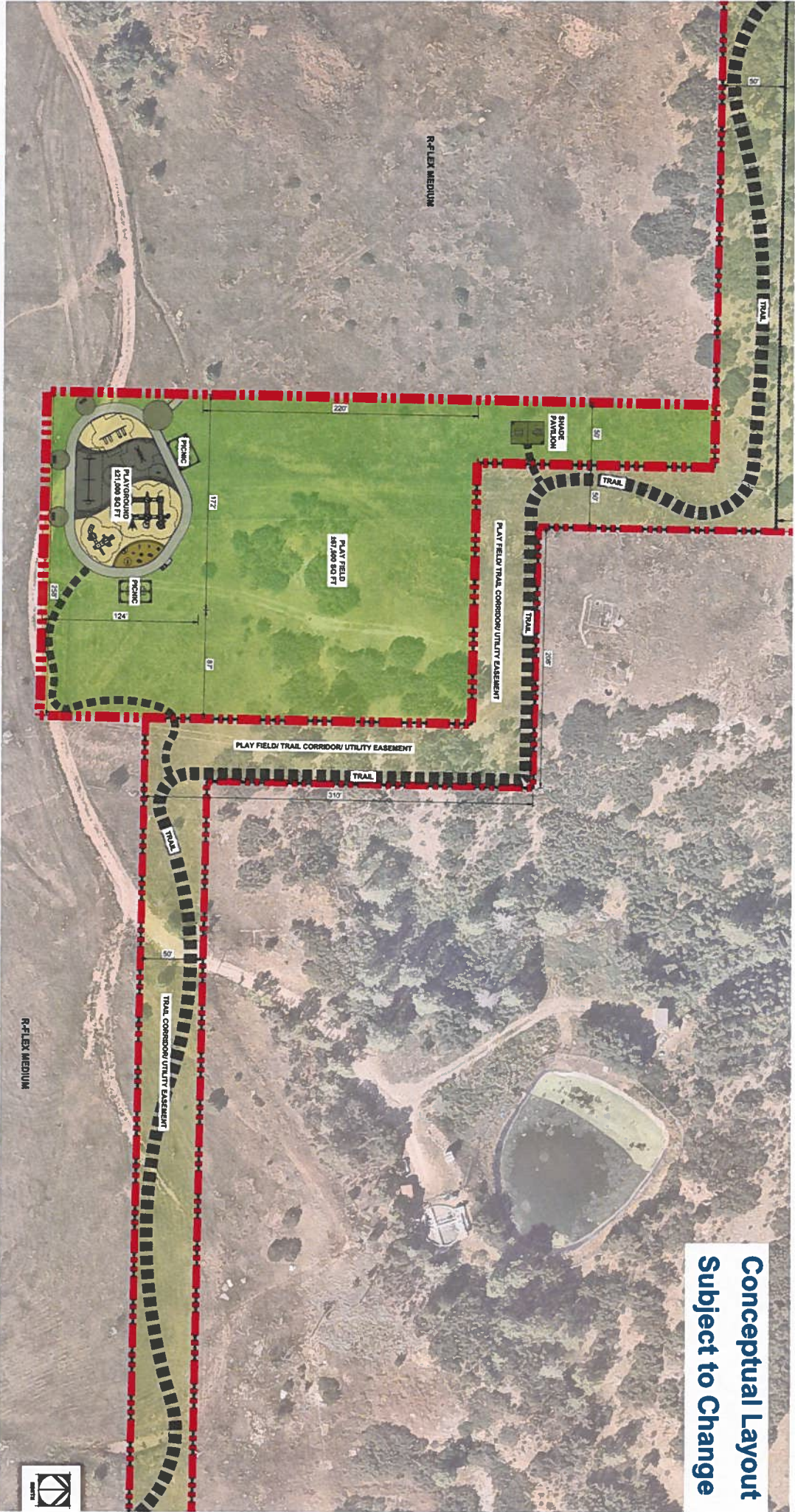


Evacuation times increase from approximately 1 hour for existing development to 2 hours with new development added.

- Assumes no additional traffic control or emergency assistance.
- Assumes no phased evacuation (everyone at once).
- Assumes worst case background traffic conditions of an evacuation during the AM peak hour (studied with 550 DU and not the current 400 DU).

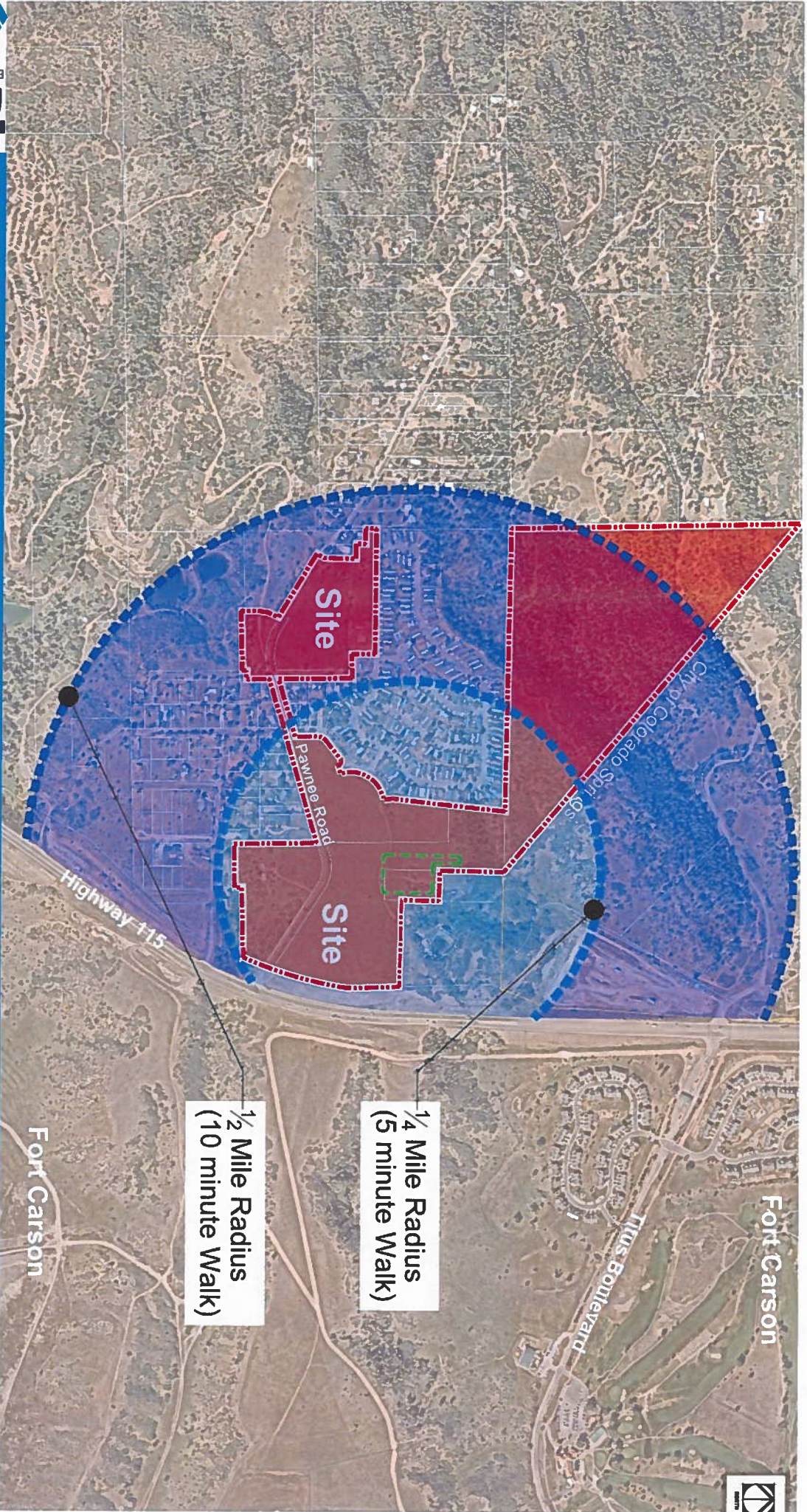


**Conceptual Layout
Subject to Change**



HOLD Desirable Parkland / Open Space







EQUITY

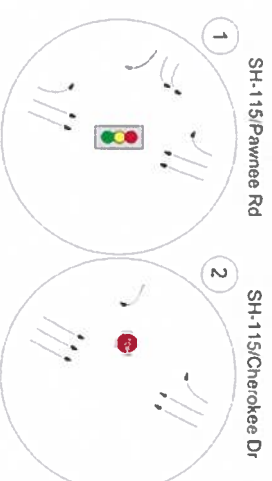


Walkability



Sufficiency of Existing or Planned Roadway Infrastructure

- Site access is provided from State Highway 115 at Pawnee Road and Cherokee Drive
- Improvements to meet State Highway Access Code (SHAC)
 - SH-115/Pawnee Road
 - Extend northbound left-turn lane.
 - Construct an eastbound left-turn lane.
 - Extend southbound right-turn lane.
 - SH-115/Cherokee Drive
 - Convert to RIRO access so northbound left-turn lane at SH-115/Pawnee Road intersection can meet SHAC requirements.
- Project Build out will require (2030 Total Build Out):
 - SH-115/ Pawnee Signalized Intersection.
 - Extend the eastbound left-turn lane.
 - Double eastbound left-turn lane needed by horizon year, with or without the project
- Existing roadways improved/ upgraded to meet COS Street Standards



The first northbound through lane at SH-115/Cherokee Drive (#2) is the storage for the northbound left-turn lane at SH-115/Pawnee (#1)



Zoning Map Amendment (Rezoning) Review Criteria

1. The proposed rezoning is consistent with the goals and policies of the Colorado Springs Comprehensive Plan, with other plans and policies adopted by the City Council; and with the purpose statement of the proposed zone district(s).

This site is located adjacent to Cheyenne Mountain State Park which serves as a regional park and open space; described in PlanCOS as a Majestic Landscape. Key trends of these spaces are described in PlanCOS as having numerous direct and indirect benefits such as increasing property values, influencing the state's tourism economy, and support for local biodiversity. Access to parks and recreational opportunities are often one of the primary reasons an individual chooses to live or locate their business in Colorado Springs.

As a majestic landscape, Cheyenne Mountain State Park is supported by Typology 3: Natural Resources and Regional Recreation. These areas reinforce environmental stewardship through provision of user infrastructure and facilities, preserve important ecological, historic, cultural and archaeological features in their natural state, limit development encroachment that threatens the integrity of the natural landscape and designate specific areas for public access and recreation.

The goal of this typology is to balance tourism, recreation use, and environmental protection of important natural resource areas that embody the majestic scenery of Colorado Springs. The focus of Cheyenne State Park is nature orientated, passive outdoor recreation, with an emphasis on appropriate balance between resource protection and public use. These areas create a buffer around urban areas. Natural areas, such as these, are essential to PlanCOS vision of protecting its scenic and natural landscapes.



Zoning Map Amendment (Rezoning) Review Criteria

The proposed rezoning will support the following policies and strategies of PlanCOS:

Policy ML-4.A: Emphasize preservation of undeveloped land and natural areas that result in the preservation of the most environmentally and culturally significant areas and incorporate low-impact recreation.

- Strategy ML - 4.A-4: Align annexation, master plans and large scale planned unit development to contribute and connect to natural areas.
 - The proposed annexation is immediately south of Cheyenne Mountain State Park. A 5.81AC active park, open space and trail are proposed between Cheyenne Mountain State Park and the proposed residential development.

Policy ML-5.B: Focus on resilient landscape in the face of drought, flood and fire hazards

Strategy ML-5.B-2: Develop fire mitigation partnerships and create natural area management plan with land managers, utility providers, public safety officials, and state and federal representatives.

Development of this area will bring reliable water to this area and the Colorado Springs Fire Department will serve this area. All landscapes and buildings will be designed in accordance with Colorado Springs Fire Department Ignition

Additionally, this annexation is supportive of PlanCOS Vibrant Neighborhood policies, including Housing for All and Reclaiming Neighborhood Space

Policy VN-2.A: Promote Neighborhoods that incorporate common desired neighborhood elements

- Strategy VN-2A-3: Support land use decision and projects that provide a variety of housing types and sizes, servicing a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels
 - The proposed development will respond to market demands for an increase in housing and housing diversity within the area. This housing will be supportive of housing needs in the area and nearby Fort Carson housing shortages.

Policy VN-3.A: Preserve and enhance the physical elements that define a neighborhood's character

- Strategy VN-3A-3: Incorporate existing natural features into project design by providing amenities such as trail connectivity, outdoor dining areas, promenades and plazas
- Strategy VN-3.A-5: Update plans and City Code to encourage a blend of uses the positively affect neighborhoods
- Strategy VN-3.A-7: Encourage neighborhood plans and initiatives that reflect neighborhood identity and a built environment supporting residents of all age ranges and abilities
 - The proposed development provides a variety of housing products which will serve the needs of a diversified population. Natural features incorporated into the development and adjacency to Cheyenne State Park will allow to the development to connect to natural areas and encourage a blend of uses the positively affect neighborhoods.



Zoning Map Amendment (Rezoning) Review Criteria

2. *The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.*

Rezoning of this area will support diversity in housing choices and expansion of city services which will be supportive of the public health, safety and welfare of this area.

The existing Rock Creek Mesa Water District does not have the capacity to serve additional structures. In addition, sewer in this area is partially served by out compliance wastewater treatment facilities that are currently in violation. This annexation will enable Colorado Springs utilities to bring wastewater treatment into compliance for the area and bring reliable water and sewer services to this area.

Open spaces within the development will be designed in accordance with the Colorado Springs Fire Department Ignition Resistant Construction Design Manual. All open spaces will be maintained by the metro district. Colorado Springs Fire Department will service this area.

This project will bring a variety of housing types to fit a variety of income levels and support housing needs of Fort Carson. The provision of a variety of housing types and price points if supportive of the Housing for All initiatives outlined in PlanCOS.

3. *The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).*

PK zoning of 53.84AC will match the abutting land uses of Cheyenne Mountain State Park, currently owned by the Trails and Open Space (TOPS) program. The R-Flex medium zoning to consist of 50.61AC will accommodate a mix of detached and attached low to medium density up to a maximum of 16 DU/AC. The intent of the R-Flex medium at this location is to provide a variety of housing types and transition the mix of vacant and residential uses of the surrounding properties to State Highway 115 and immediately adjacent to Fort Carson. All areas will be within the Wildland Urban Interface (WUI).



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Zoning Map Amendment (Rezoning) Review Criteria

Zoning Map Amendment (Rezoning) Review Criteria

4. *If the application proposes to rezone a small area of land, the application demonstrates that the size, scale, height density, and multimodal traffic impacts of the proposed rezoning are compatible with surrounding development or can be made compatible with surrounding development through approval conditions.*

The rezone proposes to rezone 53.84AC as PK and 50.61AC as R-Flex medium. All roads within the development will be residential and built to city standards. A traffic study completed by Matrix Design Group in September of 2023 has been included with this application outlining the proposed improvements and safety upgrades to both State Highway 115, Pawnee Rd and Cherokee Dr.

5. *If the application proposes to rezone a relatively small area of land, the application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Colorado Springs Comprehensive Plan goals that would be achieved by approval of the application.*

The proposed parcels are surrounded by a mix of residential uses ranging from an approximately 400-unit Mobile Home Park (MHP) to large lot, single unit dwellings (F-5 and RS 5000). The change in zoning will unite the varying densities and uses of the surrounding properties and provide a continuation of municipal services in a growing area of the city. The site is supportive of PlanCOS Housing for All policies by providing diversity in housing and its adjacency to Fort Carson. The higher density portions of the development are clustered adjacent to Highway 115 while the more suburban lot types are placed adjacent to the existing mobile home park providing transitional housing style within the community. All areas will be within the Wildland Urban Interface (WUI).

Approximately 2AC of un-cumbered land within the R-Flex medium annexation area will be dedicated to meet the City's Parkland Dedication Obligation (PLDO) for neighborhood parks. The park area will be installed and maintained by the metro district. This area is connected to a trail along an existing easement and designed off road trail and overlook located immediately south of Cheyenne Mountain State Park. Both trail segments and overlook will be designed, installed and maintained by the metro district.

Zoning Map Amendment (Rezoning) Review Criteria

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The rezone proposes to rezone 53.84AC as PK and 50.61AC as R-Flex medium. All roads within the development will be residential and built to city standards. A traffic study completed by Matrix Design Group in September of 2023 has been included with this application outlining the proposed improvements and safety upgrades to both State Highway 115, Pawnee Rd and Cherokee Dr.

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Zoning Map Amendment (Rezoning) Review Criteria

- 6. If a Land Use Plan or amendment to a Land Use Plan accompanies the application, the Land Use Plan or amendment complies with the applicable criteria in Subsection 7.5.514C.3 (Land Use Plan Criteria).***

A Land Use Plan accompanies this application and complies with the applicable LUP criteria. See section below for analysis of Land Use Plan compliance with the UDC.

- 7. The application is consistent with any approved Concept Plans in the area for which the map is being amended or includes or is accompanied by a provision that approved Concept Plans that have been classified as implemented do not have to be amended in order to be considered consistent with an amended zoning map.***

A petition for annexation is included with the re-zoning application. There are no existing Concept Plans for this area.

- 8. If the application is for creation of an ADS-O district, the approval criteria applicable to the creation of the text of the ADSO district in Section 7.2.607D.47.5.702 (Decision) shall also apply to consideration of the zoning map amendment required to create or amend the boundaries of the ADS-O district.***

There are no ADS-O districts being requested



Zoning Map Amendment (Rezoning) Review Criteria

9. *If rezoning to a PDZ district, the proposed PDZ district provides significant community amenities or other benefits, as determined by the Manager, that promote the achievement of Colorado Springs Comprehensive Plan goals and would not otherwise be required of the applicant under this UDC or other City or governmental regulations.*

N/A. Rezoning to R-Flex Medium and PK.

10. *Complies with the additional standards of the base zone district where the property is located (see Article 7.2 (Zone Districts)) or in an overlay district that applies to the property (see Part 7.2.6 (Overlay Districts)).*

The proposed zones of R-Flex Medium and PK will be within the WUI overlay and will comply with the additional standards of the base zone districts outlined in Article 7.2 of the UDC.



Land Use Plan Review Criteria

A. Consistency with the Colorado Springs Comprehensive Plan and other plans and policies adopted by City Council;

See above analysis. The proposed rezoning and land use plan is consistent and supportive of PlanCOS through a variety of planned goals, objectives, and strategies.

B. Consistency with development standards the zone district in which the property is located, or would be located after a requested zone district change;

See above analysis. PK and R-Flex Medium zoning of this property will be consistent with the PK and A zone of City Boundary along Cheyenne Mountain State Park. The intent of the R-Flex Medium zoning at this location is to create a mix of detached and attached medium density housing up to a maximum density of 16 DU/AC through straight zoning design guidelines. The proposed uses of the PK zone and R-Flex Medium zones with a WUI overlay are consistent with the development standards of these zones and the area.

C. Compatibility with the land uses and development intensities surrounding the property;

PK zoning of 53.84AC will match the immediately adjacent uses of Cheyenne Mountain State Park to the north. R-Flex medium zoning will transition the varying residential densities surrounding the property along Highway 115 and Fort Carson to the east.



Land Use Plan Review Criteria

D. Impacts of the permitted or requested uses, appropriate to the type of development, the neighborhood, and the community;

The land use plan proposes park space and residential uses to accommodate attached and detached single family housing with a density of 16 DU/AC. The proposed residential uses and density are consistent with the mix of residential densities, such as mobile home park and detached single family, within the surrounding area.

E. Adequacy of proposed ingress/egress points and traffic circulation, both on and off the site;

The site will be accessed by Pawnee and Cherokee Road both of which connect to Highway 115, a principal arterial. Internal access roads will be provided and shown with the future development plan. Cherokee and Pawnee Road allow for traffic to be distributed and for separate egress routes in the case of an emergency and/or blocked access. All access points and road alignments will be reviewed and approved by the City of Colorado Springs and Fire Department prior to construction.

A Traffic report completed by Matrix Design Group in September of 2023 has been included. The report found that the project can be constructed with minimal impacts to the existing transportation network. The existing intersection of Highway 115 and Pawnee Road currently does not meet the requirements of the State Highway Access Code (SHAC). The proposed application will provide needed traffic improvements which will increase the safety of this intersection. Improvements needed to meet that SHAC criteria include:

Land Use Plan Review Criteria

SHAC criteria include:

- SH-115/Pawnee Road
 - Extend northbound left-turn lane from 270-ft to 1,025-ft which includes 700-ft of deceleration, 25-ft of storage and 300-ft of taper.
 - Construct a 190-ft long eastbound left-turn lane with 100-ft of storage and a 90-ft taper.
 - Extend southbound right-turn lane from 825FT to 1,000FT which includes 700FT of deceleration and 300FT of taper
- SH-115/Cherokee Road
 - Convert to RI/RO access so northbound left-turn lane at SH-115/Pawnee Road intersection can meet SHAC requirements.

By 2030:

- SH-115/Pawnee Road will need to be converted to a signalized intersection due to the existing conditions scenario meeting the four-hour signal warrant and the buildout background scenario meeting the eight-hour warrant, four-hour warrant, and peak hour warrant. Since these improvements are required by 2030 without the project, the project should not have any responsibility for these improvements.
- With the project, SH-115/Pawnee Road intersection will need to extend the eastbound left-turn lane by 200-ft to provide a total of 300FT of storage along with a 90FT taper. The project will have full responsibility for this turn lane extension.

By 2045:

- SH-115/Pawnee Road intersection will need to construct a double left turn lane to allow all intersection approaches to operate at acceptable levels of service. The 200FT of required storage can be split evenly between the two turn lanes and the taper will double in length to 180FT to account for the double turn lane. There should be a 180FT taper and two 100FT long turn lanes. Since this improvement is required by 2045 without the project, the project should not have any responsibility for this improvement.

This report will be reviewed by Colorado Springs Fire and public works for compliance. A detailed traffic report including types of units will be included with a future development plan.



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Land Use Plan Review Criteria

Land Use Plan Review Criteria

F. Capacity of the existing streets, utilities, parks, schools, and other public facilities to serve the proposed development;

This development will be accessed by Highway 115 and existing residential roadways. Internal roadways and any proposed private alleys will be shown on future development plans. All areas will be within the Wildland Urban Interface (WUI) and developed in compliance with the City of Colorado Springs Fire Department Ignition Resistance construction Design Manual.

Colorado Springs will provide municipal services to the area. Colorado Springs Fire Department will provide fire suppression services in coordination with other fire departments in the areas that may provide support. Cheyenne Mountain Fire Station 6 is located approximately 6 miles or 10 minutes and Fire Station 16 approximately 6 miles or 8 minutes north of the site. The Fort Carson fire station to the immediate east is approximately 3.6 miles or 7 minutes away. This fire station is located on the Fort Carson base. Southwest 115 Fire station is located along Pawnee Road. This station services the Southwestern Highway 115 fire protection district and provides fire protection and EMS services to the Rock Creek Mesa residents for 25 years.

53.84AC of the annexation and rezone area is designated for park space. Approximately 2AC of un-cumbered land within the R-Flex medium annexation area will be dedicated to meet the City's Parkland Dedication Obligation (PLDO). The park area will be installed and maintained by the metro district. This area is connected to a trail along an existing easement and designed off road trail and overlook located immediately south of Cheyenne Mountain State Park. Both trail segments and overlook will be designed, installed and maintained by the metro district.

All open spaces, parks and trails will be maintained by the metro district.



Land Use Plan Review Criteria

G. Promotion of transitions in height, intensity, or character between proposed non-residential or mixed-use development and nearby low-density residential zone districts.

The land use plan proposes attached single family homes adjacent to Highway 115 and Pawnee Road with detached single-family homes to the south and west. Two detention basins are proposed along Highway 115. This configuration of land uses will transition the intensity of Highway 115 to the lower density county residential properties south of the project area. PK zoning is proposed to match the existing uses of Cheyenne Mountain State Park. An existing mobile home park lies south of this parcel with attached duplexes to the east and detached single family to the southwest and south of Pawnee Road.

Annexation of Land Review Criteria

- a. *The area proposed to be annexed is a logical extension of the City's boundary;*
- Located immediately south of the City of Colorado Springs and Fort Carson to the east.
 - Logical extension of city services and facilities since water and sanitary sewer mains have been installed through Cheyenne Mountain State Park
 - These services serve Sundance at Rock Creek to the immediate north
 - Annexation of these parcels will bring reliable water and wastewater services to the area
 - Annexation of these parcels will bring traffic related improvements to streets and intersections
- b. *The development of the area proposed to be annexed will be beneficial to the City. Financial considerations, although important, are not the only criteria and shall not be the sole measure of benefit to the City;*
- Brings 54 acres of TOPS owned land into City Limits
 - Currently within El Paso County
 - Parks Department policy is that all City owned park land should be within City of Colorado Springs limits
 - Will serve growing housing needs and a need for diversity of housing products within the City of Colorado Springs, especially Fort Carson
 - Park and Open Space common areas within the development will be owned and maintained by the metro district removing the burden of operating cost from the City's Parks Department
 - Additional housing will bring in additional tax revenue through property taxes, sales tax collected through online sales, revenue generated from use of water and wastewater services, as well as provide employment opportunities during the multi-year construction of the project



Annexation of Land Review Criteria

- c. ***There is a projected available water surplus at the time of request;***
 - Proposed project meets the criteria for determining water surplus
 - CSU application of City Code Section 12.4.305
 - Estimated water demand 100 AFY (Acre Feet/ Year) for the proposed development
 - Found to meet this code section

- d. ***The existing and projected water facilities and/or wastewater facilities of the City are expected to be sufficient for the present and projected needs for the foreseeable future to serve all present users whether within or outside the corporate limits of the City;***
 - Water and sewer will be provided by Colorado Springs utilities
 - There are no proposed wells or individual septic systems within this development
 - Installation of a CSU water system will provide reliable water supply in the event of a structure and wildfire
 - Fire suppression will be provided by Colorado Springs Fire Department utilizing water mains and installation of fire hydrants throughout the project

- e. ***The annexation can be effected at the time the utilities are extended or at some time in the future;***
 - Utilities will be extended at the time of development as required to serve new homes

Annexation of Land Review Criteria

- f. *The City shall require as a condition of annexation the transfer of title to all ground water underlying the land proposed to be annexed. Should such ground water be separated from the land or otherwise be unavailable for transfer to the City, the City, at its discretion, may either refuse annexation or require payment commensurate with the value of such ground water as a condition of annexation. The value of such ground water shall be determined by the Utilities based on market conditions as presently exist;*
 - There are no known groundwater sources on this site.
 - One existing test well located in the SW corner of Pawnee Road and Highway 115 is no longer in use and has been abandoned.
- g. *All rights of way or easements required by the Utilities necessary to serve the proposed annexation, to serve beyond the annexation, and for system integrity, shall be granted to the Utilities. Utilities, at the time of utility system development, shall determine such rights of way and easements;*
 - All required easements for public utilities will be dedicated at time of final plat.
- h. *If the proposed annexation to the City overlaps an existing service area of another utility, the applicant shall petition the PUC (Public Utilities Commission) or other governing authority to revise the service area such that the new service area will be contiguous to the new corporate boundary of the City.*
 - The Rock Creek Mesa Water District serves a small portion of this area
 - Rock Creek Mesa Water District does not have capacity to serve additional development resulting in a need for water service in this area not only for new construction but a reliable source of fire suppression
 - Colorado Springs utilities will provide water and sewer to the annexation boundary area(s)



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