



**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

### 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

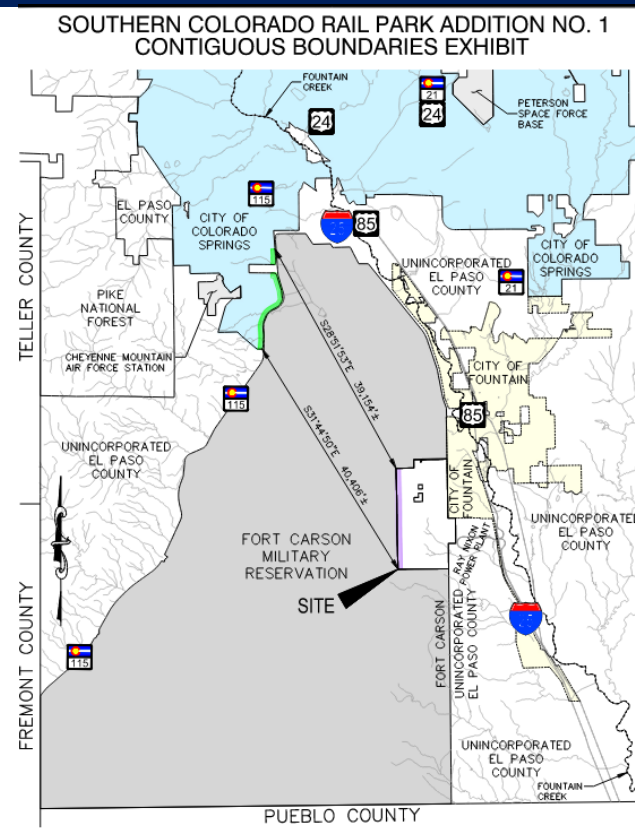
### Proposed Land Use

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

## VICINITY MAP



# 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