



# Miller Downs at Wyoming Lane Addition No. 1 Annexation – POLICY CHECKPOINT

CITY COUNCIL  
WORK SESSION MEETING – June 23, 2025





# Miller Downs at Wyoming Lane Addition No. 1

## QUICK FACTS

### Location

7020 Wyoming Lane

### Zoning and Overlays

Current: Unincorporated El Paso County (RR-5 CAD-O)

Proposed: R-Flex Medium Zone District

### Site Area

21.37 acres

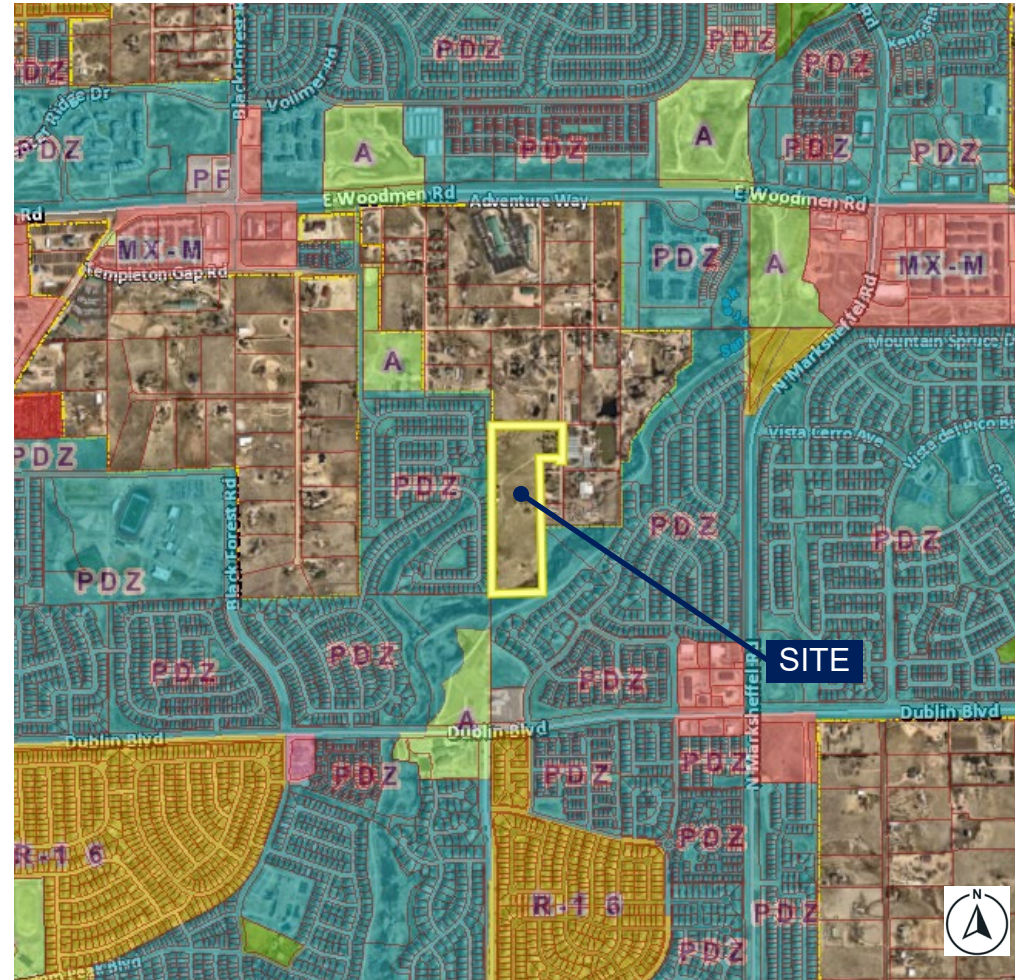
### Proposed Land Use

Single-Family Detached and Attached Dwellings; 5-7 du/ac

## APPLICATIONS

Annexation, Zone Establishment, and a  
Land Use Statement

## 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