



# **CHEYENNE MOUNTAIN AND ROCK CREEK MESA ANNEXATION – POLICY CHECKPOINT**

CITY COUNCIL

WORK SESSION MEETING – October 7, 2024



# Cheyenne Mountain Addition No. 1 and Rock Creek Mesa Addition Nos. 1-6



## QUICK FACTS

### Location:

West of Highway 115 and south of Cheyenne Mountain State Park

### Zoning and Overlays

Current: Unincorporated El Paso County

Proposed: PK (Parkland); R-Flex-Med/WUI-O (R-Flex Medium with Wildland Urban Interface Overlay); R-Flex-Med/WUI-O/HS-O (R-Flex Medium with Wildland Urban Interface and Hillside Overlay)

### Site Area

109 acres

### Proposed Land Use

Residential

## APPLICATIONS

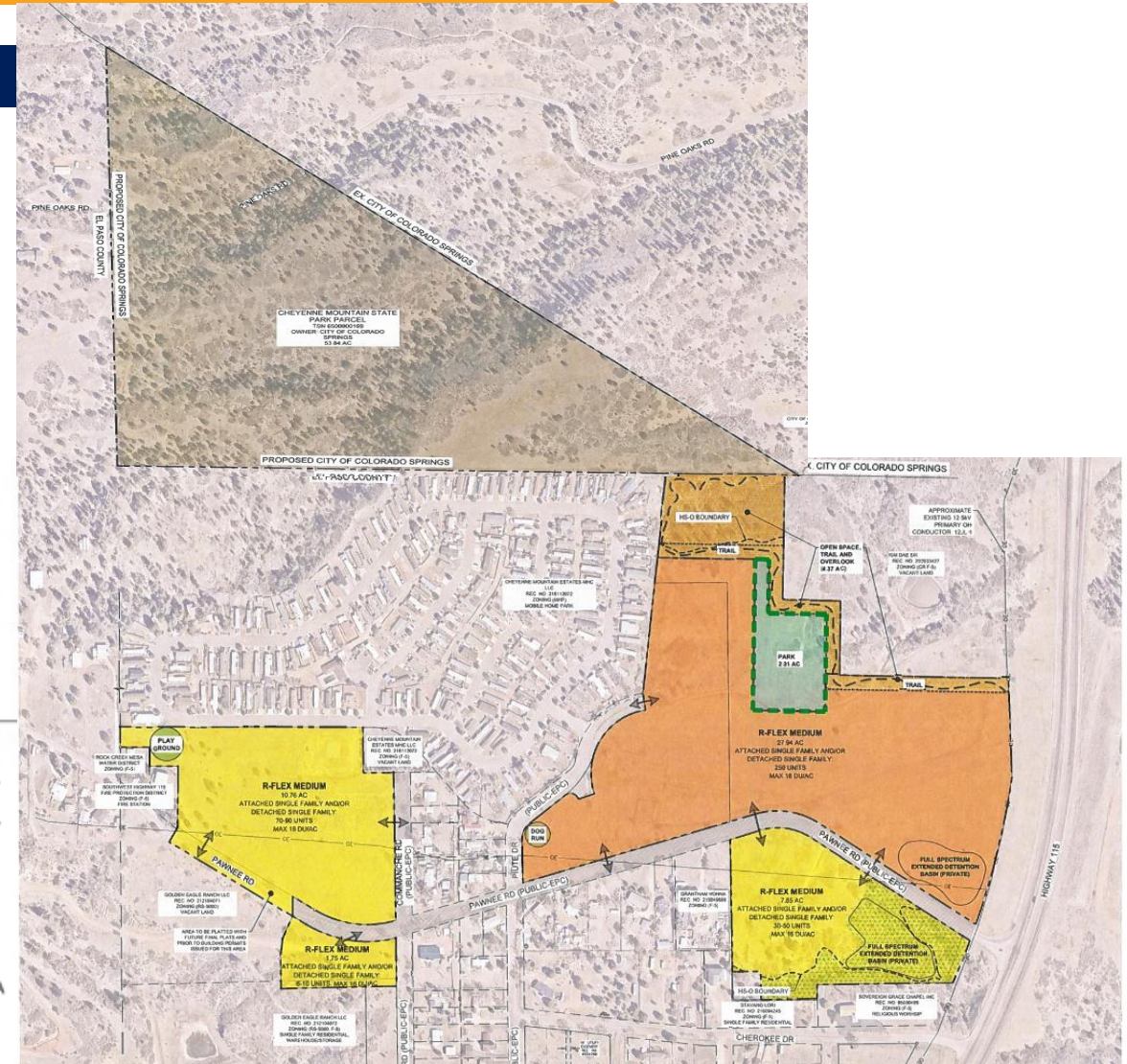
Serial Annexation consisting of 7 total Additions, 3 Zone Establishments, and a Land Use Plan

## VICINITY MAP



### LEGEND:

- ATTACHED SINGLE-FAMILY
- DETACHED SINGLE-FAMILY
- PARK
- STATE PARK
- OPEN SPACE
- ROAD IMPROVEMENT AREA (PART OF ANNEXATION BOUNDARY)



# 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