



# PEACH RANCH ADDITION NO. 1 ANNEXATION POLICY CHECKPOINT

CITY COUNCIL  
WORK SESSION MEETING – January 27, 2025



# PEACH RANCH ADDITION NO. 1 POLICY CHECKPOINT

## QUICK FACTS

**Location:**  
 Located at the Tutt Boulevard gap south of Research Parkway and east of North Powers Boulevard.

**Zoning and Overlays**  
 Current: RR-5 Rural Residential – 5-acres (El Paso County Zoning)  
 Proposed: R-Flex Low / SS-O / AP-O

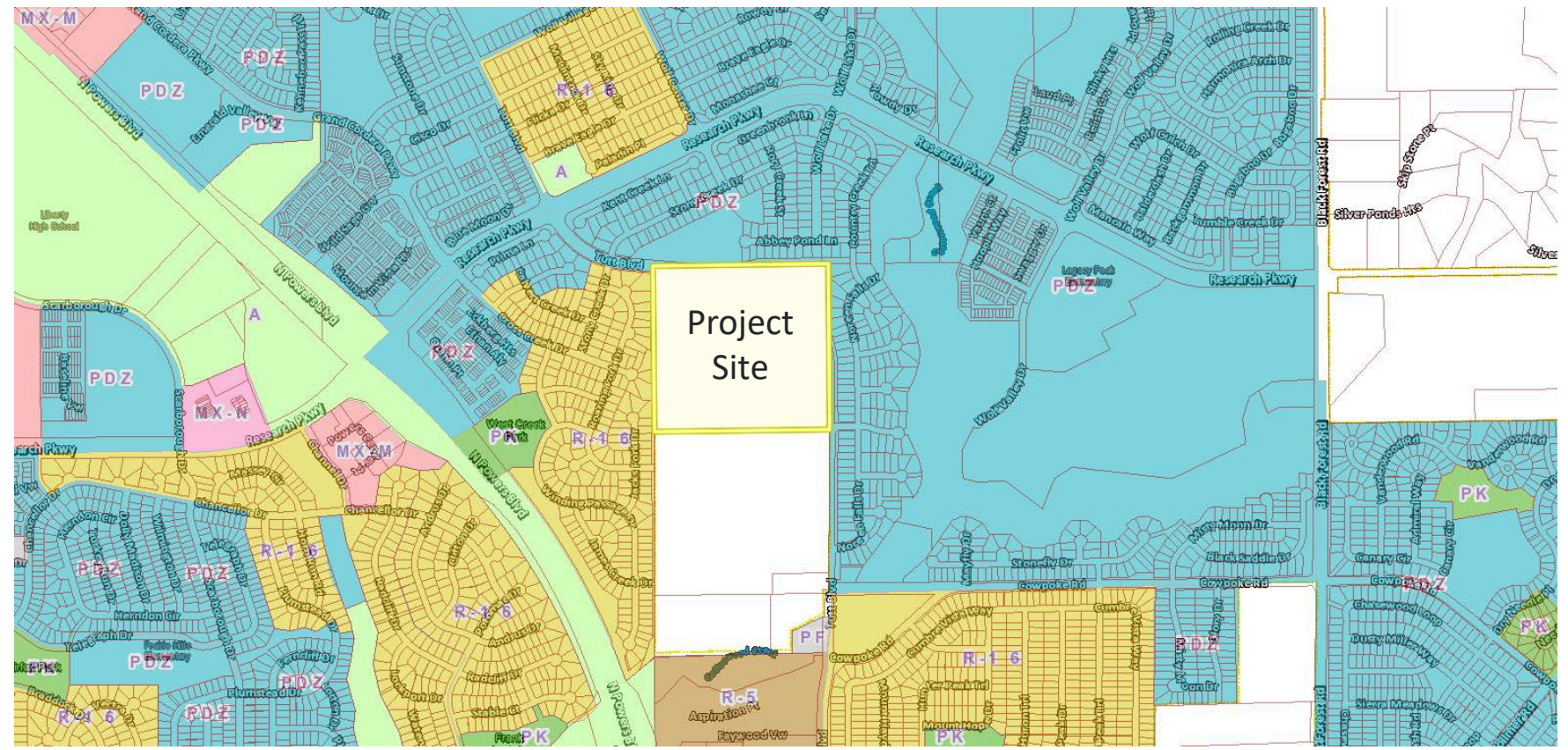
**Site Area**  
 42.43 Acres

**Proposed Land Use**  
 Detached Single-family Residential

## APPLICATIONS

Annexation, Zone Establishment, Land Use Plan

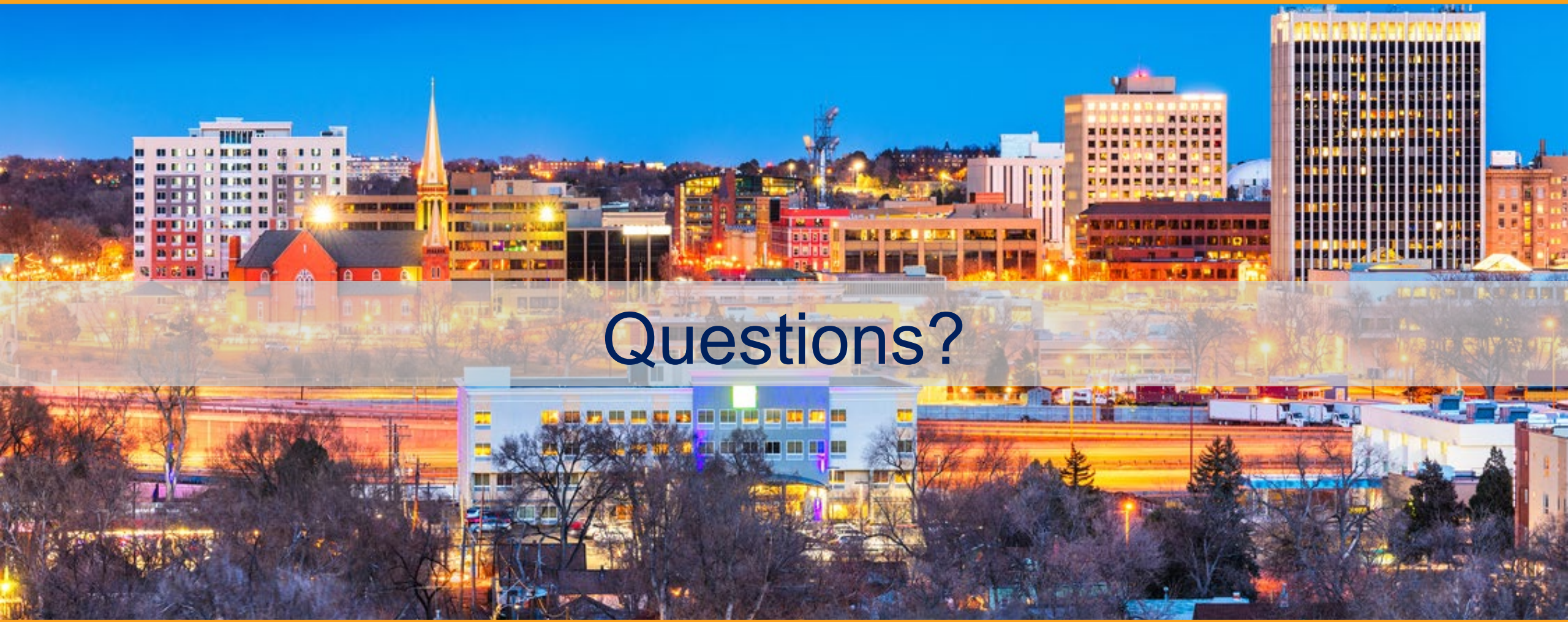
## VICINITY MAP



# Checkpoint 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



Questions?

