

APPLICANT-OWNER/CONSULTANT INFORMATION:OWNER/APPLICANT

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PLANNING SUPPORT

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LOCATION, ACREAGE, PARCEL ID INFO, & ZONING

The application for a map amendment (rezoning) includes Parcel No. 4400000185. The proposed rezoning is located on the north right of way line of State Highway 94, approximately 1,800 feet east from the Coral Valley Road intersection and 2,270 feet west from the N Franceville Coal Mine Road intersection (see vicinity map insert and map exhibit for details). The total acreage of the proposed rezone is ±15.52. (Currently Zoned: Rural Residential [RR-5]).

REQUEST

The application is to Rezone 15.52 acres from the Rural Residential (RR-55) zone to the Commercial Services zoning district (CS). The application includes the following request:

- Approval to rezone Parcel No. 4400000185 to CS to match adjacent property to the south, along Hwy 94 (parcel no. 4400000237).
- The Rezone process is projected to run as it's own process (No other applications submitted).

JUSTIFICATION (**Sec. 5.3.5.B Map Amendment (Rezoning)**)

Criteria for Approval. In approving a Map Amendment, the following findings shall be made:

- A. The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;
 - a. **The site, and zone change are in conformance with the El Paso County Master Plan, the rezone will be of minimal change of use, there has not been a substantial change of this particular location of the area.**

The applicant requests approval of the rezoning based on findings of compliance with the following Master Plan Goals:

- Goal 1.1 - Ensure compatibility with established character and infrastructure capacity.
- Goal 1.3 - Encourage a range of development types to support a variety of land uses.

The proposed Rezone from the RR5 district to the CS district provides opportunity for the developer to include additional commercial uses in this area, designating a CS zoned district will allow a diversity of uses along the State Highway 94 corridor. The proposed CS district and scape of the project area will offer opportunities for a variety of uses and help support stability in the maker. In addition, the subject parcel is directly abut State Highway 94 which is a busy corridor with vehicles traveling at high rates of speed creating above average noise. Providing commercial development directly adjacent to this highway will act as a transition use, between the highway and surrounding residential uses set back from this corridor.

Key Areas:

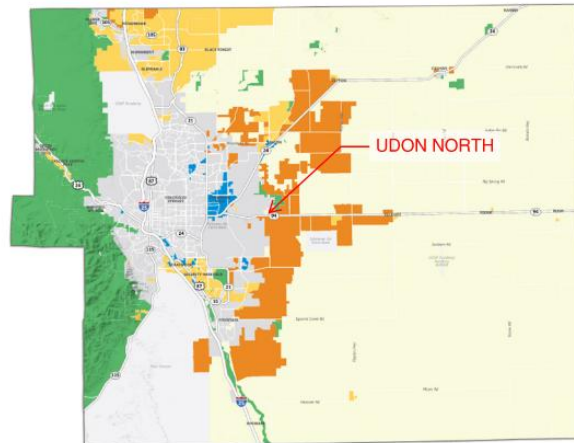


Key Areas



UDON North is located within the “Potential Areas for Annexation” classifications of key areas. This Key Area outlines the portions of the County that are anticipated to be annexed as development occurs. It is imperative that the County continue to coordinate with the individual cities and towns as they plan for growth. The City of Colorado Springs has not expressed interest in Annexing this property to the City.

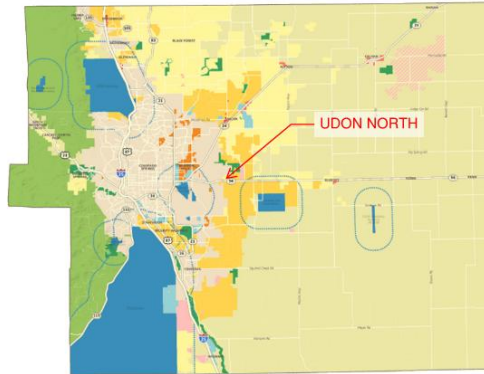
Areas of Change:



Areas of Change

- Protected/Conservation Area
- Minimal Change: Undeveloped
- Minimal Change: Developed
- New Development
- Transition

UDON North is not located in the area but adjacent to, expected for “New Development”. It is understood that these areas will be significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural areas. Undeveloped portions of the County that are adjacent to a built out area will be developed to match the character of that adjacent development or to a different supporting or otherwise complementary one, such as an employment hub or business park adjacent to an urban neighborhood.



Placetypes



UNON North is located within the Large-Lot Residential type and adjacent to Suburban type. This land use is designated for Large-Lot Residential, Traditional Residential neighborhoods with supporting commercial uses at key intersections. The Large Lot place type generally supports the proposed development pattern and the support of commercial services use.

- The rezone would be consistent with the supporting land use of this placetype.
- The rezone and the code would protect the intent of the Placetype, by the procedures and standards intended to promote safe and orderly development.
- The proposal would provide for the land uses in relation to exist and predicted patterns of growth in the area.
- The rezone would have no impact on any currently approved sketch plans.

PLACETYPES	LAND USES																
	Residential	Manufacturing	Office	High Density Residential	Medium Density Residential	Low Density Residential	Neighborhood	Neighborhood	Commercial Office	Commercial Office	Commercial Office	Commercial Office	Commercial Office	Commercial Office	Commercial Office	Commercial Office	Commercial Office
High Density Residential	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Large-Lot Residential	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Suburban Residential	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Urban Residential	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Rural Center	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Regional Center	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Employment Center	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Regional Open Space	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Mountain Interface	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Military	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Utility	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○

● Primary Land Use: Allow, promote, and play a pivotal role in characterizing that placetype.
 ○ Supporting Land Use: Allow, promote, and play a pivotal role in supporting the primary land use.

B. The rezoning is in compliance with all applicable statutory provisions, including but not limited to C.R.S. § 30-28-111 § 30-28-113, and § 30-28-116;

- a. **The requested rezone is in compliance with applicable statutory provisions.**
- C. The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions;
 - a. **The proposed land use of CS is adjacent to existing CS zones and is in compliance with You're El Paso County Master Plan.**
- D. The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.
 - a. **Site is suitable for intended use.**

Zone Change and Water Master Plan Considerations:

- A. Under the Colorado Revised Statutes, Title 32. This property is within the Ellicott Utilities district boundary and will consistently follow the rules and regulations per the El Paso County Water Master Plan,
 - a. A sufficient water supply has been clarified or provided through existing private well. The well has been permitted per quantity and quality standards set forth in the State water supply standards.
 - b. Final water sufficiency will be provided with Site Development Plan/or Plating.

Related Services

Wastewater systems:

- o Wastewater services will be provided by way of existing Onsite Wastewater Facility.

Electric

- o Electric service will be provided through Mountain View Electric.

Gas

- o Gas service will be provided through Black Hills Energy.

Compliance with the Land Development Code

The project area and related zone change will comply with the Criteria of Approval standards in Chapter 5 of the Land Development Code. The current use of the property will not be impacted, and future development improvements will follow the permitted use standards and the following dimensional standards.

Standards:

CS min. District Area 2 AC

Setback:

Front: 25'

Rear: 25'

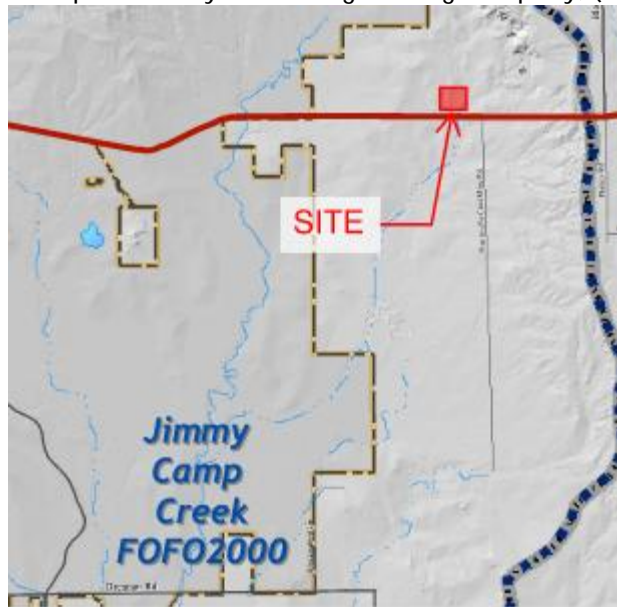
Side: 25'

Max Lot Coverage: N/A

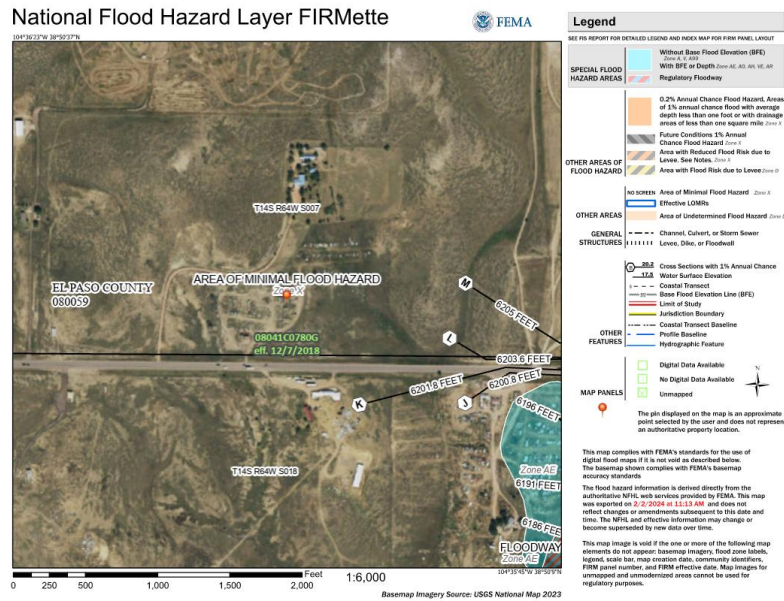
Max Building Ht.: 45'

Natural or Physical Site Features:

- A. The Zone Change will support the preservation of the natural features and drainages of the site and surrounding lands:
 - a. Site Natural Features:
 - There are no major natural site features on the site. It consist of native grasses.
 - Site is located within the Jimmy Camp Creek drainage basin (FOFO2000). Data provided by Muller Engineering Company; (1988)

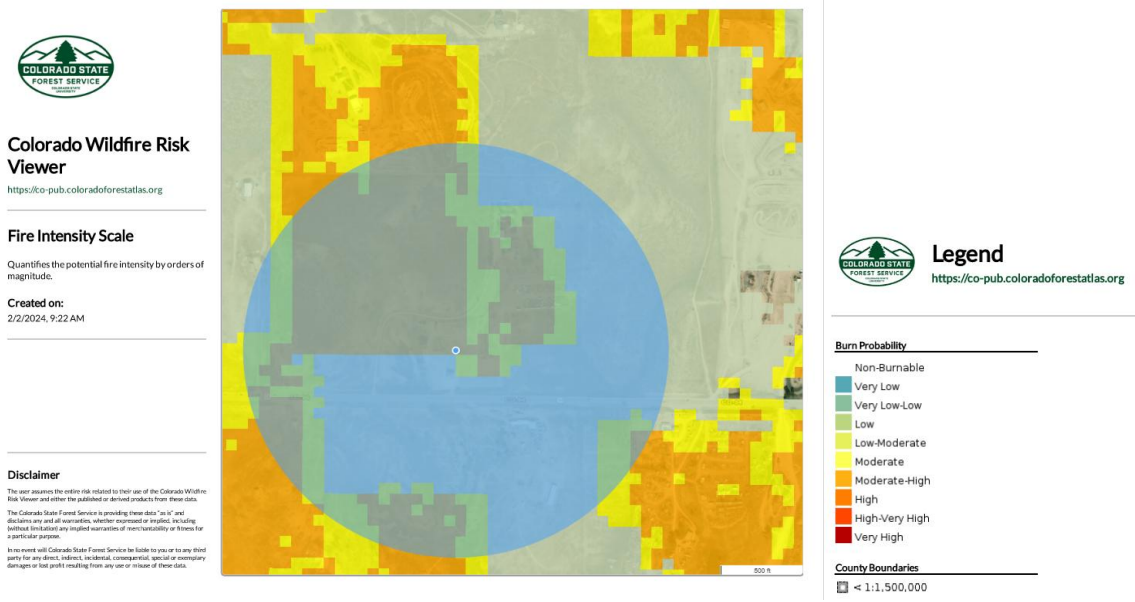


- B. The topography of the site includes rolling hills with one drainage way, extending from north to south through the property. The existing drainage ways are wide and without a defined flow path; no erosion is anticipated.
 - a. The site consists of;
 - An area of minimal flood hazard "Zone X" per the National Flood Hazard Layer FIRMette (08041C0780G)



C. Wildlife Considerations:

- a. The site is mapped as low to moderate-high per the wildfire risk public viewer.
- b. Impacts are expected to be very low.



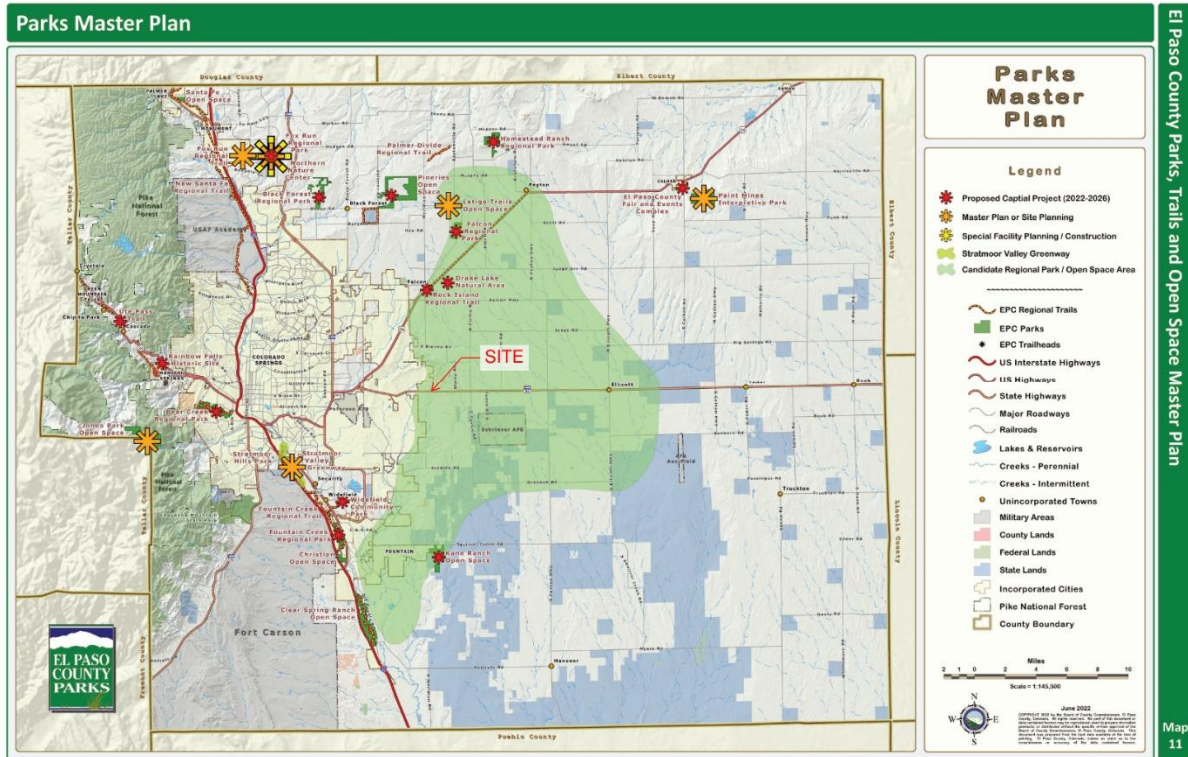
- D. Community Outreach: Summarizing any community outreach efforts by the applicant that have occurred or are planned as part of the request.
 - **Adjacent owner notification letters will be sent out to adjacent property owners upon initial submittal by the county.**
 - **No additional community outreach has been conducted on the zone change to date.**

- E. A Summary of anticipated traffic generation and access.
 - a. A traffic study has been completed by Kimley-Horn and Associates.
 - o Based on the results of this study and the proposed use scenario, it is recommended that the access intersection along SH-94 be stop controlled with a R1-1 "STOP" sign installed on the southbound exiting approach. Of note, this access will initially be a T-intersection with only the north area developing.
 - o By 2045, it is anticipated that SH-94 will be reconstructed with two through lanes in each direction. The recommended 2045 intersection lane configurations and control for the project development are illustrated in Figure 20 for the proposed buildout and Figure 21 for the highest use scenario.

Table 1 – UDON Rezoning Project Weekday Traffic Generation

Land Use and Size	Daily Vehicle Trips	Weekday Vehicle Trips					
		AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Phase 1 – South Development							
Mini-Warehouse (ITE 151) – 860 Units	156	5	5	10	7	7	14
Buildout – Proposed Use (North and South Development)							
Mini-Warehouse (ITE 151) – 1,860 Units	336	12	11	23	16	16	32
Buildout – Highest Use (North Development)							
Shopping Center (ITE 820) – 150,000 Square Feet	5,552	78	48	126	245	265	510
Convenience Store/Gas Station (ITE 945) – 16 Fueling Positions	4,114	216	217	433	182	182	364
Total Project Trips – Highest Use	9,666	294	265	559	427	447	874
Total Project Trips after Pass-By – Highest Use	4,970	107	86	193	220	234	454

Parks Master Plan



Per the Park Master Plan, the proposed project site and development area is located in the area identified as the “Candidate for Regional Park/Open Space Areas”. The “Candidate for Regional Park/Open Space” areas is a broadly-defined area that encompasses a landscape unit or defined habitat type without regard to individual ownership boundaries. An acquisition of land or easements in these areas are to be accomplished through agreements with the landowners on a willing seller basis, such as, an agreement for a Conservation Easement. This can be further defined under the Chapter 11 section of the EL Paso County Parks Master Plan.

The Parks Master Plan indicates a proposed EPC Trail to be located along State Highway 94 and is identified as Highway 94 Regional Trail (Trail #11). It is understood that developers along the south Right of Way line (R.O.W.) of State Highway 94 shall dedicate a 25’ Easement/ Trail buffer to EPC for Trail #11.