



RESOLUTION NO. 17- 367

EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS, STATE OF COLORADO

APPROVAL OF THE SANTA FE SPRINGS PUD 3 MAP AMENDMENT (REZONING) (P-17-010)

WHEREAS El Paso County Planning and Community Development did file an application with the El Paso County Planning and Community Development Department for an amendment to the El Paso County Zoning Map to rezone for property located within the unincorporated area of the County, more particularly described in Exhibit A, which is attached hereto and incorporated by reference from the PUD (Planned Unit Development) zoning district to the A-35 (Agricultural) zoning district; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on November 7, 2017, upon which date the Planning Commission did by formal resolution recommend approval of the subject map amendment application; and

WHEREAS, a public hearing was held by this Board on December 12, 2017; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the master plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board finds as follows:

1. The application was properly submitted for consideration by the Board of County Commissioners.
2. Proper posting, publication, and public notice were provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners of El Paso County.
3. The hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, all pertinent facts, matters and issues were submitted and reviewed, and all interested persons were heard at those hearings.
4. The proposed zoning is in compliance with the recommendations set forth in the Master Plan for the unincorporated area of the county.

5. The proposed land use will be compatible with existing and permitted land uses in the area.
6. The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner, which would interfere with the present or future extraction of such deposit by an extractor.
7. For the above-stated and other reasons, the proposed Amendment to the El Paso County Zoning Map is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.
8. Changing conditions clearly require amendment to the Zoning Resolutions.

NOW, THEREFORE, BE IT RESOLVED the El Paso County Board of County Commissioners hereby approves the petition of El Paso County Planning and Community Development to amend the El Paso County Zoning Map to rezone property located in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated by reference, from the PUD (Planned Unit Development) zoning district to the A-35 (Agricultural) zoning district ;

BE IT FURTHER RESOLVED the following conditions and notations shall be placed upon this approval:

CONDITIONS

1. Any requests to rezone property to any zoning district other than what is approved by this action will require submittal of an application for a map amendment (rezoning) to the Planning and Community Development Department.
2. Future land use applications, which may include but not necessarily be limited to, map amendments (rezonings), preliminary plans, and/or final plats, shall include reports, plans, and other documentation as determined by the Planning and Community Development Director necessary to analyze impacts to the surrounding transportation network, on and off-site drainage and stormwater impact, soils and geology and related hazards, wildlife impacts, floodplain impacts, water and wastewater resources, and the feasibility of central/urban services.
3. Approval of the County initiated rezoning of the Santa Fe Springs PUD 2 shall render the Santa Fe Springs Sketch Plan (PCD File No. SKP-04-003) as invalid and no longer binding upon future development of the affected properties.

EXHIBIT A

A TRACT OF LAND LOCATED IN SECTION 35 AND IN THE SOUTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6th P.M. EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 35; THENCE N 00° 08' 51" E ALONG THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 1318.44 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 35; THENCE S 89° 30' 28" E ALONG THE NORTH LINE OF SAID SW ¼ SW ¼, A DISTANCE OF 1312.36 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N 00° 11' 54" E ALONG THE WEST LINE OF THE EAST ONE-HALF OF THE WEST ONE-HALF OF SAID SECTION 35, A DISTANCE OF 1465.84 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE S 32° 56' 19" E, A DISTANCE OF 624.56 FEET; THENCE S 37° 18' 58" E, A DISTANCE OF 403.54 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 350.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 30° 11' 19" (THE LONG CHORD OF WHICH BEARS S 52° 24' 38" E, A LONG CHORD DISTANCE OF 182.29 FEET), AN ARC LENGTH OF 184.41 FEET; THENCE S 67° 30' 18" E, A DISTANCE OF 496.69 FEET; THENCE S 80° 01' 30" E, A DISTANCE OF 521.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 1468.06 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 38° 31' 04" (THE LONG CHORD OF WHICH BEARS S 60° 45' 58" E, A LONG CHORD DISTANCE OF 968.44 FEET), AN ARC LENGTH OF 986.92 FEET; THENCE S 58° 00' 23" E, A DISTANCE OF 321.02 FEET; THENCE S 59° 38' 05" E, A DISTANCE OF 395.51 FEET; THENCE S 60° 15' 36" E, A DISTANCE OF 322.22 FEET; THENCE S 57° 44' 58" E, A DISTANCE OF 269.09 FEET; THENCE S 49° 15' 07" E, A DISTANCE OF 187.00 FEET; THENCE S 33° 43' 46" E, A DISTANCE OF 251.74 FEET; THENCE S 00° 46' 31" E, A DISTANCE OF 106.47 FEET TO A POINT ON THE SOUTH LINE OF SAID SW ¼ OF SECTION 36, THENCE S 89° 17' 01" E ALONG SAID SOUTH LINE, A DISTANCE OF 2596.66 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER; THENCE N 00° 12' 40" E ALONG THE EAST LINE OF SAID SW ¼, A DISTANCE OF 2637.95 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N 89° 11' 50" W ALONG THE NORTH LINE OF SAID SW ¼, A DISTANCE OF 2616.09 TO THE NORTHWEST CORNER THEREOF; THENCE N 00° 21' 00" E ALONG THE EAST LINE OF SAID SECTION 35, A DISTANCE OF 2641.88 FEET TO THE NORTHEAST CORNER OF SAID SECTION 35; THENCE N 89° 35' 24" W ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 3947.56 FEET TO THE NORTHEAST CORNER OF THE EAST ONE-HALF OF THE

Resolution No. 17- 367

Page 5

WEST ONE-HALF OF SECTION 35; THENCE S 00° 11' 54" W ALONG THE WEST LINE OF SAID E ½ W ½ , A DISTANCE OF 2491.35 FEET TO THE POINT OF BEGINN ING. SAID TRACT CONTAINS 512.4 ACRES, MORE OR LESS.