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RESOLUTION NO. 24-328

BOARD OF COUNTY COMMISSIONERS

COUNTY OF EL PASO

STATE OF COLORADO

APPROVAL OF A MAP AMENDMENT (REZONING)
MULTIFAMILY DEVELOPMENT FISHERS CANYON - THOMPSON THRIFT VENETUCCI

WHEREAS CS 2005 Investments III LLC 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 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 RM-30 (Residential Multi-Dwelling) zoning district; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on August 1, 2024, 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 the El Paso County Board of County Commissioners on August 22, 2024; 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. That the application was properly submitted for consideration by the Board of County Commissioners.
2. That the 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.
3. That the hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, that all pertinent facts, matters and issues were submitted and reviewed, and that all interested persons were heard at those hearings.
4. That all exhibits were received into evidence.
5. That the proposed zoning is in compliance with the recommendations set forth in the Master Plan for the unincorporated area of the county.

6. That the proposed land use will be compatible with existing and permitted land uses in the area.
7. That 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.
8. That changing conditions clearly require amendment to the Zoning Resolutions.
9. That 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.

WHEREAS, pursuant to Section 5.3.5 of the El Paso County Land Development Code, as amended, in approving this amendment to the El Paso County Zoning Map, the Board of County Commissioners considered one or more of the following criteria:

1. 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;
2. 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;
3. The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and
4. 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.

NOW, THEREFORE, BE IT RESOLVED the El Paso County Board of County Commissioners hereby approves the petition of CS 2005 Investments III LLC 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 RM-30 (Residential Multi-Dwelling) zoning district;

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

CONDITIONS

1. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements. Applicable agencies include but are not limited to: the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species

Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.

2. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the RM-30 (Residential Multi-Dwelling) Zoning District and with the applicable sections of the Land Development Code and Engineering Criteria Manual.
3. An updated Traffic Impact Study addressing comments from Colorado Department of Transportation (CDOT) comment letter dated June 26, 2024, and City of Fountain comment letter dated June 26, 2024, shall be submitted at the time of Final Plat.
4. A Development Agreement in accordance with the terms described in the comment letter dated June 26, 2024, shall be satisfied at the time of Final Plat.

NOTATIONS

1. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.
2. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

AND BE IT FURTHER RESOLVED the record and recommendations of the El Paso County Planning Commission be adopted, except as modified herein.

DONE THIS 22nd day of August 2024 at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

By: *Cami Brunner*
Chair

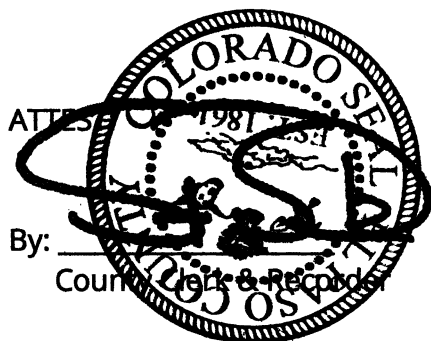


EXHIBIT A

A PARCEL OF LAND BEING A PORTION OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, RECORDS OF EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SOUTH ACADEMY HIGHLANDS FILING NO. 4 RECORDED UNDER RECEPTION NO. 222714970, EL PASO COUNTY, COLORADO; THENCE N 53° 59' 29" E, ALONG THE NORTHERLY LINE OF OF SAID SOUTH ACADEMY HIGHLANDS FILING NO. 4 (BASIS OF BEARING), A DISTANCE OF 226.24 FEET TO THE POINT OF BEGINNING;

THENCE N 36° 03' 36" W, A DISTANCE OF 155.65 FEET;
THENCE N 21° 58' 47" W, A DISTANCE OF 272.69 FEET;
THENCE N 02° 32' 04" W, A DISTANCE OF 127.26 FEET;
THENCE N 21° 58' 47" W, A DISTANCE OF 284.99 FEET;
THENCE N 08° 14' 28" W, A DISTANCE OF 450.13 FEET;
THENCE N 18° 57' 10" E, A DISTANCE OF 224.76 FEET;
THENCE N 68° 01' 13" E, A DISTANCE OF 452.68 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF VENETUCCI BOULEVARD;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID VENETUCCI BOULEVARD, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

- 1) THENCE S 05° 08' 43" W, A DISTANCE OF 273.53 FEET TO A POINT OF CURVATURE;
- 2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 605.23 FEET, A CENTRAL ANGLE OF 27° 13' 21" AND AN ARC LENGTH OF 287.56 FEET, THE CHORD OF WHICH BEARS S 08° 29' 34" E, A DISTANCE OF 284.86 FEET;
- 3) THENCE S 22° 05' 07" E, A DISTANCE OF 501.69 FEET TO A POINT OF CURVATURE;
- 4) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 559.98 FEET, A CENTRAL ANGLE OF 21° 34' 55", AND AN ARC LENGTH OF 210.93 FEET, THE CHORD OF WHICH BEARS S 11° 17' 40" E, A DISTANCE OF 209.68 FEET;
- 5) THENCE S 00° 30' 13" E, A DISTANCE OF 51.77 FEET;
- 6) THENCE S 89° 29' 47" W, A DISTANCE OF 17.00 FEET;
- 7) THENCE S 00° 30' 13" E, A DISTANCE OF 162.77 FEET TO A POINT ON THE NORTH LINE OF LOT 1, SAID SOUTH ACADEMY HIGHLANDS FILING NO. 4;

THENCE ALONG THE NORTH LINES OF SAID LOT 1, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) THENCE S 89° 29' 47" W, A DISTANCE OF 62.19 FEET TO A POINT OF CURVATURE;
- 2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 238.00 FEET, A CENTRAL ANGLE OF 35° 28' 54", AND AN ARC LENGTH OF 147.39 FEET, THE CHORD OF WHICH BEARS S 71° 44' 23" W, A DISTANCE OF 145.04 FEET;
- 3) THENCE S 53° 59' 29" W, A DISTANCE OF 190.95 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 706,949 SQUARE FEET OR 16.229 ACRES, MORE OR LESS.

