

## TAMLIN ROAD REZONE

### PROJECT STATEMENT

DECEMBER, 2018

#### REQUEST

C&M Properties request the approval of a:

1. Rezone from Community Commercial (CC) & Residential Rural (R-5) to Commercial Services (CS).

#### SITE DESCRIPTION

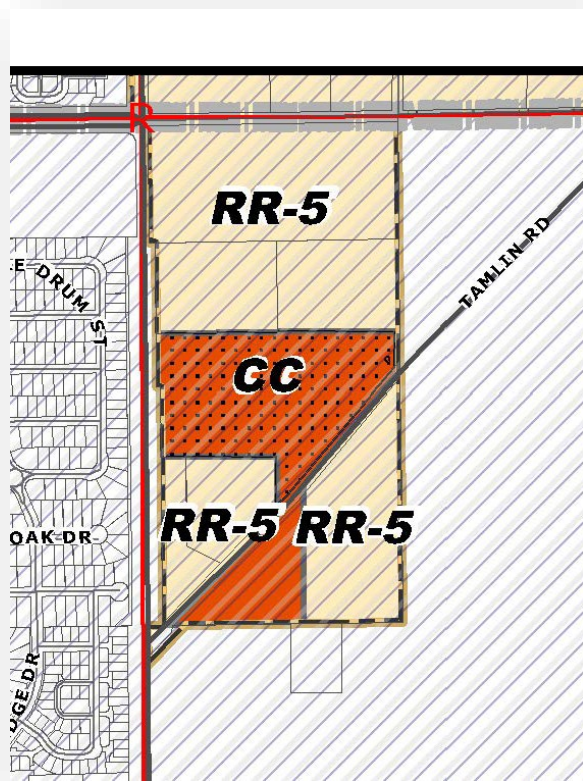
The vacant property consists of a single parcel approximately 16.5 acres. The site is located along Tamlin Road east of Marksheffel Road. The site is bounded by City limits to the east and south. The single parcel currently has two different zone designations CC and R-5. There is an 80-foot utility access easement through the middle of the that provides access to the Cherokee Metropolitan District Water Tank to the south. The multiple zones, easement, and the triangular shape of the property make the site difficult to develop and therefore remain vacant.



## CONTEXT

The site is surrounded by a mix of uses and zones under City and County jurisdictions. The following table outlines the surrounding zoning, land uses, and jurisdictions.

LOCATION	ZONE DESIGNATION	LAND USE	JURISDICTION
Northwest	CC RR-5 RR-5	Self Storage Religious Worship Residential Single-family	County
East	R-5/R1-6	Vacant/Residential - low	City
South	R-5	Vacant/Utility/Residential - low	City



## PROJECT DESCRIPTION

The proposed zone change to CS Commercial Services provides a consistent zone for the property by removing the two arbitrary CC/R-5 zones. The two zones do not follow any known property line or easements. The change to CS provides the opportunity for development of the site and allows a wider range of commercial uses appropriate for the site's location and shape. Subsequent plans and reports will address the requirements of specific uses, such as drainage, water, and wastewater services. Woodmen Hills Metro District has committed to provide water service to the property. An On-site Wastewater Treatment System will provide wastewater service. Future plans for development will assess water and wastewater more specifically based on the proposed development.

The CC and CS zones are defined as follows:

***CC, Commercial Community District***

*The CC zoning district is intended to accommodate retail sales and service establishments that generally require freestanding or small center type buildings and that primarily serve adjoining neighborhoods.*

***CS, Commercial Services District***

*The CS zoning district is intended to accommodate retail, wholesale or service commercial uses that serve the general public.*

While both zones are intended to accommodate retail sales and services. The proposed zone change to CS provides additional commercial uses to serve the general public while the CC zone provides services to the surrounding neighborhood. The property owners intended use/uses of the site are permitted as a Special Use in the CC zone. The change to CS allows the storage use as a permissive use. All necessary reports specific to site design such as the drainage report will be submitted with subsequent plans.

**PROJECT JUSTIFICATION**

**Chapter 5.2.5.B: Map Amendment (Rezoning) Criteria**

**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;**

**Policy 6.1.3**

*Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.*

**Policy 6.1.1**

*Allow for a balance of mutually supporting interdependent land uses, including employment, housing and services in the more urban and urbanizing areas of the County.*

**Policy 6.3.6**

*Where feasible, when compatible and service level issues have been addressed; smaller commercial, office and institutional uses should be allowed to locate within, or convenient to, the residential neighborhoods they serve or complement.*

The proposed zone change accommodates an intended use within the CS zone compatible with the surrounding uses by providing a self storage facility near residential development. The commercial use is a low intensity use with little impact on the existing infrastructure and utilities. Through subsequent preliminary plans, the facility will be gated and screened to minimize any visual impact to future uses. Many of the surrounding properties are currently vacant therefore, not impacted. Access from Tamlin Road to the site is intended to align with the storage access to the north.

**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;**

The rezone is in compliance with all applicable statutory provisions.

**THE PROPOSED LAND USE OR ZONE DISTRICT IS COMPATIBLE WITH THE EXISTING AND PERMITTED LAND USES AND ZONE DISTRICTS IN ALL DIRECTIONS; AND**

The zone change is compatible with the surrounding land uses and zone districts by providing a commercial service to the surrounding residential. In addition the CC zone to the north contains a Special Use Permit for Mini-warehouse. In essence, this proposed zone change accomodates the same use as the property to the north. The use has minimal impact on the existing infrastructure in the area. It is acknowledged that the proposed CS zone will allow a range of commercial uses and any impacts to traffic and utilities associated with a specific use will be assessed with future Preliminary Plans.

**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.**

The intended use is suitable for the site as stated previously, the storage facility design can accommodate the irregular site and the utility easement while meeting the buffering and other site development standards. Future Preliminary Plans will assess the ability of the specific use to meet zone standards and will provide the necessary studies and/or reports.

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