



P243

APPLICANT-OWNER/CONSULTANT INFORMATION:

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LOCATION, ACREAGE, PARCEL ID INFO, & ZONING

The application for a map amendment (rezoning) includes Parcel No. 3315000001 EPC. The proposed rezoning is located near the southeast corner of the intersection of Falcon Highway and J D Johnson Road. The total acreage of the proposed rezone is ±40.01ac. Currently Zoned: Agricultural 35acres (A-35), Proposed zoning Rural Residential 5 acres (RR-5).



REQUEST

The application is to Rezone 40.01 acres from the A-35 zone to the RR-5 zone. The application includes the following request:

- Approval to rezone Parcel No. 3315000001.
- The Rezone process is projected to be approved concurrently with the minor subdivision and final plat of said parcel to four (4), ten acre lots.

Please expand on these goals and how your application meets them.

JUSTIFICATION

The applicant requests approval of the rezoning based on findings of compliance with the following 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.
- Goal 1.4 - Continue to encourage policies that ensure “development pays for itself”.

The proposed Rezone from the A-35 district to the RR-5 district provides opportunity for the developer to include additional residential uses and rural residential options. The proposed RR-5 district and plat plans to subdivide the parcels into four (4) +/-10 acre lots. The Residential (RR-5) lots allow the developer to maintain compliance with adjacent zoning to the northwest (Oasis Subdivision) and match the 10 acre and less parcels to the south, (Zoned A-35). In addition, the subject parcels directly abut Falcon Highway which is a Major Arterial. Access for the proposed lots will be provided off of J D Johnson Road. Furthermore, the proposed planned residential development will respect the zone ordinance and the related buffers and setback with adjacent surrounding uses and residents.

Zone District Dimensional Standards

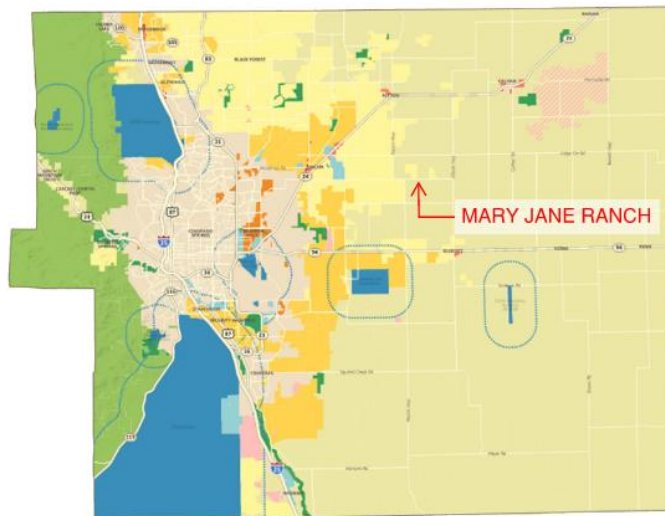
| Code: (RR-5) | | Proposal: | |
|------------------------|--------|------------------------|---------|
| Minimum Lot | 5-Acre | Minimum Lot | 10-Acre |
| Width at Front Setback | 200' | Width at Front Setback | 200' |
| Front Set Back | 25' | Front Set Back | 25' |
| Rear Setback | 25' | Rear Setback | 25' |
| Side Setback | 25' | Side Setback | 25' |
| Lot Coverage | 25% | Lot Coverage | 25% |
| Building Ht. | 30' | Building Ht. | 30' |

*The proposal is consistent with the existing RR-5 zoning standards

**The are no special Districts or Overlay zoning that impact the zone change considerations.

Compliance with the Master Plan

Placetypes



Placetypes



| PLACETYPES | LAND USES | | | | | | | | | | | | | | | | | | | |
|---------------------|-------------|----------------|--------|------------------------|------------------------|--------------|-----------|------------|-------------------|--------------------|--------------------|------------------------|--------------------------------|------------------|--------------------|----------------------|-----------------------------|---------------|---------|---|
| | Agriculture | Farm/Homestead | Estate | Single-Family Detached | Single-Family Attached | Multi-Family | Mixed Use | Restaurant | Commercial Retail | Commercial Service | Tourism Commercial | Entertainment and Arts | Light Industrial/Business Park | Heavy Industrial | Military Operation | Parks and Open Space | Natural and Paleontological | Institutional | Utility | |
| Rural | ● | ● | ○ | | | | | | | | | | | | | | | | ○ | |
| Large Lot | ○ | | ● | | | | | | ○ | ○ | | | | | | | | | ○ | |
| Suburban | | | | ● | ○ | ○ | | | ○ | ○ | | | | | | | | | ○ | ○ |
| Urban Residential | | | | ● | ● | ● | ○ | ○ | ○ | ○ | | | ○ | | | | | | ○ | ○ |
| Rural Center | | | | ● | ○ | ○ | | ● | ● | ● | | | | | | | | | ● | |
| Regional Center | | | | | ○ | ● | ○ | ● | ● | ● | | ● | ○ | | | | | | ○ | |
| Employment Center | | | | | | | | | ○ | ○ | ○ | | | ● | ● | ● | | | | |
| Regional Open Space | | | | | | | | | | | | | | | | | | | ● | ● |
| Mountain Interface | | | | ○ | | | | | ○ | ○ | ○ | ○ | | | | | | | ● | ● |
| Military | | | | ○ | ○ | ● | | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Utility | | | | | | | | | | | | | | | | | | | ○ | ● |

● Primary Land Use: More prominent and play a pivotal role in characterizing that placetype.
 ○ Supporting Land Use: Less prevalent and serve to support the primary land use.

Please clarify this sentence.

Rural Character

The Rural placetype comprises ranchland, farms, and other agricultural and large lot uses. The primary land use in this placetype is agriculture, however residential uses such as farm homesteads and residential estates are allowed as supportive /related uses. Residential lot development within the Rural placetype typically cover 35, 10, 5 and 2 acre lots.. The Rural placetype covers most of the eastern half of the County.

Rural residential areas typically rely on well and septic and parcels for residential development tend to be larger in size. Rural areas are remotely located and distant from high activity areas or dense suburban or urban places. The residences in these area rely on access to regional transportation routes.

- **The rezone would be consistent with this placetype**
 - Minimal lot area will be larger than 5-acres per unit
- **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 match the existing and predicted patterns of growth in the area.**
- **The proposal is consistent with available and necessary services.**
- **The rezone would have no impact on any currently approved sketch plans.**

Key Areas:

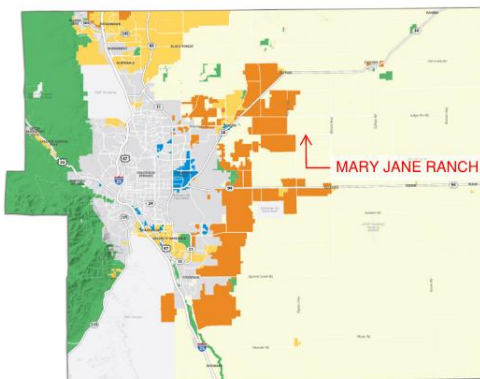


Key Areas



The property is not located within the ten (10) classifications of “key areas” defined in the EPC Master Plan.

Areas of Change:



Areas of Change



Mary Jane Ranch is located in the area expected for “Minimal Change Undeveloped” zone. It is understood that the character of these areas is defined by a lack of development and presence of significant natural areas. These areas will experience some redevelopment of select underutilized or vacant sites adjacent to other built-out sites, but such redevelopment will be limited in scale so as to not alter the essential character of the area. New development may also occur in these areas on previously undeveloped land, but overall there will be no change to the prioritized rural and natural environments.

The existing site contains one residential building (house to remain) with a detached garage that will have its own private drive (existing). The remaining three (3) lots will have shared private drive (access). It will not adjust initial access provided from J D Johnson Road. Adjacent parcels/lots are built out North, East, south and Northwest. Directly west is owned by the State of Colorado and shall be reserved (State Land Board) as open space.

Sec. 5.3.5.B Map Amendment (Rezoning)

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

- 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;

The site, and zone change are in conformance with the El Paso County Master Plan, the rezone will be similarly zoned to adjacent Oasis Subdivision zoned RR-5, intended 4 lots will be larger than adjacent lots to the south lesser than 10 acres, zoned A-35.

- 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 requested rezone is in compliance with 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;

The proposed land use of RR-5 is adjacent to existing RR-5 and A-35 zones.

- 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.

Site is suitable for intended use and all chapter 5 standards will be provided.

Water Master Plan:

Under the Colorado Revised Statutes, Title 32. This property is not within a district boundary, each lot will be serviced by individual wells and will follow the rules and regulations per the El Paso County Water Master Plan,

- A sufficient water supply has been clarified or provided through existing private wells and water rights. The wells have been permitted per quantity and quality standards set forth in the State water supply standards.
 - See the related water right documentation.

Wastewater systems:

- Wastewater will be provided by on site leach fields and will be compliant with EPC code.
 - See the related soil investigation and findings provide RMG Engineering

Electric

- Electric service will be provided through Mountain View Electric.

Gas

- Services will be provided by Apollo Propane, each individual lot owner will be responsible for contracting with Apollo Propane

Natural or Physical site features:

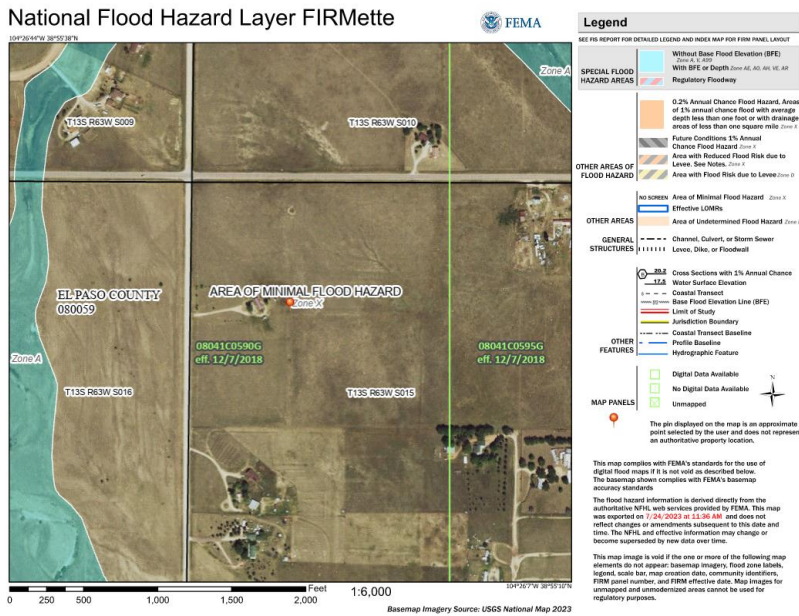
The Zone Change will support the preservation of the natural features and drainages of the site and surrounding lands:

- Site Natural Features:
 - Site is located within the Ellicott Consolidated drainage basin (CHBS1800). Data provided by Muller Engineering Company; (1988)

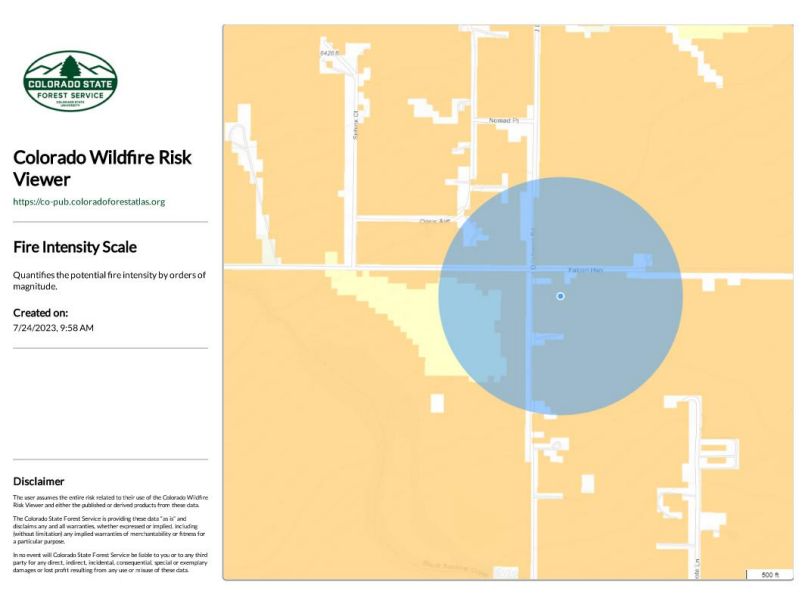


- The topography of the site includes rolling hills with one drainage way, extending from north to south through the property. The existing drainage ways are wide and without a defined flow path; no erosion is anticipated.

- The site consists of;
 - An area of minimal flood hazard “Zone X” per the National Flood Hazard Layer FIRMette (08041C0820G)



- Said Site is mapped as low to moderate per the wildfire risk public viewer.



Fire Intensity Scale

| |
|--------------------|
| Lowest Intensity |
| Low Intensity |
| Moderate Intensity |
| High Intensity |
| Highest Intensity |

Notice of subdivision and final plat application, not replat.

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 by the county upon the initial submittal, informing neighbors that a rezone and replat of said property will be completed. No comments have been received at this time.**
- **No additional community outreach has been conducted on the zone change to date.**

A Traffic Study

Due to the low impact a summary of anticipated traffic generation and access is not required.

Provide statement that a TIS is not required in accordance with ECM Appdx B.1.2.D and that all criteria has been meet not to warrant a TIS. (<10 trips/hr and <100 ADT a day)