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RESOLUTION NO. 21- 86

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO**

APPROVE VARIANCE OF USE TO LEGALIZE AN EXISTING MULTI-FAMILY RESIDENTIAL DEVELOPMENT. VA-20-005 – FIVE STAR EQUESTRIAN CENTER

WHEREAS, Urban Strategies, Inc., did file an application with the Planning and Community Development Department of El Paso County for approval of a variance of use A-5 (Agricultural) zoning district to legalize multiple single-family detached and attached residences and a vehicle repair garage, and to add truck and recreational vehicle repair garage as an allowed use, in addition to the existing equestrian center and horse boarding facility that are permitted by an existing special use permit where such is not permitted for property located within the unincorporated area of the County, more particularly described in Exhibit A, which is attached hereto and incorporated by this reference; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on February 18, 2021, upon which date the Planning Commission did by formal resolution recommend approval of the subject variance of use; and

WHEREAS, a public hearing was held by this Board on March 9, 2021; and

WHEREAS, based on the evidence, testimony, exhibits, recommendations of the El Paso County Planning Commission, 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, and comments by the County Commissioners during the hearing, this Board finds as follows:

1. That the application for the variance of use was properly submitted for consideration by the Board of County Commissioners.
2. That 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 Board of County Commissioners were extensive and complete, that all pertinent facts, matters and issues were submitted, and that all interested persons and the general public were heard at those hearings.
4. That all exhibits were received into evidence.

5. That the proposed land use does 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.
6. That for the above-stated and other reasons, the proposed variance of use 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 5.3.4 of the El Paso County Land Development Code, as amended, in approving this variance of use, the Board of County Commissioners considered one or more of the following criteria:

1. The strict application of any of the provisions of the Land Development Code would result in peculiar and exceptional practical difficulties or undue hardship on either the owner or the contract purchaser of the property;
2. The proposed use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the surrounding area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County;
3. The proposed use will be able to meet air, water, odor or noise standards established by County, State or Federal regulations during construction and upon completion of the project;
4. The proposed use will comply with all applicable requirements of the Land Development Code and all applicable County, State, and Federal regulations except those portions varied by this action;
5. The proposed use will not adversely affect wildlife or wetlands;
6. The applicant has addressed all off-site impacts;
7. The site plan for the proposed variance of use will provide for adequate parking, traffic circulation, open space, fencing, screening, and landscaping; and/or
8. Sewer, water, storm water drainage, fire protection, police protection, and roads will be available and adequate to serve the needs of the proposed Variance of Use as designed and proposed.

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El Paso County, Colorado, hereby approves the application by Urban Strategies, Inc., for a variance of use to legalize multiple single-family detached and attached residences and a vehicle repair garage, and to add truck and

recreational vehicle repair garage as an allowed use, in addition to the existing equestrian center and horse boarding facility that are permitted by an existing special use permit where such is not a permitted use for the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by this reference;

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

CONDITIONS

1. Approval is limited to the use of thirteen (13) dwelling units, a truck and recreational vehicle repair garage, and a vehicle repair garage, as discussed and depicted in the applicant's letter of intent and site plan drawings, in addition to those previously approved special uses (PCD File No. AL-84-031Z). Any subsequent addition or modification to the operation or facility beyond that described in the applicant's letter of intent and as shown on the site plan shall be subject to review and approval of a new variance of use request.
2. The applicant shall apply for and receive approval of a commercial site development plan within six (6) months of variance of use approval by the Board of County Commissioners. The deadline may be extended by the PCD Director, at his or her discretion, if the Director finds that the applicant has made a good faith effort to secure such approval.
3. The applicant shall provide evidence that septic permit applications have been submitted with El Paso County Public Health prior to approval of the site development plan.
4. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of 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 species.

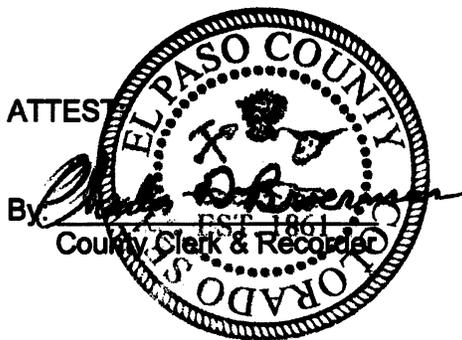
NOTATIONS

1. Variance of use approval includes conditions of approval and the accompanying site plan and elevation drawings. No substantial expansion, enlargement, intensification or modification shall be allowed except upon reevaluation and public hearing as specified in the El Paso County Land Development Code.

2. The Board of County Commissioners may consider revocation and/or suspension if zoning regulations and/or variance of use conditions/standards are being violated, preceded by notice and public hearing.
3. If the variance of use is discontinued or abandoned for two (2) years or longer, the variance of use shall be deemed abandoned and of no further force and effect.
4. The applicant is aware that the existing well permit does not allow for all of the uses on the property. The applicant will need to seek approval of a revised well permit from the State Water Engineer allowing for all of the uses on the property.

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

DONE THIS 9th day of March 2021, at Colorado Springs, Colorado.



BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

By: 
Chair

EXHIBIT A

**TRACT IN SW4 OF SEC 15 AND IN N2 OF SEC 22-17-65 AS FOLS;
BEG AT SW COR OF SD SEC 15, TH N 00<59'22" E ALG W SEC LN
843.09 FT, S 88<55'45" E 2600.0 FT M/L TO WLY R/W LN OF
INTERSTATE HWY 25, TH ALG SD WLY R/W LN S 20<04'13" E
349.46 FT, ALG ARC OF CUR TO R WITH A RAD OF 5730.00 FT
C/A OF 2<00'00", AN ARC DIST OF 200.02 FT, S 18<04'13" E 294.80
FT, S 00<58'13" E 85.0 FT, S 18<04'13" E 599.66 FT, N 88<59'13" W
3169.29 FT TO WLY LN OF SEC 22, TH N 00<20'49" E 566.75 FT TO
POB, SUBJ TO AND TOG WITH R/W BY BK 2659-15, EX THAT
PART DESC AS FOLS: BEG AT SW COR OF SD SEC 15, TH N
00<59'22" E ALG W SEC LN 843.09 FT, S 88<55'45" E 1250.00 FT
FOR POB; TH S 00<59'22" W 6.00 FT, S 88<55'45" E 400.00 FT, N
00<59'22" E 6.00 FT, TH N 88<55'45" W 400.00 FT TO POB, TOG
WITH THAT PART DESC AS FOLS: BEG AT SW COR OF SD SEC
15; TH N 00<59'22" E ALG W SEC LN 843.09 FT, S 88<55'45" E
1650.00 FT FOR POB, TH N 00<59'22" E 6.00 FT, S 88<55'45" E
400.00 FT M/L TO WLY LN OF TR DESC BY BK #2550-165, TH SLY
ALG WLY LN 6.00 FT, TH N 88<55'45" W 400.00 FT TO POB**