

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

TO: El Paso County Planning Commission
 Jay Carlson, Chair

FROM: Lisa Elgin, Senior Planner
 Bret Dilts, PE, Senior Engineer

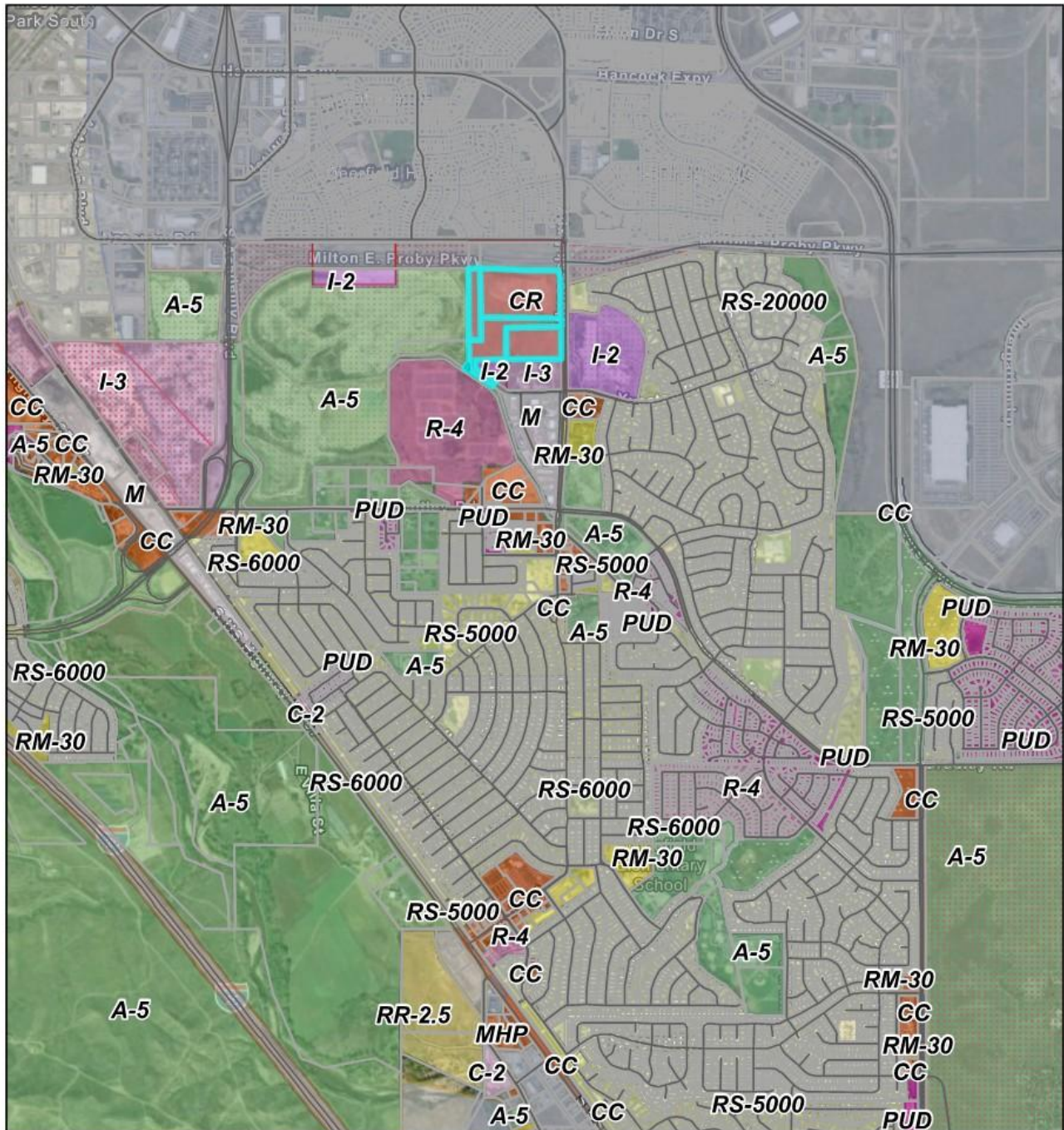
RE: Project File Number: I261
 Project Name: Colorado Springs Exchange Map Amendment
 Parcel Numbers: 6502000068, 6502000118, 6502000135, 6502000123, 6502000122
 Commissioner District: 4

OWNER:	REPRESENTATIVE:
Block 260, LTD; Widefield Square, LLC; Flying Tiger Holdings, LLC; KDW Trust #1 J Ryan Watson 3 Widefield Boulevard Colorado Springs, CO 80911	Vertex Consulting Services, LLC Nina Dossey 5825 Delmonico Drive Colorado Springs, CO 80919
Planning Commission Hearing Date:	5/7/2026
Board of County Commissioners Hearing Date:	5/28/2026

EXECUTIVE SUMMARY

A request by Vertex Consulting Services, LLC for approval of a Map Amendment (Rezoning) of 48.025 acres from CR CAD-O (Commercial Regional, Commercial Airport Overlay District)/A-5 CAD-O (Agriculture, Commercial Airport Overlay District) to I-2 CAD-O (Limited Industrial, Commercial Airport Overlay District). The property is on the southwest corner of the intersection of Milton E Proby Parkway and Hancock Expressway. (Parcel Nos. 6502000068, 6502000118, 6502000135, 6502000123, 6502000122. (Commissioner District No. 4)

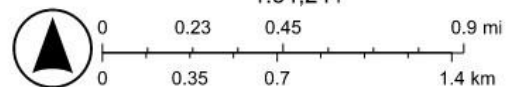
Zoning Map



4/7/2026, 7:44:39 PM

1:34,241

- | | | |
|-----------------------------|---|------------------------------|
| Override 1 | PUD: Planned Unit Development | Zoning Overlay |
| County Roads | RS-20000: Residential Suburban (20,000 sq. ft.) | Initial Zoning |
| Parcels | RS-6000: Residential Suburban (6,000 sq. ft.) | Special Use |
| County Zoning | RS-5000: Residential Suburban (5,000 sq. ft.) | Sketch Plans |
| A-5: Agricultural (5 acres) | RM-30: Residential Multi-Dwelling (30 DU/acre) | Incorporated Cities |
| CC: Commercial Community | RR-0.5: Residential Rural (0.5 acres) | World Imagery |
| CR: Commercial Regional | RR-2.5: Residential Rural (2.5 acres) | Low Resolution 15m Imagery |
| CS: Commercial Service | RR-5: Residential Rural (5 acres) | High Resolution 60cm Imagery |
| I-2: Limited Industrial | C-2: ** Commercial | High Resolution 30cm Imagery |
| I-3: Heavy Industrial | M: ** Industrial | Citations |
| MHP: Mobile Home Park | R-4: ** Planned Development | |



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Vantor

A. Authorization to Sign: There are no documents associated with this application that require signing.

B. APPROVAL CRITERIA

In approving a Map Amendment (Rezoning), the Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 5.3.5 Map Amendment (Rezoning) of the El Paso County Land Development Code (as amended):

- *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 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 proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and*
- *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.*

C. LOCATION

North: Colorado Springs PDZ-AO (Planned Development Zone - Airport Overlay)
Single-family Residential

South: I-2 CAD-O (Limited Industrial, Commercial Airport Overlay District)
I-3 CAD-O (Heavy Industrial, Commercial Airport Overlay District)
Manufacturing/Processing

East: I-2 CAD-O (Limited Industrial, Commercial Airport Overlay District)
RS-6000 CAD-O (Residential Suburban, Commercial Airport Overlay District)
Manufacturing-Processing/School Facility

West: A-5 CAD-O (Agricultural, Commercial Airport Overlay District)
Earth Stone Products

D. BACKGROUND

The subject area was zoned A (Agriculture) on May 10, 1942, when zoning was first initiated for this portion of El Paso County. The small parcel (6502000135) has remained in the A (Agriculture) zoning district. In 1968, the area of the four larger parcels was rezoned to M (Manufacturing). A County-initiated zoning amendment changed the same four parcels from M (Industrial) to PHID (Planned Heavy Industrial) zoning district in 1991. In 2007, a nomenclature change renamed the PHID zoning district to I-2 (Limited Industrial) and I-3 (Heavy Industrial). Then in 2010, the four parcels were rezoned from I-2 (Limited Industrial) and I-3 (Heavy Industrial) to CR (Commercial Regional). The applicant now requests a Map Amendment (Rezoning) reverting back to I-2 (Limited Industrial) zoning district.

E. ZONING DISTRICT COMPARISON

The applicant is requesting to rezone 48.025 acres to the I-2 (Limited Industrial) zoning district. The I-2 (Limited Industrial) zoning district is intended to accommodate light industrial and manufacturing activities, which are generally clean, quiet, and free from objectionable or dangerous nuisance or hazard. The density and dimensional standards for the existing and proposed zoning districts are as follows:

	Existing Zoning District: CR (Commercial Regional)/ A-5 (Agriculture)	Proposed Zoning District: I-2 (Limited Industrial)
Maximum Density	N/A	N/A
Minimum Lot/District Size	5 acres	1 acre/20 Acres
Minimum Width at Front Setback	200 feet (A-5)	None
Front Setback	50 feet/25 feet	50 feet
Rear Setback	25 feet	50 feet
Side Setback	25 feet	30 feet
Maximum Lot Coverage	None	35%

Maximum Height	45 feet/30 feet	45 feet
----------------	-----------------	---------

F. MASTER PLAN COMPLIANCE

1. Your El Paso County Master Plan

a. Placetype Character: Employment Center

Employment Centers comprise land for industrial, office, business park, manufacturing, distribution, warehousing, and other similar business uses. The priority function of this placetype is to provide space for large-scale employers to establish and expand in El Paso County. They are typically located on or directly adjacent to Interstate 25 and/or other regional corridors to ensure business and employee access.

Proximity to other transportation hubs, such as Meadowlake Airport, and rail lines is also appropriate for an Employment Center. Uses in this placetype often require large swaths of land and opportunity to expand and grow to meet future needs and demands. Transitional uses, buffering, and screening should be used to mitigate any potential negative impacts to nearby residential and rural areas. Some Employment Centers are located in Foreign Trade, Commercial Aeronautical, and Opportunity Zones to help incentivize development.

Recommended Land Uses:

Primary

- *Light Industrial/Business Park*
- *Heavy Industrial*
- *Office*

Supporting

- *Commercial Retail*
- *Commercial Service*
- *Restaurant*

b. Area of Change Designation: Transition/Minimal Change: Developed

Transition areas are fully developed parts of the County that may completely or significantly change in character. In these areas, redevelopment is expected to be intense enough to transition the existing development setting to an entirely new type of development. For example, a failing strip of commercial development could be redeveloped with light industrial or office uses that result in a transition to an employment hub or business park. Another example of such a transition would be if a blighted suburban neighborhood were to experience redevelopment with significant amounts of multifamily housing or commercial development of a larger scale in line with a commercial center.

Minimal Change: Developed areas have undergone development and have an established character. Developed areas of minimal change are largely built out but may include isolated pockets of vacant or underutilized land. These key sites are likely to see more intense infill development with a mix of uses and scale of redevelopment that will significantly impact the character of an area. For example, a large amount of vacant land in a suburban division adjacent to a more urban neighborhood may be developed and change to match the urban character and intensity so as to accommodate a greater population. The inverse is also possible where an undeveloped portion of an denser neighborhood could redevelop to a less intense suburban scale. Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character can be maintained.

c. Key Area Influences: The property is not located within a key area.

d. Analysis:

The applicant requests to rezone the subject area from CR (Commercial Regional) to I-2 (Limited Industrial) for a proposed distribution and warehousing center, which is a primary recommended land use in the Employment Center Placetype. The subject area is located on the southwest corner of two arterial roads, Milton E Proby Parkway and Hancock Expressway, and is located within three miles of the Colorado Springs Airport.

The application proposes to rezone and transition an undeveloped area zoned CR (Commercial Regional) into a light industrial use, contributing to the established character of the area, consisting of an adjacent manufacturing plant to the east, a mineral extraction site to the west, and a manufacturing/warehousing site to the south, which are all compatible with a distribution and warehousing center.

2. Water Master Plan Analysis

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.

Goal 1.2 – Integrate water and land use planning.

Goal 4.2 – Support the efficient use of water supplies.

Goal 5.5 – Identify any water supply issues early on in the land development process.

The Water Master Plan includes demand and supply projections for central water providers in multiple regions throughout the County. The property is located within Planning Region 7 of the Plan, which is an area anticipated to experience growth by 2040. The following information pertains to water demands and supplies in Region 7 for central water providers:

The Plan identifies the current demand for Region 7 to be 10,141 acre-feet per year (AFY) with a current supply of 15,376 AFY. The projected demand in 2040 for Region 7 is at 15,846 AFY with a projected supply of 25,241 AFY in 2040. The projected demand at build-out in 2060 for Region 7 is at 26,969 AFY with a projected supply of 27,840 AFY in 2060. This means that by 2060, a surplus of 871 AFY is anticipated for Region 7.

A finding of water sufficiency is not required with a Map Amendment.

3. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential on the northeast portion of the area and a high wildlife impact potential on the southwest portion of the area. El Paso County Environmental Services was sent a referral and has no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies floodplain deposit in the area of the subject parcels. A mineral rights certification was prepared by the applicant, indicating that, upon researching the records of El Paso County, no severed mineral rights exist

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

Hazards are not identified during the Map Amendment (Rezoning) application.

2. Floodplain

The property is not located within a floodplain as determined by a review of the FEMA Flood Insurance Rate Map panel number 08041C0763G, effective December 7th, 2018. The property is in Zone "X," which is an area of minimal flood hazard determined to be outside the 100-year flood zone.

3. Drainage and Erosion

The proposed development is located within the Carson Street/Little Johnson drainage basin (FOFO3100/FOFO3200). The Carson Street/Little Johnson drainage basin is a studied basin and therefore does have applicable basin fees but does not have bridge fees. A drainage report or grading and erosion control plan is not required with a Map Amendment application but will be required as part of the Site Development Plan and Final Plat applications. The drainage report will provide

hydrologic and hydraulic analysis to identify and mitigate drainage impacts of the proposed development, typically by providing water quality and flood control detention facilities.

4. Transportation

The provided traffic study estimates that the proposed development would generate approximately 898 daily vehicle trips at full build out. The development is bounded by Milton E Proby Parkway to the north and Hancock Expressway to the east. At the boundary of the proposed development, Hancock Expressway is owned and maintained by the City of Colorado Springs. Milton E Proby Parkway is owned and maintained by the City of Colorado Springs. The 2024 MTCP depicts Hancock Expressway as a minor arterial roadway south of the proposed development, owned and maintained by El Paso County. The development proposes one new access point onto both Milton E Proby Parkway and Hancock Expressway. The new access points are within the City of Colorado Springs. The applicant will be required to obtain any necessary access permits from the City of Colorado Springs for the proposed access points. Recommended improvements were identified in the TIS with acceleration and deceleration lanes along Milton E Proby Parkway at the site access and a signalized full movement access on Hancock Expressway.

The Road Impact Fee, as established by Resolution 25-337, will be assessed either at the final land-use approval stage or when the applicant applies for a building permit, whichever occurs later.

H. SERVICES

1. Water

A finding of water sufficiency is not required with a Map Amendment. Water is anticipated to be provided by the Security Water and Sanitation District.

2. Sanitation

Wastewater is anticipated to be provided by the Security Water and Sanitation District.

3. Emergency Services

The property is within the Security Fire Protection District, which is committed to providing fire protection services to the proposed development. The District was sent a referral and has no objections to the application request.

4. Utilities

Colorado Springs Utilities will provide both electric and natural gas services to the subject area.

5. Metropolitan Districts

The parcels are not located within a metropolitan district.

5. Parks/Trails

Land dedication and fees in lieu of park land dedication are not required for a Map Amendment (Rezoning) application.

6. Schools

Land dedication and fees in lieu of school land dedication are not required for a Map Amendment (Rezoning) application.

I. STATUS OF MAJOR ISSUES

No major issues have been identified in this application.

J. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission and the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 5.3.5 Map Amendment (Rezoning) of the El Paso County Land Development Code (as amended), staff recommends the following conditions and notations:

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 I-2 CAD-O (Limited Industrial, Commercial Airport Overlay) zoning district and with the applicable sections of the Land Development Code and Engineering Criteria Manual.

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.

K. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 22 adjoining property owners on April 23, 2026 for the Planning Commission and Board of County Commissioners meetings. Responses will be provided at the hearing.

L. ATTACHMENTS

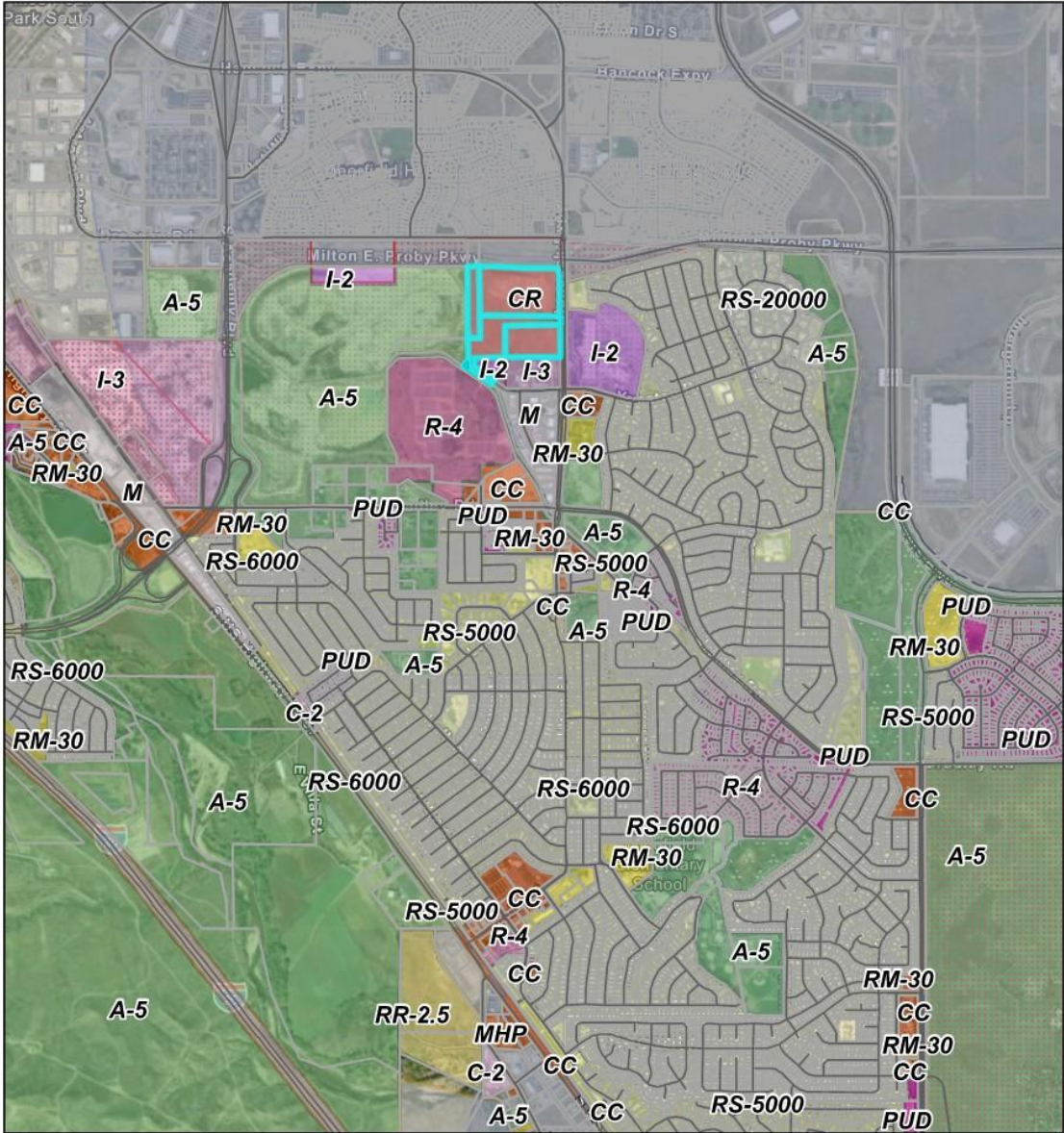
Map Series

Letter of Intent

Rezone Map

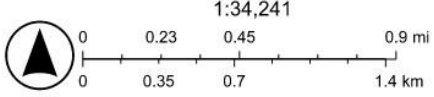
Draft Resolution

Zoning Map



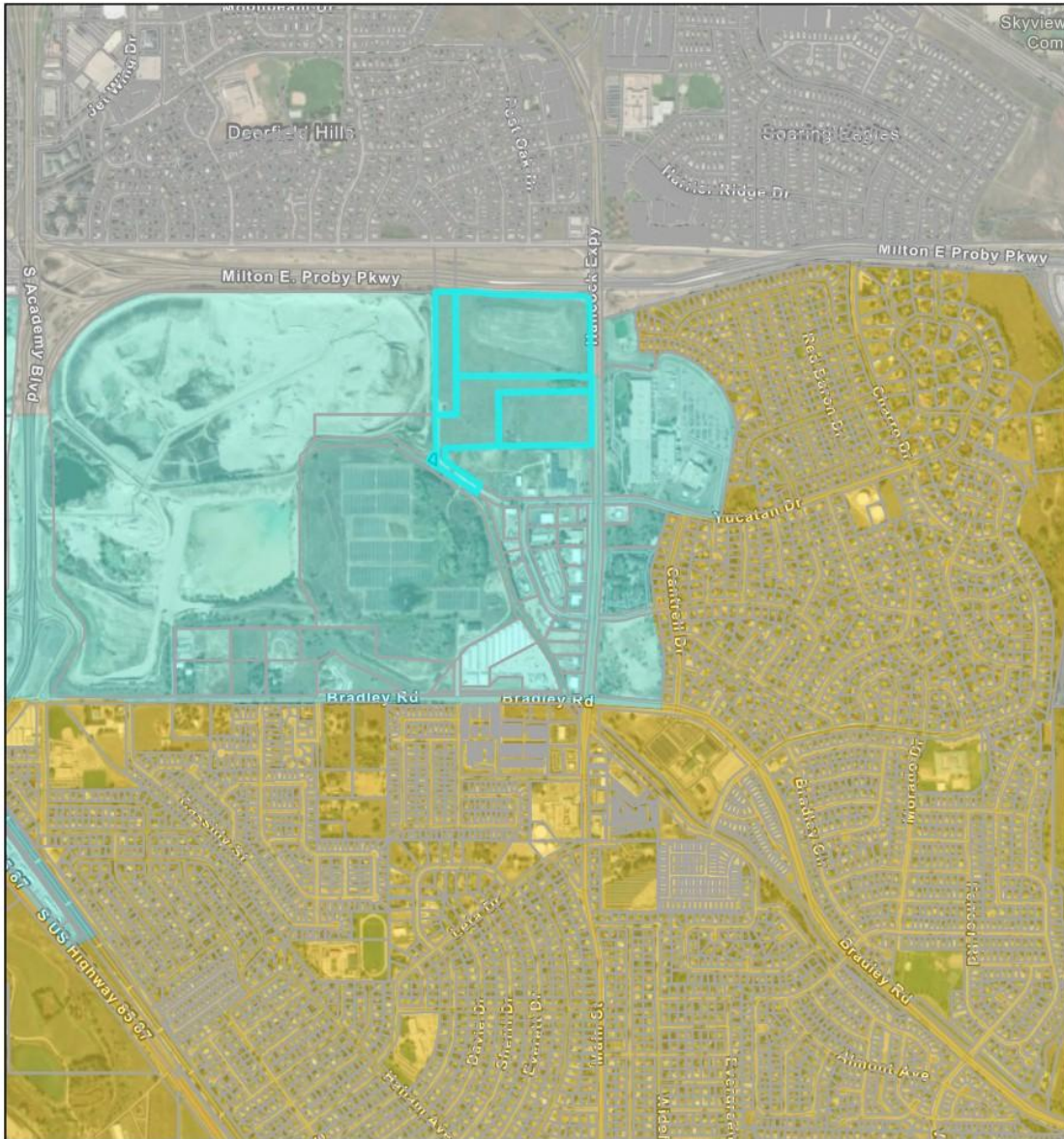
4/7/2026, 7:44:39 PM

- | | | |
|-----------------------------|---|------------------------------|
| Override 1 | PUD: Planned Unit Development | Zoning Overlay |
| County Roads | RS-20000: Residential Suburban (20,000 sq. ft.) | Initial Zoning |
| Parcels | RS-6000: Residential Suburban (6,000 sq. ft.) | Special Use |
| County Zoning | RS-5000: Residential Suburban (5,000 sq. ft.) | Sketch Plans |
| A-5: Agricultural (5 acres) | RM-30: Residential Multi-Dwelling (30 DU/acre) | Incorporated Cities |
| CC: Commercial Community | RR-0.5: Residential Rural (0.5 acres) | World Imagery |
| CR: Commercial Regional | RR-2.5: Residential Rural (2.5 acres) | Low Resolution 15m Imagery |
| CS: Commercial Service | RR-5: Residential Rural (5 acres) | High Resolution 60cm Imagery |
| I-2: Limited Industrial | C-2: ** Commercial | High Resolution 30cm Imagery |
| I-3: Heavy Industrial | M: ** Industrial | Citations |
| MHP: Mobile Home Park | R-4: ** Planned Development | |








Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Vantor

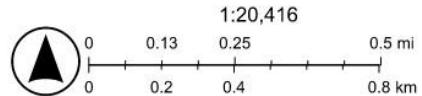
Placetypes Map - Employment Center



4/8/2026, 11:42:55 AM

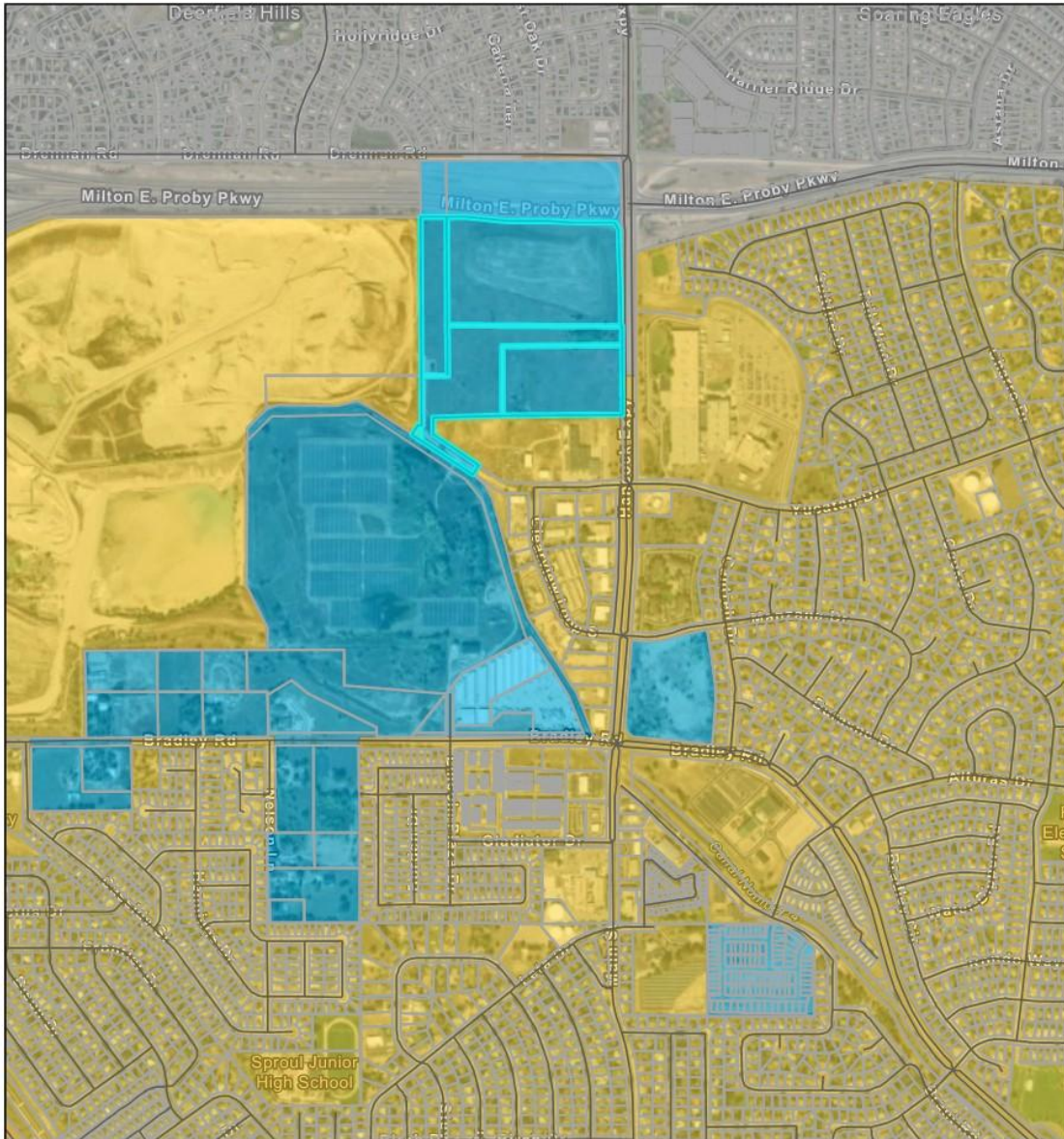
-  Override 1
-  Parcels
- Placetypes
 -  Suburban Residential
 -  Incorporated Area
 -  Employment Center

- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 4.8m Resolution Metadata



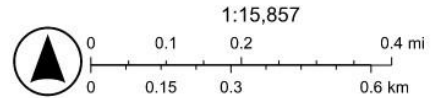
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Vantor

Areas of Change Map - Transition/Minimal Change: Developed



4/8/2026, 11:55:12 AM

- | | |
|-----------------------------|------------------------------|
| Override 1 | Incorporated Cities |
| County Roads | World Imagery |
| Parcels | Low Resolution 15m Imagery |
| Areas Of Change | High Resolution 60cm Imagery |
| Minimal Change: Undeveloped | High Resolution 30cm Imagery |
| Minimal Change: Developed | Citations |
| Transition | |



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Vantor

Colorado Springs Exchange Map Amendment (Rezone)

Letter of Intent

February 6, 2025

Owners:

Block 260 LTD

Email: mark@widefieldinvestmentgroup.com

Phone:719-392-8518

3 Widefield Blvd

Colorado Springs, CO 80911

Widefield Square LLC

Email: mark@widefieldinvestmentgroup.com

Phone:719-392-8518

3 Widefield Blvd

Colorado Springs, CO 80911

Flying Tiger Holdings LLC

Email: Ryan@widefieldinvestmentgroup.com

Phone:719-392-8518

3 Widefield Blvd

Colorado Springs, CO 80911

KDW Trust #1

Email: Ryan@widefieldinvestmentgroup.com

Phone:719-392-8518

3 Widefield Blvd

Colorado Springs, CO 80911

Applicant:

JDC Property Group LLC

Email: jmurphy@ccipe.com

Phone : 205-655-1991

4520 Madison Ave #100

Kansas City, MO 64111

Authorized Representative: Vertex Consulting Services, LLC,
c/o: Craig Dossey, President
5825 Delmonico Drive, Suite 320
Colorado Springs, CO 80919
303-906-8800
craig.dossey@vertexcoss.com

Tax Schedule Nos: 6502000122, 6502000123, 6502000118, 6502000068, and 6502000135
Address: 3550 3770 Hancock Expressway
Acreage: 48.025
Current Zoning: A-5/CR, CAD-O
Requested Zoning: I-2, CAD-O

Request:

Vertex Consulting Services, LLC, on behalf of the owners, is respectfully submitting an application for a map amendment (rezone) from the A-5/CR, CAD-O zoning districts to the I-2, CAD-O zoning district. The proposed rezone is compatible with existing zoning and land uses in the surrounding area and is consistent with Your El Paso Master Plan.

Utilities:

Colorado Springs Utilities provides electric and natural gas service to the area and the property is located within the water and wastewater service area of Security Water and Sanitation District. The applicant has already met with both Colorado Springs Utilities and Security Water and Sanitation District to discuss service and extension of utilities into the property.

Justification:

The pages that follow address each of the criteria included within Section 5.3.5 (Map Amendment), of the El Paso County Land Development Code.

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.

Your El Paso County Master Plan Analysis

Chapter 1 of Your El Paso Master Plan (2021) states that the Plan is “general in nature-it cannot tackle every issue in sufficient detail to determine every type of necessary action.” In addition, Chapter 1 goes on to state that the Plan “is intended to provide clearer and more coordinated policy, resulting in a document that effectively communicates County goals and identifies specific actions to achieve both County-wide and local area objectives.” When taken together, these two statements suggest to the reader that the Plan may only address certain issues at a cursory level and that specific steps or actions for addressing such issues may not be offered within the Plan. That conclusion is certainly the case in numerous instances and with regard to a variety of topical areas. However, that is not the case with respect to the requested map amendment (rezoning) to

the I-2 zoning district, as identified below.

Key Area Analysis

The property is within the “Military Installations and 2-Mile Notification Zone” Key Area of the Plan. The Plan describes the key area as:

“Colorado state law requires local governments to notify military installations of development applications taking place nearby, as per Colorado Revised Statute 5-29-105.6. El Paso County has five military installations: Cheyenne Mountain Air Force Station, Fort Carson Army Base, Peterson Air Force Base, Schriever Air Force Base, and the U.S. Air Force Academy.

Given the central role the military plays in the region, El Paso County has worked to support its military installations through its land use, transportation, and natural resource planning efforts. Areas directly adjacent to the installations are critical to successfully planning for the County’s projected growth, economic viability, and the various operations of the individual bases. Recommendations and policies will be specific and different for each installation, as outlined in Chapter 9 Military.”

Key Areas Map



The proposed I-2, CAD-O rezoning would be directly compatible will not have an impact on the Military Installation Key Area designation associated with either Peterson Space Force Base or Fort

Carson Army Base. The property is located approximately one mile west of the Colorado Springs Airport/Peterson Space Force Base and approximately two miles northeast of Fort Carson in an area of the County that is not encumbered by the Colorado Springs Airport Noise Contours or within the Airport's Accident Potential Zone. The property underlies the outer area of the Airport's Part 77 surfaces; however, the maximum building height within the proposed I-2 zoning of 45 feet would prevent any structure from extending into the Part 77 surface. There are no anticipated impacts to either military installation as a result of this rezoning request or as a result of the subsequent development of the property.

Area of Change Analysis

The property is identified in the Areas of Change map within the Plan as being within the "Transition" area of change. Page 21 of the Plan characterizes areas of "Transition" by stating:

"Transition areas are fully developed parts of the County that may completely or significantly change in character. ***In these areas, redevelopment is expected to be intense enough to transition the existing development setting to an entirely new type of development.*** For example, a failing strip of commercial development could be redeveloped with light industrial or office uses that result in a transition to an employment hub or business park. ***Another example of such a transition would be if a blighted suburban neighborhood were to experience redevelopment with significant amounts of multifamily housing*** or commercial development of a larger scale in line with a commercial center." (Emphasis added)

The 48.025-acre property is an underutilized vacant property within a non-resident area of unincorporating Security. The current CR zoning of the property was approved on May 27, 2010, as a rezoning from I-2 and I-3. Milton E. Proby Parkway, a City of Colorado Springs major arterial roadway, was constructed along the north side of the property subsequent to the CR rezoning and serves as a direct shipping and travel connection between Interstate 25 (via Academy Boulevard) and Powers Boulevard and the Colorado Springs Airport. As a result, this request to rezone the property back to I-2 to allow for development of readily accessible warehousing represents a logical transition in land use from the current commercial zoning.

Area of Change Map



Although the property itself is not necessarily blighted, many of the properties in the area show signs of blight including failing improvements and substandard drainage infrastructure. In addition, each of the adjacent land uses are more compatible with the proposed I-2 zoning and associated warehousing development than they would be if the property developed as a large-scale commercial development under the current CR zoning. The other land uses in the immediate vicinity include the Allegion-Schlage Lock facility (zoned I-2) to the east, an I-3 zoned industrial facility to the south, a utility-scale solar energy generation facility to the southwest, and a mineral extraction site to the west. Common impacts from these land uses, such as increased noise, air, and noise pollution would not be compatible with new commercial development on the property, but would not necessarily impact the operation of a new warehousing facility built pursuant to the proposed I-2 rezoning.

The transition of the land use category of the property from commercial to industrial directly supports the Transition Area of Change designation and new development of the property will aid the overall area in addressing increased concerns regarding substandard existing infrastructure and blight.

Placetype Analysis

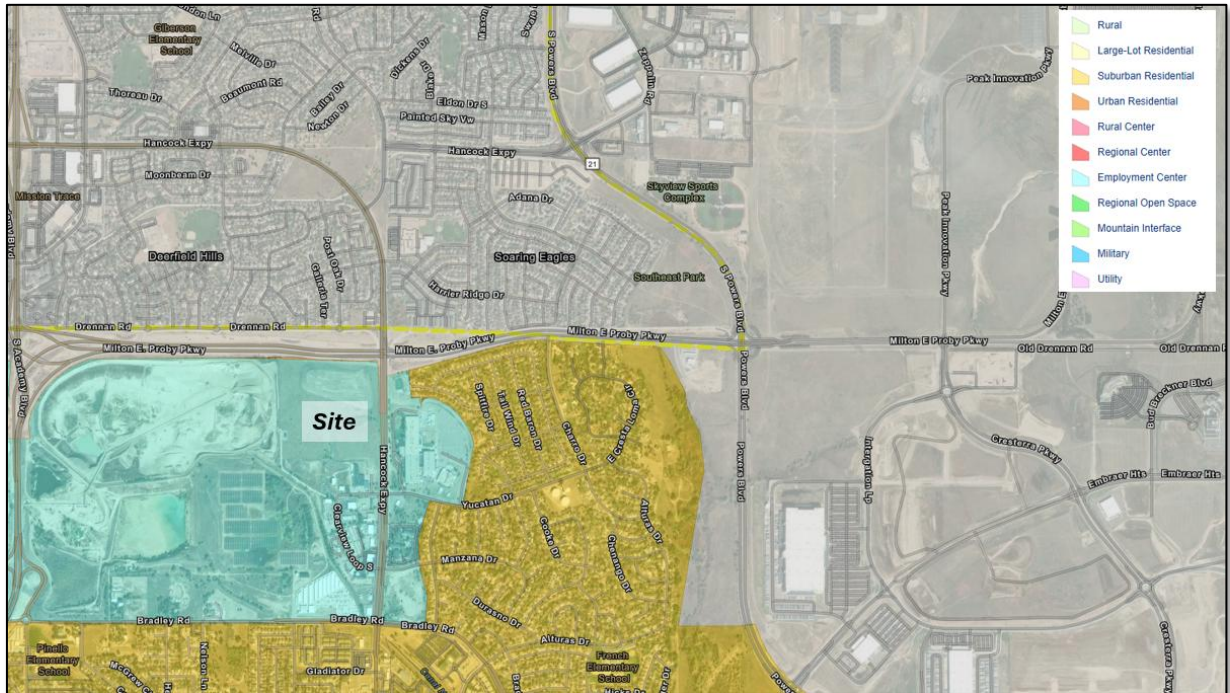
The subject property is shown on the Placetypes map of Your El Paso Master Plan as being within the Employment Center Placetype. Page 36 of the Plan identifies the following land uses as being Primary Land Uses within the Employment Center Placetype:

- Light Industrial/Business Park
- Heavy Industrial
- Office

In addition, the Placetype includes the following Supporting Land Uses:

- Commercial Retail
- Commercial Service
- Restaurant

Placetype Map



The Employment Center Placetype is described further on page 30 as follows:

“Employment Centers comprise land for industrial, office, business park, manufacturing, distribution, warehousing, and other similar business uses. The priority function of this placetype is to provide space for large-scale employers to establish and expand in El Paso County. They are typically located on or directly adjacent to Interstate 25 and/or other regional corridors to ensure business and employee access.

Proximity to other transportation hubs, such as Meadowlake Airport, and rail lines is also appropriate for an Employment Center. Uses in this placetype often require large swaths of land and opportunity to expand and grow to meet future needs and demands. Transitional uses, buffering, and screening should be used to mitigate any potential negative impacts to nearby residential and rural areas. Some Employment Centers are located in Foreign Trade, Commercial Aeronautical, and Opportunity Zones to help incentivize development.”
(emphasis added)

The proposed I-2 rezoning and the anticipated development of the property for warehousing is in direct compliance with the Employment Center Placetype, particularly with respect to the potential for the site to serve as a regional employment hub and as a distributing and warehousing center. The planned warehousing on the property will add to the existing distributing and warehousing land uses which continue to development adjacent or in close proximity to the Colorado Springs

Airport and along major roadways leading to the Airport and the Power Boulevard corridor.

El Paso County Water Master Plan

The Executive Summary from the Water Master Plan (2018) states that “The Water Master Plan (WMP) was developed for the Board of County Commissioners, El Paso County officials and staff, developers, citizens, and water providers within the County for the purpose of identifying and addressing water supply issues earlier in the land use entitlement process.” The Plan provides an analysis of water supply for central water providers throughout El Paso County on a Planning Region basis. The subject property is located within Planning Region 7 of the Water Master Plan, pursuant to Figure 3-1 on page 25. Region 7 includes a number of central water providers, including Security Water and Sanitation District, which will provide water service to the site.

Section 5.4, Needs Analysis, of the Plan identifies that the current water supplies (15,376 AF) for Region 7 exceed the current demand (10,141 AF). This indicates a current surplus of 5,236 AF. Water sufficiency is not established with map amendment (rezoning) application; nevertheless, the water supply surplus identified in the County’s Water Master Plan suggests that the proposed rezoning is in general conformance with the Water Master Plan.

El Paso County Parks Master Plan

The El Paso County Parks Master Plan (2022) does not depict any planned or existing trails or open space on the subject property. The nearest proposed trail is a City of Colorado Springs proposed aligned along Hancock Expressway. Land dedication or fees in lieu of land dedication are not required with a map amendment (rezone) application. For these reasons, the map amendment is in general conformance with the Parks Master Plan.

2024 Major Transportation Corridors Plan (MTCP)

Access to the site is from a proposed right-in only from eastbound Milton E. Proby Parkway (City of Colorado Springs roadway) to be located at the northwesternmost area of the property and from Hancock Expressway along the east side of the property. City of Colorado Springs annexation of the right-of-way for Milton E. Proby Parkway along the north and northeastern boundary of the property resulted in approximately 900 feet of Hancock Expressway south of Milton E. Proby Parkway being annexed into the City of Colorado Springs. The proposed full movement access from Hancock Expressway will be located within the City-controlled section of Hancock Expressway. Discussions with the City of Colorado Springs Traffic Engineer have already occurred resulting in the City being in support of the proposed full movement intersection at this location.

The 2024 MTCP does not identify any planned roadway projects in the vicinity of the property (see Figure 27. MTCP Projects on p. 53) and it identifies Hancock Expressway as an “Uncongested” roadway (see Figure 26. 2045 Roadway Plan Levels of Congestion on page 51) and continuing as a 4 Through Lane roadway in year 2065 (see Figure 40. 2065 Through Lane Requirements on page 83

Other Topical Elements of the County Master Plan

The proposed rezone is in compliance with the other topical elements of the County Master Plan, including the Master Plan for Mineral Extraction, and the El Paso County Wildlife Habitat Maps and Descriptors.

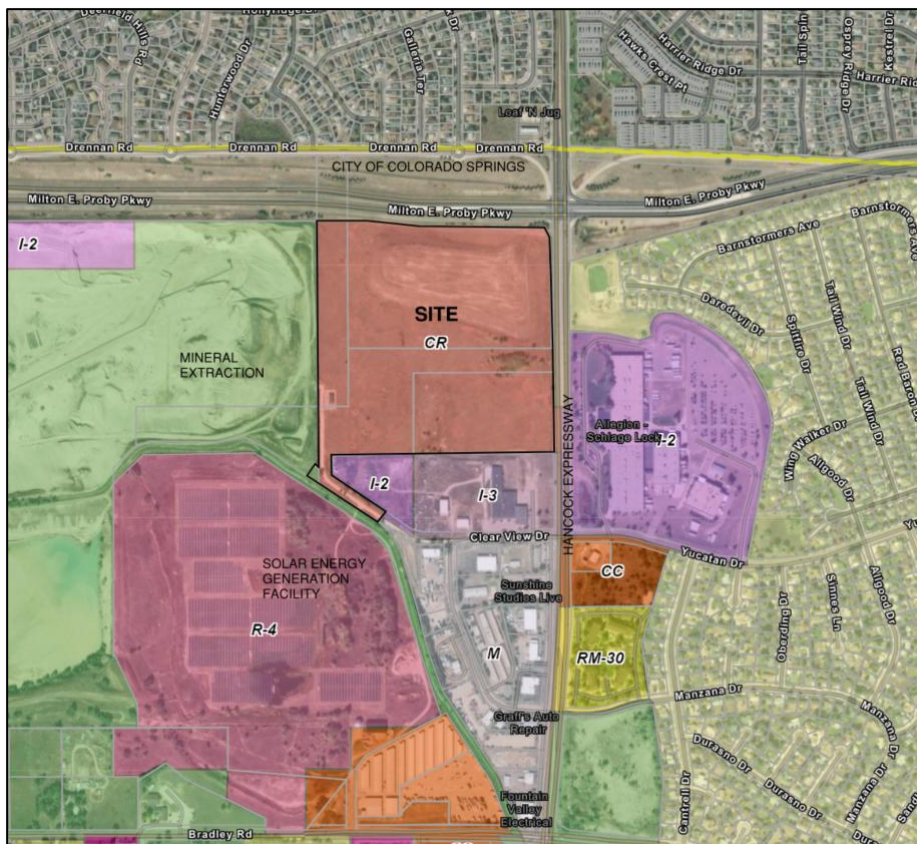
The rezoning is in compliance with all applicable statutory provisions, including but not limited to C.R.S. § 30-28-111 § 30-28-113, and § 30-28-116.

Pursuant to the El Paso County procedures, the County will posted the public hearing date in the newspaper ensuring all statutory requirements have been satisfied.

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

The property owner is requesting to rezone the property from the CR zoning district to the I-2 zoning district. The property adjacent to the I-2 and I-3 zoning districts to the south and east. To the west is an active mineral extraction operation. To the southwest is a large solar energy generation facility. Across Hancock Expressway to the east is an industrial manufacturing and processing plant. The residential neighborhood located approximately 500 feet west will be buffered by the industrial zone district by the public park known as Barnstormer’s Park.

Below is a map depicting zoning of property in the immediate vicinity of the property as of the date of this letter:



Section 3.2 of the Code provides the purpose statements for all conventional zoning districts within unincorporated El Paso County. The purpose of the I-2 zoning district:

“The I-2 zoning district is intended to accommodate light industrial and manufacturing activities, which are generally clean, quiet and free from objectionable or dangerous nuisance or hazard.”

The Land Development Code definition of “Compatibility” identifies that two uses do not need to be identical in order to be considered compatible:

“The characteristics of different uses, activities or designs which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include height, scale, mass and bulk of structures. Other important characteristics that affect compatibility are landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, compatibility refers to the sensitivity of the proposed use, activity or design in maintaining the character of existing development within the vicinity.”

Compatibility of the map amendment (rezoning) request with the surrounding area is discussed below in the context of the various elements of the Land Development Code definition:

1. Located adjacent to one another in harmony (coexist without negative impacts)

The proposed I-2 zoning and subsequent light industrial development of the property will be in harmony with the adjacent I-2 and I-3 zoning of the adjacent properties located to the east and south of the property. Milton E. Proby Parkway, a City of Colorado Springs major arterial roadway, is adjacent to the north of the property and will be utilized for a right-in only access into the site. The only other two existing land uses that are adjacent to the site include a mineral extraction operation and a solar energy generation facility to the west and southwest, which are generally considered from a zoning perspective to be more intense, but still compatible land uses to the proposed I-2 map amendment and subsequent development of a light industrial warehousing facilities

2. Compatible height

The I-2 zoning district has a maximum height of 45 feet which is directly consistent with the adjacent I-2 zoned properties and is only 5 feet higher than the base maximum building height of the adjacent I-3 zoned property (which can be substantially increased per note 7 of Table 5-5 at a plane “with a pitch of 2 feet horizontal to one foot vertical beginning at a height of 25 feet above all property lines using the mean property line elevations as the datum.” The 45-foot maximum building height of the I-2 zoning district will not adversely impact the two properties located to the west and southwest, which are currently used for a mineral extraction operation and a solar energy generation facility, respectively.

3. Compatible scale, massing, and bulk

The dimensional standards of the proposed I-2 zoning district will ensure that the scale, massing, and bulk of any planned structures will be compatible with other structures in the

immediate vicinity particularly given that the zoning of the adjacent properties is I-2 and I-3 to the east and south and that the other two properties to the west and southwest currently include a mineral extraction operation and a solar energy generation facility, which will not be negatively impacted by development of the subject property pursuant to the I-2 zoning dimensional standards and the development standards of Chapter 6 of the Land Development Code.

4. Compatible landscaping, light, noise, odor, and architecture

The proposed I-2 rezoning is directly compatible with other zoning and existing land uses in the immediate vicinity, including with respect to any light, noise, and/or odor impacts. Development of the site will be required to comply with the landscaping requirements of the County as outlined in Chapter 6 of the Land Development Code. Such compliance will likely result in the property exceeding the existing level of landscaping on all of the adjacent properties, thereby improving the overall aesthetics of the area beyond the existing condition. The architecture of any vertical development on the site will also be required to meet the requirements of the Land Development Code and will likely exceed the quality of any existing structures on adjacent non-residential properties. Building elevations are not required at the map amendment (rezoning) stage of development but will be required at the site development plan stage prior to issuance of any building permits.

5. Maintain the character of existing development in the vicinity

The character of the surrounding zoning includes existing industrial, mining, and energy generation land uses. The proposed I-2 zoning will be consistent with the urbanized and industrialized non-residential nature of the area and will help advance the Employment Center Placetype character as prescribed in Your El Paso County Master Plan.

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.

Table 5-5 of the Land Development Code identifies the density and dimensional standards of the I-2 zoning district as follows:

- Minimum Zoning District Area: 20 acres
- Minimum lot size: 1 acre
- Front Setback: 50 feet
- Side Setback: 30 feet
- Rear Setback: 50 feet
- Maximum Height: 45 feet

The anticipated light industrial development will be required to comply with these dimensional standards. Verification of compliance will be completed with the subsequent site development plan application(s).

Community Outreach

The site is presently zoned commercial and is surrounded by other commercial/industrial uses. There are no known concerns from surrounding properties at this time. The applicant has determined community outreach is not necessary for the proposed development. The applicant will coordinate community outreach if circumstances change during the course of the review process.

Sensitive Natural or Physical Features

There are no sensitive or physical natural features.

MAP AMENDMENT (REZONING) (RECOMMEND APPROVAL)

_____ moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. I261

Colorado Springs Exchange Map Amendment

WHEREAS, Vertex Consulting Services, LLC did file an application with the El Paso County Planning and Community Development Department for approval of a Map Amendment (Rezoning) to amend the El Paso County Zoning Map for property in the unincorporated area of El Paso County as described in Exhibit A and depicted in Exhibit B, attached hereto and incorporated herein by reference, from the CR CAD-O (Commercial Regional, Commercial Airport Overlay) and A-5 CAD-O (Agriculture, Commercial Airport Overlay) zoning districts to the I-2 CAD-O (Limited Industrial, Commercial Airport Overly) zoning district; and

WHEREAS, a public hearing was held by this Commission on May 7, 2026; 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, and comments by the El Paso County Planning Commission Members during the hearing, this Commission finds as follows:

1. The application was properly submitted for consideration by the Planning Commission;
2. Proper posting, publication, and public notice were provided as required by law for the hearing before the Planning Commission;

3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted and that all interested persons and the general public were heard at that hearing;
4. All exhibits were received into evidence;
5. That changing conditions clearly require amendment to the Zoning Resolutions;
6. For the above-stated and other reasons, the proposed amendment of 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, this Commission further finds that the request meets the criteria for approval outlined in Section 5.3.5.B of the El Paso County Land Development Code (as amended), as follows:

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, that the El Paso County Planning Commission recommends that the petition of Vertex Consulting Services, LLC for approval of a Map Amendment (Rezoning) to amend the El Paso County Zoning Map for property located in the unincorporated area of El Paso County from the CR CAD-O (Commercial Regional, Commercial Airport Overlay) and the A-5 (Agriculture, Commercial Airport Overlay) zoning districts to the I-2 (Limited Industrial, Commercial Airport Overlay) zoning district meets the criteria for approval outlined in Section 5.3.5.B of the El Paso County Land Development Code and be approved by the Board of County Commissioners with the following conditions and notations:

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 I-2 CAD-O (Limited Industrial, Commercial Airport Overlay) zoning district and with the applicable sections of the Land Development Code and Engineering Criteria Manual.

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.

BE IT FURTHER RESOLVED that this Resolution and the recommendations contained herein shall be forwarded to the El Paso County Board of County Commissioners for its consideration.

_____ seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: (circle one)

Blaine Brew	aye / no / non-voting / recused / absent
Michael Brewer	aye / no / non-voting / recused / absent
Sarah Brittain Jack	aye / no / non-voting / recused / absent
Jim Byers	aye / no / non-voting / recused / absent
Jay Carlson	aye / no / non-voting / recused / absent
Suzanne Casagrande	aye / no / non-voting / recused / absent
Maribeth Emrick	aye / no / non-voting / recused / absent
Becky Fuller	aye / no / non-voting / recused / absent
Eric Moraes	aye / no / non-voting / recused / absent
Bryce Schuettepelz	aye / no / non-voting / recused / absent
Tim Trowbridge	aye / no / non-voting / recused / absent
Christopher Whitney	aye / no / non-voting / recused / absent
Jason Wulf	aye / no / non-voting / recused / absent

The Resolution was adopted by a vote of ____ to ____ by the El Paso County Planning Commission, State of Colorado.

DONE THIS 7th day of May 2026 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: _____
Chair

EXHIBIT A
Legal Description

A TRACT OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

THE NORTH LINE OF NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WESTERLY END BY TWO REFERENCE MONUMENTS BEING 3-1/2" ALUMINUM CAPS STAMPED "PLS 24313" AT GRADE AND AT THE EASTERLY END BY A 3-1/2" ALUMINUM CAP STAMPED "URS WC 6' T14S R66W S35 S36 S2 S1 T15S R66W 2012 PLS 24313" AT GRADE, ASSUMED TO BEAR N89°33'12"E A DISTANCE OF 2,644.67 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF HIGHWAY ACQUISITION AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NUMBER 20907404, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON THE BOUNDARY LINE OF SAID WARRANTY DEED THE FOLLOWING TEN (10) COURSES:

1. N89°33'12"E A DISTANCE OF 329.56 FEET;
2. S84°48'16"E A DISTANCE OF 303.34 FEET;
3. N89°46'53"E A DISTANCE OF 301.23 FEET;
4. S86°32'43"E A DISTANCE OF 172.68 FEET
5. N89°35'07"E A DISTANCE OF 307.71 FEET;
6. S29°00'54"E A DISTANCE OF 61.18 FEET;
7. S00°41'01"E A DISTANCE OF 90.85 FEET;
8. S02°35'52"E A DISTANCE OF 390.19
9. S00°46'16"E A DISTANCE OF 213.28 FEET;
10. N89°36'17"E A DISTANCE OF 7.96 FEET TO THE WESTERLY RIGHT-OF-WAY OF HANCOCK EXPRESSWAY AS RECORDED IN BOOK 2005, AT PAGE 753;

THENCE S00°46'16"E ON SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 641.21 FEET; THENCE S89°13'44"W 1,379.62 FEET; THENCE S00°47'31"E A DISTANCE OF 137.31 FEET; THENCE S57°19'44"E A DISTANCE OF 397.59 FEET TO THE MOST NORTHWEST CORNER OF CLEARVIEW DRIVE AS PLATTED IN, CLEAR VIEW INDUSTRIAL PARK FILING NO. 1, RECORDED UNDER PLAT BOOK N-2 AT PAGE 19; THENCE S32°40'16"W ON SAID RIGHT-OF-WAY LINE A DISTANCE OF 80.00 FEET; THENCE N57°19'44"W A DISTANCE OF 525.11 FEET; THENCE

N32°40'37"E A DISTANCE OF 80.00 FEET; THENCE S85°08'21"E A DISTANCE OF 26.56 FEET; THENCE N00°50'57"W A DISTANCE OF 1,509.86 FEET TO THE POINT OF BEGINNING.

EXCEPTING OUT THE TRACT OF LAND AS DESCRIBED IN WARRANTY DEED RECORDED UNDER RECEPTION NUMBER 225103087.

CONTAINING A CALCULATED TOTAL NET AREA OF 2,091,962 FEET OR 48.025 ACRES.

LEGAL DESCRIPTION OF EXCEPTION TRACT:

A TRACT OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER (NW1/4) OF SECTION 2, TOWNSHIP 15 SOUTH (T15S), RANGE 66 WEST (R66W) OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED UNDER RECEPTION NO. 210003562. SAID POINT BEING ALSO A POINT ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 5919 AT PAGE 1413, ALL IN THE RECORDS OF THE CLERK AND RECORDER'S OFFICE OF SAID COUNTY; THENCE N00°01'38"W ALONG THE WEST LINE OF SAID TRACT OF LAND, A DISTANCE OF 340.85 FEET; THENCE N89°58'22"E, A DISTANCE OF 30.50 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED. THENCE N00°01'38"W, A DISTANCE OF 130.00 FEET; THENCE N89°58'22"E, A DISTANCE OF 80.00 FEET; THENCE S00°01'38"E, A DISTANCE OF 130.00 FEET; THENCE S89°58'22"W, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.239 ACRES (10,400 S.F.) MORE OR LESS.

