

MAP AMENDMENT (REZONING) (RECOMMEND APPROVAL)

T. Brownbridge moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. 1261

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 Overlay) 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 Schuettpeiz	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 8 to 0 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.

