

I-17-002  
RICE RANCH

Nina Ruiz  
Jeff Rice

---

---

---

---

---

---

---

---

**CRITERIA FOR APPROVAL**

- 5.3.5 Map Amendment
  - 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.

---

---

---

---

---

---

---

---

**RICE RANCH**

- Owner: Rice Ranch LLC

---

---

---

---

---

---

---

---

**REQUEST**

- Rezone from A-5 & M to I-3
- Outside Storage, Contractor's Equipment Yard, Heavy Equipment Rental, Sales, or Storage, with an associated Office and Caretaker's Quarters
- I-3 dimensional standards
  - 1 acre
  - Setback 30' all sides
  - Height 40'
  - Lot coverage 25%

---

---

---

---


---

---

---

---

**ZONING**



---

---

---

---


---

---

---

---

**SURROUNDING LAND USES**



---

---

---

---

---

---

---

---

**BACKGROUND**

- A-2 (1942)- now called A-5
- M (1973)
- Complaint from City of Fountain 03/22/2017
- Early Assistance 05/18/2017
- Application 10/18/2017

---

---

---

---

---

---

---

---

**POLICY PLAN**

- *Goal 5.1 - Maintain a land use environment which encourages quality economic development that is compatible with surrounding land uses.*
- *Policy 6.1.11 - Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.*
- *Policy 6.2.8 - Clearly defined boundaries should be established for large institutional, industrial, and commercial areas and used in order to protect the integrity of established and developing neighborhoods.*

---

---

---

---

---

---

---

---

**ENGINEERING - FLOODPLAIN**

- Fountain Creek adjacent to site
- FEMA 100-year floodplain/Special Flood Hazard Area (SFHA)
  - Mapping update in progress
  - Anticipated that parcels will be mapped out of the SFHA
  - Regional Floodplain Administrator is okay with the site uses

---

---

---

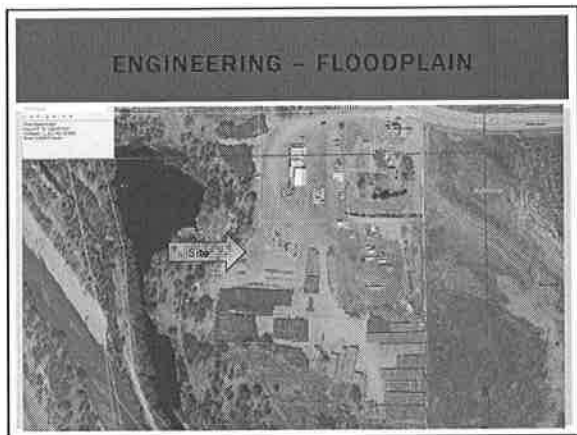
---

---

---

---

---



---

---

---

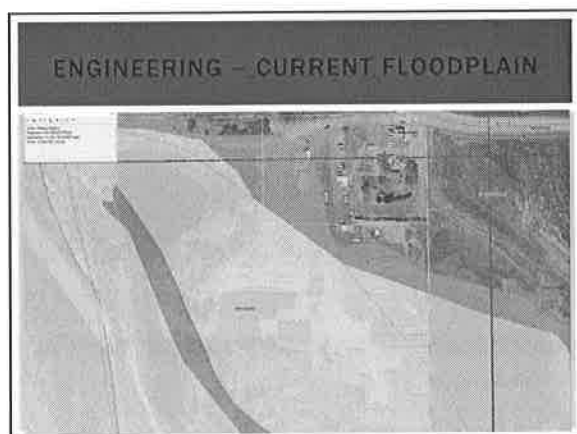
---

---

---

---

---



---

---

---

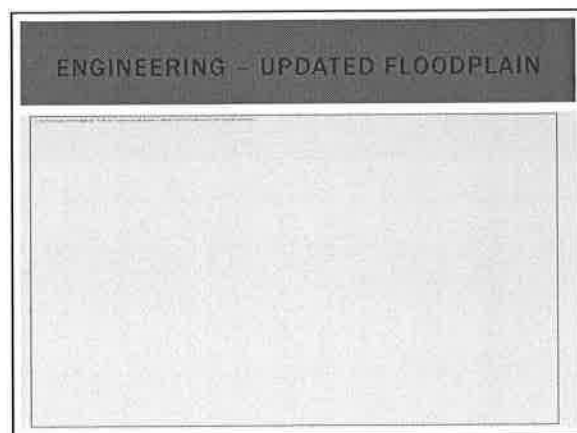
---

---

---

---

---



---

---

---

---

---

---

---

---

**ENGINEERING - DRAINAGE**

- **Drainage letter report**
  - Required with site development plan
  - To address peak flows and stormwater quality
- **Drainage fees not applicable**
  - (unstudied basin and not platting)
- **Grading and erosion control plan**
  - May be required with site development plan

---

---

---

---

---

---

---

---

**ENGINEERING - TRANSPORTATION**

- **Access from Willow Springs Road, AKA Rice Lane**
  - City of Fountain
- **U.S. Highway 85**
  - CDDT
- **Traffic Study**
  - TIS required with site development plan
  - To address highest and best use with the zoning
  - Countywide Road Fee applies for increased traffic
- **Conditions of approval**

---

---

---

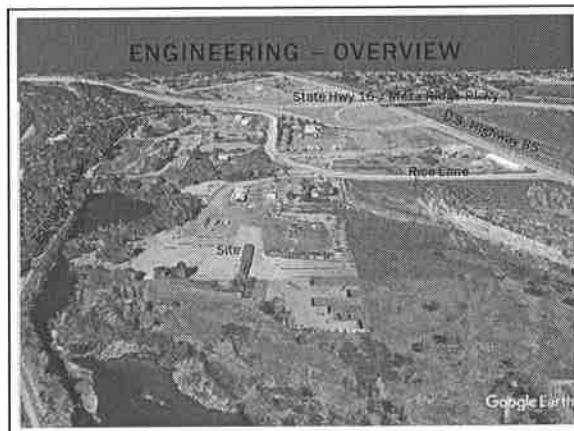
---

---

---

---

---



---

---

---

---

---

---

---

---

**CONDITIONS AND NOTATIONS**

Conditions

- Site development plan
- Future development in compliance with I-3
- Countywide Road Fee
- Compliance with City of Fountain & CDOT access requirements for Highway 85 & Willow Springs Road

---

---

---

---

---


---

---

---

**NOTIFICATION**

- December 27, 2017
- 6 adjoining property owners (2 in favor)



---

---

---

---


---

---

---

---

**QUESTIONS?**



---

---

---

---

---

---

---

---



---

---

---

---

---

---

---

---



---

---

---

---

---

---

---

---



---

---

---

---

---

---

---

---

2009 AERIAL PHOTO



---

---

---

---

---

---

---

---

2007 AERIAL PHOTO



---

---

---

---

---

---

---

---

1998 AERIAL PHOTO



---

---

---

---

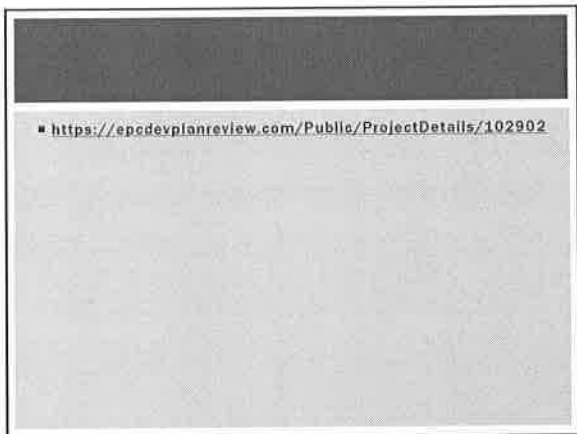
---

---

---

---





---

---

---

---

---

---

---

---