

EL PASO



COUNTY

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

January 16, 2018

Rice Ranch, LLC
PO Box 26571
Colorado Springs, CO 80936

Willard Rice
PO Box 26571
Colorado Springs, CO 80936

RE: Rice Ranch Rezone (I-17-002)

This is to inform you that the above-reference request for approval of Map Amendment (Rezone) was heard by El Paso County Planning Commission on January 16, 2018, at which time a recommendation for approval was made for a Map Amendment (Rezone) for Rice Ranch and to authorize the rezone from the A-5 (Agricultural) and M (Industrial - obsolete) zoning districts to the I-3 (Heavy Industrial) zoning district. There are three parcels included in this request. One parcel is zoned A-5 (Agricultural) and is 36.87 acres (parcel no. 6625000009). The remaining two parcels are zoned M (Industrial - obsolete) and are 5 acres (parcel no. 6525000021) and 0.33 acres (parcel no. 6525000009). The three parcels, totaling 42.2 acres, are located west of South Highway 85, east of Interstate 25, and south of Highway 16 and are within Section 25, Township 15 South, Range 66 West of the 6th P.M. The property is not located within a comprehensive planning area.

(Parcel Nos. 65250-00-009, 66250-00-011, and 65250-00-021)

This is recommendation for approval is subject to the following:

CONDITIONS

1. The applicant shall apply for and receive approval of site development plan, including a traffic impact study and drainage letter report, within 120 days of the date of approval. The due date may be administratively extended by the Planning and Community Development Department Director if the Director determines that the applicant is making a good faith effort to obtain site development plan approval.

*-COPY-
mailed
1/16/18*

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

2. The applicant 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.
3. 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-3 (Heavy Industrial) zoning district and with the applicable sections of the Land Development Code and Engineering Criteria Manual.
4. Road impact fees shall be paid at the time of approval of each site development plan for uses that will cumulatively generate 100 more daily vehicle trips than the previous property zoning would be anticipated to generate. This analysis shall be provided in a traffic impact study, required with the site development plan for this initial rezoning and each future change in use that will generate additional traffic.
5. The applicant shall comply with any and all requirements of the City of Fountain in regard to the use of Willow Springs Road, and CDOT in regard to accessing South U.S. Highway 85.

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.

The Planning Commission is advisory to the Board of County Commissioners.

Should you have any questions, or if I can be of further assistance, please contact me at 719-520-6300.

Sincerely,


Nina Ruiz, Project Manager/Planner II

File No. I-17-002