

Planning and Community Development

Meggan Herington, AICP, Executive Director

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Board of County Commissioners

Holly Williams, District 1
Carrie Geitner, District 2
Bill Wysong, District 3
Cory Applegate, District 4
Cami Bremer, District 5

SUMMARY MEMORANDUM

TO: El Paso County Board of County Commissioners
FROM: Planning & Community Development
DATE: 2/13/2025
RE: P2415; Sterling Ranch East Filing No. 7 RS-5000 Map Amendment (Rezoning)

Project Description

A request by Classic SRJ Land, LLC for approval of a Map Amendment (Rezoning) of 106.6 acres from RR-5 (Rural Residential) to RS-5000 (Residential Suburban). The item was heard on the consent agenda on January 16, 2025, Planning Commission hearing, and was recommended for approval with a vote of 9-0. The property is zoned RR-5 (Residential Rural) and is located immediately east of Sterling Ranch Road, and west of Raygor Road. (Parcel Nos. 520000533 and 5200000573) (Commissioner District No. 2)

Notation

Please see the Planning Commission Minutes and the project manager's staff report for staff analysis. There was no discussion. There is no opposition to the request.

Planning Commission Recommendation and Vote

Jack moved / Schuettpelz seconded for approval of the RS-5000 Map Amendment, utilizing the resolution attached to the staff report with 2 conditions and 2 notations, that this item be forwarded to the Board of County Commissioners for their consideration. The item was heard as a consent agenda item. The motion was **approved (9-0)**.

Discussion

There was no discussion on the item.

Attachments

1. Planning Commission Minutes from 1/16/2025.
2. Signed Planning Commission Resolution.
3. Planning Commission Staff Report.
4. Draft BOCC Resolution.

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EL PASO COUNTY PLANNING COMMISSION

MEETING RESULTS (UNOFFICIAL RESULTS)

Planning Commission (PC) Meeting
Thursday, January 16th, 2025, El Paso County Planning and Community Development Department
2880 International Circle, Colorado Springs, Colorado – Second Floor Hearing Room

REGULAR HEARING at 9:00 A.M.

PC MEMBERS PRESENT AND VOTING: Sarah Brittain Jack, Jay Carlson, Becky Fuller, Jeffrey Markewich, Eric Moraes, Bryce Schuettpelz, Jim Byers, Tim Trowbridge, and Christopher Whitney.

PC MEMBERS PRESENT AND NOT VOTING: (None)

PC MEMBERS ABSENT: Tom Bailey and Wayne Smith

STAFF PRESENT: Meggan Herington, Justin Kilgore, Kari Parsons, Kylie Bagley, Joe Letke, Joe Sandstrom, Charlene Durham, Jeff Rice, Christina Prete, Lori Seago (El Paso County Attorney), Marcella Maes and Jessica Merriam.

OTHERS PRESENT AND SPEAKING: Nina Ruiz, John Watts, Essy Sund, Tara Porter, Dave Elliott, Dan Jacquot, Mike Barr and Blair Greimann (Virtual).

1. REPORT ITEMS

Ms. Herington introduced Jessica Merriam, the new Board Support Specialist, to the Planning Commissioners. Ms. Herington updated the Planning Commissioners that the new Board of County Commissioner liaison for Planning Commission is Carrie Geitner, District 2 and Holly Williams, District 1 is the Board of Adjustment liaison. Ms. Herington noted that the PC Hearing on February 6th, 2025, has been cancelled and the next PC Hearing will be February 20th, 2025, at 9:00 A.M.

Mr. Kilgore had no announcements.

Mr. Markewich inquired about the status of a group meeting with the Board of County Commissioners. **Ms. Herington** responded that there has been no movement on scheduling the joint meeting, but suggested setting up a meeting with the Chair, Vice Chair, and Board Liaison if needed. **Mr. Carlson** shared that he and **Mr. Bailey** had met with **Mr. VanderWerf**. **Mr. Markewich** mentioned that a past

joint session with the City Council was helpful in clarifying expectations. **Mr. Carlson** added that when meeting with **Mr. VanderWerf**, they learned that the Board of County Commissioners wanted to hear any opposition to votes. **Ms. Herington** will schedule a meeting between **Mr. Carlson, Mr. Bailey**, and the new Board of County Commissioners.

2. PUBLIC COMMENT FOR ITEMS NOT ON THE HEARING AGENDA

There were none.

3. CONSENT ITEMS

A. Adoption of Minutes for meeting held on December 5th, 2024.

PC ACTION: THE MINUTES WERE APPROVED AS PRESENTED BY UNANIMOUS CONSENT (9-0).

B. Sunshine Law Statement – Mr. Trowbridge read the Sunshine Law Statement. **Mr. Whitney** moved; Mr. Moraes seconded. The Planning Commissioners voted unanimously to approve. **(9-0)**.

C. VR2321

BAGLEY

**VACATION AND REPLAT
OWL MARKETPLACE FILING NO. 1**

A request by Drexel, Barrell and Co. for approval of a 4.604-acre Vacation and Replat creating four commercial lots. The property is zoned CS (Commercial Service), and is located at 7550 North Meridian Road and is directly southwest of the intersection of Meridian Road and Owl Place Parcel No. 5301001015) (Commissioner District No. 2).

NO PUBLIC COMMENT OR DISCUSSION

PC ACTION: SCHUETTELZ MOVED / BRITAIN JACK SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3C, FILE NUMBER VR2321 FOR A VACATION AND REPLAT, OWL MARKETPLACE FILING NO. 1, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH TEN (10) CONDITIONS AND THREE (3) NOTATIONS, AND A RECOMMENDED FINDING OF SUFFICIENCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (9-0).

IN FAVOR: Markewich, Schuettpelz, Trowbridge, Fuller, Brittain Jack, Whitney, Byers, Moraes and Carlson.

IN OPPOSITION: None.

COMMENTS: None.

D. MS244

LETKE

**MINOR SUBDIVISION
VOLLMER ROAD STIMPLE FAMILY MINOR SUBDIVISION**

A request by Stimple Family LLLP for approval of a Minor Subdivision creating one single-family residential lot. The 7.58-acre property is zoned RR-5 (Residential Rural) and is located directly southwest of the intersection of Vollmer Road and Arroya Lane. (Parcel No. 5221400002) (Commissioner District No. 1).

NO PUBLIC COMMENT OR DISCUSSION

PC ACTION: FULLER MOVED / BYERS SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3D, FILE NUMBER MS244 FOR A MINOR SUBDIVISION, VOLLMER ROAD STIMPLE FAMILY MINOR SUBDIVISION, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH FIVE (5) CONDITIONS AND FOUR (4) NOTATIONS, AND A RECOMMENDED FINDING OF SUFFICIENCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (9-0).

IN FAVOR: Moraes, Byers, Whitney, Brittain Jack, Fuller, Trowbridge, Schuettpelz, Markewich and Carlson.

IN OPPOSITION: None.

COMMENTS: None.

E. P2415

PARSONS

**MAP AMENDMENT (REZONING)
STERLING RANCH EAST FILING NO. 7 RS-5000**

A request by Classic SRJ Land, LLC for approval of a Map Amendment (Rezoning) of 106.6 acres from RR-5 (Residential Rural) to RS-5000 (Residential Suburban). The property is located within the Sterling Ranch Sketch Plan, north of Woodmen Road, west of Raygor Road, and east of Sterling Ranch Road. (Parcel Nos. 5200000533 and 5200000573) (Commissioner District No. 2).

NO PUBLIC COMMENT OR DISCUSSION

PC ACTION: BRITTAIN JACK MOVED / SCHUETTPELZ SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3E, FILE NUMBER P2415 FOR A MAP AMENDMENT (REZONING) , STERLING RANCH EAST FILING NO. 7 RS-5000, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH TWO (2) CONDITIONS AND TWO (2) NOTATIONS, AND A FINDING OF SUFFICIENCY WILL BE REQUIRED TO OCCUR WITH SUBSEQUENT FINAL PLAT (S), THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (9-0).

IN FAVOR: Markewich, Schuettpelz, Trowbridge, Fuller, Brittain Jack, Whitney, Byers, Moraes and Carlson.

IN OPPOSITION: None.

COMMENTS: None.

4. CALLED-UP CONSENT ITEMS:

There were none.

5. REGULAR ITEMS

**VARIANCE OF USE
WATTS VARIANCE OF USE**

A request by TTW Properties, LLC, for approval of a Variance of Use to allow a commercial vehicle repair garage in the R-4 (Planned Development) Zoning District. The property is located within Meadow Lake Airport, is within the GA-O (General Aviation Overlay District) and is south of Judge Orr Road and east of Highway 24. (Parcel Nos. 4304002047 and 4304002189) (Commissioner District No. 2).

STAFF AND APPLICANT PRESENTATIONS AND DISCUSSION

Mr. Carlson inquired if the GA-O overlay applies to the entire airport area. **Ms. Parsons** confirmed that the GA-O overlay is over the entire airport property and within the property there are sections with R-4 and PUD zoning. **Mr. Carlson** then asked if there is another way to access the fleet building besides the taxiway, to which **Ms. Parsons** indicated the applicant would address that. **Mr. Moraes** asked about the small red text near the fleet building by bays 4 and 7. **Ms. Parsons** clarified that the text refers to employee parking and resumed her presentation.

Mr. Markewich referenced a previous case at the airport where a Variance was granted for repair on government-contracted vehicles, noting the similarity to the current case. He asked if that decision set a precedent. **Ms. Parsons** responded that while the previous Variance was similar and approved, each case must be evaluated at its own merits according to the Land Development Code. She emphasized that the approval of one case does not necessarily set a precedent for another, and the impacts of the current proposal should be considered. **Ms. Parsons** resumed her presentation.

Ms. Fuller asked about the leased parking spaces and what would happen if the lease ended, leaving the property without enough parking. **Ms. Parsons** explained that if parking is lost, the applicant must revise their Variance of Use. **Ms. Fuller** also asked about protections for neighbors if the lease terms change. **Ms. Parsons** clarified that the approval resolution requires specific parking, and any changes would require the applicant to return to the Planning Commission and Board of County Commissioners. **Ms. Fuller** requested a copy of the lease, and **Ms. Parsons** agreed to provide it. **Mr. Carlson** asked if the Planning Commission approves the Variance for the adjacent property as well. **Ms. Parsons** confirmed that the Planning Commission approves the Variance for employee parking on that property, which is included in the resolution.

Mr. Whitney asked **Ms. Ruiz** for clarification, noting that the property seems to be in use with the current capacity since 2021, and asked if the Variance of Use was needed. **Ms. Ruiz** confirmed that it is correct and there have been no code violations. She then introduced the owner, **Mr. John Watts**, who then gave a presentation about his company.

Mr. Whitney asked **Mr. Watts** if he leased the property in 2018 and purchased it in 2021. **Mr. Watts** confirmed. **Mr. Whitney** then asked if the upfitting was done between 2018 and 2021 or if it was the previous setup. **Mr. Watts** stated they were doing upfitting. **Mr. Whitney** clarified, asking if the work had been done in the building since 2018, to which **Mr. Watts** confirmed his business has been operating for seven years.

Mr. Carlson asked **Mr. Watts** about the Variance, suggesting it might be limited to government and military vehicles. **Ms. Ruiz** confirmed that the site plan includes a limitation specifying only government vehicles. **Mr. Carlson** initially thought the restriction only applied to RVs and large trucks. **Ms. Ruiz**

clarified that the note, as included in the resolution, limits the service to government businesses only. **Ms. Parsons** confirmed that the site plan restricts repairs to government contract vehicles, excluding private customers.

Mr. Watts and Ryan Schnider (adjacent property owner) reached an agreement regarding the lease. If the lease changes, **Mr. Watts** will need to reduce the number of cars on site to accommodate employee parking. **Mr. Whitney** suggested **Mr. Watts** should formalize the agreement with Mr. Schnider as the current informal arrangement could lead to non-compliance if the lease ends.

Ms. Fuller inquired about the number of parking spaces on site, considering 50 spaces are leased for employees. **Ms. Ruiz** explained that there are 11 spaces shown on the plan, with additional unutilized spaces between the metal and main buildings. The Land Development Code requires 55 spaces, but Mr. Watts only needs 24 for his employees. The leased parking counts towards the total, but if the lease ends, Mr. Watts would need a Variance. Mr. Watts confirmed he could adjust parking on his property if needed, including moving vehicles off-site.

Mr. Carlson questioned the access to the fleet building, noting that using taxiways for access might not be ideal. **Mr. Watts** explained that the taxiway was the only way to reach their hangars, but they give right of way to airplanes, and it's treated like a regular road. **Ms. Ruiz** presented the site plan, which included notes about vehicle types allowed. **Mr. Markewich** raised concern about passenger vehicles, asking if police cars not fitting the "SUV" category would be covered. The Commissioners discussed the wording of the notes, and **Ms. Ruiz** continued her presentation.

Mr. Whitney asked about the compatibility of R-4 and GA-O zoning for commercial and airport maintenance uses, questioning the difference between "airport supported" and "airport related." **Ms. Ruiz** responded that she didn't see a distinction, explaining that she referred to the GA-O section on airport-related uses but viewed safety and security as supporting the airport. She then continued her presentation.

Mr. Moraes referenced a September 2001 County letter regarding EW Systems' permitted uses, which included conditions such as all materials being stored inside a building. He pointed out that Mr. Watts was requesting a Variance due to this condition. **Ms. Ruiz** clarified that the Variance was needed because the property owner had assumed the previous determination applied, but it no longer did.

Mr. Moraes then raised concerns about outdoor storage guidelines, specifically the requirement for a solid fence or wall. **Ms. Ruiz** responded that this was part of the site development review and not the Variance. He also questioned whether the site plan complied with the Land Development Code, to which **Ms. Ruiz** explained that a site development plan would be submitted for review within 45 days, to include screening for outdoor storage. **Mr. Moraes** asked why vehicles needed to use taxiways when they could enter through a gate on Cessna Drive. **Ms. Ruiz** showed the site plan and explained that vehicles entered through the taxiways, while customers accessed the fleet building via Cessna Drive.

Ms. Parsons clarified that the El Paso County Planning Staff had added the requested language to the site plan, and the applicant verbally agreed that the revisions were acceptable. This revised site plan will move forward without needing additional conditions. The plan will be attached to the memorandum for the Board of County Commissioners and the resolution. **Ms. Fuller** asked if this site plan would change in the future, and **Ms. Parsons** explained that a more detailed site development plan would be submitted later, including elements like landscaping, fencing, and parking. **Mr. Byers**

inquired about the need for defined storage and parking spaces, and **Ms. Parsons** confirmed that the site development plan would show proper circulation, ADA compliance, and parking lines.

Mr. Moraes asked about the front and rear of the property, and **Ms. Parsons** clarified that Cessna Drive is considered the front, while the rear will be the outdoor storage area that must be screened.

Ms. Parsons also addressed concerns regarding the height of vehicles in relation to fencing, stating that the Variance of Use permits the outdoor storage location and allows for a seven-foot fence. **Mr. Carlson** raised a concern about language on the site plan regarding repair vehicles, specifically whether the wording restricted repairs to only government contracts. **Ms. Seago** explained that the language was fine as it is, but if it made **Mr. Carlson** more comfortable, they could move the word "only" to after "permitted." The applicant agreed with the proposed language change.

Ms. Parsons clarified the size of the property is approximately 3 acres. **Ms. Parsons** also showed on the site plan where the language was corrected.

PUBLIC COMMENTS:

Ms. Sund expressed support, highlighting that their business is a successful, locally owned family business that supports the City, County, State, and large government entities. **Ms. Porter** also spoke in favor, noting that she owns a home near the airport on Cessna Drive with an attached hanger for their airplane. She mentioned that her husband is a pilot, and they use the nearby taxiway, and they have never experienced issues with the taxiway or with Mr. Watts' business.

Mr. Elliott, president of the Meadow Lake Association board, opposed the proposed variance and presented a PowerPoint. He explained that the FAA requires an airport layout plan (ALP) for Meadow Lake Airport, which can include non-aeronautical uses if they directly support aviation. He argued that adding lights, sirens, and radios to vehicles, while useful for the airport, does not support aircraft operations. He also raised concerns about outdated zoning information (R-4 and GA-O), suggesting the Variance decision be delayed until the Land Development Code is updated. During the discussion, **Mr. Markewich** asked whether the property in question was under airport jurisdiction, and **Mr. Elliott** clarified that all properties with airport access are considered part of the airport. **Ms. Brittain Jack** inquired about private ownership of the area, and **Mr. Elliott** confirmed that 445 hangar units and 43 residential lots have airport access. **Ms. Brittain Jack** also asked if there were any complaints about the business. **Mr. Elliott** answered there were some.

Mr. Jacquot spoke in opposition. Mr. Jacquot is a hangar owner at Meadow Lake Airport. He acknowledged Mr. Watts' successful business but raised concerns about the impact of parking 60-80 vehicles at the airport. He agreed with Mr. Elliott's point about taxiways being blocked, which causes inconvenience for airplane owners. He mentioned that Mr. Watts had evicted several people from their hangars when acquiring property for his business and noted that while Mr. Watts claims to have outgrown his space, the issue remains unresolved.

Mr. Barr, a hangar owner at Meadow Lake Airport, spoke in opposition to Mr. Watts' business plans. He highlighted the role of government in aviation, particularly how funding and resources depend on airplane usage. Barr noted that the seven hangars Mr. Watts has converted to no longer housing airplanes, reducing airport usage and potentially impacting funding. He also criticized the large number of cars at Watts' facility, stating that the actual count is closer to 80-83 cars, not the proposed 40-60. Barr shared an incident where he was blocked while towing an airplane, unable to pass due to cars at Watts' facility, further illustrating the negative impact on airport operations.

APPLICANT REBUTTAL:

Ms. Ruiz responded to Mr. Elliott's concerns, confirming that the current zoning is applicable. She clarified FAA restrictions, noting that residences are allowed at the airport, and discussed CRS14 Part 77, which protects airspace and ensures no new structures would violate height limits. She addressed business growth, mentioning no specific issues except an old taxiway incident, and assured that parking conflicts would only arise if vehicles were in taxiway areas. **Ms. Ruiz** also mentioned Mr. Watts had offered hangar space to those on the waiting list, though demand was for custom hangars rather than general space.

Mr. Whitney asked about rules and **Ms. Parsons** explained that overlays do not override underlying zoning, citing examples like the GA overlay and commercial district overlay at the Colorado Springs airport, where zoning can remain the same, or variances and special uses can be approved. **Mr. Whitney** inquired about what happens when the underlying zoning and overlay conflict. **Mr. Carlson** referenced language indicating that the overlay would take precedence in such cases. **Ms. Parsons** clarified that the property is zoned R-4, a designation used in several areas of the county, and that development could proceed under those original R-4 guidelines. She also mentioned that the state adopted PUD (Planned Unit Development) zoning, which effectively replaced R-4, but the objectives of both are similar in allowing customized zoning. **Mr. Carlson** then asked if the Variance were granted, wouldn't this apply to the GA-O overlay as well? **Ms. Seago** stated the Variance is a Variance to both the requirements of the R-4 and GA-O. It is a Variance from the zoning requirements as they apply to the property and in this case, it is R-4 and GA-O.

Ms. Fuller asked about the hangar space availability. She thinks that there is a good public policy that we want to have airports and supporting uses for airports and this does pull away from land that is available. **Ms. Ruiz** pointed out available land at Meadow Lake by showing a map of the airport.

Mr. Trowbridge asked **Ms. Ruiz** if she had compiled the list of business usages shown in the applicant's letter of intent. **Ms. Ruiz** confirmed that she did and explained that the list was created by researching businesses on Google and verifying their existence, though she acknowledged that it might not be a full comprehensive list since she doesn't live or work at the airport. **Mr. Trowbridge** pointed out that of the 22 businesses listed, only half were related to the airport, mentioning commercial shops and contractor equipment yards. He suggested that the proposed Variance would likely be compatible with the airport's surrounding area. **Ms. Ruiz** agreed with his assessment.

PLANNING COMMISSION DISCUSSION:

Mr. Moraes referenced the Land Development Code and the GA-O overlay district, noting that while it applies to various private airports, Meadow Lake is specifically called out with use restrictions. He expressed concerns that the proposed Variance doesn't meet the necessary hardship criteria and that offsite impacts aren't adequately addressed. He also pointed out that the site plan for the Variance doesn't yet meet requirements for parking, traffic circulation, open space, fencing, screening, and landscaping. As a result, Mr. Moraes stated he would be against the Variance of Use.

Mr. Whitney expressed concerns about compatibility, questioning how many businesses that don't meet the criteria might be operating under a Variance or haven't been addressed due to lack of complaints or visibility. He wondered if it made sense to continue allowing use that might not be appropriate just because other similar businesses exist in the area. He emphasized that the issue wasn't necessarily about the use itself, but about the location and whether continuing with the current approach was the right decision.

Mr. Schuettpeiz stated that he echoed Mr. Whitney and Mr. Moraes concerns. The compatibility is not really airport supported use. He stated he would not support this.

Ms. Fuller agreed with Mr. Schuettpelz and the other speakers as well that this is really a long stretch to call this aviation-related business. She agrees this is great and important business for the community. She agrees with not seeing the hardship and compatibility.

Mr. Markewich discussed the ongoing revision of the Code, which aims to provide more flexibility and predictability regarding land use in certain areas. He pointed out that the current situation at the airport, with non-airport-related businesses, is an example of what should have been avoided. He believes these businesses are causing additional issues and that granting further Variances for non-airport uses would only exacerbate the problems. He expressed hope that the revised Code will offer a better solution and stated that the business in question should be relocated. As a result, he said he would not support the proposed Variance.

Mr. Trowbridge challenged his fellow commissioners with the hardship aspect of the proposed Variance. He pointed out that the business has been operating in its current location for six years and has grown, making a move to a different location extremely difficult and time-consuming. He emphasized that relocating the business would be a significant hardship, requiring extensive planning, equipment, and supplies to be moved. Mr. Trowbridge noted that no complaints had been made about the business during its six years of operation, and while there were occasional parking issues, they were addressed by the tenant, Mr. Watts. He argued that the application should be considered based on the current Code and the plans presented, and he believed the Variance should be approved.

Mr. Carlson stated that if the business were a new arrival at the airport, he might agree with some of his fellow commissioners. However, given that the business has been operating for six years with no complaints, he saw it differently. He acknowledged issues with other uses on the property that are not technically allowed but believed the current situation qualified as exceptional hardship. He felt it would be unreasonable to ask the property owner to close the business and relocate. Mr. Carlson supported the Variance, particularly with the restriction to only military vehicles, which he believed would reduce vehicle traffic and align with the airport's goals.

PC ACTION: BRITAIN JACK MOVED / TROWBRIDGE SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM 5A, FILE NUMBER VA247 FOR VARIANCE OF USE, WATTS VARIANCE OF USE, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH FOUR (4) CONDITIONS AND TWO (2) NOTATIONS, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL FAILED (5-4) TO MOVE RESULTING IN A RECOMMENDATION FOR DISAPPROVAL.

Ms. Brittain Jack moved. **Mr. Carlson** asked if we are making that motion with the updated language and conditions and notations on the site plan. **Ms. Brittain Jack** confirmed with a yes.

IN FAVOR: (4) Trowbridge, Fuller, Brittain Jack and Carlson.

IN OPPOSITION: (5) Markewich, Schuettpelz, Whitney, Byers and Moraes.

6. NON-ACTION ITEMS – MP232 – Jimmy Camp Creek – Drainage Basin Planning Study (DBPS)

Presented by: Blair Greimann and Jeff Rice

MEETING ADJOURNED at 12:10 P.M.

Minutes Prepared By: MM

MAP AMENDMENT (REZONING) (RECOMMEND APPROVAL)

BRITAIN JACK moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. P2415
STERLING RANCH EAST FIL. NO. 7 RS-5000 REZONE

WHEREAS, Classic SRJ Land, 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 RR-5 (Residential Rural) zoning district to the RS-5000 (Residential Suburban) zoning district; and

WHEREAS, a public hearing was held by this Commission on January 16, 2025; 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. The proposed land use does not permit the use of an 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. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations; and

7. 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, when approving a Map Amendment (Rezoning), the Planning Commission and the Board of County Commissioners shall find 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):

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, the El Paso County Planning Commission recommends that the petition of Classic SRJ Land, 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 RR-5 (Residential Rural) zoning district to the RS-5000 (Residential Suburban) zoning district 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 RS-5000 (Residential Suburban) zoning district as described in the legal description for the Map Amendment, and with the applicable sections of the El Paso County Land Development Code and Engineering Criteria Manual.

NOTATIONS

1. If a Map Amendment (Rezoning) application has been disapproved by the Board of County Commissioners, resubmittal of the previously denied application will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is an application 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 application. 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. Map Amendment (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.

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

SCHUETTPELZ seconded the adoption of the foregoing Resolution.

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

Thomas Bailey	aye / no / non-voting / recused / <u>absent</u>
Sarah Brittain Jack	<u>aye</u> / no / non-voting / recused / <u>absent</u>
Jim Byers	<u>aye</u> / no / non-voting / recused / <u>absent</u>
Jay Carlson	<u>aye</u> / no / non-voting / recused / <u>absent</u>
Becky Fuller	<u>aye</u> / no / non-voting / recused / <u>absent</u>
Jeffrey Markewich	<u>aye</u> / no / non-voting / recused / <u>absent</u>
Erik Moraes	<u>aye</u> / no / non-voting / recused / <u>absent</u>
Bryce Schuettpelez	<u>aye</u> / no / non-voting / recused / <u>absent</u>
Wayne Smith	/ no / non-voting / recused / <u>absent</u>
Tim Trowbridge	<u>aye</u> / no / non-voting / recused / <u>absent</u>
Christopher Whitney	<u>aye</u> / no / non-voting / recused / <u>absent</u>

The Resolution was adopted by a vote of 9 to 0 by the El Paso County Planning Commission, State of Colorado.

DONE THIS 16th day of January 2025 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: 
Chair

EXHIBIT A

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, BEING MONUMENTED AT THE WEST END BY A 2-1/2 INCH ALUMINUM CAP STAMPED "U.P.E. LS 11624" FOUND 0.1 FOOT ABOVE EXISTING GRADE AND MONUMENTED ON THE EAST END BY A 3-1/4 INCH ALUMINUM CAP STAMPED "ESI PLS 10376 - 2006" FOUND 0.1 FEET ABOVE EXISTING GRADE; DETERMINED FROM GPS OBSERVATIONS TO BEAR SOUTH 89°14'26" WEST A DISTANCE OF 1349.45 FEET.

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34;

THENCE SOUTH 89°14'26" WEST, ON SAID SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, A DISTANCE OF 1,349.45 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34;

THENCE SOUTH 89°14'14" WEST, ON SAID SOUTH LINE, A DISTANCE OF 508.68 FEET;

THENCE NORTH 00°45'46" WEST A DISTANCE OF 328.35 FEET;

~~THENCE SOUTH 89°14'00" WEST A DISTANCE OF 1,366.18 FEET;~~

THENCE NORTH 00°46'00" WEST A DISTANCE OF 1,487.66 FEET;

THENCE NORTH 02°44'13" EAST A DISTANCE OF 116.36 FEET;

THENCE NORTH 13°01'47" EAST A DISTANCE OF 430.30 FEET;

THENCE SOUTH 76°31'31" EAST A DISTANCE OF 735.81 FEET;

THENCE SOUTH 13°28'29" WEST A DISTANCE OF 298.09 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 800.00 FEET, WHOSE CENTER BEARS SOUTHEASTERLY;

THENCE SOUTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°14'29", AN ARC DISTANCE OF 198.85 FEET;

THENCE SOUTH 00°46'00" EAST A DISTANCE OF 622.28 FEET;

THENCE NORTH 89°14'00" EAST A DISTANCE OF 80.77 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 500.00 FEET, WHOSE CENTER BEARS SOUTHEASTERLY;

THENCE EASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°00'14", AN ARC DISTANCE OF 392.73 FEET;

THENCE SOUTH 45°45'46" EAST A DISTANCE OF 114.76 FEET;

THENCE NORTH 44°14'14" EAST A DISTANCE OF 623.32 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 600.00 FEET, WHOSE CENTER BEARS NORTHWESTERLY;

THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°45'45", AN ARC DISTANCE OF 322.14 FEET;

THENCE NORTH 13°28'29" EAST A DISTANCE OF 379.36 FEET;

THENCE SOUTH 76°31'31" EAST A DISTANCE OF 836.89 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 800.00 FEET, WHOSE CENTER BEARS NORTHEASTERLY;

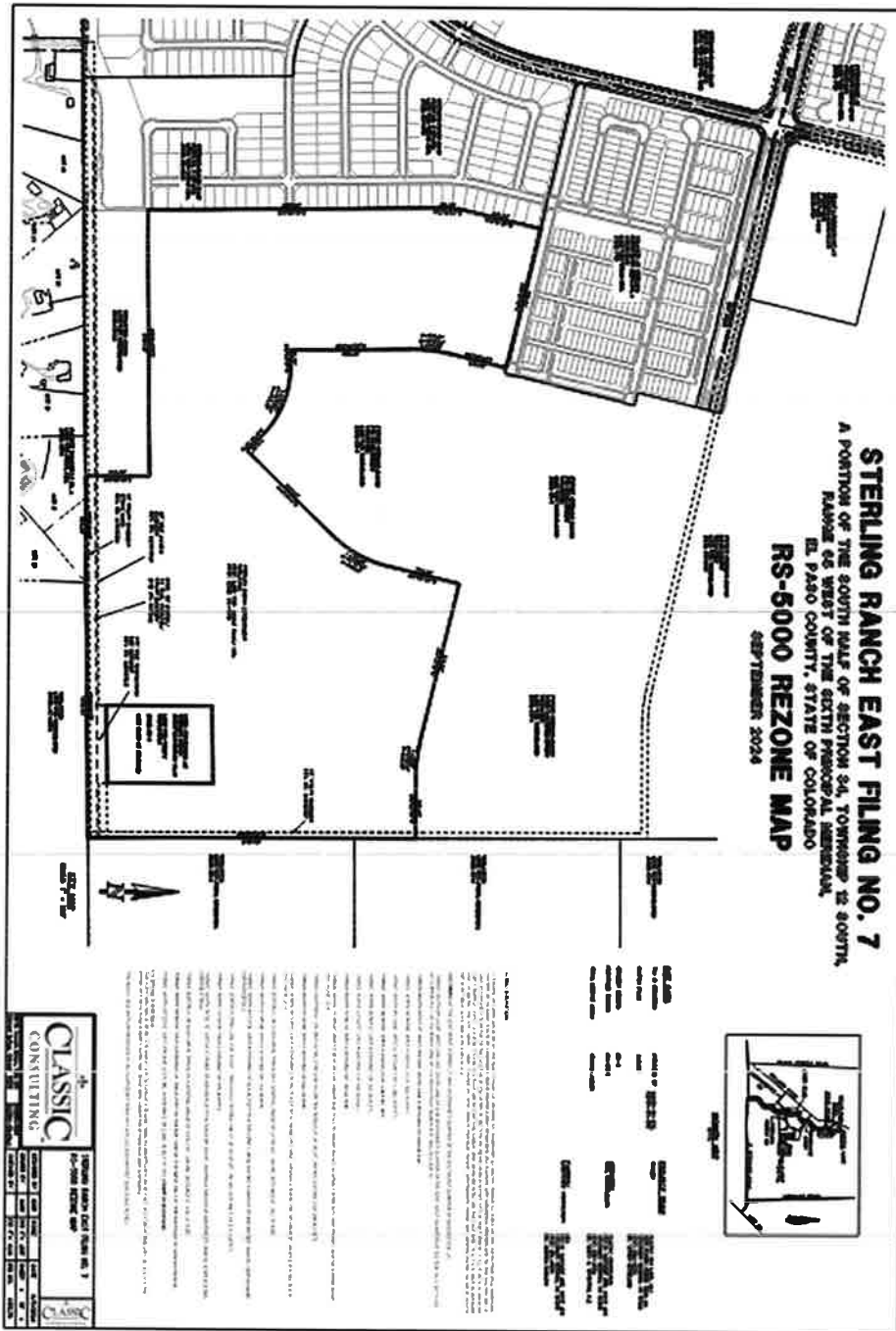
THENCE EASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°41'30", AN ARC DISTANCE OF 191.17 FEET;

THENCE NORTH 89°46'59" EAST A DISTANCE OF 308.25 FEET TO THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF SAID SECTION 34;
THENCE SOUTH 00°13'01" EAST, ON SAID EAST LINE, A DISTANCE OF 1,685.39 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM
THAT CERTAIN PARCEL BEING THE MVEA SUBSTATION AT STERLING RANCH EXEMPTION SURVEY PLAT RECORDED FEBRUARY 24, 2021 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, UNDER RECEPTION NUMBER 221714681

THE ABOVE DESCRIPTION PRODUCES A CALCULATED NET AREA OF 4,644,526 SQUARE FEET (106.62365 ACRES), MORE OR LESS.

EXHIBIT B



Planning and Community Development

Meggan Herington, AICP, Executive Director
 Planning and Community Development
 2880 International Circle
 Colorado Springs, CO, 80910
PLNWEB@ElPasoCO.com
PlanningDevelopment.ElPasoCO.com

Board of County Commissioners
 Holly Williams, District 1
 Carrie Geitner, District 2
 Bill Wysong, District 3
 Cory Applegate, District 4
 Cami Bremer, District 5

TO: El Paso County Planning Commission
Thomas Bailey, Chair

FROM: Kari Parsons, Principal Planner
Ed Schoenheit, Associate Engineer

RE: Project File Numbers: P2415
Project Names: Sterling Ranch East Fil. No. 7 RS-5000 Map Amendment (Rezoning),
Parcel Numbers: 5200000570, and 5200000577

OWNER:	REPRESENTATIVE:
Classic SRJ Land, LLC. 2138 Flying Horse Club Drive Colorado Springs, CO, 80921	N.E.S., Inc. 619 North Cascade Avenue, Suite 200 Colorado Springs, CO 80903

Commissioner District: 2

Planning Commission Hearing Date:	1/16/2025
Board of County Commissioners Hearing Date:	2/13/2025

EXECUTIVE SUMMARY

A request by Classic SRJ Land, LLC for approval of a Map Amendment (Rezoning) of 106.6 acres from RR-5 (Residential Rural) to RS-5000 (Residential Suburban). The property is

located north of Woodmen Road, west of the future extension of Banning Lewis Parkway, and east of Sterling Ranch Road. The property is located within the Sterling Ranch Sketch Plan Area.

A. WAIVERS/AUTHORIZATION

Waiver(s): There are no Waivers associated with this request.

Authorization to Sign: There are no items requiring signature associated with this request.

B. APPROVAL CRITERIA

In approving a Map Amendment (Rezoning), Section 5.3.5, Map Amendment (Rezoning), of the El Paso County Land Development Code, as amended, states the Board of County Commissioners shall find that:

- 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:	RR-5 (Residential Rural)	Vacant
South:	City of COS/ RR-5	Single-family Residential
East:	RR-5 (Residential Rural)	Vacant
West:	RS-5000 (Residential Suburban)	Vacant



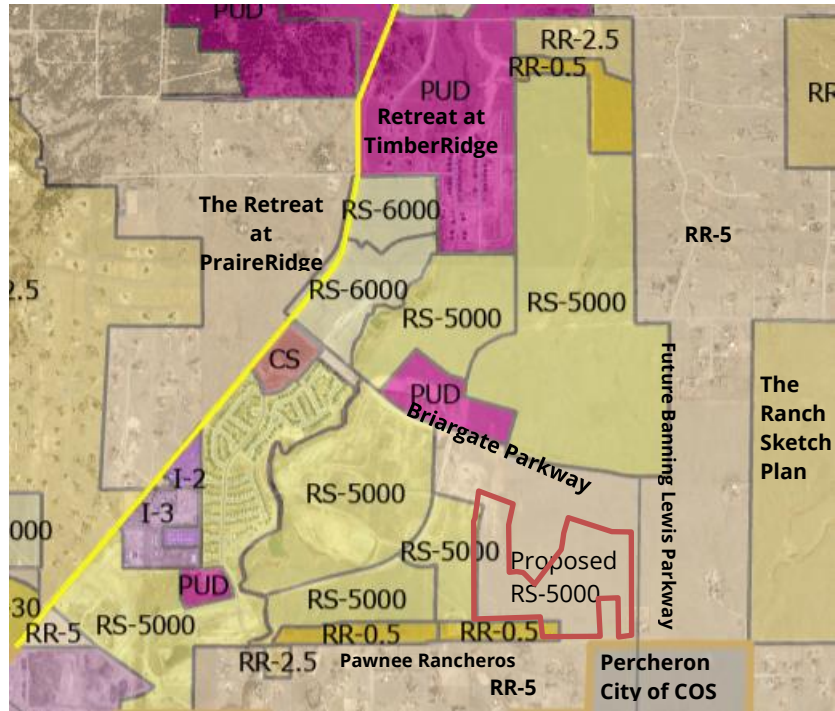


Figure C1: Zoning Map

D. BACKGROUND

The Sterling Ranch Sketch Plan, consisting of 1,443.70 acres, was heard and approved by the Board of County Commissioners on November 18, 2008. Minor Sketch Plan amendments have been approved which have relocated the school sites, parkland, utility sites, and have lowered the maximum number of residential units to 4,800.

No previous amendments to the 2008 Sterling Ranch Sketch Plan impacted buffer and trail locations or changed density transitions and setbacks from adjacent rural properties. The Sketch Plan requires one-half acre lots at the southern portion of the requested RS-5000 zoning area; a 100-foot minimum building setback; and a 50-foot open space tract which is to include a trail separating the lots within the Sterling Ranch development from the RR-5 properties to the south within Pawnee Ranch Subdivision. The southeastern area of the proposed Rezoning is adjacent to the urban development, Percheron within the City of Colorado Springs. The western boundary of the proposed Rezone is RS-5000, Sterling Ranch East Filing No. 5, and developing as single-family homes.

The requested RS-5000 rezone is in conformance with the Sketch Plan approval.

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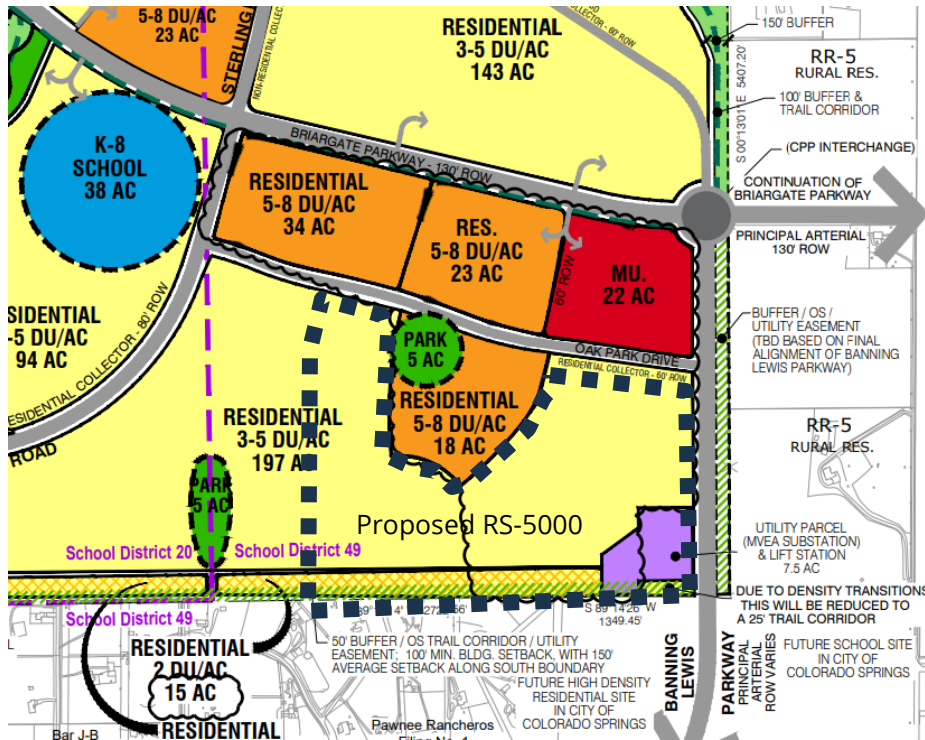


Figure 2: Sterling Ranch Sketch Plan Southeastern Portion

E. ANALYSIS

1. Land Development Code Compliance

The applicant is requesting approval of a Map Amendment (Rezoning) of 106.6 acres from RR-5 (Residential Rural) to RS-5000 (Residential Suburban).

Section 5.3.5, Map Amendment (Rezoning), of the Code (as amended) states:

“The purpose of zoning is to locate particular land uses where they are most appropriate, considering public utilities, road access, and the established development pattern. In addition to categorizing land by uses such as residential, commercial, and industrial, the Land Development Code also specifies such details as building setback lines, the height and bulk of buildings, the size and location of open spaces, and the intensity to which the land may be developed. The zoning of parcels of land generally conforms to and promotes the County’s Master Plan. Zoning protects the rights of property owners while promoting the general welfare of the community. By dividing land into categories according to use, and setting regulations for these categories, zoning governs private land use and segregates incompatible uses.”

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Generally, Rezoning is justifiable under one of the following circumstances:

- *When the requested Rezoning is in general conformance or consistency with the County's Master Plan;*
- *If inconsistent with the Master Plan, a material change in the character of the area since the date of the current zoning is demonstrated;*
- *When there was an error or oversight in the original zoning of the property; or*
- *The zone change is necessary for the general health, safety, or welfare of the community."*

This portion of El Paso County has experienced, and continues to experience, significant growth and development along the Vollmer Road corridor, the future Banning Lewis Parkway, and within the Sterling Ranch Sketch Plan area. The land uses allowed within the proposed Zoning District are residential, kindred to the existing and approved urban-level residential development surrounding the subject property.

The proposed rezonings are consistent with the Your El Paso Master Plan (2021, See discussion in Section E of this report). The Map Amendment (Rezoning) application meets the purpose of zoning and criteria of approval in Chapter 5 of the Code.

The applicant will be required to go through the subdivision entitlement process for the development meeting the respected Zoning District's Dimensional and Development standards.

2. Zoning Compliance

The RS-5000 (Residential Suburban) zoning district is intended to accommodate single-family residential development. The density and dimensional standards for the RS-5000 (Residential Suburban) zoning district are as follows:

- *Minimum lot size: 5,000 square feet*
- *Minimum width at the front setback line: 50 feet*
- *Setbacks - 25 feet in the front and rear, 5 feet on the sides*
- *Maximum lot coverage - 40 percent / 45 percent**
- *Maximum height: 30 feet*

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**Where a single-story ranch style residence is proposed, the maximum lot coverage may be 45 percent of the total lot area.*

F. MASTER PLAN COMPLIANCE

1. Your El Paso Master Plan

a. Placetype Character: Suburban Residential

Suburban Residential is characterized by predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area. The Suburban Residential placetype generally supports accessory dwelling units. This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern.

Although primarily a residential area, this placetype includes limited retail and service uses, typically located at major intersections or along perimeter streets. Utilities, such as water and wastewater services are consolidated and shared by clusters of developments, dependent on the subdivision or area of the County.

Some County suburban areas may be difficult to distinguish from suburban development within city limits. Examples of the Suburban Residential placetype in El Paso County are Security, Widefield, Woodmen Hills, and similar areas in Falcon.

Recommended Land Uses:

Primary

- *Single-Family Detached Residential with lots sizes smaller than 2.5 acres per lot, up to 5 units per acre*

Supporting

- *Single-family Attached*
- *Multifamily Residential*
- *Parks/Open Space*
- *Commercial Retail*
- *Commercial Service*
- *Institutional*

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Analysis: The property is located within the Suburban Residential placetype. The Suburban Residential placetype comprises the County’s traditional residential neighborhoods with supporting commercial uses at key intersections. Relevant goals and objectives are as follows:

Goal 2.1 – *Promote development of a mix of housing types in identified areas.*

Goal LU3 – *Encourage a range of development types to support a variety of land uses.*

Objective LU3-1 – *Development should be consistent with the allowable land uses set forth in the placetypes first and second to their built form guidelines.*

Objective HC4-1 – *Denser housing development should occur in Suburban Residential, Urban Residential, Rural Center, and Regional Center placetypes.*

The Map Amendment (Rezoning) is consistent with the Suburban Residential Placetype. The applicant proposes to develop the subject property with single-family residential homes which is consistent with the existing and proposed land uses in the area and the placetype. The applicant is anticipated to provide pedestrian connectivity throughout the development with sidewalks which will connect to the Sand Creek Channel open space within the development and other urban parklands within the Sterling Ranch development.

b. Area of Change Designation: New Development

The subject parcel is within an area of New Development: These areas will be significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural areas. Undeveloped portions of the County that are adjacent to a built-out area will be developed to match the character of that adjacent development or to a different supporting or otherwise complementary one such as an employment hub or business park adjacent to an urban neighborhood.

Analysis: The proposed Map Amendment (Rezoning) is located in an area that is expected to significantly change the character.

Key Area Influences: Potential Areas for Annexation



The subject property is located within the Potential Areas for Annexation. The key area map demonstrates the anticipated urban growth areas in unincorporated El Paso County. The property is contiguous to the proposed Banning Lewis Parkway, and the Percheron Development within the City of Colorado Springs. The applicants do not wish to annex into the City.

- c. Other Implications (Priority Development, Housing, etc.)** The subject property is located within a High Priority Development Area, Falcon Area.

The Falcon community has developed its own unique character and functions like a small municipality. New Suburban Residential development would not only match the existing development pattern in Colorado Springs and Falcon to the east and west but also act as a density buffer between more urban development to the south and large lot to the north.

The proposed rezone is also consistent with the High Priority Areas, and the guidelines below:

- *Residential development near the municipal boundaries adjacent to this area may include single-family attached and multi-family units.*
- *The County should emphasize Stapleton Road, Woodmen Road and Vollmer Road as connectivity corridors that would provide important access to necessary goods and services in surrounding communities, generally supporting suburban residential development.*
- *The County should support the completion of Stapleton Road to improve connectivity between Falcon and Colorado Springs.*
- *Neighborhood-level commercial uses and public services should also be considered in these areas at key intersections.*

The subject area is anticipated to continue to have significant growth due to the establishment of central water and sanitation services. As residential development occurs, commercial areas are anticipated to develop in these areas along the Briargate Parkway/Stapleton, Vollmer Road, and Banning Lewis Parkway Corridors to provide local services to the residents in the area. The proposed Map Amendment (Rezoning) request is consistent with the developed area and with the goals and policies of the Master Plan.



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 1.2 – *Integrate water and land use planning.*

Policy 4.1.4 – *Work collaboratively with water providers, stormwater management agencies, federal agencies, and State agencies to ensure drinking water sources are protected from contamination and meet or exceed established standards.*

Policy 6.0.11 – *Continue to limit urban level development to those areas served by centralized utilities.*

Policy 6.4.1.3 – *Support efforts by water providers to obtain renewable water supplies through collaborative efforts and regionalization.*

Policy 6.4.1.4 – *Promote long-term planning by water providers for sustainable water supplies serving new development.*

The Water Master Plan includes demand and supply projections for central water providers in multiple regions throughout the County. The property is located within Region 3, Falcon Area, which is expected to experience significant growth by 2040. Specifically, the Plan states:

“Region 3 contains four growth areas west of Falcon projected to be completed by 2040. Other areas of 2040 growth are projected for the north-central part of the region west of Highway 24 extending from Falcon to 4-Way Ranch. North of Falcon along Highway 24, growth is projected by 2060 on both sides of the highway. Just west of Falcon, another small development is projected by 2060 on the north and south sides of Woodmen Road.”

The Water Master Plan identifies a current water demand of 4,494-acre feet (AF) and a current supply of 7,164 AF for this Region, resulting in a surplus of water (decreed water rights) of 2,670 AF. The area included within the rezoning request

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is projected in the Water Master Plan as likely to reach build out by year 2040. For year 2040, the Plan projects a water demand of 6,403 AF for Region 3 versus a projected supply of 7,921 AF, resulting in a reduced surplus of 1,581 AF. When considering additional development in Region 3, it is important to note that the Plan ultimately projects a water supply deficit for the Region of 1,143 AF by 2060.

A finding of water sufficiency regarding quantity, dependability, and quality is not requested nor required with the proposed rezoning request.

3. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential. El Paso County Community Services Department, Environmental Services Division, and the Colorado Parks and Wildlife were each sent referrals and have no outstanding comments.

The Community Services Department Parks Division has provided the response below which includes an analysis regarding conformance with The El Paso County Parks Master Plan (2022):

“El Paso County Parks and Community Services Department. The 2022 El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space. A similar rezoning application was reviewed by EPC Parks and Community Services in 2022, and these comments support the 2022 recommendations. While there are no impacts to existing or proposed County trail or park facilities, there is however a proposed City of Colorado Springs trail that follows the south and east sides of the development. As the development borders the incorporated city limits of Colorado Springs, staff suggests the applicant coordinate with City Parks to ensure there are no impacts to planned trails in this area. Please contact Emily Duncan atEmily.Duncan@coloradosprings.gov or 719-385-6951. Upon review of the forthcoming preliminary plans and final plats, regional and urban park fees will be calculated and collected upon recording of the final plat(s). No Park Advisory Board endorsement is necessary for rezoning applications. Thank you.”

Please see the Transportation Section below for information regarding conformance with the 2024 Major Transportation Corridor Plan (MTCP).

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G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

A geologic hazards and soils study is not required with a Map Amendment (Rezoning). A geology and soils study meeting the requirements of the Land Development Code and Engineering Criteria Manual shall be required with subsequent land use applications.

2. Floodplain

FEMA Flood Insurance Rate Map (FIRM) panel numbers 08041C0533G, dated December 7, 2018, indicates no portion of the subject property is located within a FEMA floodplain.

3. Drainage and Erosion

The proposed development is located within the Sand Creek drainage basin, which was studied in 1996. Sand Creek is a studied basin and therefore has applicable basin and bridge fees to be determined and assessed at the Final Plat stage. 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 Preliminary 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 property is located east of Sterling Ranch Road and south of Briargate Parkway. Sterling Ranch Road is classified as a non-residential collector and Briargate Parkway is classified as a principal arterial. It is anticipated that Banning Lewis Ranch will extend north from the City of Colorado Springs and follow along the eastern boundary of the proposed rezone area. At the south boundary of the Sterling Ranch development, Banning Lewis Ranch Road will switch from a City of Colorado Springs maintained roadway to an El Paso County maintained road. Both roadways are owned and maintained by El Paso County. Briargate Parkway is currently built to the intersection of Sterling Ranch Road. The extension of Briargate Parkway to the east will be completed with additional filings within the Sterling Ranch development area. The proposed RS-5000 rezone area will be located directly south of Oak Park Drive, a local residential road which will be constructed as part of the Villages at Sterling Ranch project. The Rezoning area



will also be located directly east of St. Louis Street, a local residential road which will be constructed as part of Sterling Ranch East Filing No. 5.

The proposed rezone area, along with Sterling Ranch East Filing No. 5, is projected to generate approximately 5,649 daily vehicle trips with 105 of those occurring during the morning peak hour and 355 during the afternoon peak hour.

Tables 4 and 5 of the Traffic Impact Study identifies required onsite and offsite roadway and intersections improvements and overall developer responsibilities toward those improvements within the overall Sterling Ranch development.

The development will be subject to the El Paso County Road Impact Fee program (Resolution 19-471), as amended.

H. SERVICES

1. Water

Falcon Area Water and Wastewater Authority (FAWWA) provides water service to this area and is anticipated to serve the property. A commitment letter is not required with a Rezoning application. A finding for water sufficiency will be required to occur with subsequent Final Plat(s).

2. Sanitation

Falcon Area Water and Wastewater Authority (FAWWA) provides wastewater service and is anticipated to serve the property. A commitment letter is not required with a Rezoning application.

3. Emergency Services

The property is within the Black Forest Fire Protection District. The District was sent a referral and has no outstanding comments.

4. Utilities

Electrical service is provided by Mountain View Electric Association (MVEA). Natural gas service to the area is provided by Colorado Springs Utilities. The agencies were sent a referral and have no outstanding comments.



5. Schools

The site is within the boundaries of the Falcon School District No. 49.

I. APPLICABLE RESOLUTIONS

See attached resolutions.

J. STATUS OF MAJOR ISSUES

No major issues remain.

K. RECOMMENDED CONDITIONS AND NOTATIONS

A. Should the Board of County Commissioners find that the Map Amendment (Rezoning) requests meet the criteria for approval outlined in Section 5.3.5, Map Amendment (Rezoning), of the Code, as amended, staff recommends the following conditions and notations for the rezoning request:

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 RS-5000 (Residential Suburban) zoning district as described in the legal descriptions for the Map Amendment, and with the applicable sections of the El Paso County Land Development Code and Engineering Criteria Manual.

NOTATIONS

1. If a Map Amendment (Rezoning) application has been disapproved by the Board of County Commissioners, resubmittal of the previously denied application will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is an application 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 application. 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. Map Amendment (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.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 24 adjoining property owners on December 23, 2024, for the Planning Commission and Board of County Commissioner meetings.

M. ATTACHMENTS

Vicinity Map
Letter of Intent
RS-5000 Rezone Drawing
Draft RS-5000 Rezone Resolution

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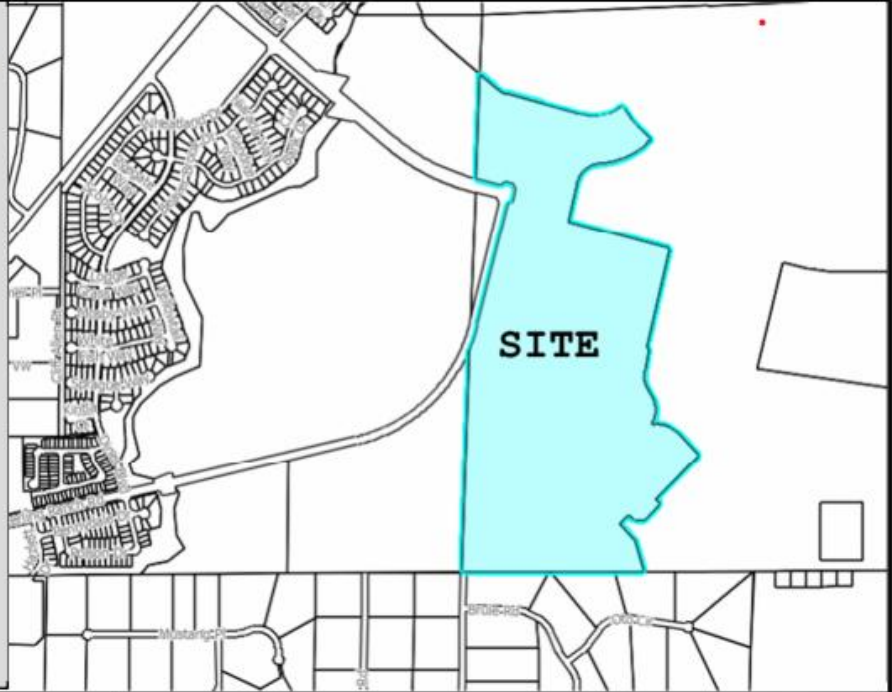
**EL PASO COUNTY
PARCEL INFORMATION**

FILE NO.:
P2415

PARCEL:
5200000533
5200000573

OWNER NAME:
Classic SRJ Land LLC

ADDRESS:
2138 Flying Horse Club
Drive
Colorado Springs, CO
80921



Please report any parcel discrepancies to:
El Paso County Assessor
1675 W. Garden of the Gods Rd.
Colorado Springs, CO 80907
(719) 520-6600



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STERLING RANCH EAST FILING 7 REZONE

LETTER OF INTENT

SEPTEMBER 2024

OWNER:

Classic SRJ Land LLC
2138 FLYING HORSE CLUB DR
COLORADO SPRINGS, CO 80921

APPLICANT:

CLASSIC SRJ LAND LLC
2138 FLYING HORSE CLUB DR
COLORADO SPRINGS, CO 80921

CONSULTANT:

N.E.S. INC
ANDREA BARLOW
619 N. CASCADE AVE, SUITE 200
COLORADO SPRINGS, CO 80903
ABARLOW@NESCOLORADO.COM
(719) 471-0073

SITE DETAILS:

TSN: 5200000553 & 5200000573

ADDRESS: 34-12-65

ACREAGE: 106.6 AC (Rezone)

CURRENT ZONING: RR-5

PROPOSED ZONING: RS-5000

CURRENT USE: VACANT

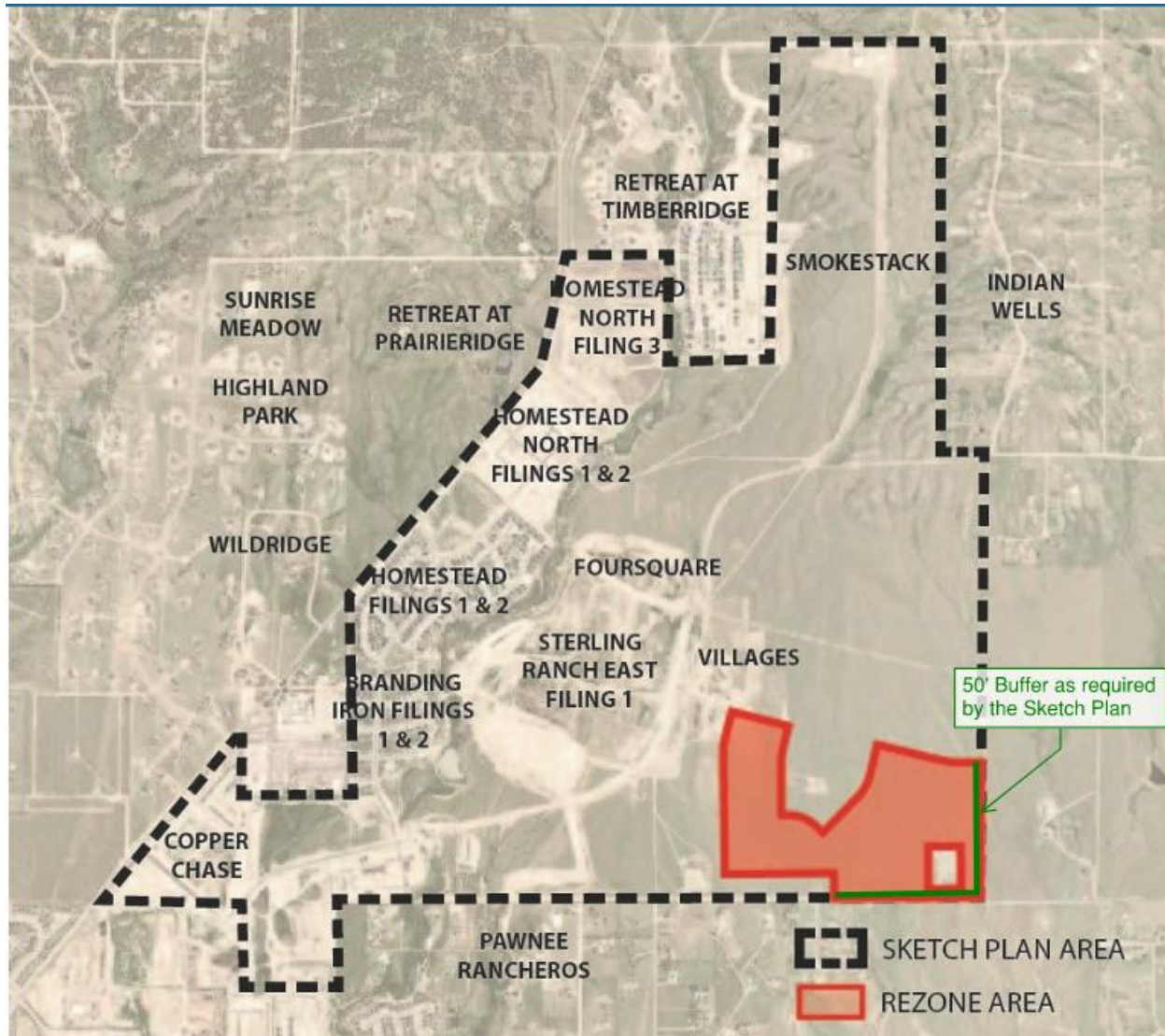
REQUEST:

N.E.S. Inc., on behalf of Classic SRJ Land LLC, requests approval of a Map Amendment (Rezone) as follows:

- Rezone 106.6 acres from RR-5 to RS-5000

SITE LOCATION

Sterling Ranch East Filing 7 is located within the overall Sterling Ranch Master Planned Community located east of Vollmer Road. The site is southeast of the intersection of the future Briargate Parkway extension and the future Sterling Ranch Road, in the southeastern corner of the Sterling Ranch Sketch Plan area. The site is surrounded by a growing area of El Paso County, close to the City of Colorado Springs' municipal boundary.

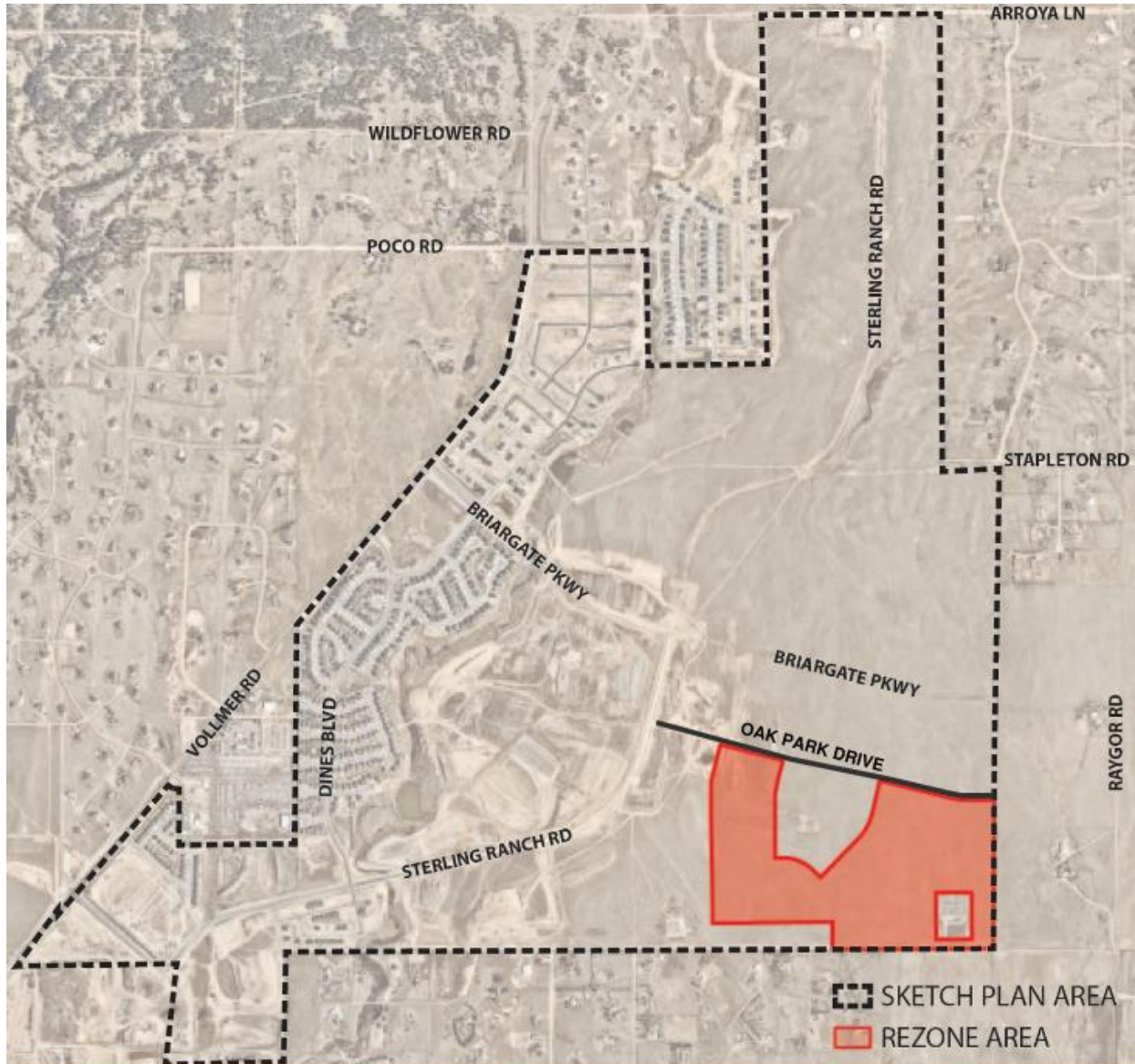


SURROUNDING LAND USE

The site is currently surrounded by vacant and residential properties of various densities. Percheron, a master planned urban residential community in the City of Colorado Springs is proposed to the south. To the east are 40-acre ranchettes zoned RR-5, also outside of the limits of Sterling Ranch. On the northwest boundary of the project is Villages at Sterling Ranch East which is currently in review and is intended for detached single-family residential at 5.81 du/acre. To the east of the Villages, and north of the project site is vacant land intended for future residential development between 3-5 du/acre. To the

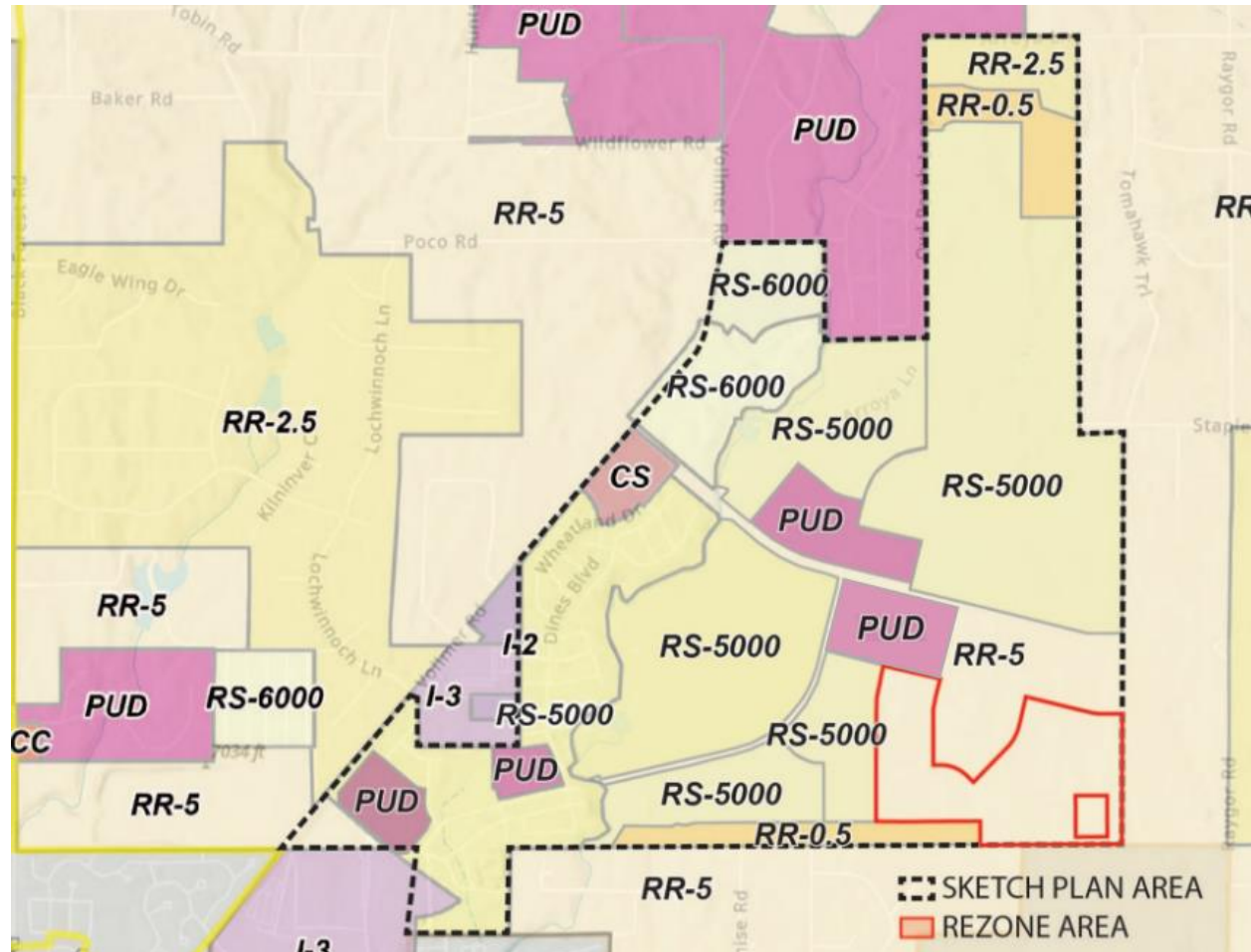
west is Sterling Ranch East filing 5 which is planned for detached single-family residential with 3.4 du/acre. Future roads that will serve the project have not yet been constructed; however, the site is located southeast of the intended intersection of the Briargate Parkway extension and Sterling Ranch Road.

Within the Sterling Ranch development is a mix of land uses and densities under various stages of construction. The 1,444-acre master plan allows up to 4,800 residential units and includes multiple school sites, neighborhood parks, regional trails, a 28-acre community park, and mixed-use sites that will surround and complement Sterling Ranch East Filing 7.



ZONING CONTEXT

The property is currently zoned RR-5, Rural Residential (5 AC Lots). Surrounding zoning includes RR-5 to the north (intended for higher density per the approved Sterling Ranch Sketch Plan); RS-5000 to the west; RR-0.5 and RR-5, and PDZ within the City to the south; and RR-5 to the east.



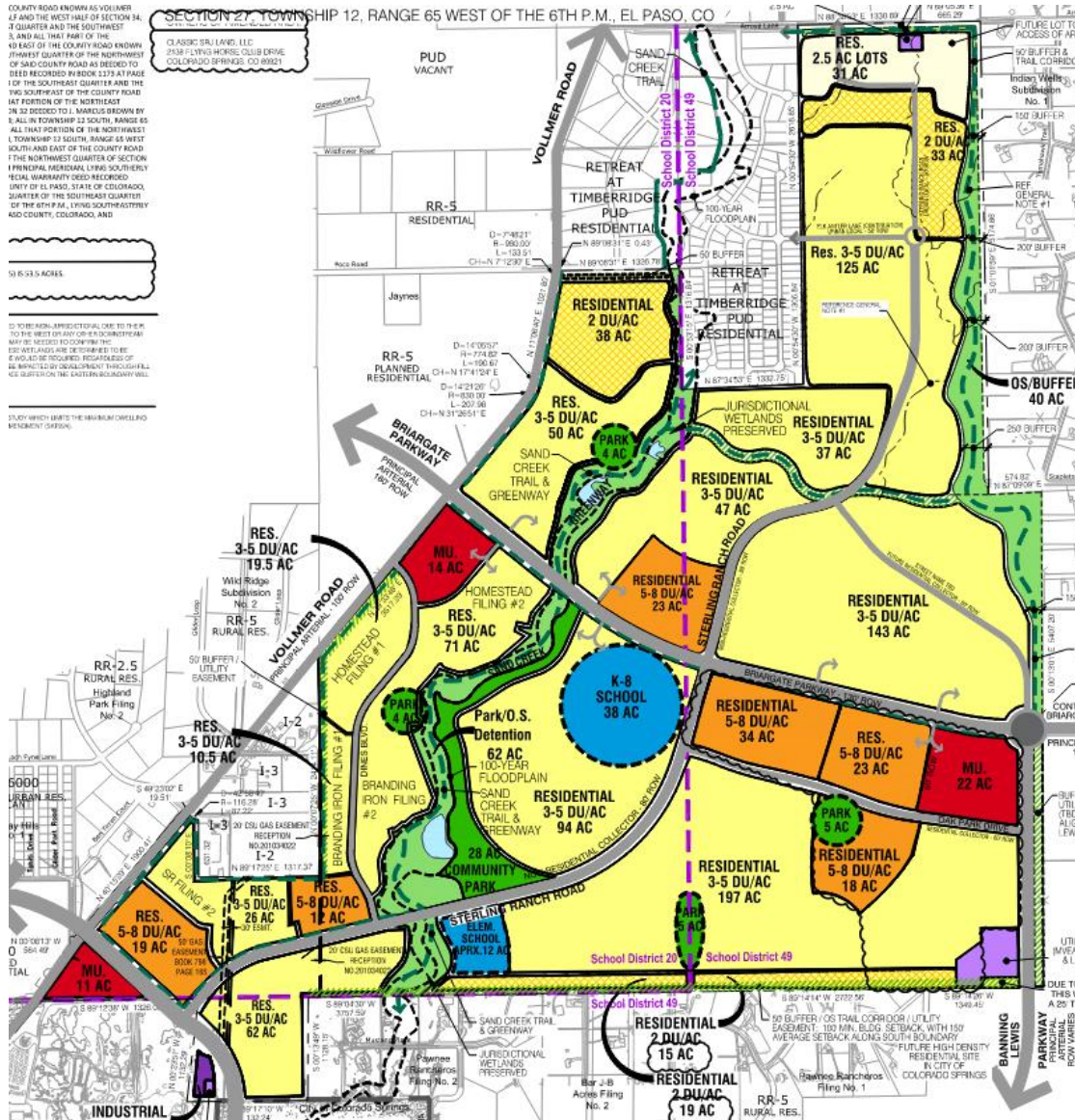
PROJECT DESCRIPTION

The Sterling Ranch East Filing 7 RS-5000 map amendment request includes rezoning 106.6 acres from TSNs 5200000553 and 5200000573, which are currently zoned RR-5 and together total 454.76 acres. The rezone area surrounds but does not include TSN 5234002001, an electric utilities facility owned by Mountain View Electric Association, Inc. The proposed site layout is conceptual and currently includes 332 total residential lots on 106.6 acres, resulting in a density of approximately 3.12 DU/AC. The site is also anticipated to include a neighborhood park, detention ponds, and a lift station.

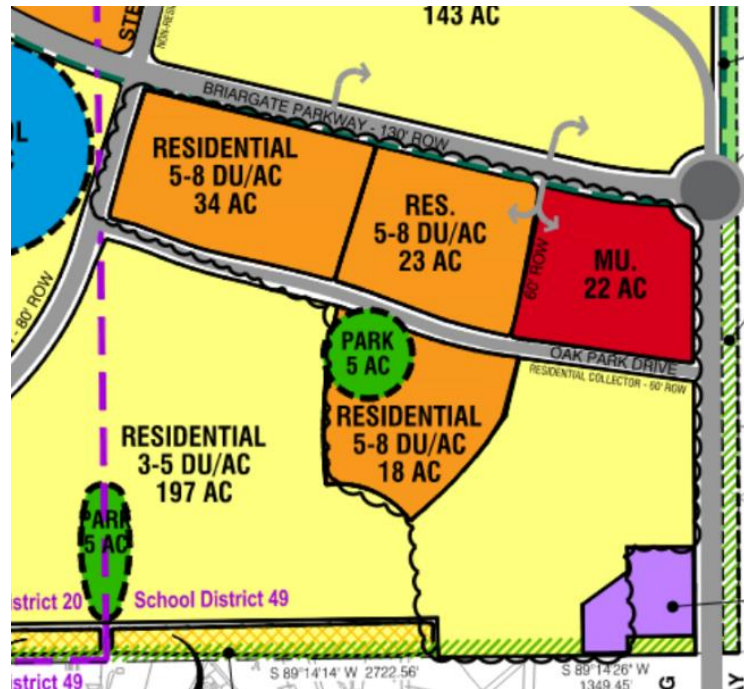
The limits of the map amendment area will be bounded on the east by Banning Lewis Parkway; on the south by the property boundary of Sterling Ranch and the RR-0.5 zoned properties; on the west by Sterling Ranch East Filing 5, zoned RS-5000; and on the north by a future residential collector, a future 5.1-acre park, and an 18-acre future PUD with a density of 5-8 DU/AC.

COMPATIBILITY/TRANSITIONS: The Sterling Ranch East Filing 7 map amendment is surrounded by existing and proposed developments of differing zoning and land use intensities within the City and the County.

The RS-5000 rezoning of Sterling Ranch East Filing 7 will be consistent with the existing, approved RS-5000 rezones within Sterling Ranch to the west. To the south, the existing RR-5 uses of the Pawnee Rancheros subdivision will be buffered from the site by the 50-foot buffer/trail/utility corridor and the 150-foot average building setback shown along the southern boundary of the approved Sterling Ranch Sketch Plan. The RR-5 ranchettes to the west will similarly be separated from the site by an open space buffer and the future construction of Banning Lewis Parkway, a principal arterial.



At 3.12 DU/AC, the intended density of the site is consistent with the most recently approved 3rd Sterling Ranch Sketch Plan Amendment (Resolution No. 24-114), which identifies this area as having a residential density of 3-5 DU/AC. The intended density is also consistent with the concurrently filed 4th Sketch Plan Amendment, which covers an area loosely bounded by Briargate Parkway on the north, Sterling Ranch Road on the west, Sterling Ranch's southern boundary on the south, and Banning Lewis Parkway on the east. The 4th Sketch Plan Amendment will remove a school site, transfers less than 20% of the overall density, retains the previously approved open space acreages and maintains the site's density at 3-5 DU/AC. The site serves as a transitional area between the Pawnee Rancheros subdivision to the south to the proposed 5-8 DU/AC subdivisions and mixed-use site to the north. The site is separated from these higher-density areas by the future Oak Park Drive, a residential collector.



TRAFFIC: A combined Master Traffic Impact Study Addendum/Technical Memorandum was prepared by LSC in September 2024 for the concurrent Sterling Ranch East Filing 7 Rezone and Sterling Ranch Sketch Plan Amendment #4 applications. The Memo is an addendum to the Master Traffic Impact Study (MTIS) prepared for the entire Sterling Ranch development in March 2023. As stated in the Memo, at the request of El Paso School District 49, the 10-acre elementary school site located south of Oak Park Drive between Sterling Ranch Road and Banning Lewis Parkway has been removed from the Sketch Plan. The school site is now planned to be rezoned for residential uses with a density of 5-8 DU/AC. The number of dwelling units within the overall Sterling Ranch development will not change.

The Memo concludes the following:

- The 4th Sterling Ranch Sketch Plan Amendment is projected to generate about 50,134 new external vehicle trips on the average weekday, which is about 1,377 fewer daily trips than were estimated in the approved 2023 MTIS for Amendment No. 3.
- All of the intersections analyzed are projected to operate at an overall satisfactory level of serviced (LOS D or better) during peak hours.
- Sterling Ranch East Filing 7 is expected to generate 3,121 daily vehicle trips for the proposed single-family detached housing units. Of those trips, 242 trips will be during the morning peak hour, and 311 of the trips will be in the afternoon peak hour.

UTILITIES: The Sterling Ranch East Filing 7 map amendment area is to be provided central water and sewer services through Falcon Area Water and Wastewater Authority (FAWWA), which can sufficiently provide water and wastewater services. The site is also within the service area of Mountain View Electric Association, Inc. for electricity supply, and within the service area of Colorado Springs Utilities for natural gas supply.

DISTRICTS SERVING THE PROPERTY: The site is served by the following districts:

- El Paso School District 49
- Black Forest Fire Protection District
- Falcon Area Water and Wastewater Authority
- Mountain View Electric Association - Electric
- Colorado Springs Utilities - Gas

FLOODPLAINS: No portion of the site is within a floodplain per FEMA Floodplain Map No. 08041C0533G, dated December 7, 2018.

VEGETATION & WILDLIFE: Bristlecone Ecology prepared a Natural Features and Wetlands Report for Sterling Ranch East Remaining Areas in October 2023, which studies a nearly 400-acre area within the southeastern corner of Sterling Ranch. This area covers Sterling Ranch East Filing 7.

The site is within the Foothill Grasslands ecoregion, composed of a mixture of tall and mid-grasses. There are no trees or shrubs present on the site, and much of the site has been disturbed by cattle grazing. However, vegetative cover is relatively extensive, and diversity is moderate for this region.

The Project site contains no Colorado Natural Heritage Conservation Areas or Potential Conservation Areas according to the CNHP (2022), and according to the USFWS' Information for Planning and Conservation (IPaC; 2022), does not contain Wildlife Refuges or Hatcheries. The area has been used historically as rangeland, but residential and commercial development is increasing steadily. The site provides a moderate quality habitat for some grassland and woodland wildlife. However, while some of the species listed in CPW's Species Activity Mapping (SAM) data likely occur on the site, few were observed in the area, and the majority are either not expected to occur, or may occur only rarely based on the limited habitat available.

State-listed and state sensitive species were not observed, and thus are not expected to be affected any more than other species. Of note, the site is located within the Colorado Springs Block Clearance Zone for the state-listed Preble's meadow jumping mouse, meaning the presence of this species is precluded.

WILDFIRE: Sterling Ranch East Filing 7 is within the Black Forest Fire Rescue District (BFFR). The primary wildland fuel type is short, sparse dry climate grass. The Colorado State Forest Service has determined a low-moderate wildfire intensity scale with a moderate burn probability risk, which is the same or lower than surrounding properties.

Development of the site would result in a reduction of the available fuels for wildfires, while simultaneously increasing the values and assets present on the site. As such, the overall wildfire risk-to-assets index for the Project is expected to be similar before and after development.

PROJECT JUSTIFICATION

Map Amendment (Rezone) Approval Criteria-Chapter 5.3.5 (B)

- 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;**

Applicable plans for the County comprise the Your Master Plan, the Water Master Plan, the 2040 Major Transportation Corridor Plan, and the El Paso County Parks Master Plan.

YOUR EL PASO MASTER PLAN

Sterling Ranch East Filing 7 is denoted as “Suburban Residential” on the Placetypes Map (below) in the Master Plan. The primary land use in the Suburban Residential placetype is single-family detached residential, with lot sizes smaller than 2.5 acres per lot and up to 5 units per acre. Single-family attached, multifamily, commercial and parks and open space are identified as supporting land uses in the Suburban Residential placetype. The gross density of Sterling Ranch East Filing 7 is 3.12 DU/AC, which is consistent with the primary land use in the Suburban Residential placetype. The proposed park is consistent with the supporting land uses for this placetype.

In the Key Area Influences chapter, this site is designated as a Potential Area for Annexation. While the Applicant does not propose to annex Sterling Ranch East Filing 7 into the City, the site’s status as a Potential Area for Annexation is indicative of its urban character and the need for urban level of utility services, which will be provided by the Falcon Area Water and Wastewater Authority.

In the Areas of Change chapter of the County Master Plan, the Preliminary Plan area is identified as a “New Development Area,” which will be significantly transformed as development takes place. These areas are often undeveloped or agricultural areas and are expected to be complimentary to adjacent built out areas. Sterling Ranch East Filing 7 will implement this transformation through new development that is consistent with the densities and uses for the Suburban Residential Placetype and in the already approved Sterling Ranch Sketch Plan.

Core Principle 1, Land Use Development, seeks to “manage growth to ensure a variety of compatible land uses that preserve all character areas of the county,” and Goal 1.1 seeks to, “ensure compatibility with established character and infrastructure capacity.” The Sterling Ranch East Filing 7 rezone is compatible with adjacent residentially zoned areas and continues the suburban density approved with the adjacent Sterling Ranch East Filing 5 and the remainder of the Sterling Ranch Sketch Plan area.

WATER MASTER PLAN

The proposed residential development satisfies the following policies of the Water Master Plan.

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

Goal 4.2 – Support the efficient use of water supplies.

Policy 4.3.6 – Encourage well monitoring throughout the County, with an emphasis on the Denver Basin aquifer fringe areas.

Policy 4.1.2 – Encourage more systematic monitoring and reporting of water quality in individual wells.

Goal 6.0 – Require adequate water availability for proposed development.

The project is located within Region 3, Falcon Area, containing 4 growth areas projected to be completed by 2040, three areas to be completed by 2060, and two other growth areas located on the north and south sides of Falcon Highway directly east of Falcon. Region 3 has a current water supply of 7,164-acre feet per year and a current demand of 4,494-acre feet per year. The 2040 water supply is projected to be 7,921-acre feet per year and the projected demand is 6,403-acre feet. The 2060 water supply is projected to be 8,284-acre feet per year and the projected demand is 8,307-acre feet.

Sterling Ranch East Filing 7 is within the service area of FAWWA, which has sufficient supply and infrastructure in the area to serve this development. In order to meet future water demands, FAWWA has contractual arrangements to obtain additional legal and physical supply including contracts with McCune Water SR Water LLC and the Bar X Water. In addition to adding off-site sources, FAWWA intends to acquire and invest in additional renewable water supplies. Future supply has been contracted for, and implementation is under way.

FAWWA's main supply source is centralized at a point that both Cherokee Metropolitan District and Woodmen Hills Metropolitan District have adjacent major storage and delivery facilities. It is possible that future agreements could be made.

2040 MAJOR TRANSPORTATION CORRIDOR PLAN (MTCP)

The 2040 Functional Classification map in the MTCP shows the new Briargate Parkway connection as a 4-lane principal arterial by 2040. Vollmer Road is depicted as a 4-lane minor arterial south of Briargate Parkway and 2-lane minor arterial to the north of Briargate Parkway. The 2060 Corridor Preservation Plan shows no changes to the classification of Briargate Parkway but includes the widening of Vollmer Road north of Briargate Parkway to 4-lanes by 2060.

Briargate Parkway is currently an integral part of mobility and access to I-25 from the north and southern areas of Colorado Springs. The Briargate Parkway-Stapleton Road project is currently being studied to verify and develop the master plan requirements for the roadway. The MTCP indicates that the Briargate-Stapleton corridor is expected to be a four-lane principal arterial from the eastern

City Limits of Colorado Springs (Black Forest Road) to Judge Orr Road. It is anticipated that this segment will plan for interim improvements and that interim phases of capacity along Briargate Parkway may be warranted based upon the findings of this study. Furthermore, multi-modal transportation opportunities will be evaluated along this stretch as well. The outcome of this study and ultimate build out will be to improve the public health, safety, and welfare of the overall area.

EL PASO COUNTY PARKS MASTER PLAN

The Trails Master Plan map identifies a proposed Regional Trail adjacent to Sand Creek through Sterling Ranch. This has been accommodated in the Sterling Ranch filings already approved or in progress on the west side of the creek. There are no proposed regional trails in this portion of Sterling Ranch. Multiple community trails are included for circulation and recreational use with connections provided to the Sand Creek Regional Trail. Sterling Ranch East Filing 7 intends to include a small neighborhood park, and a 5.1-acre park is planned immediately adjacent to the site, and a 50' buffer that includes a trail and open space on the southern boundary of the project. All parks, trails, and open spaces will be owned and maintained by the Sterling Ranch Metropolitan District.

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;

As the proposed map amendments fulfil the goals of the County Master Plan as described under criterion (1) above and is a compatible transition between the adjacent uses, as described in criterion (3) below, it therefore complies with the statutory provisions that allow the County to establish, limit, regulate, or amend zoning within the unincorporated parts of El Paso County in the interests of public health, safety and welfare.

3. THE PROPOSED LAND USE OR ZONE DISTRICT IS COMPATIBLE WITH THE EXISTING AND PERMITTED LAND USES AND ZONE DISTRICTS IN ALL DIRECTIONS; AND

The Sterling Ranch 4th Sketch Plan Amendment was approved administratively in November 2024. This plan was determined to be compatible with the surrounding land uses and zonings. Within this Sketch Plan, the Sterling Ranch East Filing 7 site was identified as having a density of 3-5 DU/AC, which provides an appropriate transition from the more rural character of the residential areas to the west and the lower-density RR-5 Pawnee Rancheros to the south to the rapidly urbanizing, partially developed sites within Sterling Ranch. As illustrated in the Sketch Plan, these neighborhoods are separated from Sterling Ranch by open space buffers, as well as the future construction of Banning Lewis Parkway on the west.

The proposed rezone to RS-5000 is wholly consistent with the 3-5 DU/AC density of the site approved in the Sketch Plan Amendment. The 3.12 DU/AC density of Sterling Ranch East Filing 7 will provide a gradual transition toward the mixed-use and higher density, 5-8 DU/AC sites to the north within Sterling Ranch. These uses will be separated from Sterling Ranch East Filing 7 by the future Oak Park Drive, a 60-foot right-of-way residential collector.

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.

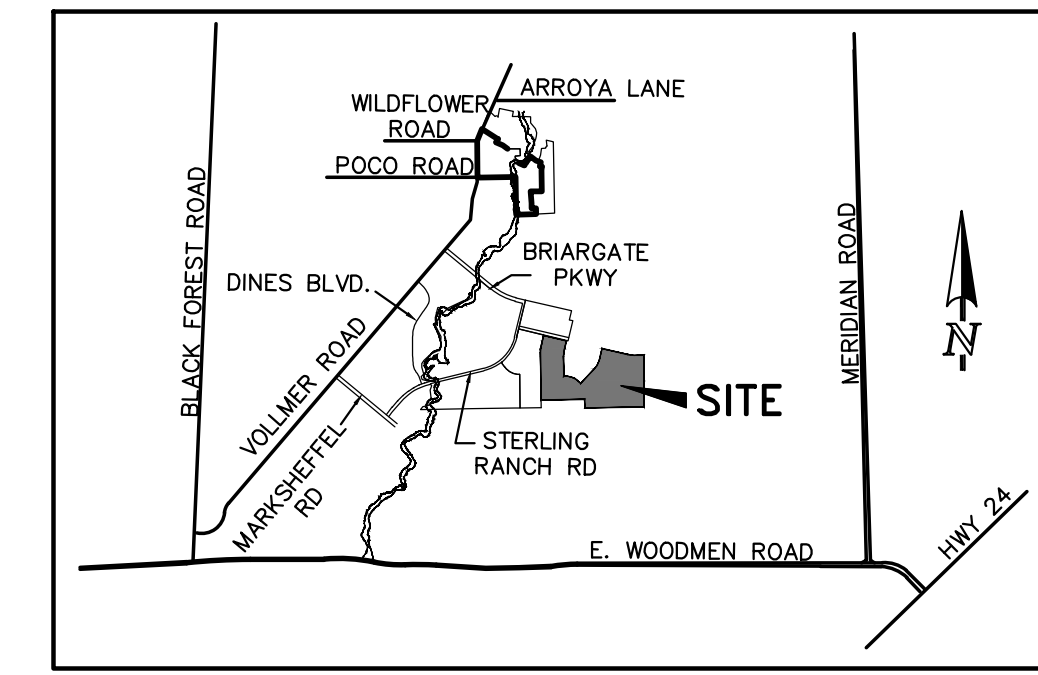
Future development of Sterling Ranch East Filing 7 will meet the use and dimensional standards for the RS-5000 zone as set out in Chapter 5 of the Land Development Code (LDC). Rezoning and development of the site for 332 single-family lots, right-of-way, park space, buffers and drainage are suitable for the property.

STERLING RANCH EAST FILING NO. 7

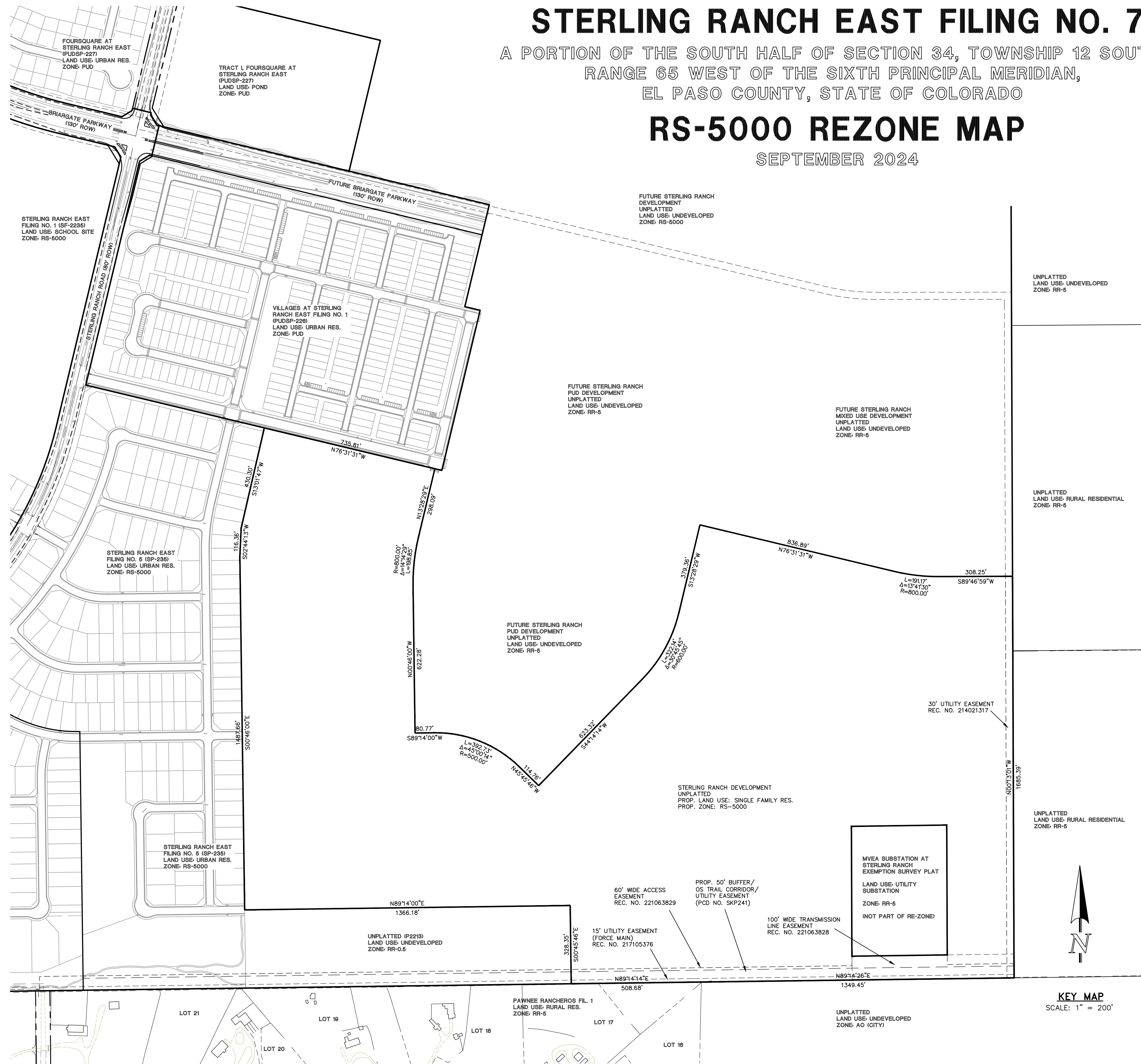
A PORTION OF THE SOUTH HALF OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

RS-5000 REZONE MAP

SEPTEMBER 2024



VICINITY MAP
N.T.S.



SITE DATA

TAX ID NUMBERS:	PORTIONS OF 52000-00-573, 52000-00-553
SKETCH PLAN:	SKP235
CURRENT ZONING:	RR-5
PROPOSED ZONING:	RS-5000
TOTAL REZONE AREA:	106.624 ACRES

PROJECT TEAM

OWNER:	CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DR. COLORADO SPRINGS, CO 80921 (719) 592-3333 MR. LOREN MORELAND
APPLICANT/ CIVIL CONSULTANT:	CLASSIC CONSULTING 619 N. CASCADE AVE. SUITE 200 COLORADO SPRINGS, CO 80903 (719) 785-2802 MR. MARC A. WHORTON, P.E.
PLANNING/ LANDSCAPE CONSULTANT:	NES 619 N. CASCADE AVE. SUITE 200 COLORADO SPRINGS, CO 80903 (719) 471-0073 MS. ANDREA BARLOW

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, BEING MONUMENTED AT THE WEST END BY A 2-1/2 INCH ALUMINUM CAP STAMPED "U.P.E. LS 11624" FOUND 0.1 FOOT ABOVE EXISTING GRADE AND MONUMENTED ON THE EAST END BY A 3-1/4 INCH ALUMINUM CAP STAMPED "ESI PLS 10376 - 2006" FOUND 0.1 FEET ABOVE EXISTING GRADE; DETERMINED FROM GPS OBSERVATIONS TO BEAR SOUTH 89°14'26" WEST A DISTANCE OF 1349.45 FEET.

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34;

THENCE SOUTH 89°14'26" WEST, ON SAID SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, A DISTANCE OF 1,349.45 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34;

THENCE SOUTH 89°14'14" WEST, ON SAID SOUTH LINE, A DISTANCE OF 508.68 FEET;

THENCE NORTH 00°45'46" WEST A DISTANCE OF 328.35 FEET;

THENCE SOUTH 89°14'00" WEST A DISTANCE OF 1,366.18 FEET;

THENCE NORTH 00°46'00" WEST A DISTANCE OF 1,487.66 FEET;

THENCE NORTH 02°44'13" EAST A DISTANCE OF 116.36 FEET;

THENCE NORTH 13°01'47" EAST A DISTANCE OF 430.30 FEET;

THENCE SOUTH 76°31'31" EAST A DISTANCE OF 735.81 FEET;

THENCE SOUTH 13°28'29" WEST A DISTANCE OF 298.09 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 800.00 FEET, WHOSE CENTER BEARS SOUTHEASTERLY;

THENCE SOUTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°14'29", AN ARC DISTANCE OF 198.85 FEET;

THENCE SOUTH 00°46'00" EAST A DISTANCE OF 622.28 FEET;

THENCE NORTH 89°14'00" EAST A DISTANCE OF 80.77 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 500.00 FEET, WHOSE CENTER BEARS SOUTHEASTERLY;

THENCE EASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°00'14", AN ARC DISTANCE OF 392.73 FEET;

THENCE SOUTH 45°45'46" EAST A DISTANCE OF 114.76 FEET;

THENCE NORTH 44°14'14" EAST A DISTANCE OF 623.32 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 600.00 FEET, WHOSE CENTER BEARS NORTHWESTERLY;

THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°45'45", AN ARC DISTANCE OF 322.14 FEET;

THENCE NORTH 13°28'29" EAST A DISTANCE OF 379.36 FEET;

THENCE SOUTH 76°31'31" EAST A DISTANCE OF 836.89 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 800.00 FEET, WHOSE CENTER BEARS NORTHEASTERLY;

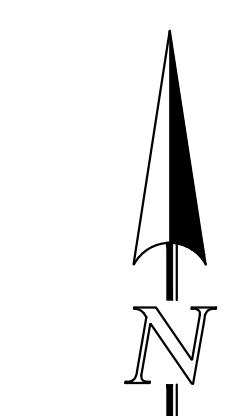
THENCE EASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°41'30", AN ARC DISTANCE OF 191.17 FEET;

THENCE NORTH 89°46'59" EAST A DISTANCE OF 308.25 FEET TO THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF SAID SECTION 34;


THENCE SOUTH 00°13'01" EAST, ON SAID EAST LINE, A DISTANCE OF 1,685.39 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM
THAT CERTAIN PARCEL BEING THE MVEA SUBSTATION AT STERLING RANCH EXEMPTION SURVEY PLAT RECORDED FEBRUARY 24, 2021 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, UNDER RECEPTION NUMBER 221714681

THE ABOVE DESCRIPTION PRODUCES A CALCULATED NET AREA OF 4,644,526 SQUARE FEET (106.62365 ACRES).



KEY MAP
SCALE: 1" = 200'




CLASSIC CONSULTING

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799(Fax)

STERLING RANCH EAST FILING NO. 7
RS-5000 REZONE MAP

DESIGNED BY	MAW	SCALE	DATE	9/5/2024
DRAWN BY	MAW	(H) 1" = 200'	SHEET	1 OF 1
CHECKED BY		(V) 1" = N/A	JOB NO.	1183.70



CLASSIC CONSULTING

RESOLUTION NO. 25-
BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO
STATE OF COLORADO

APPROVAL OF A MAP AMENDMENT (REZONING)
STERLING RANCH EAST FILING NO. 7 RS-5000 REZONE (P2415)

WHEREAS, Classic SRJ Land, LLC, did file an application with the El Paso County Planning and Community Development Department for an amendment to the El Paso County Zoning Map to rezone for a property located within the unincorporated area of the County, more particularly described in Exhibit A and depicted in Exhibit B, attached hereto and incorporated by reference from the RR-5 (Residential Rural) zoning district to the RS-5000 (Residential Suburban) zoning district; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on January 16, 2025, upon which date the Planning Commission did by formal resolution recommend approval of the subject Map Amendment application; and

WHEREAS, a public hearing was held by the El Paso County Board of County Commissioners on February 13, 2025; 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, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board finds as follows:

1. That the application was properly submitted for consideration by the Board of County Commissioners.
2. That the 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 the Board of County Commissioners were extensive and complete, that all pertinent facts, matters and issues were submitted and reviewed, and that all interested persons were heard at those hearings.
4. That all exhibits were received into evidence.
5. That the proposed zoning is in compliance with the recommendations set forth in the Master Plan for the unincorporated area of the county.

6. That the proposed land use will be compatible with existing and permitted land uses in the area.
7. That the proposed land use does not 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.
8. That changing conditions clearly require amendment to the Zoning Resolutions.
9. That for the above-stated and other reasons, the proposed amendment to 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, pursuant to Section 5.3.5 of the El Paso County Land Development Code, as amended, in approving this amendment to the El Paso County Zoning Map, the Board of County Commissioners considered one or more of the following criteria:

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 the El Paso County Board of County Commissioners hereby approves the petition of Classic SRJ Land, LLC, to amend the El Paso County Zoning Map to rezone property located in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated by reference, from the RR-5 (Residential Rural) zoning district to the RS-5000 (Residential Suburban) zoning district;

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

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 RS-5000 (Residential Suburban) zoning district as described in the legal descriptions for the Map Amendment, and with the applicable sections of the El Paso County Land Development Code and Engineering Criteria Manual.

NOTATIONS

- 1. If a Map Amendment (Rezoning) application has been disapproved by the Board of County Commissioners, resubmittal of the previously denied application will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is an application 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 application. 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. Map Amendment (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.

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

DONE THIS 13th day of February 2025

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____
Chair

By: _____
County Clerk & Recorder

EXHIBIT A

Legal Description

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, BEING MONUMENTED AT THE WEST END BY A 2-1/2 INCH ALUMINUM CAP STAMPED "U.P.E. LS 11624" FOUND 0.1 FOOT ABOVE EXISTING GRADE AND MONUMENTED ON THE EAST END BY A 3-1/4 INCH ALUMINUM CAP STAMPED "ESI PLS 10376 - 2006" FOUND 0.1 FEET ABOVE EXISTING GRADE; DETERMINED FROM GPS OBSERVATIONS TO BEAR SOUTH 89°14'26" WEST A DISTANCE OF 1349.45 FEET.

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34;

THENCE SOUTH 89°14'26" WEST, ON SAID SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, A DISTANCE OF 1,349.45 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34;

THENCE SOUTH 89°14'14" WEST, ON SAID SOUTH LINE, A DISTANCE OF 508.68 FEET;

THENCE NORTH 00°45'46" WEST A DISTANCE OF 328.35 FEET;

THENCE SOUTH 89°14'00" WEST A DISTANCE OF 1,366.18 FEET;

THENCE NORTH 00°46'00" WEST A DISTANCE OF 1,487.66 FEET;

THENCE NORTH 02°44'13" EAST A DISTANCE OF 116.36 FEET;

THENCE NORTH 13°01'47" EAST A DISTANCE OF 430.30 FEET;

THENCE SOUTH 76°31'31" EAST A DISTANCE OF 735.81 FEET;

THENCE SOUTH 13°28'29" WEST A DISTANCE OF 298.09 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 800.00 FEET, WHOSE CENTER BEARS SOUTHEASTERLY;

THENCE SOUTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°14'29", AN ARC DISTANCE OF 198.85 FEET;

THENCE SOUTH 00°46'00" EAST A DISTANCE OF 622.28 FEET;

THENCE NORTH 89°14'00" EAST A DISTANCE OF 80.77 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 500.00 FEET, WHOSE CENTER BEARS SOUTHEASTERLY;

THENCE EASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°00'14", AN ARC DISTANCE OF 392.73 FEET;

THENCE SOUTH 45°45'46" EAST A DISTANCE OF 114.76 FEET;

THENCE NORTH 44°14'14" EAST A DISTANCE OF 623.32 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 600.00 FEET, WHOSE CENTER BEARS NORTHWESTERLY;

THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°45'45", AN ARC DISTANCE OF 322.14 FEET;

THENCE NORTH 13°28'29" EAST A DISTANCE OF 379.36 FEET;

THENCE SOUTH 76°31'31" EAST A DISTANCE OF 836.89 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 800.00 FEET, WHOSE CENTER BEARS NORTHEASTERLY;

THENCE EASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°41'30", AN ARC DISTANCE OF 191.17 FEET;

THENCE NORTH 89°46'59" EAST A DISTANCE OF 308.25 FEET TO THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF SAID SECTION 34;

THENCE SOUTH 00°13'01" EAST, ON SAID EAST LINE, A DISTANCE OF 1,685.39 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM
THAT CERTAIN PARCEL BEING THE MVEA SUBSTATION AT STERLING RANCH EXEMPTION SURVEY PLAT RECORDED FEBRUARY 24, 2021 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, UNDER RECEPTION NUMBER 221714681

THE ABOVE DESCRIPTION PRODUCES A CALCULATED NET AREA OF 4,644,526 SQUARE FEET (106.62365 ACRES), MORE OR LESS.

EXHIBIT B

