

MAP AMENDMENT (REZONING) (RECOMMEND APPROVAL)

Ms JACK moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. P268
NEEDLES HIGHWAY 83 REZONING RR-5 TO RR-2.5

WHEREAS, The North Ranch 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 RR-2.5 (Residential Rural) zoning district; and

WHEREAS, a public hearing was held by this Commission on September 3, 2026; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission Members during the hearing, this Commission finds as follows:

1. The application was properly submitted for consideration by the Planning Commission;
2. Proper posting, publication, and public notice were provided as required by law for the hearing before the Planning Commission;
3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted and that all interested persons and the general public were heard at that hearing;
4. All exhibits were received into evidence;
5. That changing conditions clearly require amendment to the Zoning Resolutions;

6. For the above-stated and other reasons, the proposed amendment of the El Paso County Zoning Map is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

WHEREAS, this Commission further finds that the request meets the criteria for approval outlined in Section 5.3.5.B of the El Paso County Land Development Code (as amended), as follows:

1. The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;
2. The rezoning is in compliance with all applicable statutory provisions, including but not limited to C.R.S. § 30-28-111, § 30-28-113, and § 30-28-116;
3. The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and
4. The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.

NOW, THEREFORE, BE IT RESOLVED, that the El Paso County Planning Commission recommends that the petition of The North Ranch 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 RR-2.5 (Residential Rural) zoning district meets the criteria for approval outlined in Section 5.3.5.B of the El Paso County Land Development Code and be approved by the Board of County Commissioners with the following conditions and notations:

CONDITIONS

1. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements. Applicable agencies include but are not limited to: the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.
2. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the RR-2.5 (Residential Rural) zoning district and with the applicable sections of the Land Development Code and Engineering Criteria Manual.

NOTATIONS

1. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.
2. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

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

Mr Bailey seconded the adoption of the foregoing Resolution.

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

Thomas Bailey	<u>aye</u> / no / non-voting / recused / absent
Blaine Brew	aye / <u>no</u> / non-voting / recused / absent
Michael Brewer	aye / no / non-voting / recused / <u>absent</u>
Sarah Brittain Jack	<u>aye</u> / no / non-voting / recused / absent
Jim Byers	aye / no / non-voting / recused / <u>absent</u>
Suzanne Casagrande	aye / <u>no</u> / non-voting / recused / <u>absent</u>
Mae Emrick	aye / no / non-voting / recused / <u>absent</u>
Eric Moraes	<u>aye</u> / no / non-voting / recused / absent
Bryce Schuettpelz	<u>aye</u> / no / non-voting / recused / absent
Tim Trowbridge	<u>aye</u> / no / non-voting / recused / absent
Christopher Whitney	<u>aye</u> / no / non-voting / recused / absent
Jason Wulf	aye / <u>no</u> / non-voting / recused / absent

The Resolution was adopted by a vote of 6 to 3 by the El Paso County Planning Commission, State of Colorado.

DONE THIS 3rd day of September 2026 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: 
Chair

EXHIBIT A

A tract of land being portions of the Southeast quarter of the Southwest quarter of Section 15 and the East half of the Northwest quarter and the Northeast quarter of the Southwest quarter of Section 22, Township 11 South, Range 66 West of the 6th P.M., all lying easterly of the easterly right-of-way line of Colorado State Highway No. 83, situate in El Paso County, Colorado, and being more particularly described as follows:

Beginning at the Southeast corner of the Northwest quarter of Section 22; said point also being the Southwest corner of Walden III as platted and recorded in Plat Book H-2 at Page 19 of the records of the El Paso County Clerk and Recorder; thence S 0 degrees 02 minutes 32 seconds W on the east line of the Northeast quarter of the Southwest quarter of Section 22 a distance of 47.44 feet to a point on the easterly right-of-way line of Colorado State Highway No. 83; the following fifteen (15) courses are on said easterly right-of-way line:

1. Thence on a curve to the right, non-tangent to the previous course, having a radius of 2232.00 feet through a central angle of 9 degrees 15 minutes 44 seconds an arc distance of 360.81 feet, the long chord of which bears N 23 degrees 25 minutes 04 seconds W 360.42 feet;
2. Thence N 10 degrees 02 minutes 21 seconds W a distance of 781.50 feet;
3. Thence N 02 degrees 59 minutes 51 seconds W a distance of 348.75 feet;
4. Thence N 04 degrees 01 minutes 09 seconds E a distance of 212.83 feet;
5. Thence N 02 degrees 25 minutes 51 seconds W a distance of 263.03 feet;
6. Thence N 25 degrees 01 minutes 51 seconds W a distance of 200.33 feet;
7. Thence on a curve to the left, non-tangent to the previous course, having a radius of 1970.26 feet through a central angle of 11 degrees 23 minutes 37 seconds an arc distance of 391.80 feet, the long chord of which bears N 22 degrees 20 minutes 51 seconds W 391.15 feet;
8. Thence N 32 degrees 51 minutes 51 seconds W a distance of 203.23 feet;
9. Thence N 31 degrees 02 minutes 51 seconds W a distance of 57.21 feet;
10. Thence N 30 degrees 08 minutes 21 seconds W a distance of 364.83 feet;
11. Thence N 34 degrees 47 minutes 08 seconds W a distance of 219.16 feet;
12. Thence N 24 degrees 50 minutes 08 seconds W a distance of 71.96 feet;
13. Thence N 16 degrees 59 minutes 08 seconds W a distance of 91.92 feet;
14. Thence N 11 degrees 14 minutes 08 seconds W a distance of 691.72 feet;
15. Thence N 04 degrees 07 minutes 38 seconds W a distance of 29.29 feet to the Southwest corner of Lot 18 of said Walden III subdivision;

Thence S 88 degrees 47 minutes 14 seconds E on the south line of Lots 18, 19 and 20 of said subdivision a distance of 1163.66 feet to the Northeast corner of the Southeast quarter of the Southwest quarter of Section 15 as established by said subdivision plat;

Thence S 0 degrees 16 minutes 42 seconds E on the westerly line of Lots 21, 22, 23 and 24 of said subdivision a distance of 1321.21 feet to the Northeast corner of the East half of the Northwest quarter of Section 15 as established by said subdivision;

Thence S 0 degrees 02 minutes 01 seconds W on the westerly line of Lots 24 and 25 a distance of 664.98 feet to a found 1/2" rebar;

Thence S 0 degrees 01 minutes 38 seconds W on the westerly line of Lot 26 of said subdivision a distance of 559.86 feet to a found 1/2" rebar;

Thence S 0 degrees 12 minutes 31 seconds E on the westerly line of Lot 27 of said subdivision a distance of 390.18 feet to a found 1/2" rebar;

Thence S 0 degrees 06 minutes 42 seconds W on the westerly line of Lot 37 and the right-of-way of Needles Drive of said subdivision a distance of 906.31 to a found 1/2" rebar;

Thence S 0 degrees 16 minutes 16 seconds E on the westerly line of Lot 38 of said subdivision a distance of 128.44 feet to the point of beginning;

County of El Paso, State of Colorado

(The basis of bearings for this description is the south line of Walden III (S 88 degrees 48 minutes 11 seconds E) as shown on the recorded plat thereof; Plat Book H-2, Page 19.)

EXHIBIT B

