



Colorado Springs & Pueblo

LETTER OF INTENT

Map Amendment (Rezoning)

Mule Haven – Parcel No. 6433401007

Request: A-5 (Agricultural) to CC (Commercial Community)

1. Owner and Applicant Information

Owner: Mule Haven Limited
4623 Constitution Avenue
Colorado Springs, CO 80915
Phone: 719-332-4476
Email: LMPent@aol.com

Applicant: Lamar Advertising Company
Justin Johnston
720 Seedling Court
Colorado Springs, CO 80915
Phone: 719-309-3024
Email: jujohnston@lamar.com

Property Address: 3415 Janitell Road, Colorado Springs, CO
Parcel Number: 6433401007
Parcel Size: Approximately 22.14 acres
Current Zoning: A-5 (Agricultural)

2. Specific Request

The applicant requests approval of a Map Amendment (rezoning) from A-5 (Agricultural) to Commercial Community (CC) for the entire 22.14-acre parcel.

The proposed rezoning aligns the property with established commercial corridor designations and surrounding zoning patterns along the I-25 and Janitell Road corridor. In addition, provides regulatory consistency within an established commercial corridor

No development, buildings, utilities, access modifications, or land use changes are proposed as part of this Map Amendment. The property will remain in agricultural use.

3. Applicable Overlay Zoning

The property is not located within CAD-O or any other special overlay zoning district.

4. Compliance with the Land Development Code

This request is processed pursuant to Chapter 5 of the El Paso County Land Development Code as a Map Amendment (Rezoning).

The Commercial Community (CC) district is an established commercial zoning classification within the Code. The requested zoning reflects the corridor context of the site and the surrounding commercial pattern.

The rezoning does not propose a new land use. Existing off-premise signage on the property is regulated separately under the County's sign regulations and applicable CDOT permitting processes. This Map Amendment does not expand, modify, or authorize any signage.

Any future development would require a Site Development Plan and full compliance with applicable zoning, engineering, and infrastructure standards.

5. Compliance with Approval Criteria

Land Development Code Section 5.3.5(B)

Pursuant to Section 5.3.5(B) of the El Paso County Land Development Code, the following findings support approval of this Map Amendment:

A. General Conformance with the El Paso County Master Plan

The proposed rezoning is in general conformance with the El Paso County Master Plan.

The subject property is designated within the Your El Paso Master Plan as:

- Placetype: Employment Center
- Character Area: Unannexed Island
- Area of Change: Transition

The property is located adjacent to the I-25 transportation corridor near the Janitell Road interchange. The Employment Center placetype anticipates commercial and employment-oriented uses in proximity to major transportation infrastructure.

The Transition designation recognizes areas evolving from agricultural or lower-intensity uses toward corridor-oriented commercial and employment uses. The requested CC zoning is consistent with this framework and aligns with adjacent CC zoning within the County and Business Park designations across I-25 within the City of Colorado Springs.

The property is located within the Fountain 3 Mile Plan area and the Colorado Springs Annexation Area of Planning Interest. The requested rezoning is consistent with the corridor-oriented land use pattern in the area and does not conflict with the planning objectives of these jurisdictions.

B. Compliance with Applicable Statutory Provisions

The proposed rezoning complies with all applicable statutory provisions governing county zoning authority, including but not limited to:

- C.R.S. § 30-28-111
- C.R.S. § 30-28-113
- C.R.S. § 30-28-116

The request follows the procedures established in the Land Development Code and applicable Colorado law.

C. Compatibility with Existing and Permitted Land Uses and Zone Districts in All Directions

The proposed Commercial Community (CC) zoning district is compatible with the existing and permitted land uses and zone districts in all directions.

Adjacent properties within El Paso County are zoned CC. Nearby properties within the City of Colorado Springs are designated Business Park. The site is influenced by the I-25 corridor and is situated within an area characterized by commercial and employment-oriented development.

The requested zoning represents a logical transition from agricultural zoning in a corridor setting and does not introduce a land use intensity inconsistent with surrounding properties.

No physical changes or new land uses are proposed. The requested zoning does not increase development intensity absent a separate development application.

D. Suitability of the Site for the Intended Zone District

The site is suitable for the requested Commercial Community (CC) zoning district.

Early Assistance review identified:

- No traffic impacts
- No drainage impacts are anticipated
- No engineering objection

Because no development or land disturbance is proposed, the rezoning does not create infrastructure, environmental, or public safety concerns.

The property is located within the Stratton and Fishers Canyon drainage basins.

No increase in impervious area or drainage modifications are proposed. Therefore, drainage studies, Basin Fees, and Bridge Fees are not applicable to this request.

Based on available mapping, portions of the property may be influenced by nearby drainage features; however, no development or land disturbance is proposed, and no impact to the 100 year floodplain is anticipated as part of this Map Amendment.

The property is capable of meeting the use and dimensional standards described in Chapter 5 of the Land Development Code for the CC zoning district. Any future development would require separate review and compliance with applicable dimensional and development standards.

6. Traffic Generation and Access

No change in land use or physical development is proposed as part of this Map Amendment. Therefore:

- No increase in traffic generation is anticipated.
- No modification to existing access is proposed.
- No roadway improvements are required.

Pursuant to ECM Appendix B Section B.1.2.D, a Traffic Impact Study is not required, as the proposed Map Amendment does not include development, does not change the existing land use, does not modify access, and does not result in an increase in traffic generation or impervious area.

Road Impact Fees (RIF) are not applicable, as no development or building permit is proposed as part of this Map Amendment and no additional traffic impacts are created by this request.

The property is accessed from Janitell Road via an existing gated access point, as illustrated in **Exhibit A**. Janitell Road is an existing public roadway maintained by the appropriate governing agency.

Maintenance of the internal access drive and gate is the responsibility of the property owner.

Any future development would be subject to access and traffic review in accordance with County and CDOT standards.

7. Utilities

No change in utilities is proposed.

- No new water demand
- No new wastewater demand
- No expansion of infrastructure

Because no development is proposed, the rezoning does not implicate water supply planning, wastewater capacity, or park dedication requirements. Any future development would require appropriate utility review and approval.

8. Natural or Physical Features

County mapping indicates moderate wildlife impact potential within the area. However, because no development or ground disturbance is proposed, the rezoning does not affect natural or physical features.

Any future development would be subject to environmental review in accordance with County standards.

9. Recorded Agreements and Easements

Recorded agreements associated with the property have been reviewed. This rezoning does not trigger building permit issuance, site disturbance, or modification of existing agreements.

Any future development would comply with applicable recorded documents.

10. Community Outreach

The applicant has coordinated directly with the property owner regarding the proposed rezoning. Formal public notice will be provided in accordance with the Map Amendment process.

11. Conclusion

The requested rezoning from A-5 (Agricultural) to CC (Commercial Community):

- Is in general conformance with the El Paso County Master Plan
- Complies with applicable statutory provisions
- Is compatible with surrounding zoning and land use patterns
- Is suitable for the intended zone district
- Provides regulatory consistency within an established commercial corridor

For these reasons, the applicant respectfully requests approval of the Map Amendment.

Sincerely,

Justin Johnston
Real Estate and Operations Manager
Lamar Outdoor Advertising
720 Seedling Ct. Colorado Springs, CO 80915

Exhibit A - Access

Mule Haven Rezoning - Parcel 6433401007

Access to the subject property is provided via an existing gated entrance from Janitell Road. No modifications to access are proposed as part of this Map Amendment.



The existing gated entrance and/or internal drive serving Parcel No. 6433401007 traverses adjacent property under common ownership and is not being modified by this request.

Exhibit A - Access

Mule Haven Rezoning - Parcel 6433401007



The existing gated entrance and/or internal drive serving Parcel No. 6433401007 traverses adjacent property under common ownership and is not being modified by this request.