

EL PASO  **COUNTY**
COLORADO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

August 6, 2021

ATTN: John Lantz, El Paso County Public Works

RE: RidgePointe Multi-dwelling ADM

File: ADM-21-041

Parcel ID: 62063-01-223

To Whom It May Concern:

Request:

A request has been made for an interpretation regarding the above referenced parcel (hereinafter referred to as the "owner's property") to confirm whether County right-of-way acquisition would have either of the following impacts on the property:

- Change BSP Ridgepointe's existing RM-30 (residential multi-dwelling) zoning classification; or
- Impact the minimum number of parking spaces required under the existing RM-30 zoning classification

Discussion and Conclusion:

El Paso County Public Works has entered into a memorandum of agreement (MOA) with the property owner to acquire 6,352 square feet of the owner's property for the purpose of public rights-of-way improvements (hereinafter referred to as the "property acquisition"). The acquisition will not include any parking areas. Acquisition of property for public right-of-way purposes does not change or impact zoning designations. The remainder parcel will remain zoned RM-30 (Residential Multi-Dwelling).

In accordance with Table 6-2 of the Land Development Code, the number of parking spaces for a residential multi-family development is determined by the number of residential units on the site. The property acquisition will not change the number of residential units, therefore, there will not be a change to the required minimum number of parking spaces.

A copy of the MOA and a map of the property acquisition have been included as attachments for reference.

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Any proposed new development shall comply with all other applicable County, State, and Federal Regulations.

If you have any questions or concerns regarding this determination, please contact myself or Ryan Howser, AICP, Planner II, at (719) 520-6049 or ryanhowser@elpasoco.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig Dossey". The signature is written in a cursive style with a large, looping "C" and "D".

Craig Dossey
Executive Director
El Paso County Planning and Community Development Department

Inclusions:
Memorandum of Agreement
Map or Right-of-way acquisition