

MAP AMENDMENT (REZONING) (RECOMMEND APPROVAL)

Morales moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. P263
WELSCH AT HOWELLS REZONE TO RR-2.5

WHEREAS, Randall and Louellen Welsch 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 May 21, 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 Randall and Louellen Welsch 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.

 Jack seconded the adoption of the foregoing Resolution.

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

Blaine Brew	<u>aye</u> / no / non-voting / recused / absent
Michael Brewer	aye / no / <u>non-voting</u> / recused / absent
Sarah Brittain Jack	<u>aye</u> / no / non-voting / recused / absent
Jim Byers	<u>aye</u> / no / non-voting / recused / absent
Jay Carlson	<u>aye</u> / no / non-voting / recused / absent
Suzanne Casagrande	aye / no / <u>non-voting</u> / recused / absent
Maribeth Emrick	<u>aye</u> / no / non-voting / recused / absent
Becky Fuller	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	aye / <u>no</u> / non-voting / recused / absent
Christopher Whitney	aye / <u>no</u> / non-voting / recused / absent
Jason Wulf	aye / no / <u>non-voting</u> / recused / absent

The Resolution was adopted by a vote of 7 to 2 by the El Paso County Planning Commission, State of Colorado.

DONE THIS 21st day of May 2026 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: 
Chair

EXHIBIT A

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, WITH THE SOUTH QUARTER CORNER BEING MONUMENTED BY A #6 REBAR WITH A 2" ALUMINUM CAP, STAMPED PLS 13830, AND THE SOUTHWEST CORNER OF SAID SECTION 14 BEING MONUMENTED BY A #6 REBAR WITH A 3.25" ALUMINUM CAP, STAMPED PLS 27270, BEING ASSUMED TO BEAR S89°59'35"W.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 14;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, S89°59'35"W A DISTANCE OF 1213.14 FEET, TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN BENEFICIARY DEED RECORDED UNDER RECEPTION NO. 222099210 IN THE RECORDS OF THE EL PASO CLERK AND RECORDER, AND THE **POINT OF BEGINNING**.

THENCE CONTINUING ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER, S89°59'35"W A DISTANCE OF 669.97 FEET, TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN SAID BENEFICIARY DEED;

THENCE N00°00'10"W A DISTANCE OF 325.33 FEET, TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN SAID BENEFICIARY DEED;

THENCE N89°56'33"E A DISTANCE OF 669.86 FEET, TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN SAID BENEFICIARY DEED;

THENCE S00°01'19"E A DISTANCE OF 325.92 FEET, TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 218,137 SQUARE FEET, OR 5.0077 ACRES, MORE OR LESS, AND MAY BE SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

