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**PLANNING & COMMUNITY DEVELOPMENT**

**TO:** El Paso County Planning Commission  
Thomas Bailey, Chair

**FROM:** Christian Haas, Planner I  
Edward Schoenheit, Engineer I  
Meggan Herington, AICP, Executive Director

**RE:** Project File Number: CS241  
Project Name: 7125 N Meridian Rezone  
Parcel Number: 5312114004

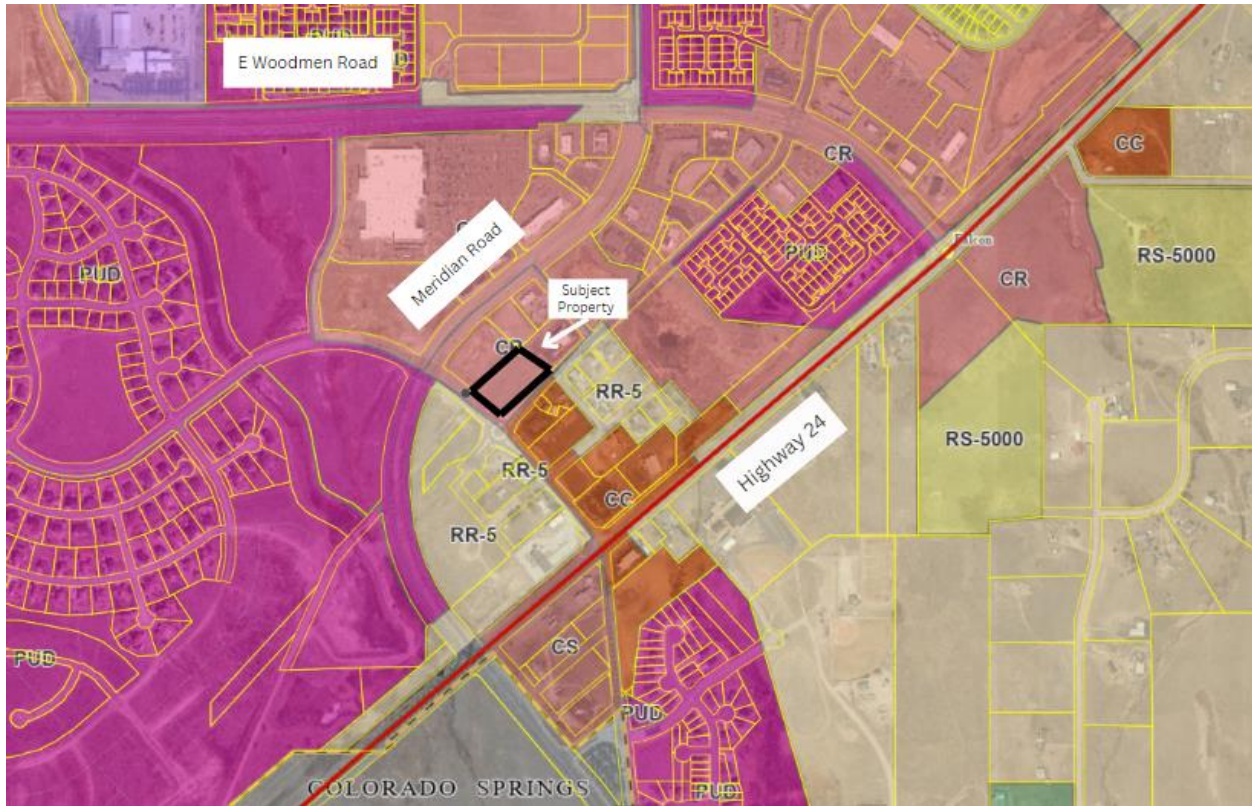
<b>OWNER:</b>	<b>REPRESENTATIVE:</b>
Park Place Enterprises, LLC 15 Mirada Road Colorado Springs, CO 80906	John McDonough CAP Storage Falcon, LLC PO Box 10588 Greenville, SC 29603

**Commissioner District: 2**

<b>Planning Commission Hearing Date:</b>	<b>4/18/2024</b>
<b>Board of County Commissioners Hearing Date:</b>	<b>5/9/2024</b>

**EXECUTIVE SUMMARY**

A request by CAP Storage Falcon, LLC for approval of a Map Amendment (Rezoning) of 2.13 acres from CR to CS in preparation for the development of a mini-warehouse/fully enclosed storage facility. The property is located approximately one-quarter mile south of East Woodmen Road on the northwest corner of Old Meridian Road and McLaughlin Roads.



Surrounding Zoning with Property Location

**A. WAIVERS/DEVIATIONS/AUTHORIZATION**

**Waiver(s)/Deviation(s):** There are no waivers/deviations associated with this application.

**Authorization to Sign:** Any other documents necessary to carry out the intent of the Board of County Commissioners.

**B. APPROVAL CRITERIA**

In approving a Map Amendment (Rezoning), the Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 5.3.5 Map Amendment (Rezoning) of the El Paso County Land Development Code (as amended):

- 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;

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- 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 Code, for the intended zone district.

**C. LOCATION**

North:	CR (Commercial Regional)	Vacant
Northwest:	CC (Commercial Community)	Commercial
Northeast:	CR (Commercial Regional)	Commercial
South:	RR-5 (Residential Rural)	Vacant
Southwest:	RR-5 (Residential Rural)	Vacant
Southeast:	CR (Commercial Regional)	Commercial
West:	RR-5 (Residential Rural)	Single-family Residential
East:	CR (Commercial Regional)	Commercial

**D. BACKGROUND**

The 2.13-acre property was platted in 2008, as Lot 5 of the Meridian Crossing Filing No. 1. The property is currently zoned CR (Commercial Regional) and is unimproved. The applicant is proposing a rezone to CS (Commercial Service) to support the development of a self-storage facility, classified as a Mini-Warehouse use-type.

If the Map Amendment (Rezoning) application is approved, approval of a site development plan will be required prior to initiation of any uses on the property. The site development plan will need to show compliance with all relevant development standards in Chapter 6 and any relevant density and development standards for the CS zoning district in Section 5.4 of the Land Development Code (as amended).

**E. ANALYSIS**

**1. Land Development Code Analysis**

The applicant is proposing to rezone the property to CS (Commercial Service). Commercial Service allows for some more intensive uses than the CR district which is what the property is currently zoned. The applicant’s intent to place mini warehouses on the property could also be served by a reduction in zoning intensity to the CC district but would then also require the approval of a Special Use. The difference between dimensional standards in the current zoning and the proposed zoning is highlighted in the table below.



	Existing Zoning District: CR (Commercial Regional)	Proposed Zoning District: CS (Commercial Service)
Minimum Zoning District Area	5 acres	2 acres
Minimum Lot Size	N/A	N/A
Front Setback	50 ft.	25 ft.
Rear Setback	25 ft.	25 ft.
Side Setback	25 ft.	25 ft.
Maximum Lot Coverage	N/A	N/A
Maximum Height	45 ft.	45 ft.

## 2. Zoning Compliance

The applicant is requesting to rezone 2.13 acres to the CS (Commercial Service) zoning district. Section 3.2.5. of the LDC describes the purpose of each commercial district.

- *The CC zoning district is intended to accommodate retail sales and service establishments that generally require freestanding or small center type buildings and that primarily serve adjoining neighborhoods.*
- *The CR zoning district is intended to accommodate regional centers providing ease of pedestrian and vehicular circulation, unity of architectural design, and best serving the convenience of the public and aesthetic enhancement of the community and region.*
- *The CS zoning district is intended to accommodate retail, wholesale or service commercial uses that serve the general public.*

The density and dimensional standards for the CS (Commercial Service) zoning district are as follows:

- Minimum zoning district area: 2 acres<sup>11</sup>
- Minimum lot size: N/A
- Setbacks
  - Front: 25 feet<sup>1,3,11</sup>
  - Side: 25 feet<sup>1,2,3,11</sup>
  - Rear: 25 feet<sup>1,2,3,11</sup>
- Maximum height: 45 feet



<sup>1</sup> Gasoline pumps and canopies shall be at least 15 feet from the front property line or public right-of-way, except where the landscaping regulations require a greater setback.

<sup>2</sup> The minimum setback is 25 feet from the perimeter boundary of the district, but no minimum setback is required from any internal side or rear lot line within the same district.

<sup>3</sup> Temporary uses shall be setback at least 25 feet from all property lines and 100 feet from Residential zoning districts.

<sup>11</sup> If the building is established as or converted to condominium units in accordance with Chapter 7 of this Code, the building and lot shall meet the minimum lot area and setbacks, but the individual units are not required to meet the minimum lot area, maximum lot coverage, or setback requirements.

To initiate any uses on the property, the applicant will need to obtain subsequent site development plan approval. The site development plan will be reviewed to ensure that all proposed and existing structures will comply with the zoning district dimensional standards as well as the General Development Standards of the Land Development Code (As Amended) and Engineering Criteria Manual requirements.

## F. MASTER PLAN COMPLIANCE

### 1. Your El Paso County Master Plan

#### a. Placetype Character: Regional Center

*The fundamental purpose of a Regional Center is to provide access to necessary and desired commercial goods and services in El Paso County through a unique mix of uses. This placetype differs from Rural Centers by providing a level of goods and services that attract people from across the County, and depending on location, from adjacent counties. Regional Centers often incorporate a lifestyle live-work-play environment and can include multifamily housing elements in their design as standalone apartments or part of mixed-use developments.*

*This placetype includes large scale shopping centers that house a variety of commercial businesses and support a high activity of users on a regular basis such as grocery stores, pharmacies, clothing stores, automotive centers, restaurants, entertainment opportunities, home improvement stores, and other major retailers. Multifamily apartments provide commercial businesses direct access to potential customers.*

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*Regional Centers are major commercial destinations for residents and are easily accessible from major transportation routes throughout the County. Regional Centers in El Paso County are surrounded by Urban Residential, Suburban Residential, and Employment Center placetypes. In addition, Regional Centers can also be extensions of commercial areas within incorporated municipalities such as the Gleneagle area.*

**Recommended Land Uses:**

Primary

*Restaurant, Commercial Retail, Commercial Service, Entertainment, Multifamily Residential*

Supporting

*Office, Institutional, Mixed Use, Single-family Attached Residential*

**Analysis:**

The Regional Center placetype is a commercial destination for County residents to purchase goods, procure services, and enjoy a variety of entertainment options.

**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.*

**Specific Strategies** – *The Transition areas are fully developed parts of the County that may completely or significantly change in character. In these areas, redevelopment will be intense enough to transition the existing development setting to an entirely new type of development.*

**Objective ED3-1** – *Continue promoting commercial development to serve increasing residential neighborhoods in the Falcon area.*

**Objective ED3-6** – *Prioritize commercial use as development opportunities arise in order to support the growing residential base in the rural areas.*

The proposed rezone would convert approximately 2.13 acres from the CR zoning district to the CS zoning district, which would continue to support commercial development. Limited Commercial Retail and Commercial Services are consistent with the supporting land uses of the Regional Center placetype.





**b. Area of Change Designation:** Transition

*These areas have undergone development and have an established character. Developed areas of minimal change are largely built out but may include isolated pockets of vacant or underutilized land. These key sites are likely to see more intense infill development with a mix of uses and scale of redevelopment that will significantly impact the character of an area. For example, a large amount of vacant land in a suburban division adjacent to a more urban neighborhood may be developed and change to match the urban character and intensity so as to accommodate a greater population. The inverse is also possible where an undeveloped portion of an denser neighborhood could redevelop to a less intense suburban scale. Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character can be maintained.*

**Analysis:**

The proposed rezone would adjust this commercial property to a more intensive-use commercial district in an area that has a variety of zoning districts including Commercial Community (CC), Commercial Regional (CR), Commercial Services (CS), Planned Unit Development (PUD), and Residential Rural (RR-5) all within one-quarter mile of the subject property's boundaries. The rezoning would be consistent with the description of the Transition Area of Change Use Designation in the El Paso County Master Plan.

**c. Key Area Influences:** Potential Areas for Annexation

This Key Area outlines the portions of the County that are anticipated to be annexed as development occurs. It is imperative that the County continue to coordinate with the individual cities and towns as they plan for growth. Collaboration with the individual communities will prevent the unnecessary duplication of efforts, overextension of resources, and spending of funds. The County should coordinate with each of the municipalities experiencing substantial growth, the development of an intergovernmental agreement similar to that developed with Colorado Springs.

**2. Water Master Plan Analysis**

The El Paso County Water Master Plan (2018) has 3 main purposes; to 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 1.1** – *Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.*

**Policy 1.1.1** – *Adequate water is a critical factor in facilitating future growth and it is incumbent upon the County to coordinate land use planning with water demand, efficiency and conservation.*

**Goal 1.2** – *Integrate water and land use planning.*

The Water Master Plan includes demand and supply projections for central water providers in multiple regions throughout the County. The property is located within Planning Region 3 of the Plan. Water will be supplied for a well in which sufficiency was found during a previous subdivision. The following information pertains to water demands and supplies in Region 3 for central water providers:

The Plan identifies the current demand for Region 3 to be 4,494 acre-feet per year (AFY) (Figure 5.1) with a current supply of 7,164 AFY (Figure 5.2). The projected demand in 2040 for Region 3 is at 6,403 AFY (Figure 5.1) with a projected supply of 7,921 AFY (Figure 5.2) in 2040. The projected demand at build-out in 2060 for Region 3 is at 8,307 AFY (Figure 5.1) with a projected supply of 8,284 AFY (Figure 5.2) in 2060.

A finding of water sufficiency is not required with a Map Amendment. The property is served by the Falcon Highlands Metro District. The proposed development will be required to meet all standards set by local, state, and federal regulations and seeks to maintain quality ground and drinking water, contribute to the local economy, and ensure resource use is sustainable.

### 3. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a high wildlife impact potential. El Paso County Environmental Services was sent a referral and have the following comments:

“The applicant is hereby on notice that the U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service have regulatory jurisdiction over wetland and

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threatened and endangered species issues, respectively. It is the applicant's responsibility, and not El Paso County's, to ensure compliance with all applicable county, state, and federal laws and regulations, including, but not limited to, the Clean Water Act, Endangered Species Act, Migratory Bird Treaty Act, Colorado Noxious Weed Act, and El Paso County Weed Management Plan."

The Master Plan for Mineral Extraction (1996) identifies upland deposits in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, severed mineral rights exist. The mineral rights owner has been notified of the application and hearing date.

Please see the Parks Section below for information regarding conformance with The El Paso County Parks Master Plan (2022).

Please see the Transportation Section below for information regarding conformance with the El Paso County 2016 Major Transportation Corridors Plan (MTCP).

## **G. PHYSICAL SITE CHARACTERISTICS**

### **1. Hazards**

No hazards were identified during the review of the Map Amendment (Rezoning)

### **2. Floodplain**

The property is not located with a floodplain as determined by a review of the Federal Insurance Rate Map number, 08041C0561G. The property is in Zone "X" which is an area of minimal flood hazard determined to be outside the 500-year flood zone.

### **3. Drainage and Erosion**

The property is located within the Falcon Drainage Basin (CHWS1400). The property was platted in 2008 as Lot 5 of the Meridian Crossing Filing Number 1 under PCD File SF07024 and BoCC Resolution 08-298. Drainage and bridge fees are not assessed with Map Amendment (Rezoning) requests. Drainage and bridge fee credits were applied against stormwater infrastructure constructed during the original 2008 commercial subdivision development and platting process. A final drainage report and grading and erosion control plan will be required at the Site Development Plan stage. The final drainage report shall provide hydrologic and hydraulic analysis to identify and mitigate the drainage impacts of the development.

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#### **4. Transportation**

The property is located at the corner of McLaughlin Road and Rolling Thunder Way. The property gains access from McLaughlin Road which is a county-maintained paved collector road. A Traffic Impact Study report was provided with the rezoning application.

Access to the development site was determined to be adequate without additional public improvements. The proposed development is projected to generate 135 vehicle trips per day (ADT) as determined by the traffic study. The development has satisfied the El Paso County Road Impact Fee Program through the previous participation in the 2008 Falcon Small Area Traffic Study Program and payment of \$408,559.00 in road impact fees and construction of public improvements. No further County Road Impact fees are applicable.

### **H. SERVICES**

#### **1. Water**

Water will be provided by Falcon Highlands Metropolitan District.

#### **2. Sanitation**

Wastewater will be provided by the Woodmen Hills Metropolitan District.

#### **3. Emergency Services**

The property is within the Falcon Fire Protection District.

#### **4. Utilities**

Electricity is provided by Mountain View Electric Association. The City of Colorado Springs Utilities Department will provide gas. Colorado Springs Utilities and Development Services commented on the application: *"CSU UDS does not have an issue with the zone change."*

#### **5. Metropolitan Districts**

The subject property is within the Falcon Highlands Metropolitan District and is also served by the Woodmen Hills Metropolitan District.

#### **6. Parks/Trails**

Land dedication and fees in lieu of parkland dedication are not required for a Map Amendment (Rezoning) application.



## **7. Schools**

Land dedication and fees in lieu of school land dedication are not required for a Map Amendment (Rezoning) application.

### **I. APPLICABLE RESOLUTIONS**

See attached resolution.

### **J. STATUS OF MAJOR ISSUES**

There are no outstanding major issues.

### **K. RECOMMENDED CONDITIONS AND NOTATIONS**

Should the Planning Commission and the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 5.3.5 Map Amendment (Rezoning) of the El Paso County Land Development Code (as amended), staff recommends the following condition and notations:

#### **CONDITION**

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.

#### **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.

#### **L. PUBLIC COMMENT AND NOTICE**

The Planning and Community Development Department notified eighteen (18) adjoining property owners on April 3, 2024, for the Planning Commission and Board of County Commissioners meetings. Responses will be provided at the hearing.

#### **M. ATTACHMENTS**

Map Series  
Letter of Intent  
Rezone Map  
Draft Resolution

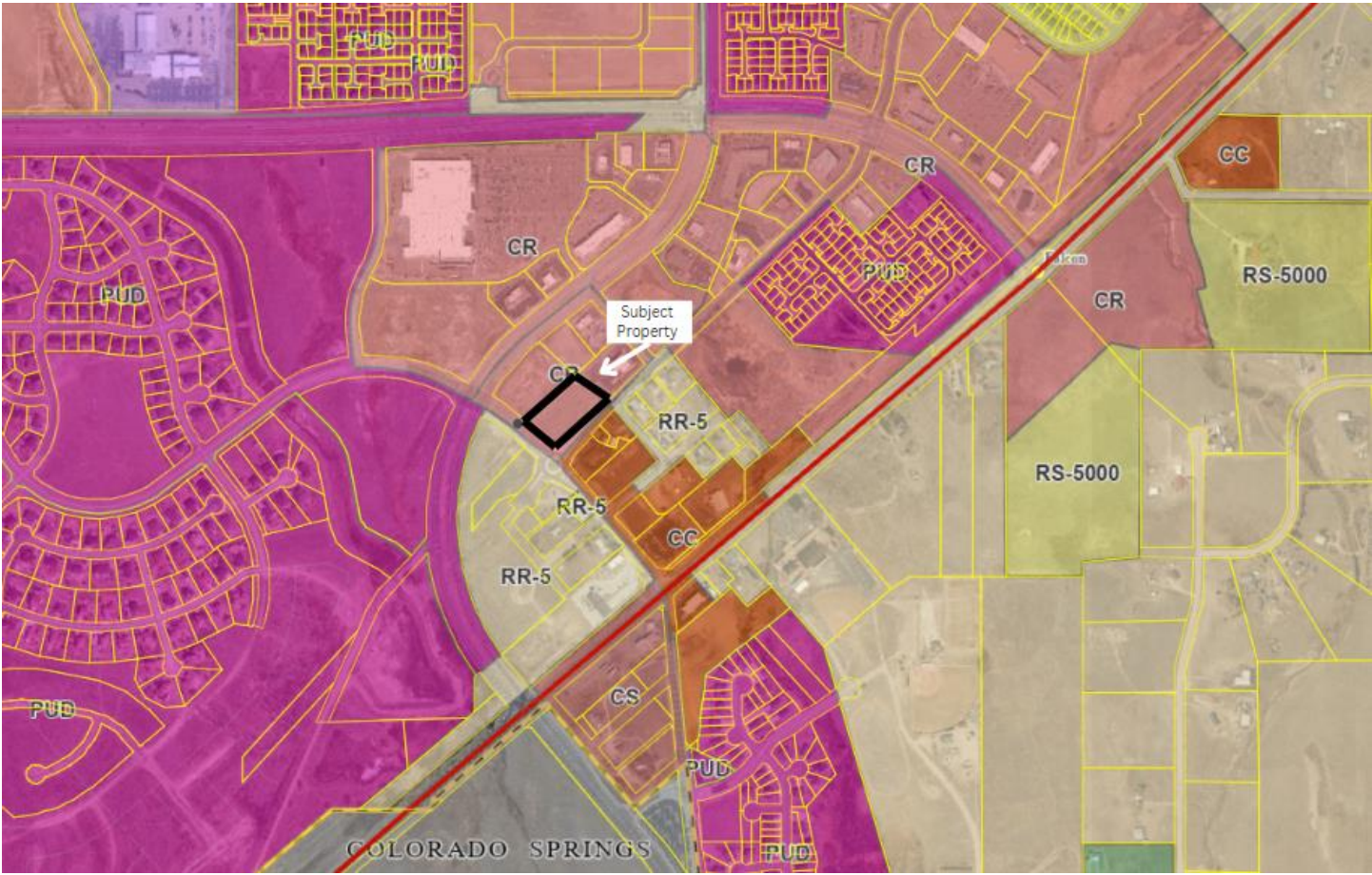


# Map Exhibit #1: Aerial





# Map Exhibit #2: Zoning

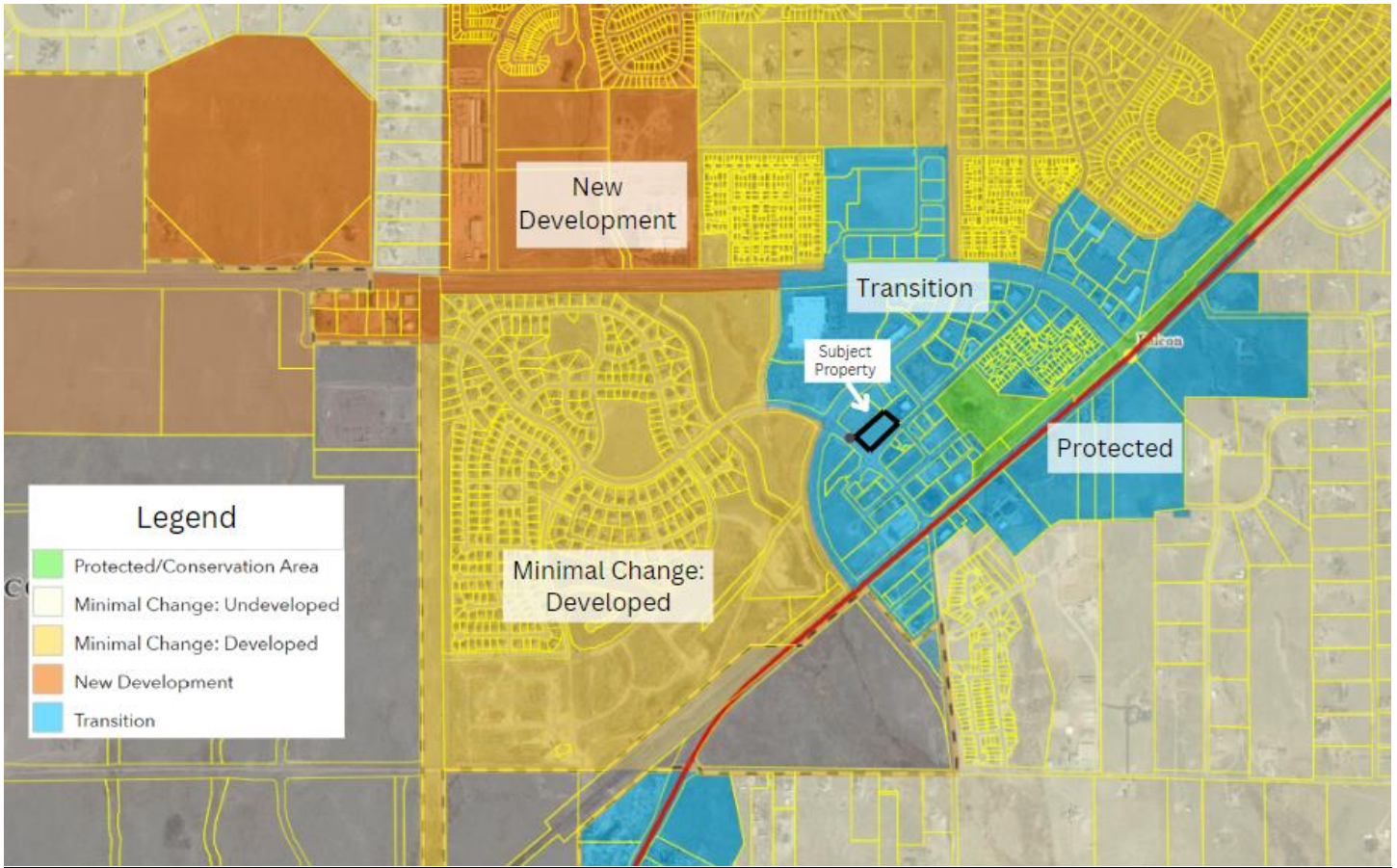




# Map Exhibit #3: Placetype



# Map Exhibit #4: Area of Change



## Letter of Intent

**To:** El Paso County  
Community Development

**From:** Galloway & Company, Inc

**Re:** **Rolling Thunder Storage CS Map Amendment (Rezone)**

**Owner:** **Park Place Enterprises LLC, C/O Tori Harris**  
**14375 Lipan Street**  
**Broomfield, CO 80023**

**Applicant:** **Centennial American Properties**  
**P.O. Box 10588**  
**Greenville SC 29603**  
**John McDonough**  
[johnm@capllc.com](mailto:johnm@capllc.com)  
**678-682-5560**

**Consultant:** **Galloway & Company Inc.**  
**1155 Kelly Johnson Blvd., Suite 305**  
**Colorado Springs, CO 80920**  
**Brynhildr Halsten**  
[brynhildrhalsten@gallowayus.com](mailto:brynhildrhalsten@gallowayus.com)  
**719.900.7220**

**PCD File:** **CS 241**

### **Site Details:**

TSN: 5312114004 (Lot 5 Meridian Crossing Filing No 1)  
Address: 7125-7153 N Meridian Road  
Acreage: 2.13  
Current Zoning: CR  
Proposed Zoning: CS  
Current Use: Vacant

### **Request:**

Centennial American Properties requests approval of a Map Amendment (Rezoning) for 2.13 Acres from CR to CS for a single platted parcel, Lot 5 Meridian Crossing Filing No 1.

### **Location**

The Rolling Thunder Storage Map Amendment (rezone) area includes 2.13 acres and is located east of Meridian Road a divided, 4-lane road with commercial and residential uses, north of Rolling Thunder Way and west of McLaughlin Road. Falcon Marketplace is to the northwest and Beckett at Woodmen Hills commercial development is to the north.

### **Project Description & Context:**

The Rolling Thunder Storage Map Amendment (rezone) request is for a zone change from CR (Commercial Regional) to CS (Commercial Services) for 2.13 Acres comprising a single



platted parcel of the Meridian Crossing subdivision. This rezoning is requested to facilitate the development of the property for a future self storage facility. The CS District is intended to accommodate retail, wholesale or service commercial uses that serve the general public. Code, § 3.2.5.C. The Project proposes a self-storage facility and would therefore be classified by the Code as a “Mini-Warehouse Facility”.

The property is currently vacant and within the Meridian Crossing subdivision which is zoned CR. North of the property is the Beckett at Woodmen Hills commercial zoned CR. Northwest the Falcon Marketplace is zoned CR. East of the property is zoned CC and South is zoned PUD.

**Traffic:**

A Traffic Impact Study prepared by Galloway is included with submittal.

**Utilities:**

Water will be provided by Falcon Highlands Metro District. Wastewater will be provided by the Woodmen Hills Metropolitan District. The site is 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.

**Wetlands & Floodplain:**

There are no wetlands within the project boundaries. The site is located in Zone X (FEMA Floodplain Map No. 08041C0561G dated December 7, 2018), indicating the flood risk of the site is deemed by FEMA to be ‘minimal’.

**Wildlife:**

In general, the site provides poor quality habitat for wildlife due to the proximity to recent development. No State-listed or State sensitive species were observed on the site. The site is not suitable habitat for any Federally-listed threatened and endangered species.

**Wildfire:**

The primary wildland fuel type is grassland with scattered trees. The Colorado State Forest Service has determined a moderate-high wildfire hazard potential and listed a moderate risk, as this area is currently undisturbed grassland. Development of the site will reduce available wildfire fuels in this area.

**Districts Serving the Property:**

The following districts will serve the property:

- Mountain View Electric Association
- City of Colorado Springs Utilities Department – Gas
- Woodmen Hills Metro District – wastewater
- Falcon Highlands Metro District – water
- Falcon Fire Protection District

Note – this property is not located in the Woodmen Road Metropolitan District or the amended services area as listed on Plat #12864 Note #19. All development fees to include Road Impact Fees will be paid to the County.



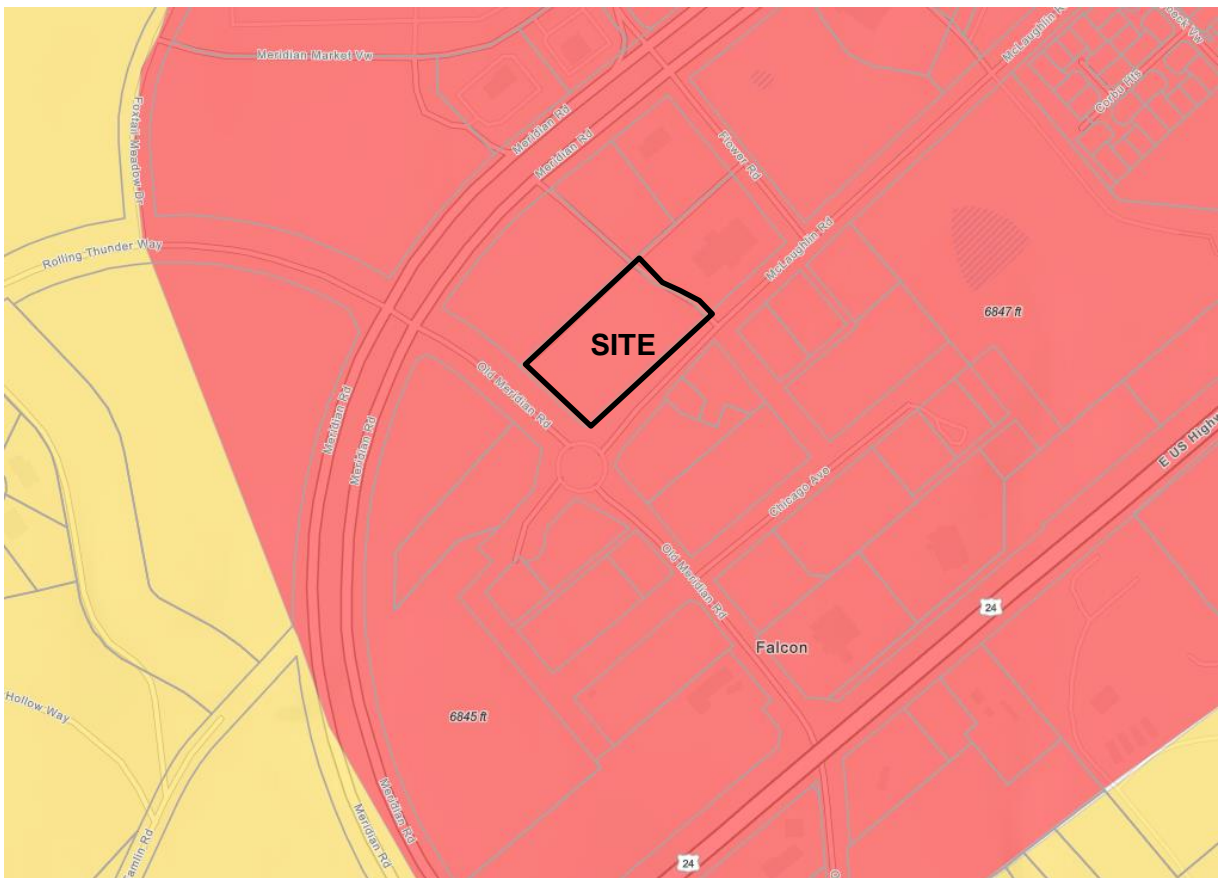
**Project Justification:**

The request is consistent with the criteria in Section 5.3.5.B for a Map Amendment (Rezoning) as follows

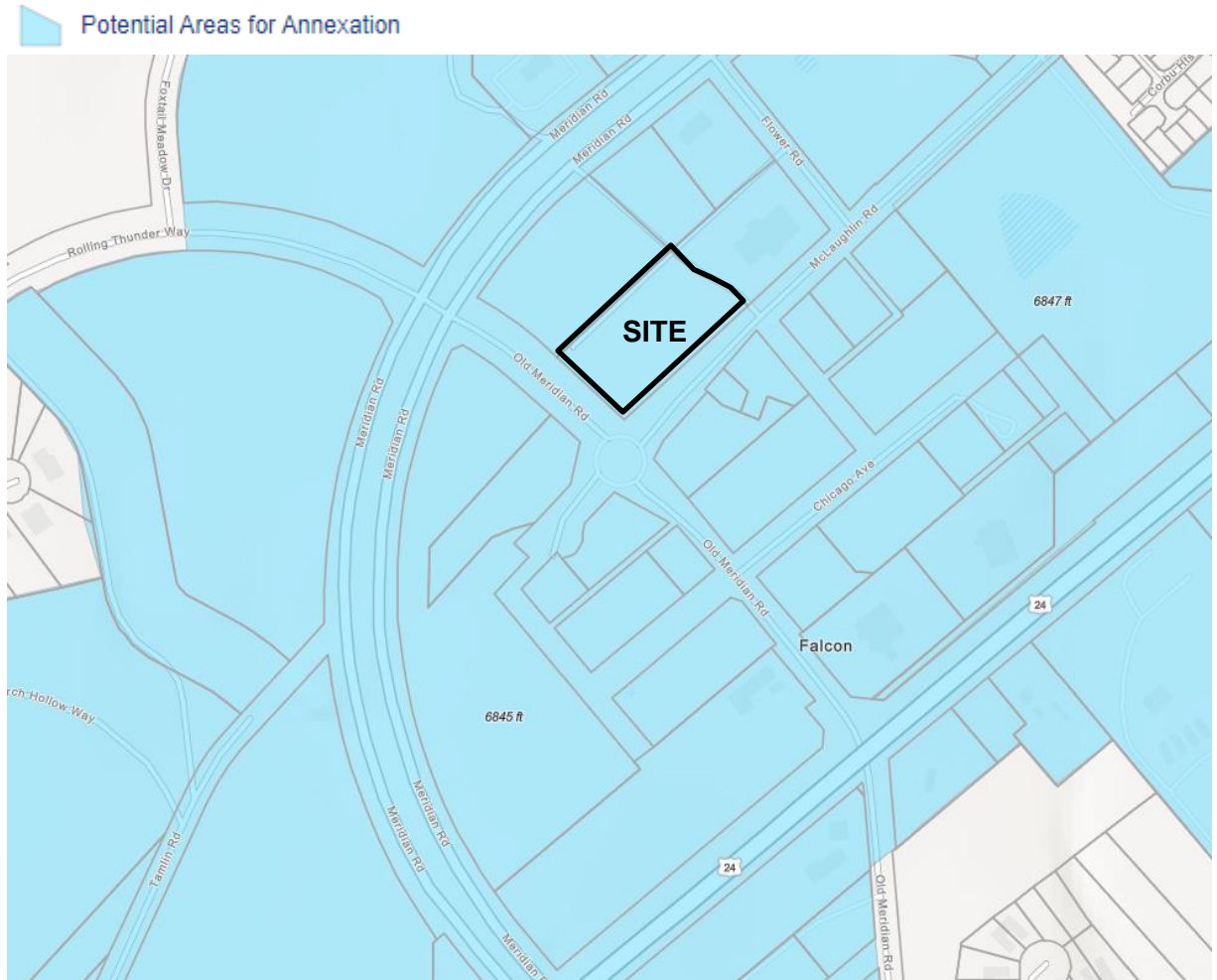
1. The Application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned.

**EL PASO COUNTY MASTER PLAN**

*The proposed CS rezone supports land uses that are identified as primary land use types in the Regional Center. The proposed CS rezone is consistent with the character and objectives of the Regional Center Placetype by providing access to necessary and desired commercial goods and services in El Paso County through a unique mix of uses. The proposed CS rezone compliments existing and proposed retail and services along the perimeter street, Meridian Road and near the commercial intersection of Meridian Road and Woodmen Road.*



*The property is within a Key Area for potential annexation area. The continuity of this proposed development with surrounding activity will likely result in the area's future annexation and/or classification as a future key area. The rezone and development support the character of the key area by providing similar land uses occurring along Meridian Road.*



*The property is within a Transition Area of Change. The surrounding area is anticipated to continue undergoing a transition from underutilized residential lots to commercial uses.*

#### WATER MASTER PLAN

- Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.
- Goal 3.1 – Promote cooperation among water providers to achieve increased efficiencies on infrastructure.
- Goal 3.2 – Promote cooperation among water providers to achieve increased efficiencies on treatment.
- Goal 5.1 – Identify the potential water supply gap at projected full development build-out (2060).
- Goal 5.4 – Promote the long-term use of renewable water.



- *Goal 5.5 – Identify any water supply issues early on in the land development process.*
- *Goal 6.0 – Require adequate water availability for proposed development.*
- *Policy 6.0.8 – Encourage development patterns and higher density, mixed use developments in appropriate locations that propose to incorporate meaningful water conservation measures.*

The project is located in Region 3. The property is served by the Falcon Highlands Metro District. The district meets or exceeds all state and federal regulations. They strive to cooperate with surrounding providers and customers to ensure proper conservation and storage. Such actions intended to conserve water include the construction of a new water treatment facility and seasonal irrigation policies for all residential and commercial properties.

The proposed development will meet all standards set by local, state, and federal regulations. The developer seeks to maintain quality ground and drinking water, contribute to the local economy, and ensure resources use is sustainable.

The applicant understands the water needs for the proposed development. Available data and the water commitment letters will allow for predictable water demand to be calculated and compared with availability in the surrounding area.

#### *EL PASO COUNTY PARKS MASTER PLAN*

*The El Paso County Parks Master Plan does not identify any County master-planned facilities that would be impacted by this project. The proposed Meridian Road Bicycle Route follows North Meridian Road from north to south. This proposed route would not impact the subject property as it would be accommodated within the public right-of-way.*

2. The rezoning is in compliance with applicable statutory provisions including but not limited to C.R.S. §30-28-111 §30-28-113, AND §30-28-116;

*As the proposed rezoning fulfils 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 County's 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.

*As noted above, the proposed CS zoning is compatible with adjacent zoning and land uses and compliment existing and proposed commercial uses.*

*The site will be developed in accordance with El Paso County buffering requirements to be determined during the development process.*

*The site layout and architectural design will provide visual appeal and consistency with the Bent Grass Commercial, Falcon Marketplace and existing and future commercial creating a cohesive commercial frontage along Meridian Road.*

*The rezone and development of the subject property will complement the commercial centers already existing at the intersection of Woodmen Road and Meridian Road.*

*The proposed commercial development and CS rezone supports land uses that are identified as primary land use types in the Regional Center. The proposed CS rezone is consistent with the character and objectives of the Regional Center Placetype by providing access to necessary and desired commercial goods and services in El Paso County through a unique mix of uses. The proposed CS rezone compliments existing and proposed retail and services along the perimeter street, Meridian Road and near the commercial intersection of Meridian Road and Woodmen Road.*

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 the property will meet the use and dimensional standards for the CS zone as set out in Chapter 5 of the Land Development Code (LDC). The site is suitable for the proposed self storage facility and compliments the adjacent commercial development. The project has adequate access to Rolling Thunder Way via private access drives, and access to adequate utilities.*







MAP AMENDMENT - REZONE (RECOMMEND APPROVAL)

\_\_\_\_\_ moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. CS241  
7125 N MERIDIAN REZONE

WHEREAS, CAP Storage Falcon, LLC did file an application with the El Paso County Planning and Community Development Department for an amendment of the El Paso County Zoning Map to rezone property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference, from the CR (Commercial Regional) zoning district to the CS (Commercial Service) zoning district; and

WHEREAS, a public hearing was held by this Commission on April 18, 2024; 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. That proper posting, publication, and public notice was provided as required by law for the hearing before the Planning Commission;
3. That 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. That all exhibits were received into evidence;
5. That 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. That 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. That 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, 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 CAP Storage Falcon, LLC for an amendment to the El Paso County Zoning Map to rezone property located in the unincorporated area of El Paso County from the CR (Commercial Regional) zoning district to the CS (Commercial Service) zoning district be approved by the Board of County Commissioners with the following condition and notations:

#### CONDITION

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.

#### 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.

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.

\_\_\_\_\_ 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 / absent
Sarah Brittain Jack	aye / no / non-voting / recused / absent
Jim Byers	aye / no / non-voting / recused / absent
Jay Carlson	aye / no / non-voting / recused / absent
Becky Fuller	aye / no / non-voting / recused / absent
Jeffrey Markewich	aye / no / non-voting / recused / absent
Brandy Merriam	aye / no / non-voting / recused / absent
Eric Moraes	aye / no / non-voting / recused / absent
Kara Offner	aye / no / non-voting / recused / absent
Bryce Schuettpelz	aye / no / non-voting / recused / absent
Wayne Smith	aye / no / non-voting / recused / absent
Tim Trowbridge	aye / no / non-voting / recused / absent
Christopher Whitney	aye / no / non-voting / recused / absent

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

DONE THIS 18th day of April 2024 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: \_\_\_\_\_  
Thomas Bailey, Chair



EXHIBIT A

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE FULLY DESCRIBED AS FOLLOWS;

LOT 5, MERIDIAN CROSSING FILING NO. 1, COUNTY OF EL PASO, STATE OF COLORADO.

SAID LANDS CONTAIN 92,757 SQ. FT., 2.13 ACRES OF LAND, MORE OR LESS.