

806

RESOLUTION NO. 25- 54

BOARD OF COUNTY COMMISSIONERS

COUNTY OF EL PASO

STATE OF COLORADO

**APPROVAL OF A VARIANCE OF USE
WATTS VARIANCE OF USE (VA247)**

WHEREAS, TTW Properties, LLC did file an application with the Planning and Community Development Department of El Paso County for approval of a Variance of Use (VA247) within the R-4 (Planned Development) zoning district to permit commercial vehicle repair garage where such is not permitted for property located within the unincorporated area of the County, more particularly described in Exhibit A, which is attached hereto and incorporated by this reference; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on January 16, 2025, upon which date the Planning Commission did not by formal resolution recommend approval of the subject Variance of Use.

WHEREAS, a public hearing was held by this Board on February 13, 2025; and

WHEREAS, based on the evidence, testimony, exhibits, recommendations of the El Paso County Planning Commission, 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 County Commissioners during the hearing, this Board finds as follows:

- 1. That the application for the Variance of Use was properly submitted for consideration by the Board of County Commissioners.**
- 2. That proper posting, publication and public notice were provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners.**
- 3. That the hearings before the Planning Commission and Board of County Commissioners were extensive and complete, that all pertinent facts, matters and issues were submitted, and that all interested persons and the general public were heard at those hearings.**
- 4. That all exhibits were received into evidence.**
- 5. That the proposed land use does not permit the use of any 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 for the above-stated and other reasons, the proposed Variance of Use is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

WHEREAS, pursuant to Section 5.3.4 of the El Paso County Land Development Code, as amended, in approving this Variance of Use, the Board of County Commissioners considered one or more of the following criteria:

1. The strict application of any of the provisions of the Land Development Code would result in peculiar and exceptional practical difficulties or undue hardship on either the owner or the contract purchaser of the property;
2. The proposed use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the surrounding area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County;
3. The proposed use will be able to meet air, water, odor or noise standards established by County, State or Federal regulations during construction and upon completion of the project;
4. The proposed use will comply with all applicable requirements of the Land Development Code and all applicable County, State, and Federal regulations except those portions varied by this action;
5. The proposed use will not adversely affect wildlife or wetlands;
6. The applicant has addressed all off-site impacts;
7. The site plan for the proposed Variance of Use will provide for adequate parking, traffic circulation, open space, fencing, screening, and landscaping; and/or
8. Sewer, water, storm water drainage, fire protection, police protection, and roads will be available and adequate to serve the needs of the proposed Variance of Use as designed and proposed.

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El Paso County, Colorado, hereby approves the application for a Variance of Use to allow for a commercial vehicle repair garage in the R-4 (Planned Development) Zoning District where such is not a permitted use for the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by this reference;

BE IT FURTHER RESOLVED the following conditions and notations shall be placed upon this approval:

CONDITIONS

1. Additional aviation-related repair is allowed on the subject properties pursuant to the General Aviation Overlay District and the 1982 R-4 (Planned Development) Zoning District.
2. Uses are limited to the Site Plan submitted in support of the Variance of Use.
3. A Site Development Plan is required to be submitted for review and approval to the Planning and Community Development Department within forty-five (45) days of the Board of County Commissioner's approval.
4. Applicant shall be required to pay road impact fees in accordance with the El Paso County Road Impact Fee Program (Resolution No. 19-471). Road impact fees shall be paid at time of building permit or within thirty days (30) of Site Development Plan application approval if no building permit is required.

NOTATIONS

1. The Board of County Commissioners may consider revocation and/or suspension if zoning regulations and/or Variance of Use conditions/standards are being violated, preceded by notice and public hearing.
2. If the Variance of Use is discontinued or abandoned for two (2) years or longer, the Variance of Use shall be deemed abandoned and of no further force and effect.

AND BE IT FURTHER RESOLVED the record and recommendations of the El Paso County Planning Commission be adopted, except as modified herein.

DONE THIS 13th day of February 2025 at Colorado Springs, Colorado.

**BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO**

By: 
Chair

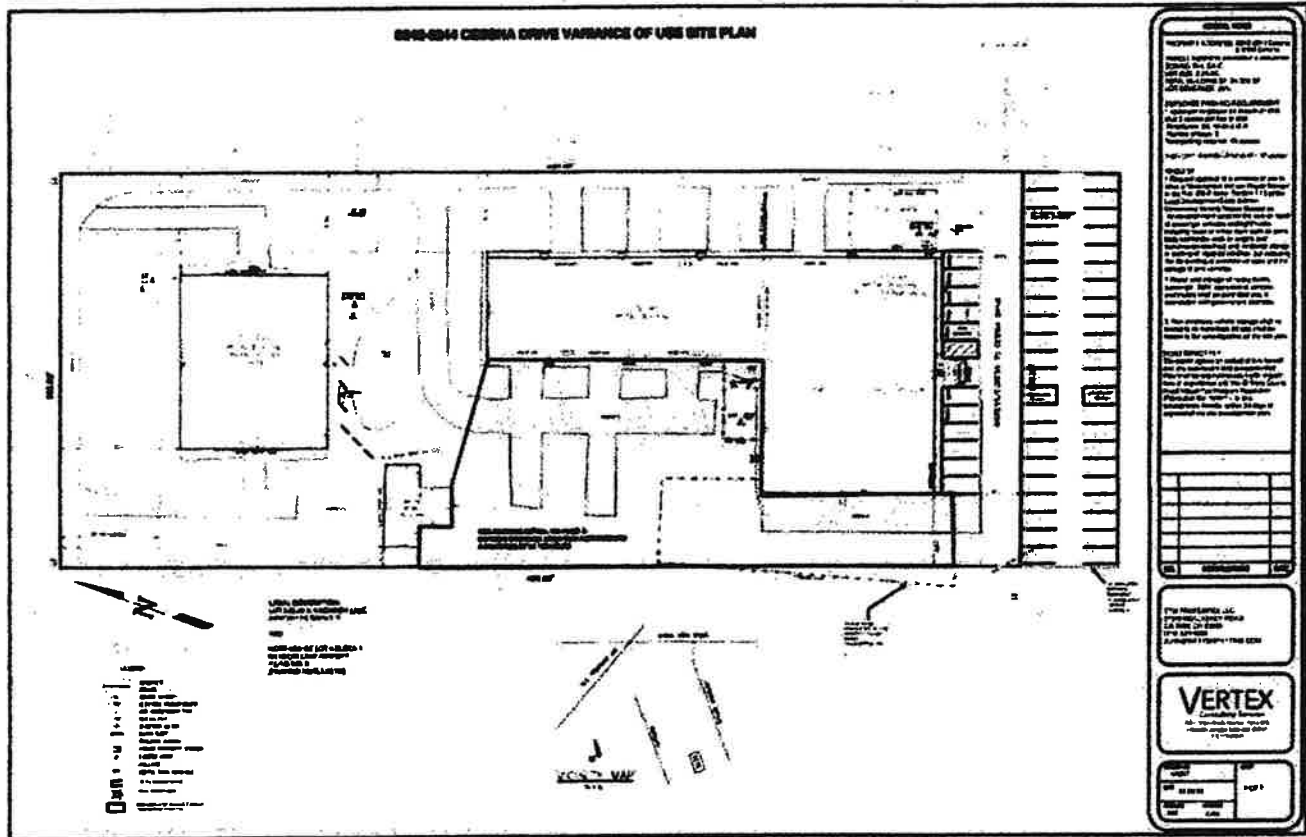


EXHIBIT A

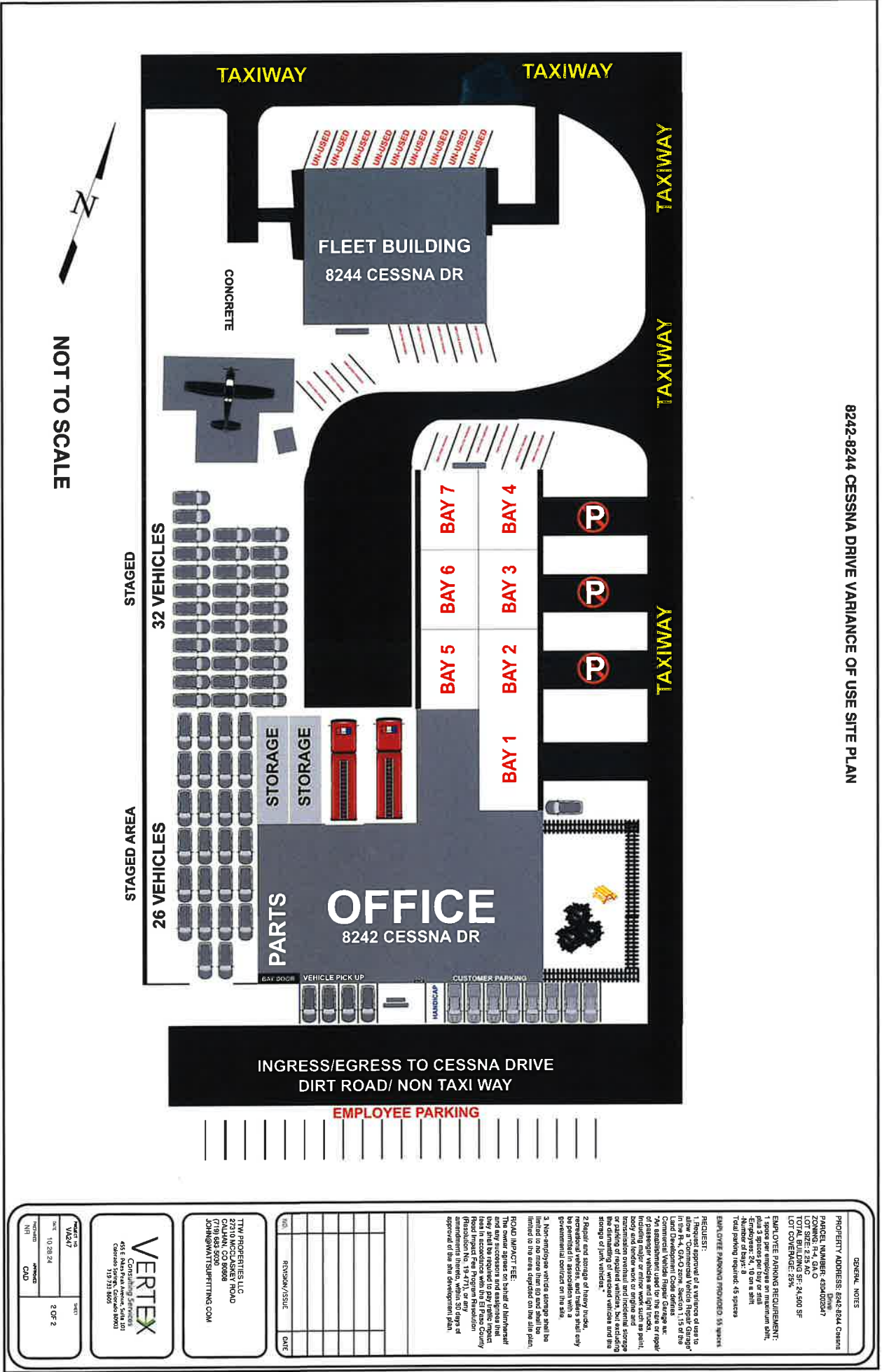
Legal Description

LOT 3 BLK 1 MEADOW LAKE AIRPORT FIL NO 2 and a portion of the lease area on LOT 7, BLOCK 1,
MEADOW LAKE AIRPORT FIL NO. 2

EXHIBIT B



8242-8244 CESSNA DRIVE VARIANCE OF USE SITE PLAN



GENERAL NOTES

PROPERTY ADDRESS: 8242-8244 Cessna Drive
PARCEL NUMBER: 484040314
ZONING: R-4, GAO
LOT SIZE: 2.25 AC. SF. 24,500 SF.
LOT COVERAGE: 25%
EM/P/VEE PARKING REQUIREMENT:
 5 full 3 spaces per bay or stall
 Employee: 24, 10 on a stall
 Total parking required: 65 spaces

EM/P/VEE PARKING PROVIDED: 55 spaces
REQUEST:

1. Request approval of a variance of use to be used in the R-4, GAO zone, Section 1.15 of the Land Development Code defines:
 "An establishment used for the care or repair of passenger vehicles and light trucks, including major or minor work such as repair, maintenance, overhaul and incidental storage or parking of repaired vehicles, but excluding commercial motor vehicles and the storage of junk vehicles."
 2. Repair and storage of heavy trucks and trailers of 15,000 lbs. GVW weight shall be permitted in association with a governmental contract on the site.
 3. Non-employee vehicle storage shall be limited to no more than 80 and shall be limited to the use depicted on the site plan.

ROAD IMPACT FEE:
 The owner agrees on behalf of himself/itself/they shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Schedule and applicable amendments thereto, within 90 days of approval of the site development plan.

ID#	DESCRIPTION/ISSUE	DATE

TW PROPERTIES, LLC
 27210 MCCASKEY ROAD
 CALHAN, CO 80808
 TEL: 719.486.7822
 COLINGSWATTSUPPORTING.COM

VERTEX
 Consulting Services
 455 E. Mackay Road, Suite 101
 Colorado Springs, CO 80904
 719.571.8625

Product No	DATE	SHEET
WA547	10/22/24	2 OF 2
REVISED	ADVISED	
DATE	BY	