

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

October 15, 2019

HCD Properties, LLC
2435 Majestic Plains Court
Colorado Springs, CO 80915

Darin Weiss
T-Bone Construction, Inc
1310 Ford Street
Colorado Springs, CO 80915

RE: HCD Rezone - (CS-19-001)

This is to inform you that the above-reference request for approval of a map amendment (rezone) for HCD Rezone was heard by El Paso County Planning Commission on October 15, 2019, at which time a recommendation for approval was made for a map amendment (rezoning) of 7.13 acres from C-2 (Commercial) to CS (Commercial Service). The property is located on the south side of Platte Avenue approximately one-third (1/3) of a mile east of the intersection of Platte Avenue and South Powers Boulevard. The property is not located within a comprehensive planning area. The parcel is adjacent to property zoned CS (Commercial Service) to the west and the adjacent parcel to the south is within the City of Colorado Springs. (Parcel No. 54180-00-069)

This recommendation for approval is subject to the following:

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 CS (Commercial Service) zoning district and with the applicable sections of the Land Development Code and Engineering Criteria Manual.
3. A minor subdivision shall be required to legalize the parcel prior to approval of a site plan, establishment of a new use, or continuation of any existing use. Submittal of an application for minor subdivision shall occur within 60 days of rezoning approval by the Board of County Commissioners.
4. A site development plan shall be applied for and approved to legalize any existing uses on the site and/or prior to authorization of a building permit or the establishment of any new uses on the property. Submittal of a site development plan shall occur within 14 days of recordation of the minor subdivision plat.
5. A special use shall be applied for and approved prior to approval of any existing or new use that requires special use approval. If required, a special use application shall be submitted within 14 days of recordation of the minor subdivision plat.
6. An enclosed structure shall be proposed and shown on the site development plan if the existing vehicle repair use is proposed to continue.

NOTATIONS

1. If a zone or rezone petition is 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.

The Planning Commission is advisory to the Board of County Commissioners.

Should you have any questions, or if I can be of further assistance, please contact me at 719-520-6300.

Sincerely,

A handwritten signature in cursive script that reads "Lindsay Darden". The signature is written in black ink and is positioned below the word "Sincerely,".

Lindsay Darden, Planner II
File No. CS-19-001