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Board of County Commissioners
 Holly Williams, District 1
 Carrie Geitner, District 2
 Stan VanderWerf, District 3
 Longinos Gonzalez, Jr., District 4
 Cami Bremer, District 5

TO: El Paso County Board of County Commissioners
Stan Vanderwerf, Chair

FROM: Ryan Howser, Planner III
Daniel Torres, PE Engineer III
Kevin Mastin, Interim Executive Director

RE: Project File #: P-22-001
Project Name: Crawford Ave Multifamily Rezone
Parcel No.: 65131-25-009

OWNER:	REPRESENTATIVE:
Aime Ventures, LLC 1900 Pikes Peak Avenue Colorado Springs, CO, 80909	Kimley-Horn & Associates 2 North Nevada Avenue, Suite 300 Colorado Springs, CO, 80903

Commissioner District: 4

Planning Commission Hearing Date:	7/21/2022
Board of County Commissioners Hearing Date:	8/2/2022

EXECUTIVE SUMMARY

A request by Aime Ventures, LLC for approval of a map amendment (rezoning) from CC (Commercial Community) to RM-30 (Residential, Multi-Dwelling). The 1.16-acre property is located on the north side of Crawford Avenue, approximately 350 feet west of Grinnell Boulevard and within Section 13, Township 15 South, Range 66 West of the 6th P.M. The property is within the CAD-O (Commercial Airport Overlay District) zoning overlay; however, the property is not located within any of the sub-zones.

A. REQUEST/WAIVERS/DEVIATIONS/ AUTHORIZATION

Request: A request by Aime Ventures, LLC for approval of a map amendment (rezoning) of 1.16 acres from CC (Commercial Community) to RM-30 (Residential, Multi-Dwelling).

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

Authorization to Sign: There are no documents associated with this application that require signing.

B. Planning Commission Summary

Request Heard: As a Regular item at the July 21, 2022 hearing.

Recommendation: Approval based on recommended conditions and notations.

Waiver Recommendation: N/A

Vote Rationale: 9 - 0

Summary of Hearing: The Planning Commission draft minutes are attached.

C. APPROVAL CRITERIA

In approving a map amendment (rezoning), 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 (Map Amendment, Rezoning) of the El Paso County Land Development Code (2021):

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.

D. LOCATION

North:	RS-6000 (Residential Suburban)	Single-Family Residential
South:	RS-6000 (Residential Suburban) CC (Commercial Community)	Single-Family Residential Commercial Office



East: CC (Commercial Community) Commercial Office
West: RS-6000 (Residential Suburban) Single-Family Residential

E. BACKGROUND

The Fountain Valley Ranch Sketch Plan was originally approved in 1981 as the Fountain Valley School Master Plan. The Fountain Valley Ranch Sketch Plan currently comprises of approximately 375 acres, with approximately 342 acres of existing single-family residential uses, 24 acres of existing commercial uses, and 7 acres of proposed commercial uses.

On December 8, 1995, the subject property was platted as Tract A of the Fountain Valley Ranch Subdivision Filing No. 6B (Plat No. 9256).

On May 17, 2022, the Planning and Community Development Director approved a minor amendment to the Fountain Valley Sketch Plan to change the use classification of the subject property from a site for commercial uses to a site for multifamily residential uses (PCD File No. SKP-22-001). The proposed map amendment is consistent with the approved sketch plan for the property.

If the request for a map amendment (rezone) is approved, the applicant will be required to submit and receive approval of a final plat application and a site development plan application. The final plat(s) must be recorded prior to initiating any land disturbing activities unless approval of a pre-subdivision site grading request is granted by the Board of County Commissioners. In order to initiate any uses on the property, the applicant will need to obtain site development plan approval.

F. ZONING ANALYSIS

1. Land Development Code Analysis

The applicant is proposing to rezone the property from CC (Commercial Community) to RM-30 (Residential, Multi-Dwelling). Section 3.2 of the Code states the following as the intent of the RM-30 zoning district:

“The RM-30 zoning district is a 30 dwelling unit per acre district primarily intended to accommodate moderate-density multi-dwelling development.”

The applicant intends to use the property for multifamily residential purposes. The property is completely bordered on the north and west sides and partially on the south side by existing single-family residential development with a minimum lot size of 6,000 square feet within the RS-6000 (Residential Suburban) zoning district. Directly adjacent to the south and east are properties zoned CC which



are currently being utilized for commercial uses. See the Master Plan Analysis sections below for further analysis of compatibility with surrounding uses. If buffering and transition is provided with the site development plan, the proposed zoning district could be considered compatible and harmonious with the surrounding area due to the similarity to surrounding uses, which are a mix of high-density residential uses and commercial uses.

The property is located within the CAD-O (Commercial Airport Overlay District) zoning overlay; however, it is not located within any of the sub-zones. The Colorado Springs Airport Advisory Commission (AAC) was sent a referral regarding the map amendment. The case was heard at the February 23, 2022 AAC hearing and the AAC provided a response indicating no objections to the proposed map amendment.

County review and administrative approval of site development plans will help ensure that adequate buffers, setbacks, and screening are implemented to further mitigate any potential impacts to the surrounding area. The site development plan review will also include compliance with all applicable aspects of the Land Development Code and the Engineering Criteria Manual, including but not limited to grading and erosion control, parking, landscaping, and lighting standards.

2. Zoning Compliance

The density and dimensional standards for the RM-30 (Residential Multi-Dwelling) zoning district are as follows:

- Maximum density (Dwelling units/acre): 30
- Minimum lot size: 5,000 square feet¹
- Width at front setback line: 75 feet
- Setbacks
 - Front: 25 feet²
 - Side: 15 feet²
 - Rear: 15 feet²
- Maximum lot coverage: 60 percent
- Maximum height: 40 feet

¹ Minimum lot area of 5,000 square feet applies to single-family detached dwellings, Two-family dwellings and the first 2 units of a multi-family development. An additional 1,000 square feet of lot area is required each additional dwelling unit within a multi-family development. The maximum



multi-family density may not exceed 30 dwelling units per acre. All other uses are subject to a minimum lot area of 7,000 square feet. Central water and wastewater services are required regardless of lot size or conforming status.

² The minimum distance between buildings shall be 10 feet.

In order to initiate any uses on the property, the applicant will need to obtain site development plan approval for multifamily residential structures. The subdivision and site development plan will be reviewed to ensure that all proposed structures will comply with the zoning district dimensional standards as well as the General Development Standards of the Code and Engineering Criteria Manual requirements.

G. MASTER PLAN ANALYSIS

1. Your El Paso Master Plan

a. Placetype: Suburban Residential

Placetype Character:

Suburban Residential is characterized by predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area. The Suburban Residential placetype generally supports accessory dwelling units. This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern.

Although primarily a residential area, this placetype includes limited retail and service uses, typically located at major intersections or along perimeter streets. Utilities, such as water and wastewater services are consolidated and shared by clusters of developments, dependent on the subdivision or area of the County.

Some County suburban areas may be difficult to distinguish from suburban development within city limits. Examples of the Suburban Residential placetype in El Paso County are Security, Widefield, Woodmen Hills, and similar areas in Falcon.

Recommended Land Uses:

Primary



- Single-Family Detached Residential with lots sizes smaller than 2.5 acres per lot, up to 5 units per acre

Supporting

- Single-family Attached
- Multifamily Residential
- Parks/Open Space
- Commercial Retail
- Commercial Service
- Institutional

Placetype: Military

Placetype Character:

Land use and development near and immediately adjacent to existing military installations, as well as their ancillary facilities, require additional consideration with regard to the compatibility of development and the potential for impacts or interference with military lands and potential future military base missions. The five military installations in the County, Cheyenne Mountain Air Force Station, Fort Carson, Peterson Air Force Base, Schriever Air Force Base, and the U.S. Air Force Academy (USAFA), each function of their own accord.

Most include a mix of residential and other supporting uses in addition to their core military functions. In total they serve over 151,000 active-duty, National Guard, Reserve, retired military personnel, contractors, and other related tenants throughout Colorado's Front Range. The County continues to partner with all of the installations to maintain compatible use transitions and buffers adjacent to each installation through open space protection and site-specific development restrictions. Base Realignment and Closure (BRAC) is a key factor in the Military placetype. This is the only placetype that proposes to describe primary and supporting land uses for areas around and near the placetype, which causes overlap with adjacent placetypes.

Recommended Land Uses:

Primary

- Military Operation
- Office
- Light Industrial



- Multifamily Residential

Supporting

- Single-family Detached Residential
- Single-family Attached Residential
- Restaurant
- Commercial Retail
- Commercial Service
- Entertainment
- Institutional
- Parks and Open Space

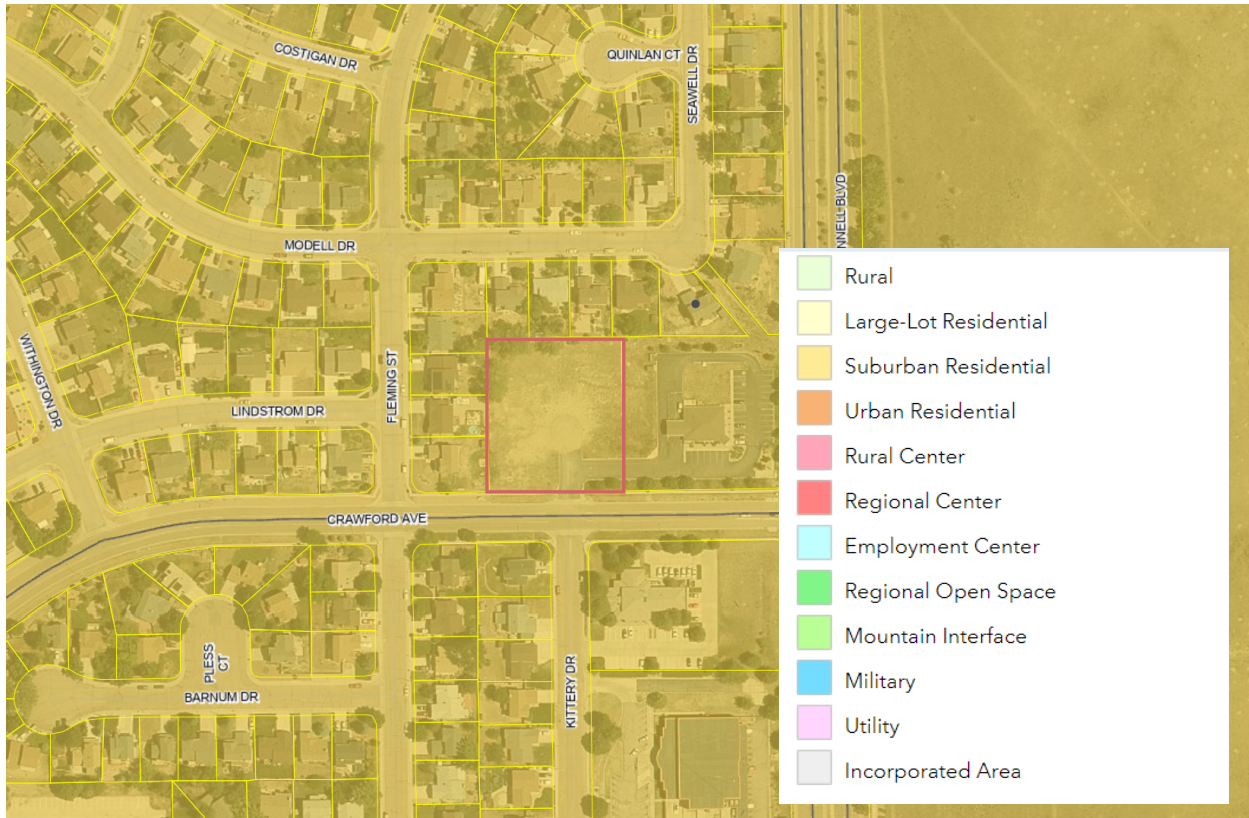


Figure G.1: Placetype Map

Analysis:

The property is located within the Suburban Residential placetype and is located within the two (2)-mile buffer of the Military placetype. The Suburban Residential placetype comprises the County's traditional residential neighborhoods with supporting commercial uses at key intersections. The Military placetype consists of the installations and the

supporting land uses that surround them. Military installations are major land owners and employers and to help support sustainable growth in the community they must also be adequately supported. Relevant goals and objectives are as follows:

Goal LU1 Specific Strategy – *Ensure appropriate density and use transitions for new development that occurs between differing placetypes.*

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.*

Goal HC1 – *Promote development of a mix of housing types in identified areas.*

Objective HC1-4 – *In Suburban Residential areas, clustered development should be encouraged to increase density while also preserving open space and such development should consist of a mix of single-family detached, single-family attached, and multifamily units.*

Objective HC1-6 – *Single-family attached housing such as townhomes, rowhomes, and multi-unit apartment homes should be used to create seamless transitions between low-intensity and high-intensity neighborhoods as well as nonresidential uses.*

Goal HC3 – *Locate attainable housing that provides convenient access to goods, services, and employment.*

Goal HC3 Specific Strategy – Priority: *Consider increasing densities in key areas to reduce the land cost per unit for development. The primary focus should be in Urban Residential and Suburban Residential placetypes, which are appropriate for accommodating significant density that still conforms to the community's desired character. Single-family attached and multifamily units should be located directly adjacent to commercial focal points to accommodate density in the County.*



Goal M1 – Support compatible land uses within and in close proximity to bases and associated facilities.

The proposed rezone would reallocate approximately 1.16 acres of vacant land from the CC zoning district to the RM-30 zoning district, which would support an urban density residential use within the Suburban Residential placetype. The placetype allows multifamily development as a supporting use. The Master Plan identifies the Suburban Residential placetype as appropriate for multifamily development and prioritizes locating multifamily uses near commercial focal points and military facilities. The property is located in close proximity to Fort Carson. The property is located within the CAD-O overlay; however, it is not located within an accident potential zone.

The Master Plan contains goals, objectives, and strategies which emphasize the importance of projects which contain a mix of housing types in order to improve the availability of housing for all income levels. The proposed urban density may be located in a manner which creates a transition between high-density single-family residential uses to the north, south, and west, and commercial uses to the east.

b. Area of Change Designation: Minimal Change: Developed

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 a 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.



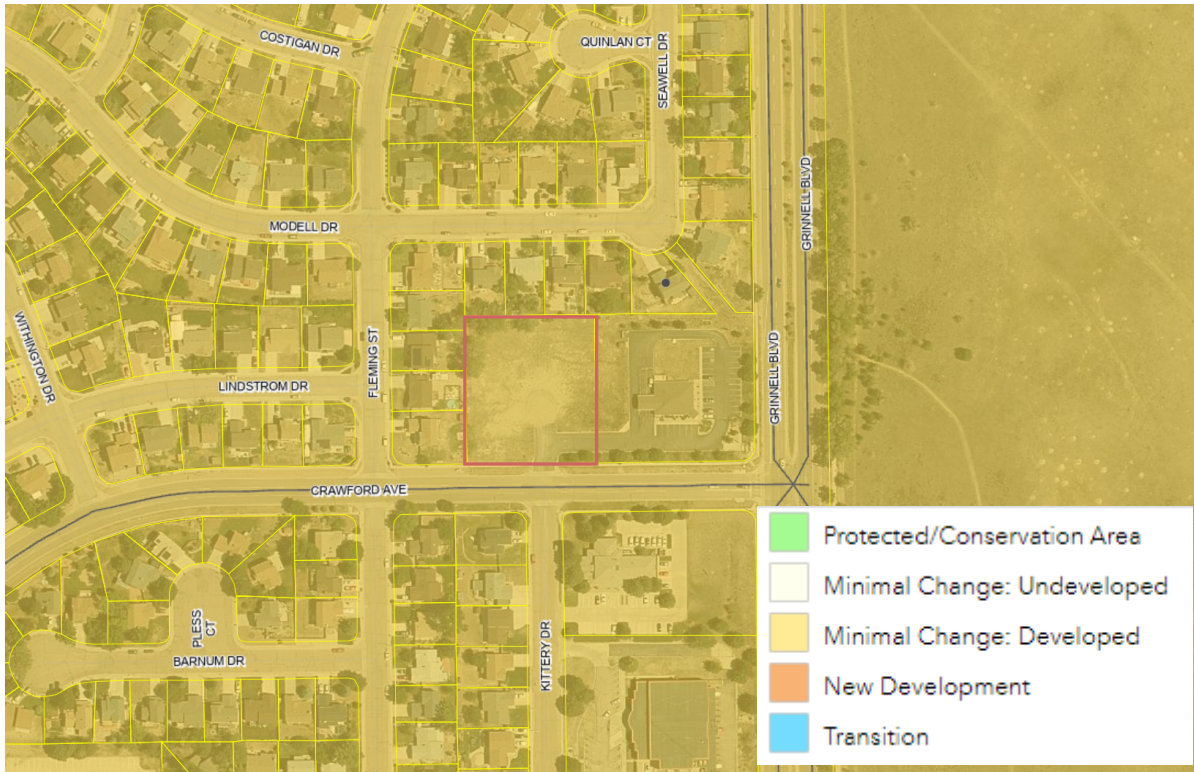


Figure G.2: Area of Change Map

Analysis:

The proposed rezone is not located in an area which is expected to significantly change in character. Relevant objectives and strategies are as follows:

Goal LU3 Specific Strategy – *The Minimal Change: Developed areas 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. Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character should be maintained.*

Objective HC4-2 – *Duplexes, townhomes, multifamily apartments, condominiums, and senior housing projects should be considered in each of the residential placetypes on a case-by-case basis where they can be integrated into the character of a given neighborhood.*

This area is not expected to change in character due to primarily being built out. However, the Master Plan recognizes that pockets of undeveloped land within developed areas may impact the character of the

area and that these pockets of undeveloped land may see more intense infill development. The proposed map amendment (rezoning) may result in a change in character from the surrounding developed area. However, the property is located in a small transitional area adjacent to low-density large-lot residential development, small-lot suburban residential development, and commercial development. The proposed map amendment (rezoning) may provide a buffer between these differing land uses. The proposed land use transition and compatibility will be further evaluated with the subsequent preliminary plan and final plat applications.

c. Key Area Influences

The subject property is not located within a Key Area.

d. Other Implications (Priority Development, Housing, etc.)

The subject property is not located within a Priority Development Area.

3. Water Master Plan Analysis

The El Paso County Water Master Plan (2018) has three main purposes; 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 subject property is located within Region 7 of the El Paso County Water Master Plan. Region 7 has a current water supply of 15,376-acre feet per year and a current demand of 10,141-acre feet per year. The 2040 water supply is projected to be 25,241-acre feet per year and the projected demand is 15,846-acre feet. The 2060 water supply is projected to be 27,840-acre feet per year, whereas the demand is anticipated to be 26,959-acre feet per year; therefore, there is projected to be a surplus supply of water for central water providers in this region of the County.



A finding of water sufficiency is not required with a map amendment (rezone) but will be required with any future subdivision request. The property is currently platted as a Tract and cannot be developed for multifamily use prior to subdivision action. A finding of water sufficiency is required with subsequent plat application(s). The area subject to the proposed map amendment (rezone) is proposed to be served by the Security Water District. Should the request be approved, a site development plan application will be required to initiate any multifamily use on the property.

4. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a high wildlife impact potential. Colorado Parks and Wildlife and the El Paso County Community Services Department, Environmental Services Division were each sent a referral and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies floodplain 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, no severed mineral rights exist.

H. PHYSICAL SITE CHARACTERISTICS

1. Hazards

No hazards were identified during the review of the map amendment.

2. Floodplain

The property is not located within a defined floodplain as determined from review of the FEMA Flood Insurance Rate Map panel number 08041C0951G, dated December 7, 2018.

3. Drainage and Erosion

The property is located with the Big Johnson (FOFO2600) drainage basin, which is a studied drainage basin with drainage and bridge fees. Drainage and bridge fees are not assessed with map amendment (rezoning) requests but will be due at the time of final plat recordation. A grading and erosion control plan as well as a drainage report providing hydrologic and hydraulic analysis to identify and mitigate the drainage impacts of the development will be required at the subdivision stage of the development.

4. Transportation



The property is located north of the intersection of Crawford Avenue and Kittery Drive. The submitted traffic study identifies that access to the site will be provided through an existing shared driveway access via Crawford Avenue that aligns with Kittery Drive to the south. Off-site improvements consisting of auxiliary lane re-striping at the intersection of Crawford Avenue and Grinnell Boulevard have been recommended in the submitted traffic study. Further staff analysis of the proposed access point and improvements will be performed with review of the engineering documents associated with the final plat application.

The El Paso County 2016 Major Transportation Corridors Plan Update does not depict roadway improvement projects in the immediate vicinity of the development. The property is subject to the El Paso County Road Impact Fee program (Resolution 19-471), as amended.

I. SERVICES

1. Water

Water is anticipated to be provided by Security Water and Sanitation District. The District was sent a referral and has no outstanding comments.

2. Sanitation

Wastewater is anticipated to be provided by Security Water and Sanitation District. The District was sent a referral and has no outstanding comments.

3. Emergency Services

The property is within the Security Fire Protection District. The District was sent a referral and did not provide a response.

4. Utilities

Electrical service is provided by Mountain View Electric Association (MVEA) and natural gas service is provided by Colorado Springs Utilities (CSU). Both MVEA and CSU were sent referrals and have no outstanding comments.

5. Metropolitan Districts

The property is within the Fountain Mutual Metropolitan District. The District was sent a referral and did not provide a response.

6. Parks/Trails

Land dedication and fees in lieu of park land 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.

1. APPLICABLE RESOLUTIONS

Approval Page 27

Disapproval Page 28

J. STATUS OF MAJOR ISSUES

There are no 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 (2019), staff recommends 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 RM-30 (Residential Multi-Dwelling) 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.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified fourteen (14) adjoining property owners on July 7, 2022, for the Planning Commission meeting. Responses will be provided at the hearing.

M. ATTACHMENTS

Vicinity Map
Letter of Intent
Rezone Map
Airport Advisory Commission Recommendation
PC Resolution
BoCC Resolution
Planning Commission Meeting - Minutes



El Paso County Parcel Information

PARCEL	NAME
6513125009	AIME VENTURES LLC

File Name: P-22-001

Zone Map No.: --

ADDRESS	CITY	STATE
1900 E PIKES PEAK AVE	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80909	

Date: July 6, 2002



Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 W. Garden of the Gods Rd.
 Colorado Springs, CO 80907
 (719) 520-6600



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CRAWFORD AVENUE MULTIFAMILY REZONE

April 2022

APPLICANT-OWNER/CONSULTANT INFORMATION:

OWNER

AIME MANAGEMENT, LLC
ATTN: CHRISTEL AIME CEO
1900 E. PIKES PEAK AVE., SUITE #3
COLORADO SPRINGS, CO 80909
CAime@aime-management.com
719- 391- 4444

APPLICANT

JOHN P. NELSON ASSOCIATES
1626 E. PIKES PEAK AVE.
COLORADO SPRINGS, CO 80909
719-632-3384
John@jpnarch.com

PLANNING

KIMLEY-HORN & ASSOCIATES
ATTN: RAIMERE FITZPATRICK
2. NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903

TRANSPORTATION ENGINEERING (TRAFFIC IMPACT STUDY)

KIMLEY-HORN & ASSOCIATES
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237

SURVEYING

OLIVER E. WATTS CONSULTING ENGINEER, INC.
614 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
ATTN: OLLIE WATTS, PE
(719) 593-0173
olliewatts@aol.com

REQUEST

The owner/applicant(s) requests approval of a map amendment (rezoning) of 1.16 AC from the CC (Community Commercial) zone with CAD-O (Commercial Airport Overlay District, ANAV (Aircraft Navigation Subzone) to the RM-30 (Residential Multifamily) CAD-O (Commercial Airport Overlay District, ANAV (Aircraft Navigation Subzone) zone.

The Applicant intends to develop 22 multifamily units on the site with a maximum density of 20 DU/AC in the proposed RM-30 zone. The planned community includes: two (2) story multifamily unit building, landscaping, and open spaces. Parking will be provided by uncovered surface parking. Final community and site plan details are currently being refined for site development plan submittal.

REVIEW CRITERIA & JUSTIFICATION

The Applicant requests approval of the rezoning based on findings of consistency and general conformance with the following map amendment (rezoning) review criteria. Master Plan conformity will be discussed in terms of general conformity with the Your El Paso Master Plan (Master Plan) and El Paso County Water Master Plan (WMP).

A. 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 proposed rezone is in general conformance with the EL Paso County Master Plan as discussed in detail below. This development pattern is consistent with the location and primary/supporting land uses of the Suburban Residential Placetype shown on the Placetypes Map in the Master Plan.

The overall area as defined by the existing Sketch Plan has been 98%+/- implemented today with minor changes (parcel by parcel) over the years. Multiple zone changes have been approved to refine land use densities and uses reflected today. But remain consistent with the overall spirit of the original Sketch Plan area. The current request re-introduces multifamily land uses originally contemplated within the plan area. The adjacent surrounding single-family has been established since 1994 and characterizes the neighborhood today. The subject site remains vacant and has been zoned office. The proposed change to multi-family will complement the residential environment and provide a transition to the office use located on the corner of Crawford Ave and Grinnell Street. Since 1986, the commercial frontage along Grinnell Street has been slowly reduced (multiple zone changes) for further residential neighborhood development, this includes the original 18.8 ac north of Crawford Ave. Today the “commercial” use has been reduced to and consist of 2.5ac office zone. The subject parcel today is 1.16 ac or half of the remaining non-residential use.

Your El Paso Master Plan: LAND USE

Key Areas – identifies those areas of the County that are defined by unique localized characteristics having influence on land use and development. The property is located within a military Installations and 2-Mile Notification Key Area.

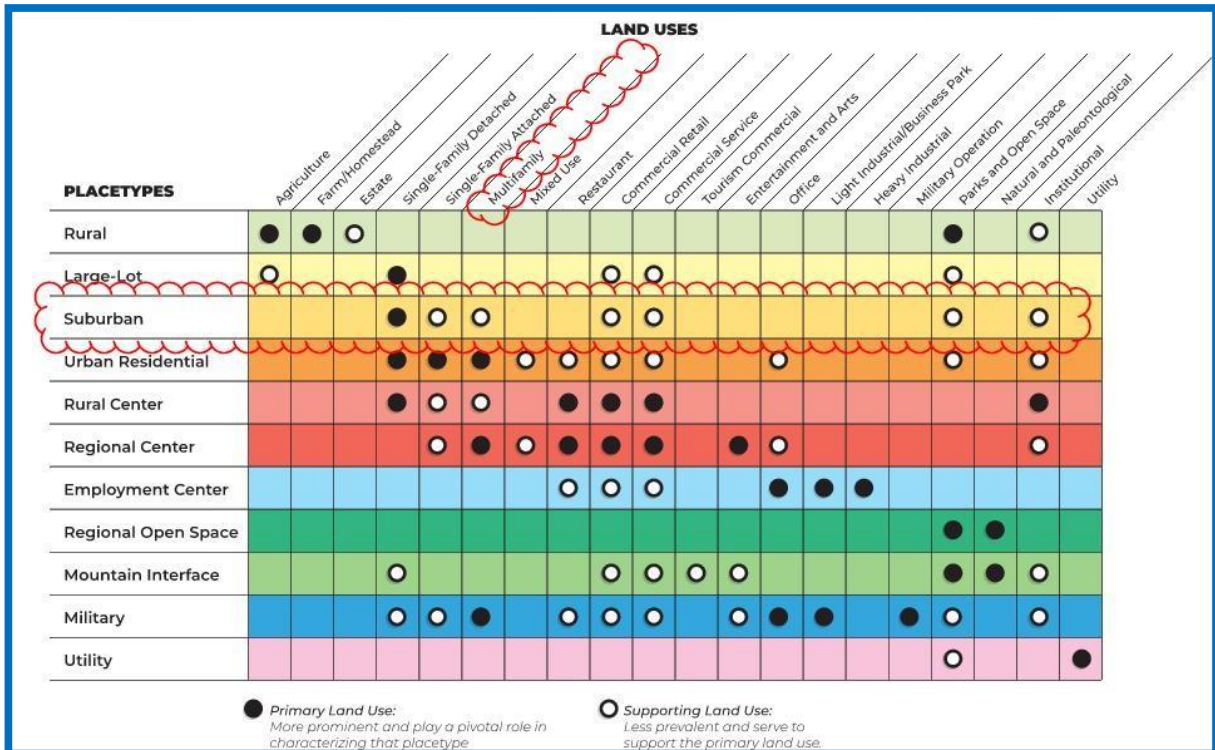
Areas of Change – identifies areas of the County that are anticipated to remain the same, undergo minor changes, or develop in a manner different than they exist today. The project area is located within an – Minimal Change: Developed area on the Areas of Change Map. these areas are characterized as

- having an established character
- being largely built out with pockets of vacant/undeveloped land
- 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

“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.”

The project proposes a more intense infill development (multifamily) that is located between existing commercial (financial institution) and single-family detached residential. the inclusion of the multifamily densities will not significantly impact the character of the area.

Placetypes – identifies the different development and land use characteristics for areas of the County that make up the various Placetypes, which serve as the base for long-range planning. The project area is located within a suburban residential placetype. Primary land uses include single-family detached residential. Supporting Land Uses in the Suburban Residential Placetype are Single-family Attached, Multifamily Residential, Parks/Open Space, Commercial Retail, Commercial Service, and Institutional uses”.



Per the Plan, “Suburban Residential is characterized by predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area.”

Also, “Some County suburban areas may be difficult to distinguish from suburban development within city limits. Examples of the Suburban Residential placetype in El Paso County are **Security, Widefield, Woodmen Hills**, and similar areas in Falcon.”

Primary Land Uses in the Suburban Residential Placetype are Single-Family Detached Residential uses (less than 1 unit/2.5 acres to 5 units/acre)

Your El Paso Land Use Goals

Goal 1.1 - Ensure compatibility with established character and infrastructure capacity.

The proposed development is consistent with the established character of the area as a transitional land use between existing commercial and office land uses and detached residential densities.

The proposed rezone and multifamily infill development are a compatible land use to transition from commercial and office densities at the Grinnell/Crawford Ave intersection on the east to the surrounding detached residential (single-family) densities and land uses west, north, and south of the site.

Necessary urban services to meet the multifamily demands are available and currently serving adjacent and nearby residential, commercial, industrial land uses and densities. Specific services include water/wastewater, fire protection, emergency ambulatory/medical service (EMS), police protection, public schools for compulsory education, public parks and recreation opportunities, and public drainage/transportation facilities and associated infrastructure.

Public services and utilities are, or will be, provided by the following

- Water & Wastewater Services: Security Water/Sanitation District
- Natural Gas: Colorado Springs Utilities
- Electric Service: City of Fountain Electric
- Fire Protection: Security Protection District
- Public Schools: Widefield School District #3
- Library Services: Pikes Peak Library District:
- Roads: El Paso County Road and Bridge
- Police Protection: El Paso County Sheriff's Department
- Special District Services: Fountain Mutual Metropolitan District
- Special District Services: Southeastern Colorado Water Conservancy
- Parks, Trails, Open Spaces: El Paso County, City of Colorado Springs, CMD

Utility and fire protection commitments and use specific service demands and delivery requirements will be provided at future subdivision phases for the multifamily project. The subsequent subdivision and site development plan submittal and review will include detailed reports and analysis of system or service deficiencies. Impacted service providers will outline respective infrastructure and/or operational needs to meet projected demands.

Infrastructure Capacity (Transportation and Access – Summarized from TIS)

Based on the TIS prepared by Kimley-Horn in support of the zone change, the Project is expected to generate approximately 218 weekday daily trips, with 30 of these trips occurring during the morning peak hour and 32 of these trips occurring during the afternoon peak hour. Based on the analysis presented in the report, it is believed that the Project will be successfully incorporated into the existing and future roadway network. Analysis of the existing street network, the proposed project development, and expected traffic volumes resulted in the following conclusions and recommendations:

- *Based on El Paso County standards, the northbound left turn length requirements at the Crawford Avenue and Grinnell Boulevard intersection are 335 feet plus a 200-foot taper. Since vehicle queues are only calculated with 50 feet of storage and to avoid reconstructing the existing raised median for only an additional 35 feet of length, it is recommended that the existing median for the northbound left turn lane at Crawford Avenue and Grinnell Boulevard intersection remain in the current condition. However, the northbound left turn lane at the Crawford Avenue and Grinnell Boulevard intersection should be restriped from approximately 150 feet to 300 feet of length.*
- *To meet El Paso County standards, it is recommended that the southbound right turn lane at the intersection of Crawford Avenue and Grinnell Boulevard be restriped to 335 feet with a 200-foot taper.*
- *Any on-site or offsite improvements should be incorporated into the Civil Drawings and conform to standards of El Paso County and the Manual on Uniform Traffic Control Devices (MUTCD) – 2009 Edition.*
- *No westbound right turn lane into the Site is warranted at the Kittery/Crawford intersection based on projected 2045 total traffic volumes being 27 westbound right turns during the peak hour and the threshold being 50 vehicles per hour.*

Goal 1.2 - Coordinate context-sensitive annexation and growth strategies with municipalities.

The property is outside of any annexation boundary or potential area of interest.

Goal 1.3 - Encourage a range of development types to support a variety of land uses.

the proposal introduces an alternate housing type and density as an infill use of a vacant parcel. the multifamily use is supportive of the primarily residential character of the area.

Goal 1.4 - Continue to encourage policies that ensure “development pays for itself”.

The developer will be responsible for payment of all utility connection and tap fees, bridge, drainage, park and school fees, road impact fees, and other costs associated with development of the property.

Your El Paso Housing Goals:

Core Principle 2: Preserve and develop neighborhoods with a mix of housing types.

Goal 2.1 - Promote development of a mix of housing types in identified areas.

Goal 2.3 - Locate attainable housing that provides convenient access to goods, services, and employment.

The housing type in the area is characterized by suburban residential (single-family detached) densities.

The existing and approved land use mix within the adjacent area includes residential (single-family attached, single-family detached, and multifamily) land uses, together with commercial and retail uses, service oriented, light, and heavy industrial land uses along and adjacent to the Constitution Corridor from Peterson Road to the west to the easternmost terminus of Constitution Avenue to the east at State Highway 24, along the Marksheffel Corridor from North Carefree to the north southerly to the intersection of Marksheffel Road and State Highway 94 to the south (see surrounding land use map exhibit/not vicinity map).

The proposed multifamily housing development will provide an additional 22 apartment units to the available rental housing market supply. This housing will create opportunities for individuals and families to find attainable and affordable housing near conveniently located to major transportation thoroughfares (Powers Blvd, SH 85/87, & I-25) which can connect them to employment centers, commercial/retail corridors and nodes, and recreational opportunities throughout the El Paso County region.

The proposed rezone and development of multi-family housing will provide additional housing choice meet the current regional demand for workforce, affordable, and attainable housing. The proposed rezone provides opportunity to create market rate affordable and attainable housing within a multifamily context. Rental/leasing prices will be market rate which are comparable to rent rates for similarly aged communities in El Paso County that provide comparable unit and community amenities. The proposed infill multifamily development provides a balancing and complementary land use mix that supports nearby commercial/retail uses and workforce housing demands.

The functionality of the site with respect to access, design, and building orientation will be consistent with and compatible with existing conditions such as location and massing of buildings relative to adjacent rights of way, location of community/resident amenities and recreation areas. External building design will enhance the overall visual character attractiveness of the area through contemporary building facades and private architectural design standards.

WATER MASTER PLAN CONFORMANCE & CONSIDERATIONS

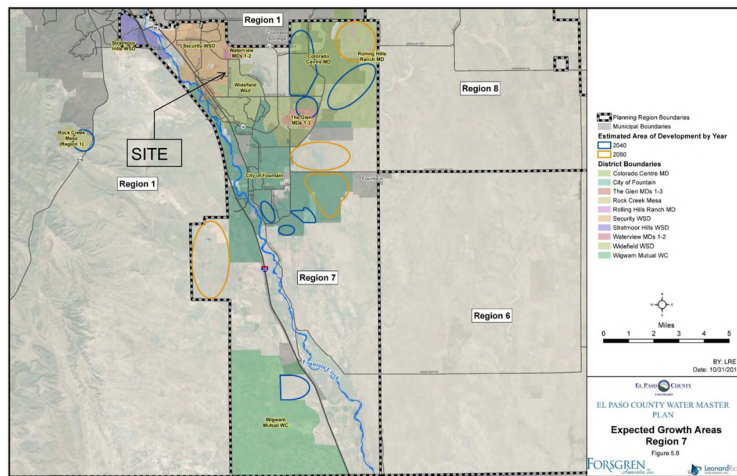
- **Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.**
- **Goal 6.0 – Require adequate water availability for proposed development.**
- **Policy 6.0.8 – Encourage development patterns and higher density, mixed use developments in appropriate locations that propose to incorporate meaningful water conservation measures.**

- **Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.**

The development area is located in REGION 7 as identified on the El Paso County Water Master Plan Planning Regions Map and is within the Security Water and Sanitation District Service Area. Region 7 consists of areas served by CMD and is not expected to experience significant growth by 2060. However, the District may expand water and sewer service to growth areas outside of Region 5.

REGION 7 (FOUNTAIN AREA)

Region 7 could experience the largest demand growth in the County by 2060. Areas projected to develop by 2040 are located south of Fountain on the north and south sides of Link Road. Areas northwest of Fountain along the east and west sides of Marksheffel Road are also expected to grow by then, as well as the area south of Fountain on the west side of I-25. Directly west of Fountain, areas north and south of Squirrel Creek Road are expected to grow by 2060. One large development is expected south of Fountain by 2060, along the west side of I-25. Another is expected in the northeast corner of Region 7, along both sides of Bradley Road. See Figure 5.6 for the Region 7 growth map (BELOW).



The project area is located outside of the areas identified for growth in the 2040 and 2060 horizons.

District water supplies are from the Pueblo Reservoir and, according to the District, meets all federal and state regulatory standards. Existing groundwater wells (25) have been shut down due to water quality concerns (PFC's) in 2016. Currently, the district transports water from the Pueblo Reservoir via the Fountain Valley Authority and Southern Delivery System infrastructure systems.

Additional evaluation of water supplies will be provided with upcoming final plat applications.

Findings of water sufficiency will be made during the final plat submittal, review, and approval process. Early discussions with the District indicate that adequate water supplies are available to meet the demands of the project. A complete final analysis of projected water demand and to-date District supplies are pending completion of the Development Review process between the District and developer.

A Water Resources Report with supplemental District information will be provided with upcoming final plat application and will provide detailed information regarding multifamily demand and supplies, commitments, facilities, acquisitions, and capital improvements. Coordination is ongoing with the District to establish final water demands to serve the development in terms of number of units, fixture counts, and irrigation and fire suppression needs.

B. 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;

The application has met all County submittal and procedural requirements for a rezone as either outlined or authorized by the referenced statutes.

C. The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and

The proposed zone district is compatible with existing and permitted land uses and zoning districts in all directions. The proposed multifamily uses and densities are compatible with the existing and approved residential, commercial, and industrial land use patterns and densities along the Grinnell Avenue corridor in both northerly and southerly directions.

Surrounding land uses and zoning include the following:

NORTH: Single-family Detached housing

EAST: Commercial (Credit Union)

SOUTH: Single-family Detached housing; Medical/office

WEST: Single-family Detached housing

Roadways, utilities, drainage, etc. will be constructed in the most optimal and efficient manner as necessary to facilitate development construction and sequencing. Utilities for the multifamily community will be coordinated with the associated districts and providers as required. A minimum 15-foot landscape buffer and setback will be provided against roadway, residential, and commercial uses.

Additional information related to this site and the requested zone change: The subzones CAD-O and ANAV Multifamily residential is allowed. Per the El Paso County, Land development code, Appendix B, Chapter 7, Article 1, 4.3.1(F) the request referred to the

Airport Advisory Commission , the airport staff recommends no objection with the following conditions

1. ~~Afication–Easement~~: Proof of Avigation Easement filing noted on rezoning plan (Recorded September 27, 1985 in Book 5067 at Page 379); no further action is required.
2. Airport Acknowledgement: Upon accepting residency ~~with xxwithin the property~~, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that ~~the propertyxx~~ lies within an Airport Overlay Zone and is located less than 3 miles from Colorado Springs Municipal Airport and may, at times (24 hours per day), experience noise and other activities and operations associated with aircraft ant the Airport.
3. FAA Form 7460-1 Airspace Evaluation: If use of equipment (permanent or temporary) will exceed 200 feet above ground level in height at this site, the applicant is to file an airspace evaluation case with the federal aviation administration (FAA) and provide the results to the airport before the commencement of construction activities.

D. 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.

The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the County Code.

The site is located adjacent to existing utility infrastructure and service lines. No major utility improvements or upgrades are anticipated to adequately serve the site.

The functionality of the site with respect to access, design, and building orientation will be consistent with and compatible with existing conditions such as location and massing of buildings relative to adjacent rights of way and view corridors, location of community/resident amenities and recreation areas, site design which respects the location as a County/City gateway, as well as enhancing the overall visual character attractiveness of the area through contemporary building facades and private architectural design standards.

Suitability of the site for development in terms of geology, service availability, environmental impacts, major land use impacts, aviation overlay impacts, and military adjacency considerations and mitigation of associated impacts will be documented with subsequent subdivision plat and site development plan applications.

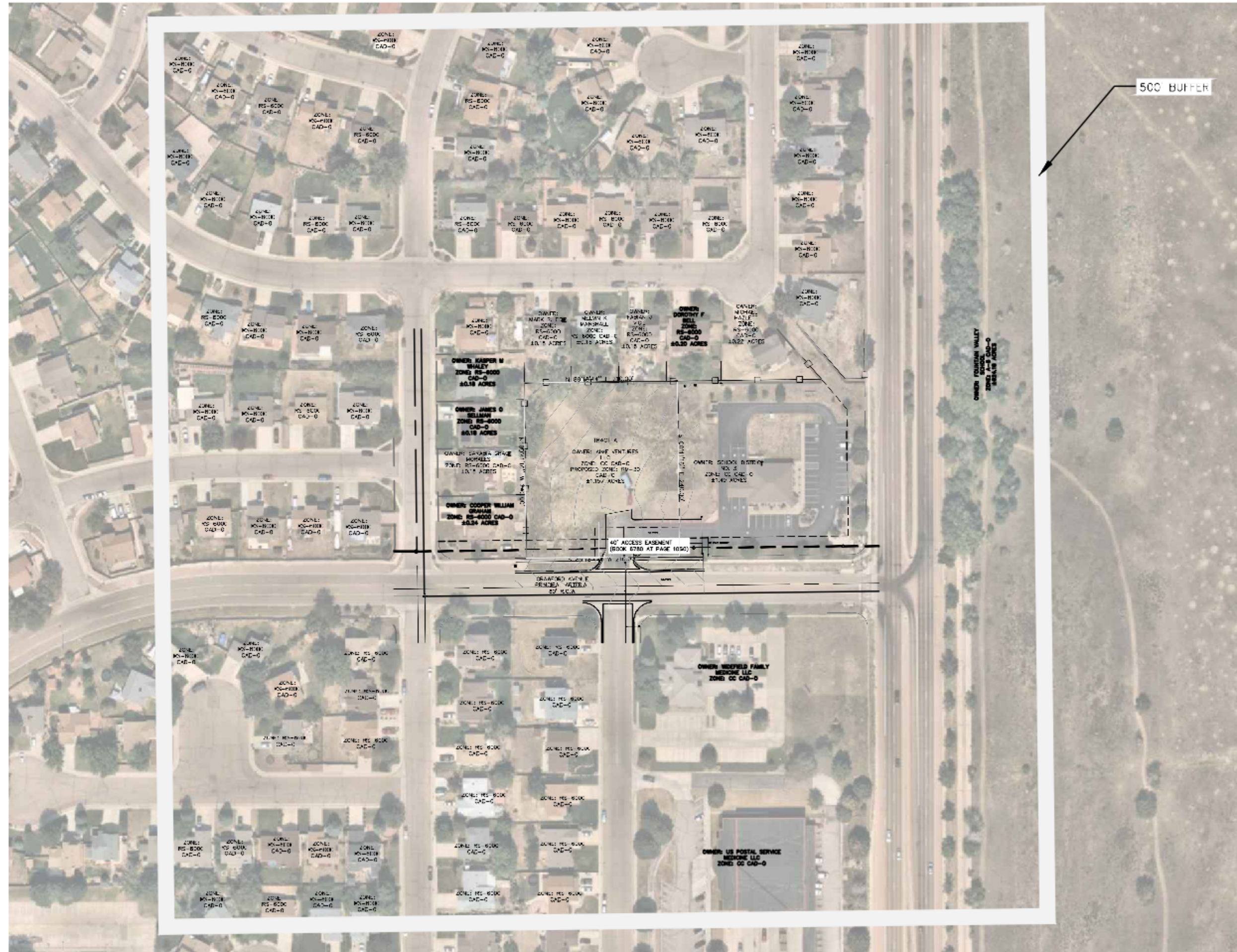
The subdivision analysis of the site suitability will also include availability of public services such as: access & transportation, stormwater, fire protection, utilities, water/sewer services, schools, parks and open spaces (via dedications as well as on site amenities where applicable). These and other issues will be addressed in additional detail in response to subdivision, site development and performance criteria, any conditions of approval imposed by the BOCC.

Development will conform to with the zoning requirements of the RM-30 zone, including landscape buffering/screening requirements of the Code summarized below:

- Maximum density: 30 DU/AC
- Structural Setbacks (from property boundary):
 - Front 25-feet feet
 - Side/Rear: 15-feet
 - The minimum distance between buildings shall be 10 feet.
- Max Lot Coverage: 60%
- Max Height: 40-feet
- Roadway Landscape Buffers:
 - Non-Arterial: 10 feet (1 tree/30 feet of Grinnell Ave frontage)
- Buffer Between Non-Residential, Multifamily Residential and Single-Family/Duplex Uses:
 - 15-feet along frontages adjacent to single-family residential uses
 - 15-feet along residential boundary where compatibility is a concern (southern property boundary)
 - 1 tree/25-feet of common property line
 - A minimum 1/3 trees shall be evergreen
- Internal Landscaping Requirements:
 - A minimum of 15% of the lot or parcel shall be landscaped.
 - A minimum of one tree shall be provided for every 500 square feet of required internal landscape area.

All future rezoning, subdivision, and/or development applications will be subject to the restrictions and limitations of the Commercial Airport District Overlay. The subsequent final plat will clarify zone district boundaries with respect to ROW dedications and improvements, stormwater and water quality facilities, utilities, pedestrian amenities and landscape buffers and setbacks.

**CRAWFORD AVE. MULTIFAMILY
REZONE EXHIBIT B
TRACT A OF FOUNTAIN VALLEY RANCH FILING NO. 6B
SITUATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE
6TH P.M., CITY OF FOUNTAIN, COUNTY OF EL PASO, STATE OF COLORADO**



LEGAL DESCRIPTION
TRACT A, FOUNTAIN VALLEY RANCH SUBDIVISION FILING NO. 6B, COUNTY OF EL PASO, STATE OF COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 1995 IN PLAT BOOK H-5 AT PAGE 151 OF THE RECORDS OF SAID COUNTY AND CONTAINING 50,400 SF / 1.157 AC

- NOTES:**
1. PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN JOINT ACCESS EASEMENT RECORDED DECEMBER 11, 1995 IN BOOK 8780 AT PAGE 1060.
 2. PROPERTY IS SUBJECT TO THE EFFECT OF AVIGATION EASEMENT RECORDED SEPTEMBER 27, 1985 IN BOOK 5067 AT PAGE 379.

OWNER:
AIME MANAGEMENT, LLC
CHRISTEL AIME CEO
1900 E. Pikes Peak Ave., Suite #3
Colorado Springs, CO 80909
CAime@aime-management.com
719-391-4444

PLANNERS/LANDSCAPE ARCH.:
KIMLEY HORN & ASSOCIATES
2 NORTH NEVADA AVENUE
SUITE 300
COLORADO SPRINGS, CO 80903

SURVEYOR:
OLIVER E. WATTS CONSULTING ENGINEER INC
614 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
ATTN: OLIE WATTS, PE
(719) 593-0173
oliewatts@aol.com



K:\COOS_LA118046000-Crawford Ave Multifamily\COOS\PlanSheets\180634609-REZ 2.dwg, Apr 15, 2022, 8:02am

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard February 23, 2022
Land Use Review Item #10**

EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S): P221 RESIDENTIAL REZONE		PARCEL #(S): 6513125009
DESCRIPTION: Request by John P. Nelson Associates on behalf of Aime Ventures, LLC for approval of a rezone for a 22 multi-family unit two-story apartment building. The site will be rezoned from CC/CAD-O (Community Commercial with Commercial Airport District Overlay) to RM-30/CAD-O (Residential Multifamily with Commercial Airport District Overlay). The site consists of 1.16 acres and is located southwest of Bradley Road and Grinnell Boulevard.		
CONSTRUCTION/ALTERATION OF MORE THAN 1 200 FEET ABOVE GROUND LEVEL? No	DISTANCE/DIRECTION FROM COS: 2.7 miles southwest of Rwy 35R	
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: 40 feet above ground level; 5,840 feet above mean sea level	COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: None	
ATTACHMENTS: Project Details - EDARP (epcdevplanreview.com) CLICK ON VIEW ZONING MAP UNDER DOCUMENTS LIST		

STAFF RECOMMENDATION/CONDITIONS OF APPROVAL

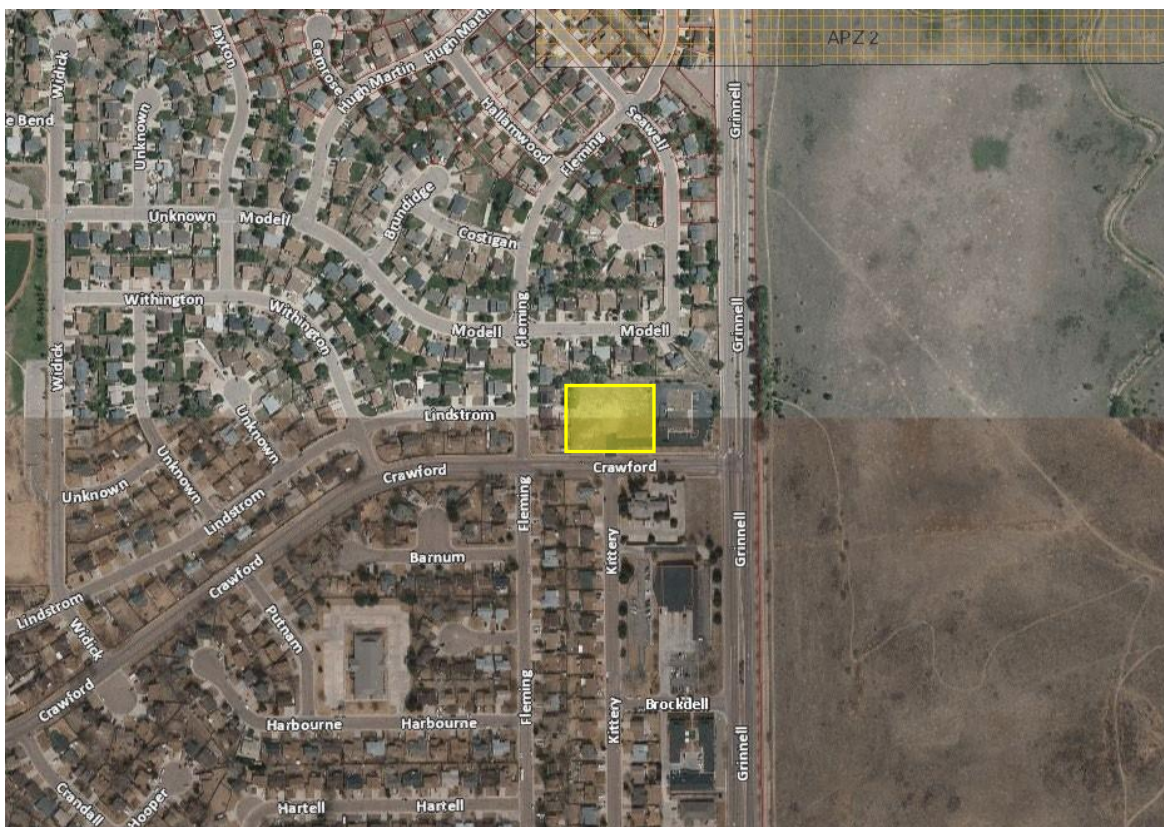
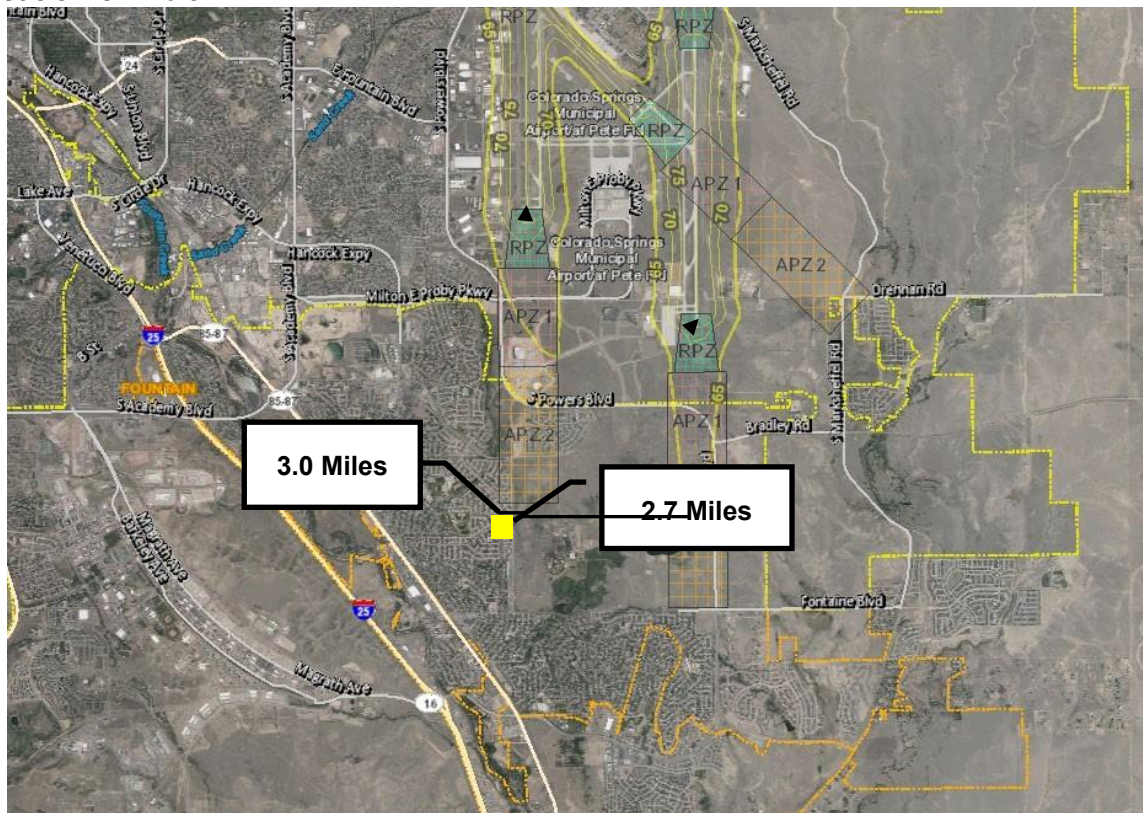
Subject to Airport Advisory Commission Action

*Airport staff recommends **no objection** with the following conditions:*

- **Avigation Easement:** Proof of Avigation Easement filing noted on rezoning plan (Recorded September 27, 1985 in Book 5067 at Page 379); no further action is required.
- **Airport Acknowledgement:** Upon accepting residency within Crawford Avenue, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that Crawford Avenue lies within an Airport Overlay Zone and is located less than 3 miles from Colorado Springs Municipal Airport and may, at times (24 hours per day), experience noise and other activities and operations associated with aircraft and the Airport.
- **FAA Form 7460-1 Airspace Evaluation:** If use of equipment (permanent or temporary) will exceed 200 feet above ground level in height at this site, the applicant is to file an airspace evaluation case with the Federal Aviation Administration (FAA) and provide the results to the Airport before the commencement of construction activities. FAA's website (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>).

Colorado Springs Airport Advisory Commission Meeting To Be Heard February 23, 2022 Land Use Review Item #10

Project location exhibit:



MAP AMENDMENT (REZONING) (RECOMMEND APPROVAL)

Commissioner Joan Lucia-Treese moved that the following Resolution be adopted:

**BEFORE THE PLANNING COMMISSION
OF THE COUNTY OF EL PASO
STATE OF COLORADO
RESOLUTION NO. P-22-001
CRAWFORD AVE MULTIFAMILY REZONE**

WHEREAS, Aime Ventures, LLC, did file an application with the El Paso County Planning and Community Development Department for approval of a map amendment (rezoning) from CC (Commercial Community) to RM-30 (Residential, Multi-Dwelling). The 1.16-acre property is located on the north side of Crawford Avenue, approximately 350 feet west of Grinnell Boulevard and within Section 13, Township 15 South, Range 66 West of the 6th P.M. (Parcel No. 65131-25-009) (Commissioner District No. 4)

WHEREAS, a public hearing was held by this Commission on July 21, 2022; 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 was 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 were heard at that hearing.
4. 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.
5. The proposed land use or zone district is compatible with existing and permitted land uses and zone districts in all directions.

6. 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
7. 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.
8. 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.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the request by Aime Ventures, LLC for approval of a map amendment (rezoning) from CC (Commercial Community) to RM-30 (Residential, Multi-Dwelling) with the following conditions and notations:

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

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 RM-30 (Residential Multi-Dwelling) 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. Map amendment (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 Board of County Commissioners for its consideration.

Commissioner Jay Carlson seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows:

Commissioner Risley	aye
Commissioner Bailey	aye
Commissioner Lucia-Treese	aye
Commissioner Brittain Jack	aye
Commissioner Carlson	aye
Commissioner Trowbridge	aye
Commissioner Fuller	aye
Commissioner Moraes	aye
Commissioner Schuettpelz	aye

The Resolution was adopted by a vote of 9 to 0 by the El Paso County Planning Commission, State of Colorado.

Dated: July 21, 2022

Brian Risley, Chair

RESOLUTION NO. 22-

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

**APPROVAL OF Crawford Ave Multifamily
(REZONING) (P-22-001)**

WHEREAS A request by Aime Ventures, LLC for approval of a map amendment (rezoning) from CC (Commercial Community) to RM-30 (Residential, Multi-Dwelling). The 1.16-acre property is located on the north side of Crawford Avenue, approximately 350 feet west of Grinnell Boulevard and within Section 13, Township 15 South, Range 66 West of the 6th P.M. (Parcel No. 65131-25-009) (Commissioner District No. 4)

WHEREAS, a public hearing was held by the El Paso County Planning Commission on July 21, 2022, upon which date the Planning Commission did by formal resolution recommend approval of the subject map amendment application; and

WHEREAS, a public hearing was held by this Board on August 2, 2022; 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, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board finds as follows:

1. The application was properly submitted for consideration by the Board of County Commissioners.
2. 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 of El Paso County.
3. The hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, all pertinent facts, matters and issues were submitted and reviewed, and all interested persons were heard at those hearings.
4. The proposed zoning is in compliance with the recommendations set forth in the Master Plan for the unincorporated area of the county.

5. The proposed land use will be compatible with existing and permitted land uses in the area.
6. 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.
7. For the above-stated and other reasons, the proposed Amendment to 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.
8. Changing conditions clearly require amendment to the Zoning Resolutions.

NOW, THEREFORE, BE IT RESOLVED the El Paso County Board of County Commissioners hereby approves A request by Aime Ventures, LLC for approval of a map amendment (rezoning) from CC (Commercial Community) to RM-30 (Residential, Multi-Dwelling). The 1.16-acre property is located on the north side of Crawford Avenue, approximately 350 feet west of Grinnell Boulevard and within Section 13, Township 15 South, Range 66 West of the 6th P.M. (Parcel No. 65131-25-009) (Commissioner District No. 4)

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

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 RM-30 (Residential Multi-Dwelling) 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.

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

DONE THIS 2nd day of August, 2022 at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____
Chair

By: _____
County Clerk & Recorder

EXHIBIT A

Tract A, Fountain Valley Ranch Subdivision Filing No 6B, County of El Paso, State of Colorado, according to the plat thereof recorded December 11, 1995 in Plat Book H-5 at Page 151 of the records of Said County and containing 50,400 sf / 1.157 ac

Kevin Mastin, Interim Executive Director
El Paso County Planning & Community Development

O: 719-520-6300
KevinMastin@elpasoco.com
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Board of County Commissioners

Holly Williams, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

Planning Commission Meeting

Thursday, July 21, 2022

El Paso County Planning and Community Development Department

2880 International Circle – Second Floor Hearing Room

Colorado Springs, Colorado

REGULAR HEARING

9:00 a.m.

PRESENT AND VOTING: BRIAN RISLEY, TOM BAILEY, JOAN LUCIA-TREESE, SARAH BRITTAIN- JACK, JAY CARLSON, TIM TROWBRIDGE, BECKY FULLER, ERIC MORAES, BRYCE SCHUETTPELZ

PRESENT AND NOT VOTING:

ABSENT: BRANDY MERRIAM, JOSHUA PATTERSON, CHRISTOPHER WHITNEY

STAFF PRESENT: KEVIN MASTIN, KARI PARSONS, RYAN HOWSER, KYLIE BAGLEY, CHARLENE DURHAM, CARLOS HERNANDEZ, DANIEL TORRES, PETRA RANGEL, MARCELLA MAES, AND EL PASO COUNTY ATTORNEY LORI SEAGO

OTHERS SPEAKING AT THE HEARING:

1. Report Items

a. Planning and Community Development Department – Ms. Parsons- Went over report items

Mr. Risley - Has the Executive Director position been posted?

Ms. Parsons – No I do not believe so.

b. Public Comment – None

- c. The next scheduled Planning Commission meeting is for **Thursday, August 18, 2022, at 9:00 a.m.** The Planning Commission meeting on **Thursday, August 4, 2022 has been cancelled.**

2. CONSENT ITEMS

- A. **Approval of the Minutes – June 16, 2022**
No comments on the minutes

- B. **Approval of the Minutes – July 7, 2022**
No comments on the minutes

- C. **Bylaws.**
Move the bylaws to be approved by the BoCC
Motion and a seconded

- D. **U-22-003**

BAGLEY

APPROVAL OF LOCATION
2460 Waynoka Place Charter School Location

A request by Bucher Design Studio for an approval of location to allow for a relocation of an existing Charter School within the Falcon School District No. 49. The 8.01-acre property is located on the east side of North Powers Boulevard, the west side of Waynoka Place and the north side of Waynoka Road, and is within Section 31, Township 13 South, Range 65 West of the 6th P.M. (Parcel No. 75361-00-010) (Commissioner District 2)

PC ACTION: TROWBRIDGE MOVED/BAILEY SECONDED FOR APPROVAL OF CONSENT ITEM NUMBER 2D, U-22-003 FOR AN APPROVAL OF LOCATION FOR A CHARTER SCHOOL LOCATION, UTILIZING RESOLUTION PAGE NO. 11, WITH FOUR (4) CONDITIONS AND ONE (1) NOTATION AND THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION WAS APPROVED (9-0).

Mr. Trowbridge – Wanted to discuss traffic. Can we hear from staff about the traffic study.

Mr. Risley – Will staff please give a brief overview about the traffic?

Mr. Torres – There has been a meeting with CDOT and staff about traffic in the area. It will be further reviewed.

Mr. Trowbridge – What are the additional steps of the review.

Mr. Torres – A SDP will be required after this project.

Mr. Bailey – The estimate was to be less than what this was?

Mr. Torres – There are some increases and some decreases.

Mr. Bailey – Parking was higher and traffic was lower.

E. P-22-001

HOWSER

**MAP AMENDMENT (REZONE)
CRAWFORD AVE MULTIFAMILY**

A request by Aime Ventures, LLC for approval of a map amendment (rezoning) from CC (Commercial Community) to RM-30 (Residential, Multi-Dwelling). The 1.16-acre property is located on the north side of Crawford Avenue, approximately 350 feet west of Grinnell Boulevard and within Section 13, Township 15 South, Range 66 West of the 6th P.M. (Parcel No. 65131-25-009) (Commissioner District No. 4)

PC ACTION: LUCIA-TREESE MOVED/CARLSON SECONDED FOR APPROVAL OF CONSENT ITEM NUMBER 2E, P-22-001 FOR AN APPROVAL OF A REZONE FOR CRAWFORD AVE MULTIFAMILY, UTILIZING RESOLUTION PAGE NO. 27, WITH TWO (2) CONDITIONS AND TWO (2) NOTATIONS AND THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION WAS APPROVED (9-0).

Item moved to regular item

Mr. Howser - The sketch plan amendment met the criteria from our code. It was approved administratively back in May.

Mr. Howser – We received one opposition letter. The gentleman is here and we uploaded this item to passageways and provided a hard copy.

Mr. Lincoln Endicott – I lived there for 3 years. We were never notified about this. It was not posted. (REFER TO EMAIL)

As the southern adjacent landowner of 28 years in FV Ranch Security-Widefield I was notified by USPS certified mail that Chrystal Aime (Solange Nursing home) as the new lot owner is requesting the vacant lot at 0 Crawford Avenue 80911 (Tract A) be rezoned from CC Commercial to Multifamily RM-30 for the purpose of construction of a 22 unit garden apartment complex. This vacant lot was originally POC, Planned Office Park. But the exorbitant asking price was a hindrance to purchase by anyone.

Only the 12-15 or so adjacent landholders were notified of this rezoning by mail. It should have been widely published here in the FV Ranch area.

The FV Ranch Homeowners Association is now defunct. I believe this 1-2 year construction project will affect the whole residential neighborhood. I note that CSU had NO comment on the adjacent natural gas regulator station and pipeline. Additionally Security Water and Sewer also has not filed a response.

Mr Aime's Solange nursing home has the Security fire department (SFD) and emergency services running service calls most everyday. Lights and sirens, though sirens have been less lately on Crawford to Kittery Drive. Our dogs went deaf from the daily sirens, they have since passed. I also note they have not responded.

Mr Aime is holding several land parcels around the county I assume purchased from wealth he has earned from his Home health care and transportation businesses located at 1900 East Pikes Peak Ave. He has apparently done very well in the time he has been operating in Colorado Springs. I have never spoken with him and only have seen him in passing at the US Post Office on Kittery Drive. He seems to cater to residential group homes of VA veterans not requiring any medication.

This vacant lot(Tract A) has been over priced and for sale for many years and we always worried about a gas station or convenience store. Though in 1994 Widefield Homes had told us a community park was a possibility. Though this now proved to be incorrect. When Widefield Homes constructed Fountain Valley Ranch and the USPS relocated from Main Street Security to Kittery Drive this Parcel has never been developed. Rezoned in 1998 and then the District 3 FCU was built on tract B. It was rezoned again in 2011 to CC.

The forecasted increased traffic into the complex has been discussed, diagramed and supposedly mitigation proposals presented on the EP county development but the Crawford & Kittery intersection has had accidents even with light traffic over the years, due to the descending hill and speeding cars on Crawford to Grinnell eastbound.

As homeowners we are always concerned about our property values declining, increased crime potential (public service calls) and quality of life.

Mr. Risley – Are there any other members of the public like to speak.

Ms. Fuller – May we get the review criteria pulled back up please?

Mr. Houk – We have not heard these issues before this moment. We are meeting all of the criteria. There are no formal plans for the site development plan yet.

Mr. Carlson – Do we know the use of the property? Will it be a care facility?

Mr. Jim Houk – The owners are in that business, but they have not stated the use of the project.

Ms. Fuller – Assisted living will be an allowed use?

Mr. Risley – The posting was there?

Mr. Houk – Yes. It was in the photo. They are trying to clean it up a bit.

Mr. Howser – Up to 8 would be allowed and over 9 would be special use.

Mr. Carlson – Can we get clarification about the posting?

Mr. Risley – Mr. Howser. Can you tell us if they met the deadline?

Mr. Howser – Yes.

Mr. Bailey – We have difficulties with the postings. Not everybody in the area will get these. The signs blown over or stolen. It is an all to common theme. It has become more common lately. If the public thinks that the notification policies are a problem talking to the BoCC is more appropriate. This is what we get. The newspaper posting is not much better. In any event, staff is well aware of this along with the Commissioners. I am sure that staff and the applicants are adhering to the rules.

Mr. Trowbridge – A reminder to the public that it will go to the BoCC.

Mr. Bailey – Given the approval criteria right now I do not see anything that can stop us from approving this item right now.

Mr. Risley – Thank you Mr. Endicott.

Ms. Seago – We have two different definitions for the facility. A group home does include group homes. They are allowed in residential areas. The purpose is to let people who are not related to live together. It is allowed in a residential zone district. WE have a convalescent housing. It is not allowed. It will require a special use or a variance of use.

Mr. Risley – There does not appear to be intent to create an assisted living facility. Please be completely clear for the use.

F. P-22-004

HOWSER

**MAP AMENDMENT (REZONE)
KETTLE CREEK ESTATES**

A request by Powroy Family Living Trust and J+M Investments, LLC for approval of a map amendment (rezoning) from RR-5 (Residential Rural) to RR-2.5 (Residential Rural). The 15.86-acre property is located at the southeast corner of the intersection of Otero Avenue and Old Ranch Road, approximately one-half of a mile east of Voyager Parkway and within Section 28, Township 12 South, Range 66 West of the 6th P.M. (Parcel Nos.62280-05-030; 62280-05-033) (Commissioner District No. 1)

PC ACTION: FULLER MOVED/TROWBRIDGE SECONDED FOR APPROVAL OF CONSENT ITEM NUMBER 2F, P-22-004 FOR AN APPROVAL OF A REZONE FOR KETTLE CREEK ESTATES, UTILIZING RESOLUTION PAGE NO. 27, WITH TWO (2) CONDITIONS AND TWO (2) NOTATIONS AND THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION WAS APPROVED (9-0).

3. Called up consent items

4. Regular Items

A. AL-20-014

HOWSER

**SPECIAL USE
Ellicott Sand and Gravel**

A request by Schubert Ranches, LLC for approval of a special use for a mineral and natural resource extraction operation. The 2,163-acre property is zoned A-35 (Agricultural) and is located on the east side of Baggett Road, approximately one (1) mile south of US Highway 94. The area subject to the special use application is approximately 733.7 acres in size and within Sections 20, 29, and 32, Township 14 South, Range 62 West of the 6th P.M. (Parcel Nos. 24000-00-275; 24000-00-276) Commissioner District No. 4)

PC ACTION: LUCIA-TREESE MOVED/BRITAIN JACK SECONDED FOR APPROVAL OF CONSENT ITEM NUMBER 4A, AL-20-014 FOR AN APPROVAL SPECIAL USE FOR ELLICOTT SAND AND GRAVEL, UTILIZING RESOLUTION PAGE NO. 39, WITH THREE (3) CONDITIONS AND THREE (3) NOTATIONS, AND THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION WAS APPROVED (9-0).

Mr. Risley - The letter of intent was not included in our packet. Would the Commissioners like to take a few minutes or would you like to proceed?

Mr. Moraes – I feel the staff report is sufficient to proceed.

Mr. Bailey – I think we should have the staff report is good enough to proceed.

Mr. Risley – I agree.

Mr. Risley – (to applicant) Please identify yourself for the record.

Mr. Humphries – My name is Bruce Humphries.

(Presentation continued)

Mr. Moraes – You are starting one stage and then you'll go to another stage.

Mr. Humphries – Correct

Mr. Moraes – What will it look like?

Mr. Humphries – A dry hole.

Mr. Carlson – 50 to 70 feet hole?

Mr. Humphries – It can be 20 feet but the deepest hole would be 70 feet.

Mr. Steve O'Brien – I designed the plan. It will end up a hole in the ground, but it will be a dry hole. It will have a fairly low bottom. The stability will be in place. The plan calls for three to one slopes. 20 to 60 feet deep.

Mr. Carlson – The animals would be able to get out.

Mr. O'Brien – It is a dry pit. We are staying at 3 to 1 slope. The 2 to 1 slope allows people or animals get out. It is a dry pit. The area where Sandborn is is stage 1. The life of that will be 6 to 10 years. They will build side slopes into it. We start there. Phase two is the Sandborn area east. Back into the big stage.

Mr. Carlson – It will be 40 to 50 feet above.

Mr. O'Brien – Correct. (Showed slopes on image from slide)

Mr. Carlson – You're going to mine a lot more than a years' worth of land. Is there a lot of mining that takes place right off of the bat?

Mr. O'Brien – Depends on the market. When it starts to be used up. It is two months operation demands. It will not be a plant that runs all of the time. It will only operate full time.

Mr. Carlson – Tell me about the asphalt and concrete operation.

Mr. O'Brien – Part of the requirements are finding materials. We are using recycled concrete. Part of our state permit requires us to have that material. We need it in place for the creek. Primarily the concrete will be used for the creeks.

Mr. Carlson – Are the hours 5pm to 8pm?

Mr. O'Brien – We start at 5:45. The sales start at 7 and later in the afternoon. Possibly 7-7.

Mr. Carlson – 15 trucks a day and will later be 100 trucks.

Mr. O'Brien – It is a market driven production. It could go up to 100 trucks a day. As part of the traffic, we are trying to get this open. We will talking to DPW about impact to the roads.

Mr. Carlson – Your transportation plan takes a look at Ellicott Hwy. Why isn't it going through your ranch.

Mr. O'Brien – It did go through the ranch. We changed the haul route to Sandborn. The impact of the traffic counts were higher on Baggett. It appears during discussion we went over the traffic counts.

Mr. Carlson – I am for this item, but it should be done right.

Ms. Nijkamp – Asphalt cannot be used by a Creek. Asphalt is not allowed other than on a road.

Mr. Risley – Is water quality an issue?

Ms. Nijkamp – Concrete is clean and asphalt is not.

Mr. O'Brien – She is right. It should have only been concrete. The armoring that is coming in is recycled concrete and not asphalt. Concrete only.

(Staff continued presentation)

Mr. Carlson – I do not see any estimates on construction on Ellicott Hwy.

Mr. Palmer – Ellicott Hwy is made for traffic where Sanborn is not.

Mr. Carlson – I disagree, I have seen some highways that have been damaged.

Mr. Palmer – Those numbers are not anywhere near. The percentage of traffic is what we are taking into account here.

Mr. Trowbridge – I am a little skeptical too.

Mr. Palmer - If you added 15 trucks to Highway 25, it is not quite that significant. I am not sure about Ellicott Highway.

Mr. Trowbridge – I agree for 15 trucks. Not 100.

Mr. Palmer – It is pavement rather than gravel roads.

Mr. Trowbridge – What did the State say about the changes?

Ms. Nijkamp – Ellicott highway – It is trying to catch the major impacts. We are in negotiations. We agree with you Mr. Carlson and Mr. Trowbridge. It is a balance. If we find at the entrances have degradation. We can look at that in the future. We can look at the issues in the future. It is too much of a stretch for us now. We will look at that once they have more than the 15 trucks.

Mr. Trowbridge – Do you look at the type of trucks?

Mr. Palmer – We monitor our paved roads. We do a physical inspection every 3 years. We will see if there are any outstanding impacts. We do not have something for gravel roads.

Mr. Trowbridge – Do you feel confident that it will be monitored?

Mr. Palmer – Absolutely. It is a minimal cost for the county to do.

Mr. Carlson – You can't look at the first three years. You should look at the first 10 years. It is going to be a larger impact with 100 trucks.

Mr. Palmer – There is an impact. Because of the cross section of the road, it will be monitored.

Mr. Carlson – There is a disconnect about the impact to Ellicott Highway.

Ms. Nijkamp – We do look. The first three years we are okay. We will look at it after that time.

Mr. Palmer – We have the ability to inspect yearly.

Mr. Risley – It does indicate in the conditions that there would be an adjusted fee based on traffic counts. The requirements in page three captures the concerns.

Mr. Palmer – We do not want to leave undo burden on the applicant.

Mr. Schuettpelz – The applicant thinks that the fee is high and the county is footing that bill.

Mr. Palmer – The applicant believes that the county will upgrade Sanborn. We would not be paving it. Sanborn is in condition to handle conditions as it is.

Mr. Schuettpelz – The applicant will be paying?

Mr. Palmer – Correct.

Mr. Carlson – Did we have any correspondence?

Mr. Howser – Not written

Mr. George Schubert – We have five generations on our ranch. WE raise cattle and turf. Our water is depleting. I would have said no. It is in an area that is not desirable for houses. We own the land on both sides of Baggett and Sanborn. We own both sides of Baggett. It is an alternative for us to move forward. We do anything we can to stay alive. We had a large flood in 1965. It was 3 and a half miles wide. I have seen what water can do. They need to rebuild the roads. We built the roads back with our material. It must be okay. I use it on my own place. I will fix the roads for the county. We will fix it and move on. I think this is a good idea. I don't agree with some of the permits. Mine the creek for flood control. It makes more sense to me. We have about 22 irrigation wells. It is like a lake with a dirt lid. We are at 70 feet down. We are still able to raise sod. We want to remain a part. It is close to El Paso County. I would rather use the material within the counter than import it.

Mr. Steve Gallegos – Adjacent property owner. I am opposed to this project. I want to live in a peaceful and quiet area. This project is going to be an eye sore in my backyard. I have a beautiful view now. Noise is a big concern. Especially if they are operating from 7-7. It won't be easy to take. I talked to Mr. Humphries. It appears that the traffic issues are being resolved. When is the commencement date? I haven't heard that. It is going to effect my kids, grandkids and so on. I have a hard time believing

there won't be an issue with wildlife. Traffic is going to be a bear. That is all I got.

Ms. Lucia-Treese – We hear this many times in a PC. You have no right to your view. It cannot be considered against an applicant.

Ms. Nijkamp – The hall route agreement will tell how much the applicant will have to pay for the roads. They will pay for the mitigation.

Mr. Humphries – I understand about visual issues. It will be lower in elevation. It will not effect the views. It won't be one large mining operation. It will be in stages over time. I hope that will help the concerns.

Ms. Fuller – Please address the noise. I understand that it will be below grade.

Mr. Humphries – It will be minimal since it will be below grade. As we mine, it will be mitigated of the sound.

Mr. O'Brien – When you are operating below ground the sound is not that loud. The backup alarms are necessary. The reasoning behind building the berms is to deflect sounds. You will still here back up alarms. It is part of what it is. The sound studies the decibels meet state criteria.

Mr. Bailey – Can you tell me how close this is from the mining to the adjacent property owners.

Mr. O'Brien – We have to notify everyone from 200'. We notified 6 neighbors that are within 200' of the property. Schubert Ranch surrounds the project. There were two houses on the north. I don't believe there were any structured homes within 200' of the properties. One on the south property line. There are three owners on the southeast side. There is one on the north end. We have stayed 200+ feet away.

Mr. Bailey – Is the distance from the pits.

Mr. O'Brien – Of the owners that we had along the south line. There was a shed and well. Ms. Duncan had a fence. The Yomeils had a fence. Those are the only three private owners that had structures.

Mr. Carlson – Around that residential property from the west. You are over 275' from those?

Mr. O'Brien – Yes.

Ms. Fuller – Where is the truck traffic on the image?

Mr. O'Brien – The entrance is off of Schubert Rd. The haul road goes out to Ellicott.

Ms. Fuller – How many houses does that pass by?

Mr. O'Brien – 6-8. The haul route can be resolved. We were concerned about the mount. If we have to do the roads before, it may be a two-to-three-month period. The idea is to time when the county can do the work. They understand that. I think we can come to an agreement how these funds can be paid. We will get the assurances. We have our air and mining permits through the state. We have our stormwater discharge permit. The county is our last approval. The haul agreement will get done during the next process.

Ms. Lucia-Treese – Ready to make a motion.

Mr. Risley – I initially had concerns about the county infrastructure. I am not a fifth generation Coloradan. I am a fourth generation. I think the Mr. Schubert is trying to make a living. I think that the applicant has done a good job at mitigating the concerns.

Ms. Lucia-Treese – There are those of you who will thank you for not building houses. I like that you are keeping this land at 5 generations. I think you should be commended for not selling out.

Ms. Fuller – I agree this is something that we need. Mr. Gallegos can go to the BoCC to address his concerns. It doesn't override my decision to be in favor of this. It is a burden to come here. This makes sense.

5. Non-Action Items
 - a. Planned Unit Development Discussion

This item was a work session, and a training video will be placed in Passageways for the Planning Commission Members.

NOTE: For information regarding the agenda item the Planning Commission is considering, call the Planning and Community Development Department for information (719-520-6300). Visit our Web site at www.elpasoco.com to view the agenda and other information about El Paso County. Results of the action taken by the Planning Commission will be published following the meeting. (The name to the right of the title indicates the Project Manager/ Planner processing the request.) If the meeting goes beyond noon, the Planning Commission may take a lunch break.

The name to the right of the title indicates the Planner processing the request.