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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

April 30, 2024

ATTN: The Planning & Zoning Resource Company
1300 South Meridian Avenue, Suite 400
Oklahoma City, OK 73108

RE: Zoning Verification Letter for 2850 S Circle Dr, Colorado Springs, CO 80906
File: ADM-24-006
PID: 6428300025

A request has been made for a zoning verification letter for 2850 S Circle Drive, PID 6428300025. Please note that there will be no transfer of ownership of the property itself.

Current Zoning

The 3.61-acre property in question exists within the Planned Development Obsolete (M) zoning district. Section 4.4.4 of the El Paso County Land Development Code (As Amended) describes the obsolete zoning district as follows:

"The M Industrial district is established for the purpose of providing for general industrial and manufacturing activities."

Section 4.1.4. of the El Paso County Land Development Code describes Obsolete Zoning Districts:

"The M zoning district has been declared to be obsolete pursuant to BoCC Resolution No. 91-59, Land Use 10 as replaced by Resolution 92-46, Land Use-9. No land will be rezoned to an Obsolete Zoning district. The BoCC may modify the allowed uses, special uses, and development standards within these zoning districts.

Landowners are encouraged to rezone land from an Obsolete Zoning district classification. The BoCC may offer incentives, such as modified application fees in order to accomplish this goal."

Section 4.4.3. of the El Paso County Land Development Code outlines the allowed uses and development standards for the M zoning district as follows:

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Allowed, Special, Accessory, and Temporary Uses. The allowed, special, accessory, and temporary uses in the M district are shown in the Use Table in Chapter 5 of the Land Development Code.

Use and Dimensional Standards. All uses and development in the M district are subject to the use and dimensional standards in Chapter 5 of the Land Development Code.

General Development Standards. All uses and development in the M district are subject to the general development standards in Chapter 6 of the Land Development Code.

Development Standards for Junkyards and Related Uses. All salvage yards, automobile recycling centers, scrap and waste recycling facilities, junk yards or other similarly classified uses shall comply with the standards of Chapter 6 of the Land Development Code.

Maintenance Plan. A maintenance plan conforming to the requirements of Chapter 6 shall be approved by the PCD Director prior to the issuance of any building permit.

Site Development Plan. Site Development Plan approval is required for all development prior to authorization of a building permit.

Platting. No building permits shall be granted on any portion of property which is currently zoned M until the property is platted in accordance with this Code, unless otherwise exempted by State Statute. If a property, at the time of its creation, was established in accordance with all applicable subdivision regulations, platting of the property is not required for issuance of a building permit. It shall be the responsibility of the person seeking a building permit to submit the necessary documentation to the PCD to substantiate the legal creation of the property.

Discontinuance of Zoning or Rezoning. No land shall be zoned or rezoned to M on or subsequent to May 1, 1991. All land zoned M on or before May 1, 1991, shall remain zoned M and shall be subject to all the provisions of the M district until such time as the land is either rezoned or annexed.

If you have any questions or concerns regarding this determination, please contact me at (719) 723-1948 or at scottweeks@elpasoco.com.

EL PASO  **COUNTY**
COLORADO

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Sincerely,

Scott Weeks, Planner III
El Paso County Planning & Community Development Department

