MAP AMENDMENT (REZONING) (RECOMMEND APPROVAL)

MR BAILEY moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. P2610
SIESTA GROVE REZONING RR-5 TO RR-2.5

WHEREAS, Quentin Dassonville did file an application with the El Paso County Planning and Community Development Department for approval of a Map Amendment (Rezoning) to amend the El Paso County Zoning Map for property in the unincorporated area of El Paso County as described in Exhibit A and depicted in Exhibit B, attached hereto and incorporated herein by reference, from the RR-5 (Residential Rural) zoning district to the RR-2.5 (Residential Rural) zoning district; and

WHEREAS, a public hearing was held by this Commission on October 15, 2026; 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 were 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 and the general public were heard at that hearing;

4. All exhibits were received into evidence;

5. That changing conditions clearly require amendment to the Zoning Resolutions;

6. For the above-stated and other reasons, the proposed amendment of the El Paso County Zoning Map is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

WHEREAS, this Commission further finds that the request meets the criteria for approval outlined in Section 5.3.5.B of the El Paso County Land Development Code (as amended), as follows:

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

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

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

4. The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.

NOW, THEREFORE, BE IT RESOLVED, that the El Paso County Planning Commission recommends that the petition of Quentin Dassonville for approval of a Map Amendment (Rezoning) to amend the El Paso County Zoning Map for property located in the unincorporated area of El Paso County from the RR-5 (Residential Rural) zoning district to the RR-2.5 (Residential Rural) zoning district meets the criteria for approval outlined in Section 5.3.5.B of the El Paso County Land Development Code and be approved by the Board of County Commissioners with 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 RR-2.5 (Residential Rural) 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.

BE IT FURTHER RESOLVED that this Resolution and the recommendations contained herein shall be forwarded to the El Paso County Board of County Commissioners for its consideration.

MS EMRICK seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: (circle one)

Thomas Bailey	aye / no / non-voting / recused / absent
Blaine Brew	aye / no / non-voting / recused / absent
Michael Brewer	aye / no / non-voting / recused / absent
Sarah Brittain Jack	aye / no / non-voting / recused / absent
Jim Byers	aye / no / non-voting / recused / absent
Suzanne Casagrande	aye / no / non-voting / recused / absent
Mae Emrick	aye / no / non-voting / recused / absent
Eric Moraes	aye / no / non-voting / recused / absent
Bryce Schuettpelz	aye / no / non-voting / recused / absent
Tim Trowbridge	aye / no / non-voting / recused / absent
Christopher Whitney	aye / no / non-voting / recused / absent
Jason Wulf	aye / no / non-voting / recused / absent

The Resolution was adopted by a vote of 7 to 0 by the El Paso County Planning Commission, State of Colorado.

DONE THIS 15th day of October 2026 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: _____
Chair

EXHIBIT A

A TRACT OF LAND LOCATED IN THE SOUTH HALF (S½) OF SECTION 25, TOWNSHIP 11 NORTH, RANGE 66 WEST, DESCRIBED AS FOLLOWS:

STARTING AT THE NORTH QUARTER CORNER OF SAID SECTION 25, PROCEED NORTH 89°15'32" EAST A DISTANCE OF 1,333.49 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE EAST HALF (W½ E½) OF THE SECTION.

FROM THERE, GO SOUTH 00°23'13" EAST 1,995.85 FEET.

THEN RUN SOUTH 22°08' WEST 30.0 FEET TO THE CENTERLINE OF A 60-FOOT EASEMENT.

CONTINUE ALONG THAT CENTERLINE AS FOLLOWS:

PROCEED SOUTHWESTERLY ALONG A CURVE WITH A RADIUS OF 270.0 FEET, HAVING A CENTRAL ANGLE OF 90°, FOR AN ARC DISTANCE OF 424.12 FEET.

THEN GO SOUTH 89°22'08" WEST 131.0 FEET.

CONTINUE SOUTHWESTERLY ALONG A CURVE WITH A RADIUS OF 1,038.49 FEET, WITH A CENTRAL ANGLE OF 37°15'02", FOR AN ARC DISTANCE OF 675.17 FEET.

THEN PROCEED SOUTH 52°07'06" WEST 285.99 FEET TO THE **POINT OF BEGINNING**.

FROM THE POINT OF BEGINNING:

CONTINUE SOUTH 52°07'06" WEST 592.62 FEET TO A POINT OF CURVATURE.

THEN GO SOUTHERLY ALONG A CURVE WITH A RADIUS OF 295.39 FEET, HAVING A CENTRAL ANGLE OF 70°53'16", FOR AN ARC DISTANCE OF 365.46 FEET.

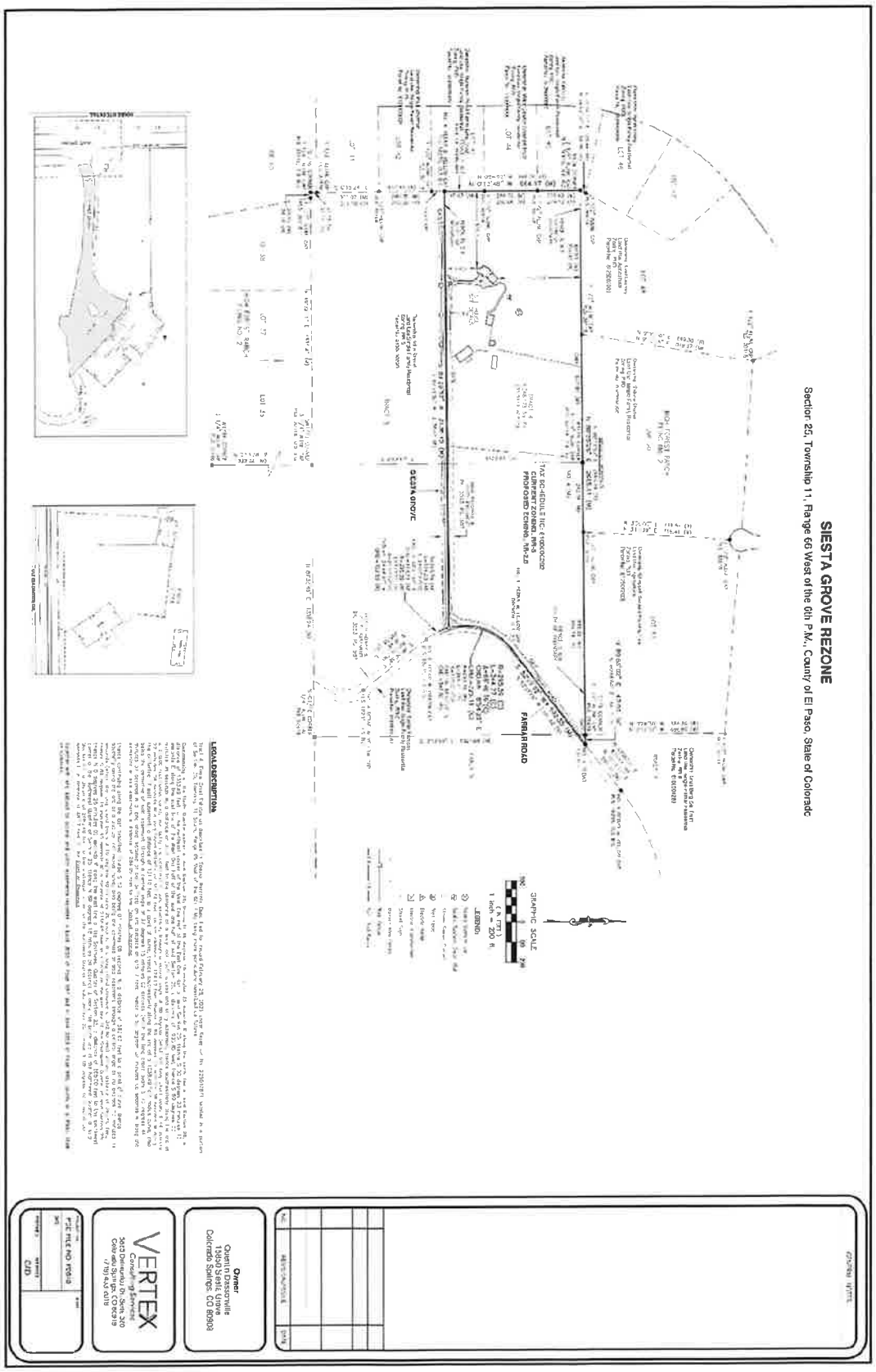
NEXT, RUN SOUTH 89°18'50" WEST 2,136.45 FEET.

THEN GO NORTH 00°26'08" WEST 665.0 FEET.

THEN PROCEED NORTH 89°18'50" EAST 2,665.46 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW¼) OF SAID SECTION 25.

FINALLY, GO NORTH 89°18'50" EAST 48.17 FEET BACK TO THE **POINT OF BEGINNING**.

EXHIBIT B


SIESTA GROVE REZONE
Section 25, Township 11, Range 66 West of the 6th P.M., County of El Paso, State of Colorado
SIESTA GROVE
FARRAR ROAD
GRAPHIC SCALE
1 inch = 200 ft.
LEGEND
Owner
Quentin Dassonville
13940 Siesta Grove
Colorado Springs, CO 80908
VERTEX
Consulting Services
3803 Dehaven Dr, Suite 300
Colorado Springs, CO 80918
(719) 447-0179
PCD FILE NO. P26-10
DRAWN
CHKD
DATE
REVISIONS
NO.