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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
 CRAIG DOSSEY, EXECUTIVE DIRECTOR

**TO: El Paso County Planning Commission**  
**Brian Risley, Chair**

**FROM: Lindsay Darden, Planner II**  
**Daniel Torres, PE Engineer II**  
**Craig Dossey, Executive Director**

**RE: Project File #: CS-20-003**  
**Project Name: Highway 94 and Curtis Road Rezone**  
**Parcel No.: 44150-00-021**

<b>OWNER:</b>	<b>REPRESENTATIVE:</b>
Land View, LLC 2908 E Gunnison Street Colorado Springs, CO 80909	Dan Kupferer Land Development Consultants, Inc. 3898 Maizeland Road Colorado Springs, CO 80909

**Commissioner District: 4**

Planning Commission Hearing Date:	12/17/2020
Board of County Commissioners Hearing Date:	1/26/2021

**EXECUTIVE SUMMARY**

A request by Land View, LLC, for approval of a map amendment (rezoning) from RR-5 (Residential Rural) to CS (Commercial Service) for the northwest 35.11 acre portion, nearest to the Highway 94 and Curtis Road intersection, of the larger 99.97 acre parcel. The applicant intends to use five (5) acres of the proposed CS-zoned area for a trucking and motor freight terminal with the remainder of the proposed CS-zoned area being reserved for future development in accordance with the permitted uses and dimensional



standards of the CS (Commercial Service) zoning district. The property is located at the southeast corner of the Highway 94 and Curtis Road intersection and is within the boundaries of the Highway 94 Comprehensive Plan (2003).

**A. REQUEST/WAIVERS/DEVIATIONS/ AUTHORIZATION**

**Request:** A request by Land View, LLC, for approval of a map amendment (rezoning) from RR-5 (Residential Rural) to CS (Commercial Service) for 35.11 acres of a larger 99.97-acre parcel.

**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:**

**Recommendation:**

**Waiver Recommendation:**

**Vote:**

**Vote Rationale:**

**Summary of Hearing:**

**Legal Notice:**

**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 (2019):

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:	RR-5 (Residential Rural)	Residential/Vacant
	CC (Commercial Community)	Vacant
South:	RR-5 (Residential Rural)	Mobile Home Park
East:	RR-5 (Residential Rural)	Ag Residential Grazing
West:	RR-5 (Residential Rural)	Dry Farmland, Ag Grazing Land, Ag Residential

**E. BACKGROUND**

The 99.97-acre parcel was zoned A-4 (Agricultural) at the time of the initial implementation of zoning for this portion of El Paso County on April 13, 1983. Due to nomenclature changes, the A-4 zoning district is now known as the RR-5 (Rural Residential) zoning district.

The applicant proposes to rezone the northwest 35.11 acres, nearest to the Highway 94 and Curtis Road intersection, of the larger 99.97-acre parcel to CS (Commercial Service). The applicant intends to develop a 5-acre portion of the area being rezoned as a trucking and motor freight terminal use to allow relocation of their existing trucking and hauling business on a 5-acre portion of the rezone area. Trucking and motor freight terminal is a permitted principle use in the CS (Commercial Service) zoning district with approval of a special use and subsequent site development plan. The remainder of the 35.11 acre rezone area will be reserved for future commercial development in accordance with those uses permitted in the CS (Commercial Service) zoning district (see attached Table 5-1). Divisions of land that result in parcels greater than 35 acres are not included within the definition of subdivision, therefore, they do not need to meet the subdivision regulations. The division of the 35.11 acre rezone area from the larger parcel will not require subdivision. However, if the map amendment (rezone) area is subdivided in the future to create new commercial lots less than 35 acres in size, a preliminary plan and final plat would be required.

**F. ANALYSIS**

**1. Land Development Code Analysis**

The subject parcel is located within a largely rural and agricultural area of the County. The land immediately adjacent to the north, and across Highway 94, is a 4.16 acre parcel zoned CC (Commercial Community) and five (5) parcels zoned RR-5 (Rural Residential). The proposed map amendment (rezone) is harmonious with the adjacent commercial zoning but could be considered incompatible with the residentially zoned land primarily surrounding the map amendment (rezone) area. However, the 140-foot-wide Highway 94 right-of-way serves as a manmade

buffer and may also provide for an effective transition between the proposed commercial zoning and the residentially-zoned land.

The CS (Commercial Service) zoning district permits a wide variety of principle uses as specified in Table 5-1 of the Code (attached). Although the rezoning would allow for any, or all, of those principle uses to be established, the applicant is proposing to establish a trucking and motor freight terminal use to allow for relocation of their existing trucking and hauling business. The Code defines trucking and motor freight terminal as follows:

“A facility designed or intended to be used for the receiving or discharging of cargo and providing for the temporary or permanent storage of the conveyance vehicle”.

A trucking and motor freight terminal is permitted in the CS (Commercial Service) zoning district with approval of a special use. The anticipated impacts of that use include increased traffic generation and the visual impact of a large open truck storage and/or parking area. The traffic impacts are discussed below in the transportation portion of the report. The remainder of the rezone area will be reserved for future commercial development. Subdivision will be required to create any additional commercial lots less than 35 acres. A site development plan will be required prior to establishing any permitted principle use.

Compliance with the landscape requirements of Chapter 6 of the Code, which requires a roadway landscape setback and buffer of no less than 25 feet along Highway 94 and Curtis Road, will be required with the associated site development plan. In addition to the roadway landscaping, an additional landscape buffer of 15 feet is required between non-residential and residential zoning districts. The Parks Advisory Board has recommended that a condition of approval be added to require a 25 foot wide trail easement to be provided adjacent to the Highway 94 right-of-way on the north side of the subject parcel, which would further increase the Highway 94 buffer width. Staff is proposing a condition of approval specific to the trail easement, however, it is important to note that the applicant is offering the easement, rather than the County “requiring” dedication of the easement at the zoning stage of development. The result is a 190-foot buffer from the nearest RR-5 (Rural Residential) zoned property north of Highway 94 of which four (4) of the five (5) are presently vacant.

The adjacent land to the south, east, and west is zoned RR-5 (Rural Residential). The remainder of the 99.97 acre parcel that is not included in the rezone area will

remain a RR-5 (Residential Rural) zoning designation to the east and the south of the map amendment (rezone) area. The applicant is not proposing to rezone the remainder 64.89 acre parcel and any future residential development of smaller lots or parcels would require approval of a preliminary plan and final plat. This remainder area will serve to transition between the more intense CS (Commercial Service) zoning proposed for the rezone area and the adjacent parcels to the east and south that are not owned by the applicant.

The Curtis Road right-of-way provides a 60-foot wide manmade buffer to the west between the rezone area and the residentially zoned property across the right-of-way. Chapter 6 of the Land Development Code requires a roadway landscape setback and buffer of no less than 25 feet along the subject property adjacent to Curtis Road, which will also aid in transition on the west side of the property resulting in a total buffer of 85 feet.

## **2. Zoning Compliance**

The applicant is requesting a map amendment (rezone) of 35.11 acres of a larger 99.97-acre parcel from RR-5 (Residential Rural) to the CS (Commercial Service) zoning district. The CS (Commercial Service) zoning district is intended to accommodate retail, wholesale, or service commercial uses. The density and dimensional standards for the CS (Commercial Service) zoning district are as follows:

- Minimum district area – two (2) acres
- Minimum lot size – no minimum lot size
- Setbacks – front 25 feet, sides 25 feet, and rear 25 feet. The minimum setback is 25 feet from the perimeter boundary of the zoning district, but no minimum setback is required from any internal side or rear lot line within the same zoning district.
- Maximum building height – 45 feet
- Maximum lot coverage – no maximum lot coverage

The area included in the map amendment (rezone) request is comprised of 35.11 acres, which exceeds the two (2) acre minimum lot size requirement of the CS zoning district. Approval of a site development plan will be required prior to building permit authorization in order to ensure that all proposed structures will comply with the dimensional standards of the CS zoning district, the General Development Standards in Chapter 6 of the Code, and the requirements of the Engineering Criteria Manual. Approval of a special use application would also be

required prior to establishing a freight terminal use to allow for the applicant's trucking and freight business on the subject property.

### 3. Policy Plan Analysis

The El Paso County Policy Plan (1998) has a dual purpose; it serves as a guiding document concerning broader land use planning issues and provides a framework to tie together the more detailed sub-area elements of the County Master Plan. Relevant policies are as follows:

***Goal 5.1** -- Maintain a land use environment, which encourages quality economic development that is compatible with surrounding land uses.*

***Policy 6.1.8** – Encourage incorporation of buffers or transitions between areas of varying use or density where possible.*

***Policy 6.1.11** - Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.*

***Goal 5.1** -- Maintain a land use environment, which encourages quality economic development that is compatible with surrounding land uses.*

The subject parcels are presently located within a largely rural and agricultural area of the County. The parcels immediately adjacent to the north and across Highway 94 are zoned CC (Commercial Community) and RR-5 (Rural Residential). The land to the south is zoned RR-5 (Rural Residential). The proposed map amendment (rezone) is harmonious with the commercial zoning but could be considered incompatible with the nearby residentially-zoned land. As described above in the Land Development Code Analysis section, the right-of-way width, trail easement, and roadway landscape setbacks will provide a buffer and transition to the property located across Highway 94 and Curtis Road. The remainder of the 99.7-acre parcel outside of the map amendment (rezone) area that will maintain the RR-5 (Rural Residential) zoning will provide a buffer and use transition to the adjacent properties to the east and south.

Should the map amendment be approved, a site development plan or plans will be required prior to building permit authorization. The purpose of the site development plan review is to ensure the commercial development is functionally and aesthetically integrated within the context of adjoining properties and uses

through proper planning techniques and utilization of appropriate site-specific screening and buffering mechanisms as required by the Land Development Code.

#### 4. Small Area Plan Analysis

The subject property is within Sub-area 2 (North Central) of the Highway 94 Comprehensive Plan (2003). The future land use map included in the Plan designates the location of the subject property as urban. Relevant policies are as follows:

- **Policy 2.2.2.** - Accommodate a compatible mix of industrial, office, commercial, residential, open space, and recreational land uses.
- **Goal 4** -Ensure commercial development is appropriate for the Planning Area.
- **Objective 4.2.** - Accommodate service and commercial developments within the Planning Area, which are oriented to local residents and employees, provide support services to Schriever AFB, or generally meet demonstrated need.
- **Objective 4.3.** - Encourage commercial developments to locate in the nodes identified in the Land Use Map.

The Plan states:

“Because of its proximity to Schriever AFB, access to major roadways, and limited rural residential development, Sub-Area 2 is recommended as an initial focal point for urban density development in the Planning Area. Recommended uses cover a broad spectrum and include commercial, light industrial, heavy industrial, multi-family, rural residential, and agricultural uses. In general, urban uses are designated between SH 94 and the northern boundary of Schriever AFB. Because of the variety of uses and densities recommended in the Sub-Area, adequate compatibility between uses is paramount. Developments should transition densities through the use of clustering, screening, and spacing. Any urban uses will require central water and wastewater services. High visibility commercial uses should be clustered in designated nodes and should not extend linearly along major transportation corridors, such as SH 94. Small urban nodes that include residential and commercial uses are envisioned for Enoch and Curtis Roads at SH 94. For these commercial uses, signage should be shared where possible. New developments should be designed to minimize the number of required access points onto major roadways.

Direct access onto SH 94 should be limited to preserve its functional integrity.”

The Plan designates this property, located at the intersection of Highway 94 and Curtis Road, as an area for future development of a small urban node that includes commercial and residential uses. The Plan also emphasizes appropriate transitions be provided between any such commercial uses and surrounding residential development. The subject parcel is located within a largely rural and agricultural area of the County. The parcels immediately adjacent to the north and across Highway 94 are zoned CC (Commercial Community) and RR-5 (Rural Residential). The land to the south and west is zoned RR-5 (Rural Residential). As described above in the Land Development Code Analysis, the right-of-way width, trail easement, and roadway landscape setbacks will provide a buffer and transition to the property located across Highway 94 and Curtis Road. The remainder of the 99.7-acre parcel outside of the rezone area that will maintain the RR-5 (Rural Residential) zoning will provide a buffer and use transition to the adjacent properties to the east and south.

If the proposed rezone (map amendment) is approved, the applicant proposes to develop a portion of the rezone area as a freight terminal use to allow relocation of their existing trucking and hauling business. Approval of a special use and a site development plan would still be required prior to establishing the use within the CS (Commercial Service) zoning district. The remainder of the rezone area would be reserved by the applicant for future commercial development in accordance with the permitted uses for the zoning district. Because the Plan has envisioned both industrial and commercial uses within Sub-area 2 and specifically called for a commercial node in the location of the subject property, a finding can be made for general consistency with the Plan.

## **5. 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:

- Policy 6.0.1 – Continue to require documentation of the adequacy or sufficiency of water, as appropriate, for proposed development.



The subject property is located within Region 8, which specifies three projected areas of development along Highway 94 near Schriever Air Force Base. The subject property is within the growth area that is projected to develop by 2040.

In 2018, Region 8 had a water supply of 299-acre feet per year and a demand of 299-acre feet per year. The 2040 water supply is projected to be 299-acre feet per year and the projected demand is 396-acre feet. The 2060 water supply is projected to be 299-acre feet per year, whereas the demand is anticipated to be 484-acre feet per year. It should be emphasized that a potential shortage of water supplies for this region is expected as early as 2040.

A finding of water sufficiency is not required with rezone (map amendment) but will be required with any future subdivision request. The applicant proposes to utilize a well and septic system to support the proposed freight terminal use. The water source for the remaining portion of the rezone area will be determined at a later time.

#### **6. Other Master Plan Elements**

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential. The El Paso County Environmental Division was sent a referral and has no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies upland 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.

Please see the Parks Section below for information regarding conformance with The El Paso County Parks Master Plan (2013).

Please see the Transportation Section below for information regarding conformance with the 2016 Major Transportation Corridor Plan (MTCP).

### **G. PHYSICAL SITE CHARACTERISTICS**

#### **1. Hazards**

There are no hazards anticipated on the subject property.

#### **2. Wildlife**

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential.

### **3. Floodplain**

The property is not located within a defined floodplain as determined following review of the FEMA Flood Insurance Rate Map panel number 08041C0785G, dated December 7, 2018.

### **4. Drainage and Erosion**

The property is located within the Upper East Chico (CHEC0400) drainage basin and Livestock Company (CHWS0400) drainage basin, which are unstudied drainage basins with drainage and bridge fees. Drainage and bridge fees are not assessed with rezone requests but will be due at the time of final plat recordation should the property be subdivided in the future. Drainage reports providing hydrologic and hydraulic analysis to identify and mitigate the drainage impacts of the development as well as a grading and erosion control plan will be required with the subsequent land use applications.

### **5. Transportation**

The property is located southeast of the intersection of Curtis Road and Highway 94. The submitted traffic study identifies that the primary access to the site will be from Curtis Road, at least one-quarter of a mile south of Highway 94 to comply with the intersection spacing criteria indicated in the El Paso County Engineering Criteria Manual (2020) for a minor arterial roadway. A concept site plan has been provided in the traffic study showing the location of the proposed public roadways for the buildout of the site.

The traffic study indicated that phase 1 of the development is anticipated to include only a trucking business. Per the traffic study, improvements are not required for phase 1 of the development although off-site and on-site improvements were provided for the build-out of the site. Further analysis of the improvements, roadway designs, and access locations will be provided with additional traffic impact studies associated with subsequent land use applications.

The 2016 Major Transportation Corridors Plan (MTCP) identifies 2040 roadway improvements to Curtis Road and Highway 94 along the property frontage. The MTCP indicates that Curtis Road is to be improved from an Unimproved County Road to a Minor Arterial Road. Highway 94 is to be improved from a 2-lane Principal Arterial Road to a 4-lane Principal Arterial Road.

The property will be subject to the El Paso County Road Impact Fee Program (Resolution 19-472), as amended. Traffic impact fees shall be paid in full at the time of subsequent land use approval.

## **H. SERVICES**

### **1. Water**

Water is to be provided by a well, which will need to be permitted with the State.

### **2. Sanitation**

Wastewater is to be provided by a proposed onsite wastewater treatment system, which will need to be reviewed and permitted by El Paso County Public Health.

### **3. Emergency Services**

The property is within the Ellicott Fire Protection District. The District was sent a referral and has no objections to the rezoning as described.

### **4. Utilities**

Electrical service will be provided by Mountain View Electric Association, Inc. Natural gas service will be provided by Black Hills Energy-Aquila.

### **5. Metropolitan Districts**

The subject parcels are included within the boundaries of the Mayberry, Colorado Springs Metropolitan District as well as the Ellicott Metropolitan District. The Ellicott Metropolitan District was formed in 1995 (PCD File No. ID95003). The Ellicott Metropolitan District provides recreational services and facilities to residents of the District. The District does not collect a mill levy, but instead is financially supported with Colorado Lottery funds.

### **6. Parks/Trails**

Land dedication and fees in lieu of park land dedication are not required for a map amendment (rezoning) application. The 2013 El Paso County Parks Master Plan shows a proposed regional trail connection impacted by the project. The proposed Highway 94 Tier II Regional Trail alignment runs along the south side of Highway 94 and is adjacent to the north edge of the subject property. The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and / or approving the Highway 94 Rezone:

“Designate and provide to El Paso County a 25-foot trail easement along the north side of the subject property that allows for public access, as well

as construction and maintenance by El Paso County of the Highway 94 Secondary Regional Trail.”

Staff is proposing a condition of approval, recognizing that the applicant has offered to provide the easement. The proposed condition requires depiction of the easement on subsequent development applications and plans.

## **7. Schools**

Land dedication and fees in lieu of school land dedication are not required for a map amendment (rezoning) application.

## **I. APPLICABLE RESOLUTIONS**

Approval	Page 27
Disapproval	Page 28

## **J. STATUS OF MAJOR ISSUES**

There are no outstanding 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 CS (Commercial Service) zoning district and with the applicable sections of the Land Development Code and Engineering Criteria Manual.
3. The applicant has offered to designate and provide to El Paso County a 25-foot trail easement along the north side of the subject property that allows for public access, as well as construction and maintenance by El Paso County of the Highway 94 Secondary Regional Trail. The alignment of the easement will need

to be depicted on all applicable subsequent development applications and plans, including, but not limited to, site development plans.

### **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 twelve (12) adjoining property owners on November 30, 2020, for the Planning Commission meeting. Responses will be provided at the hearing.

### **M. ATTACHMENTS**

Vicinity Map  
Letter of Intent  
Rezone Map  
Table 5-1 Principle Uses

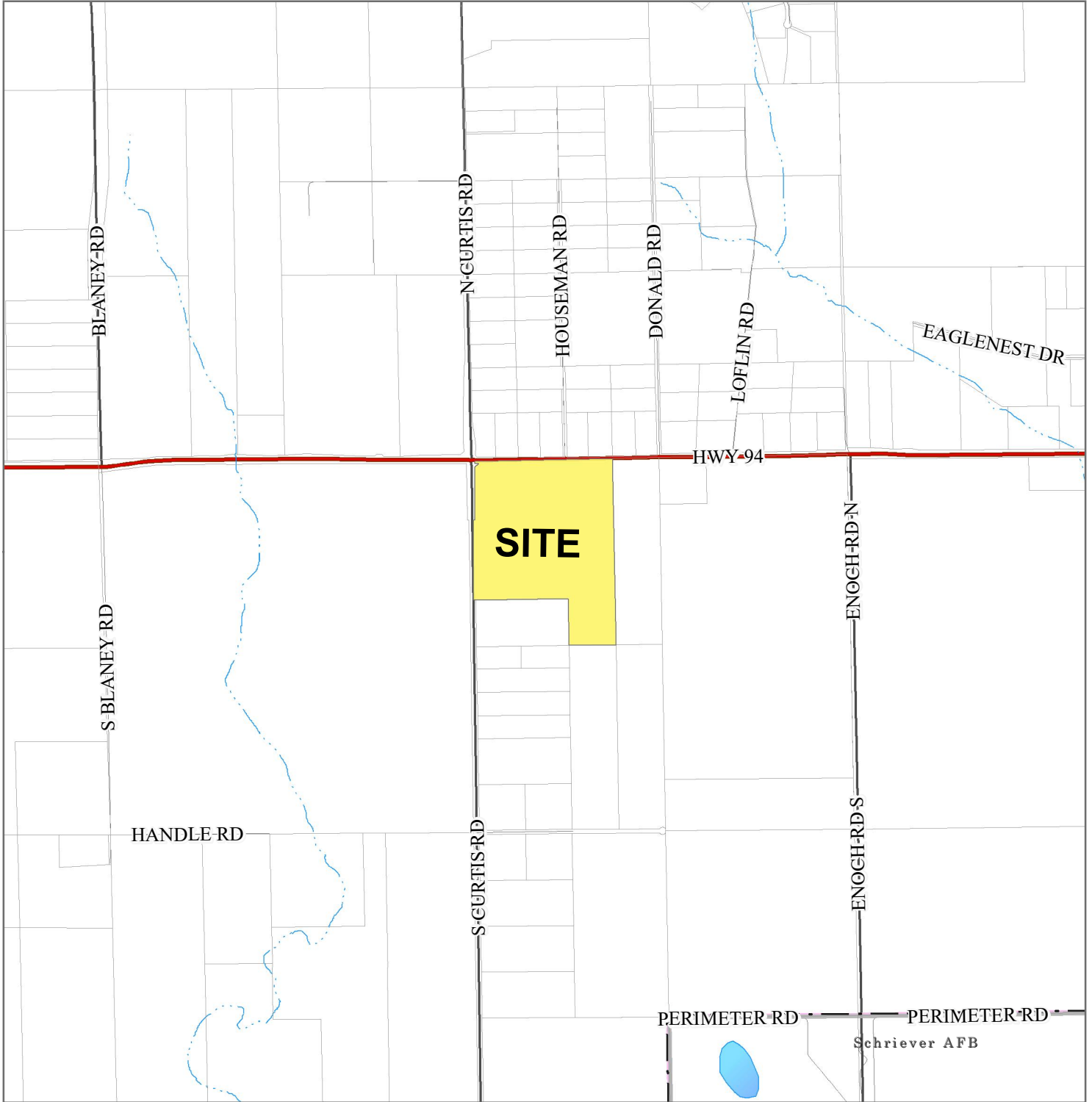
# El Paso County Parcel Information

File Name: CS-20-003

PARCEL	NAME
4415000021	LAND VIEW LLC

Zone Map No. --

Date: November 25, 2020



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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## LETTER OF INTENT

June 22, 2020  
August 12, 2020 (rev.)  
October 5, 2020 (rev.)  
November 19, 2020 (rev.)

**El Paso County Planning and Community Development Department  
2880 International Circle  
Colorado Springs, CO 80910**

Attn: **Gabe Sevigny/Current Planner**

Re: **Rezone Letter of Intent – LAND VIEW, LLC  
APN 44150-00-021**

**LAND DEVELOPMENT CONSULTANTS, INC.** is representing Ernesto Garcia Armendariz of LAND VIEW, LLC in this application for a rezone from RR-5 Residential to CS Commercial Services District for a commercial use classification for a materials trucking business.

This site is located Southeast of the intersection of US Highway 94 and Curtis Road. It is vacant range land surrounded by a variety of uses, from a mobile home park on the south to rural residential and agricultural uses. Surrounding zones are mainly County RR-5, with one exception being the 4.16 acre parcel at the Northeast corner of Highway 94 and Curtis Road being zoned CC, Commercial Community.

The owner's property consists of a total of 96.089 acres and is currently zoned RR-5. Their request is to rezone 35 acres of the property to the CS zone. This will allow them to build a commercial building for their City Link Trucking Company. This trucking company primarily hauls materials for different construction projects in the Pikes Peak Region. They currently operate out of a leased facility in Colorado Springs.

The proposed commercial trucking use will be served by a new well and septic system. Electric service is to be provided by Mountain View Electric Association per their comments dated July 28, 2020. Fire protection is to be provided by ELLICOTT FIRE PROTECTION DISTRICT per their comments dated July 10, 2020.

The primary access point will be off of Curtis Road approximately 1500 feet south of US Highway 94.

This change to a commercial zone will consist of 35 acres, and while there is not a plan in place to develop the remaining acres, in the future it can be assumed that it will be developed per the RR-5 zone requirements. The EL Paso County Master Plan is not specific as to the zoning boundaries of property as it is advisory in nature, and notes that a majority of real estate in Eastern El Paso

County is zoned RR5 and that that designation has been used as a “holding pattern” for properties until future development needs and requests arise. We find nothing within the Master Plan that would prohibit a zone change to the property.

Once the 35 acre property is re-zoned development of the property will be per the specific requirements of the El Paso County Land Development Code and the Engineering Criteria Manual as they pertain to the requested CS Zone.

The current plan for physical development of a site is the 5+ acres for a trucking company. The property owners do not have immediate plans for future development as their focus is on getting their trucking business relocated.

This application is in general conformance with the El Paso County Master Plan including applicable Sub-Area Boundary (North Central) of the Highway 94 Comprehensive Plan, map print dated December 10, 2003. It is anticipated in the Area Plan that the intersection of Highway 94, and Curtis Road will be widened in the foreseeable future as it continues to experience growing traffic counts.

El Paso County Water Master Plan anticipates that this area of the county would be reliant on water supplied by private wells, and septic systems to treat wastewater. The El Paso County Master Plan notes that “With the exception of telephone service, electricity, and some roads, urban services are limited in most of the Planning Area. Within a 20-year planning horizon, contiguous development is not expected to extend east from the City of Colorado Springs to the Planning Area, nor is it likely that Colorado Springs will extend extra-territorial services. If urban services become available, they will result from some combination of local start-up facilities, gradual upgrades to existing services, or extensions of services from outside the Planning Area.” This project would be consistent with the Plan in those regards.

Anticipating future needs the rezoning of the Property from RR-5 to CS would be beneficial to the growing Eastern Community through the development and provision of commercial services. A reduction of environmental impact through shortening shoppers commutes to services, and the resultant savings on energy, time, and money for the surrounding community will contribute to a better quality of life for local citizens. For the community the best use of this site would be re-zoning to CS.

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

Owner:  
LAND VIEW, LLC  
Ernesto Garcia Armendariz 719-473-4805  
2908 E. Gunnison Street  
Colorado Springs, CO 80909

Applicant  
LAND DEVELOPMENT CONSULTANTS, INC.  
Daniel L. Kupferer 719-528-6133  
3898 Maizeland Road  
Colorado Springs, CO 80909

Thank you for your consideration,

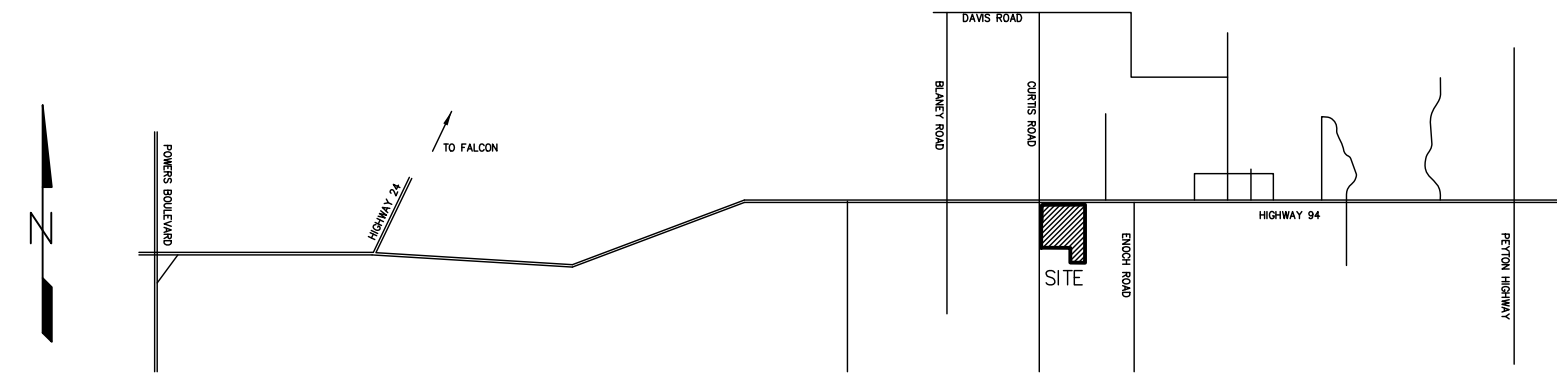
**LDC, Inc. by Daniel L. Kupferer**  
dkupferer@ldc-inc.com



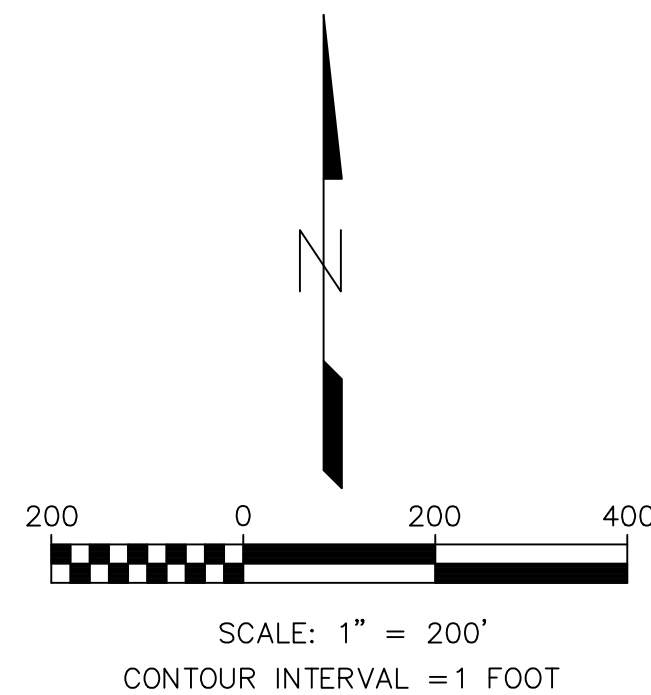
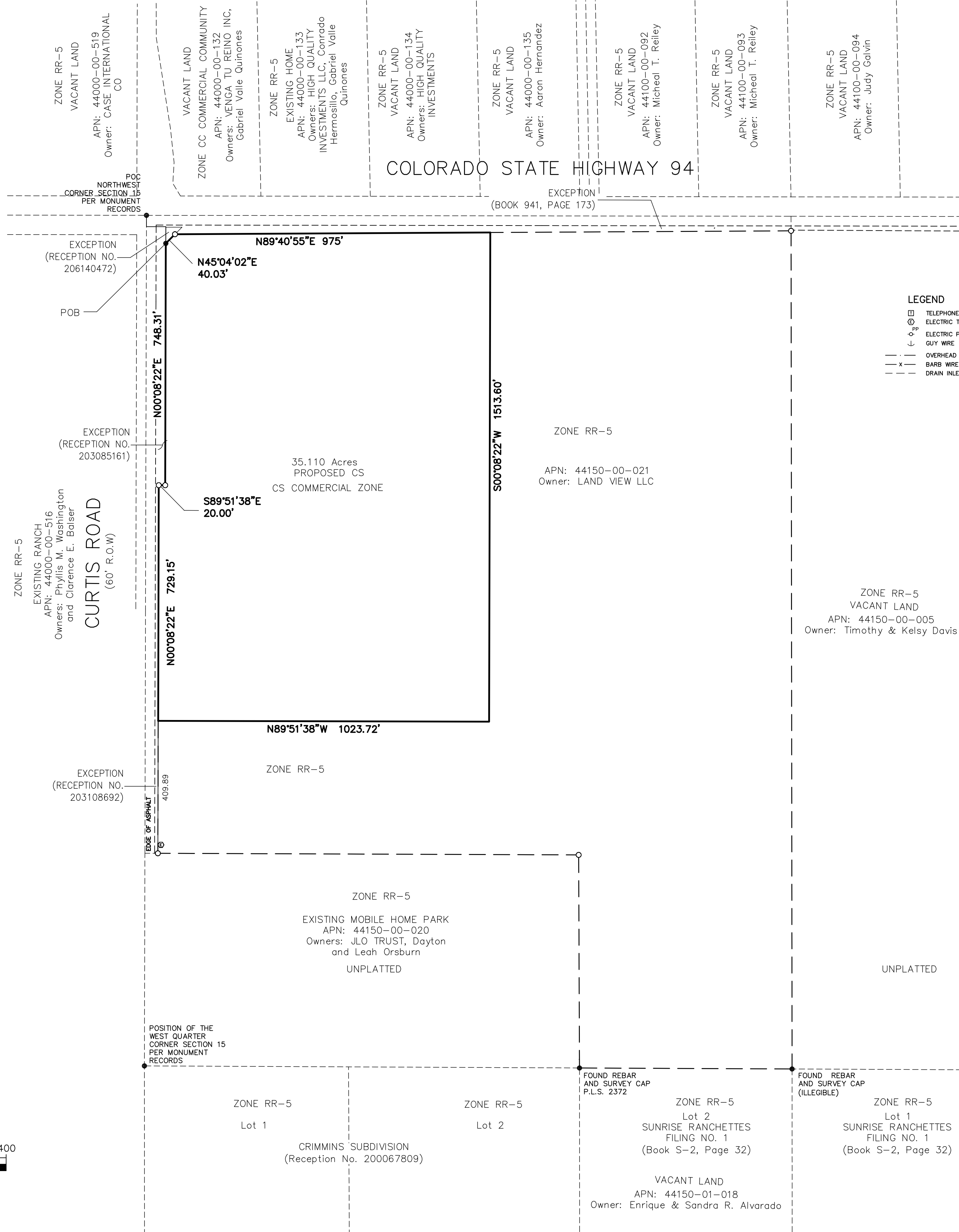
# CITY LINK TRUCKING REZONE MAP

225 N. CURTIS ROAD,  
EL PASO COUNTY, COLORADO

APN 44150-00-021



VICINITY MAP  
NOT TO SCALE



### PROJECT INFO:

EXISTING ZONE: RR - 5  
PROPOSED ZONE: CS COMMERCIAL SERVICES

### PROPERTY OWNER:

LAND VIEW, LLC a Colorado limited liability company  
2908 E. Gunnison Street  
Colorado Springs, CO 80909

### PREPARED BY:

LAND DEVELOPMENT CONSULTANTS, INC.  
3898 Maizeland Road  
Colorado Springs, CO 80909

As per the Colorado law, you must commission a legal action based upon any defect in this survey first discover such defect. In no event, may any action survey be commenced more than ten years from the date of the certification shown hereon.

CALL BEFORE YOU DIG ...  
**811**  
DIAL 811  
48 HOURS BEFORE YOU DIG. CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTEWATER.

REVISIONS	
No.	Description
1	ADDED ADJACENT OWNERS
2	CORRECTED LEGAL DESC.

H Scale: 1"=200'  
V Scale: N/A  
Designed By: BRH  
Drawn By: DLK  
Checked By: DLK  
Date: 06/23/20

**Land Development Consultants, Inc.**  
PLANNING · SURVEYING  
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3898 MAIZELAND ROAD · COLORADO SPRINGS, CO 80909

**CITY LINK TRUCKING REZONE MAP**  
A PORTION OF THE NW QUARTER OF SECTION 15,  
TOWNSHIP 14 SOUTH, RANGE 64 WEST  
OF THE 6TH P.M., COUNTY OF EL PASO  
STATE OF COLORADO

Project No.: 19044  
Sheet: 1 of 1

TABLE 5-1 PRINCIPAL USES

Table 5-1.

## Principal Uses.

## Notes:

"A" = Allowed Use, "S" = Special Use, "T" = Temporary Use

<sup>1</sup>Minimum lot area of 5 acres irrespective of nonconforming lot or parcel status.

<sup>2</sup>Minimum lot area of 10 acres irrespective of nonconforming lot or parcel status.

<sup>3</sup>Minimum lot area of 35 acres irrespective of nonconforming lot or parcel status.

<sup>4</sup>Use may be an allowed use or special use depending on size and other criteria. See specific use criteria.

<sup>5</sup>A minimum of 1 acre is required.

<sup>6</sup>Marijuana Club is prohibited in all zoning districts.

<sup>7</sup>Minimum area of 35 acres. When less than 35 acres a special use is required.

<sup>8</sup>Use requires central water and wastewater services.

<sup>9</sup> The 1 acre size limitation shall be a combined total footprint of all greenhouses on the subject lot or parcel.

Use Type	Agricultural Zoning Districts							Residential Zoning Districts										Commercial Zoning Districts				Industrial Zoning Districts				Obsolete Zoning Districts				Subject to Specific Use Standards?		Site Development Plan Required to Initiate Use?		Site Plan Required to Initiate Use?	
	F-5	A-35	A-5	RR-5	RR-2.5	RR-0.5	RS-20000	RS-6000	RS-5000	RS-12	RM-30	RT	MHP	MHS	MHPR	RVP	CC	CR	CS	I-2	I-3	C-1	C-2	M	R-4			YES	YES	YES	YES	YES	YES		
Acid Manufacturing	A <sup>4</sup>	A <sup>4</sup>	A <sup>4</sup>	A <sup>4</sup>	A <sup>4</sup>	A <sup>4</sup>	A <sup>4</sup>	A <sup>4</sup>	A <sup>4</sup>	A <sup>4</sup>	A <sup>4</sup>	A <sup>4</sup>	A <sup>4</sup>	A <sup>4</sup>							S						YES			YES	YES	YES	YES		
Adult Care Home														A <sup>4</sup>															YES			YES	YES		
Agricultural Business	A	A	A	A	A	A	A	A	A	A	A	A	A														YES			YES	YES	YES	YES		
Agricultural Structure	A	A	A	A	A	A	A	A	A	A	A	A	A														YES			YES	YES	YES	YES		
Agricultural Stand	A	A	A	A	A	A	A	A	A	A	A	A	A														YES			YES	YES	YES	YES		
Agritainment	A <sup>7</sup>	A <sup>7</sup>	A <sup>7</sup>	A <sup>7</sup>	A <sup>7</sup>	A <sup>7</sup>																					YES			YES	YES	YES	YES		
Airstrip, Personal		S																															YES	YES	
Amusement Center, Indoor	S	S	S <sup>1</sup>													S	S	S	S	S		A	A	A							YES	YES	YES		
Amusement Center, Outdoor	S	S	S	S												S	S	S	S	S		S	S	A							YES	YES	YES		
Animal Refuge	S	S	S	S												S	S	S	S	S		A	A	A							YES	YES	YES		
Auction Facility																											YES			YES	YES	YES	YES	YES	
Automobile and Boat Storage Yards																											YES			YES	YES	YES	YES	YES	
Automobile and Trailer Sales																											YES			YES	YES	YES	YES	YES	
Bakery, Retail																A	A	A	A	A												YES	YES	YES	YES







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Use Type	Agricultural Zoning Districts					Residential Zoning Districts																Commercial Zoning Districts					Industrial Zoning Districts				Obsolete Zoning Districts				Subject to Specific Use Standards?	Site Development Plan Required to Initiate Use?	Site Plan Required to Initiate Use?
	F-5	A-35	A-5	RR-5	RR-2.5	RR-0.5	RS-20000	RS-6000	RS-5000	RM-12	RM-30	RT	MHP	MHS	MHPR	RVP	CC	CR	CS	I-2	I-3	C-1	C-2	M	R-4												
Nursery, Retail																			A	A		A															
Nursery, Wholesale																			A	A		A															
Office, General																			A	A		A															
Off-Premise Sign																			A	A		A															
Outdoor Concert																			S	S		S															
Outside Storage																			S	A		A															
Over the air reception devices																			A	A		A															
Parking Garage																			A	A		A															
Parking Lot																			A	A		A															
Peddler Sales																			T	T		T															
Petroleum Refining																			T	T		T															
Plaster Manufacturing																																					
Prison, Private																			S	S		S															
Proprietary School																			A	A		A															
Public Building, Way or Space																			A	A		A															
Public Park and Open Space																			A	A		A															
Publishing Companies																			A	A		A															
Race Track																			S	A		A															
Ranch																																					
Recreation Camp																																					
Recreational Vehicle and Boat Storage																																					
Recycling Facility																			S																		
Rehabilitation Facility																			A	A		A															
Religious Housing																			A	A		A															
Religious Institution																			A	A		A															
Reneering Plant																			A	A		A															
Rental Services																			A	A		A															
Repair Shop																			A	A		A															
Restaurant																			A	A		A															
Retail Sales, General																			S	A		A															
Retirement Center																			A	A		A															
Riding Academy																			A	A		A															
Rodeo																			A	A		A															
Salvage Yard																			A	A		A															
Sawmill																			S	A		A															

