

EL PASO



COUNTY

COMMISSIONERS:  
JIM BENSBERG (CHAIRMAN)  
SALLIE CLARK (VICE CHAIR)

AMY LATHEN  
WAYNE WILLIAMS  
DENNIS HISEY

## AGENDA ITEM SUMMARY

Agenda Item No: 7.f.4.

Date: November 12, 2009

To: Board of County Commissioners

From: Elaine Kleckner - Current Planning Manager , Development Services Division

Subject: VARIANCE OF USE - SUNDANCE RESOURCES - LAFARGE - This is a request by Lafarge (Applicant) and Sundance Investments (Land Owner) for a Variance to Use to allow concrete and asphalt batch plants in the I-2 Zone. Batch plants are only allowed by Special Use in the I-3 (Heavy Industrial) and M (Manufacturing) zones of El Paso County, Colorado, hence the need for the Variance of Use. The site is located adjacent to the southern boundary of the City of Fountain, is zoned I-2 (Limited Industrial) by El Paso County, Colorado, and is in the El Paso County South Central Comprehensive Plan (1988) area. The Variance of Use application has been revised to provide increased setback of the processing activities from the 100 year floodplain. This application is being processed concurrently with a Special Use for mineral and natural resource extraction of sand and gravel. (Schedule No. 57000-00-097) (VA-06-005) (Item pulled from agenda at request of applicant and staff. Item will only reappear on the agenda after proper notice given to interested parties.)

### SUMMARY (including information on budgeted matters):

VARIANCE OF USE - SUNDANCE RESOURCES - LAFARGE - This is a request by Lafarge (Applicant) and Sundance Investments (Land Owner) for a Variance to Use to allow concrete and asphalt batch plants in the

I-2 Zone. Batch plants are only allowed by Special Use in the I-3 (Heavy Industrial) and M (Manufacturing) zones of El Paso County, Colorado, hence the need for the Variance of Use. The site is located adjacent to the southern boundary of the City of Fountain, is zoned I-2 (Limited Industrial) by El Paso County, Colorado, and is in the El Paso County South Central Comprehensive Plan (1988) area. The Variance of Use application has been revised to provide increased setback of the processing activities from the 100 year floodplain. This application is being processed concurrently with a Special Use for mineral and natural resource extraction of sand and gravel. (Schedule No. 57000-00-097) (VA-06-005) (Item pulled from agenda at request of applicant and staff. Item will only reappear on the agenda after proper notice given to interested parties.)

### BACKGROUND (including information on budgeted matters):

EXECUTIVE SUMMARY - This is a request by Lafarge (applicant) and Sundance Investments (land owner) for approval of a variance of use to allow asphalt and concrete batch plants in the I-2 (Limited Industrial) zone. Batch plants are only allowed by special use in the I-3 (Heavy Industrial) and M (Manufacturing) zones of El Paso County, Colorado, hence the need for a variance of use. The site is

located adjacent to the southern boundary of the City of Fountain and is in the South Central Comprehensive Plan (1988) area. The variance of use application has been revised to provide increased setback of the processing activities from the 100 year floodplain. A special use application has been submitted concurrently with the variance of use application to allow mineral and natural resource extraction of sand and gravel on the southern portion of the subject parcel. The proposed term of the mining and batch plant operations is 15 years.

FINANCIAL IMPLICATIONS (completed only if not currently budgeted, and is an emergency, mandated or grant/unanticipated revenue funding request before the Board for consideration):

Revenue/Funding Sources:	<u>NA</u>
Revenue/Funding Amount:	<u>NA</u>
Subject to TABOR?	NA
Increase to Original Adopted Budget:	NA
Net Cost to El Paso County:	NA
Total Project Cost:	NA



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October 29, 2009

Elaine Kleckner  
El Paso County Development Services  
2880 International Circle - Suite 100  
Colorado Springs, CO 80910

Subject: Request for Continuance of November 12, 2009  
County Commissioner's Hearing  
Sundance Resources, Lafarge Special Use Review  
AL-06-008 and Variance of Use

Dear Elaine:

On behalf of our client, Lafarge West, Inc., we are requesting a continuance of the November 12, 2009 public hearing on the above referenced case. The reason for this request is that Lafarge requires some time to address certain issues and concerns raised by the public and the Planning Commission.

At this time we are not certain how long it will take to do this so we are requesting that the hearing be continued to a date to be determined. We understand this will require re-advertising the hearing. We will be sure to inform you at least four weeks in advance of the new suggested hearing date so that you can meet your public notice requirements.

Please let us know if this is acceptable to the County Commissioners and if a representative of the applicant needs to be present on November 12<sup>th</sup>.

Please let me know if you have any questions or need any additional information.

Sincerely,

Paul T. Banks, Jr.

Cc: Steve Brown - Lafarge

