



T5 Annexation No. 1

**September 19, 2022
Updated December 22, 2022**

PROJECT STATEMENT ANNEXATION PLAT PIP-2 ZONE CHANGE CONCEPT PLAN AMENDMENT

Description:

The T5 Annexation No. 1 is an existing 20,064sf (0.46 acre) site that is generally located south and east of the Vineyard Park Drive and Janitell Frontage Road. The following applications are proposed:

- 1. Annexation Plat**
Annexation Plat to add a very small (0.46-acre) area into the existing Vineyard Commerce Park Boundary.
- 2. PIP-2 Zone Change**
0.46-acre zone change of existing "A5" (El Paso County) area to proposed "PIP-2" reflective of the directly adjacent Vineyard Commerce Park.
- 3. Concept Plan Amendment**
Amend existing Concept Plan to reflect adding the 0.46-acre annexation parcel.

Justification:

The proposed PIP-2 zoning and Annexation Plat is in general conformance with the previously approved Vineyard Commerce Park Master Plan (CPC MP 07-00219) and Concept Plan (CPC-CP-07-00221-A3MNJ16) and simply adds a very small development area to the Concept Plan.

Issues List:

No significant issues were raised during the pre-application process.

Due to the small nature of this rezone and Concept Plan Amendment area (0.46-acres) and separate Development Plan submittal, a detailed Final Drainage Report has been provided with the Development Plan that includes this proposed annexation area.

We respectfully request your approval on the above items.

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