



EL PASO COUNTY

COMMISSIONERS:
CAMI BREMER (CHAIR)
CARRIE GEITNER (VICE-CHAIR)

COLORADO

HOLLY WILLIAMS
STAN VANDERWERF
LONGINOS GONZALEZ, JR.

AGENDA

Board of County Commissioners (“BOCC”) Land Use Meeting
Thursday, February 22, 2024 - 9:00 AM

Participate remotely through Facebook Live on the El Paso County Facebook page.
(Meeting may be held telephonically at the Chair’s discretion.)

Centennial Hall Auditorium
200 S. Cascade Avenue
Colorado Springs, Colorado

Call to Order

1. Invocation
2. Pledge of Allegiance to the Flag of the United States of America
3. Staff Emergency Items
4. Changes/Postponements/Notice of Next Meeting
5. Public Comment on Items Not Scheduled on the Agenda
6. Land Use Consent Calendar
 - a. MAP AMENDMENT (REZONING) - STERLING RANCH EAST FILING NO. 5 REZONE - A request by Classic SRJ Land, LLC for approval of a Map Amendment (Rezoning) of 42.03 acres from RR-5 (Residential Rural) to RS-5000 (Residential Suburban). The property is located south of the future extension of Briargate Parkway/Stapleton Corridor and east of the Sand Creek Channel. The property is within the approved Sterling Ranch Sketch Plan area. A concurrent Preliminary Plan is also requested. This item was heard on the consent calendar at the Planning Commission. There was no public opposition to the request. The Planning Commission recommended approval (9-0). (Parcel Nos. 5200000573 and 5233000024) (Commissioner District No. 2) (P237) (Kari Parsons, Senior Planner - Planning and Community Development)
 - b. PRELIMINARY PLAN - STERLING RANCH EAST FILING NO. 5 - A request by Classic SRJ Land, LLC for approval of a Preliminary Plan to create 72 single-family residential lots in a single phase of development. A concurrent Map Amendment (Rezoning) is also requested. The property is located south of the future extension of Briargate Parkway/Stapleton Corridor and east of the Sand Creek Channel. The property is within the approved Sterling Ranch Sketch Plan area. If the request for a Preliminary Plan is approved, the applicant will be required to obtain Final Plat approval prior to the issuance of any building permits. This item was heard on the consent calendar at the Planning Commission. There was no public opposition to the request. The Planning Commission recommended approval (9-0). (Parcel Nos.

5200000573 and 5233000024) (Commissioner District No. 2) (SP235) (Kari Parsons, Senior Planner - Planning and Community Development)

- c. PUD/PRELIMINARY PLAN - STERLING RANCH FILING NO. 5 PUD PRELIMINARY PLAN - A request by Classic SRJ Land, LLC, for approval of a combined Planned Unit Development and Preliminary Plan to create 72 single-family residential lots in a single phase of development. The 11.66-acre property is zoned RR-5 (Residential Rural) and is located north of Sterling Ranch Road, east of Vollmer Road immediately adjacent to and west of Dines Boulevard. The PUD/Preliminary Plan is within the approved Sterling Ranch Sketch Plan area. If the request for a PUD/Preliminary Plan is approved, the applicant will be required to obtain Final Plat approval prior to the issuance of any building permits. This item was heard on the regular calendar at the Planning Commission. There was no public opposition to the request. The Planning Commission recommended approval (9-0). (Parcel No. 5233302049) (Commissioner District No. 1) (PUDSP232) (Kari Parsons, Senior Planner - Planning and Community Development)
- d. MAP AMENDMENT (REZONING) - KNECHT REZONE - A request by Jon Knecht for approval of a Map Amendment (Rezoning) of 21.03 acres from A-35 (Agricultural) to RR-5 (Residential Rural) located at 12375 North Meridian Road and 12425 North Meridian Road. The item was heard as a called-up consent item at the February 1, 2024 Planning Commission hearing. Discussion was primarily focused on the FEMA floodplain shown between the lots in question, existing and future access points, and the intention of the applicant to legally plat the lots in the future. The Map Amendment application was unanimously recommended for approval by the Planning Commission with a vote of (9-0). (Parcel Nos. 4218000002, 4218000004, and 4218000023) (Commissioner District No. 1) (P236) (Christian Haas, Planner I - Planning and Community Development)

7. Called-Up Consent Calendar

Land Use Regular Items

- 8. ANNEXATION IMPACT REPORT - BEN LOMAND MOUNTAIN VILLAGE ANNEXATION - Acknowledgement of an Annexation Impact Report for Ben Lomand Mountain Village Annexation. Pursuant to State Statute, the Board of County Commissioners does not approve or deny an annexation impact report. The Report provided by the Town of Palmer Lake notifies the County of the annexation request and describes potential impacts in very general terms. The 181.5 acres is zoned RR-5 (Residential Rural) and is located south of County Line Road, west of Indi Drive, north of the Lakeview Heights Subdivision, and east of Oakdale Drive. This item is scheduled to be heard before the Town of Palmer Lake Board of Trustees, February 22, 2024, at 6:00 P.M. (Parcel Nos. 7104000002, 7104000001, 7104001010, and 7103000028) (Commissioner District No. 1) (ANX241) (Kylie Bagley, Planner III - Planning and Community Development)
- 9. Department and Committee Reports/Non-Action Items
- 10. Addendum
- 11. Executive Session

Adjourn