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Board of County Commissioners

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EL PASO COUNTY PLANNING COMMISSION HEARING AGENDA

THURSDAY, JUNE 20, 2024

Public Hearing begins at 9:00 A.M.

Second-floor Hearing Room, Pikes Peak Regional Development Center
2880 International Circle, Colorado Springs, 80910

Staff reports and additional documentation for each item can be found on the *View Hearing Schedule and Meetings* page at <https://planningdevelopment.elpasoco.com>. Supplemental documents provided to staff are automatically incorporated as part of the record unless specific objections are raised at the meeting.

Comments and documents emailed to PCDhearings@elpasoco.com that are received at least 24 hours in advance of the hearing will be included in the hearing packet. Anything received within 24 hours of the hearing will be uploaded as part of the file on EDARP but might not be present at the hearing.

The recording is the official record of the proceeding. If you need further information, please contact Planning and Community Development at 719-520-6300.

1. Report Items

A. Planning Department: Meggan Herington or Justin Kilgore. Next PC Hearing: July 18th, 2024.

2. Call for public comment for items not listed on the agenda.

3. Consent Items

A. Adoption of Minutes from PC Hearing held June 6th, 2024.

B. P244

MATHY

MAP AMENDMENT (REZONING)
2775 NORTH MERIDIAN ROAD REZONE

A request by John Uppole for approval of a Map Amendment (Rezoning) of 35 acres from RR-5 (Residential Rural) to A-35 (Agricultural). The property is located at 2775 Meridian Road, one-quarter mile south from the intersection of Corral Bluffs View and Meridian Road. (Parcel No. 4331000022) (Commissioner District No. 2)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/194700>

C. VA235

MATHY

**VARIANCE OF USE
1185 NORTH CURTIS ROAD VARIANCE OF USE**

A request by Andrii Varko for approval of a Variance of Use on 5 acres to allow RV and mixed storage in the RR-5 (Residential Rural) zoning district. The property is located at 1185 North Curtis Road, at the intersection of Dragonman Drive and North Curtis Road. (Parcel No. 4410000052 (Commissioner District No. 2)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/191141>

D. SF245

MATHY

**FINAL PLAT
IVILO HEIGHTS FINAL PLAT**

A request by Pawel Posorski for approval of a 6.02-acre Final Plat creating two single-family residential lots. The property is zoned RR-2.5 (Residential Rural) and is located approximately 0.38 miles east of the intersection of Vessey Road and Holmes Road. (Parcel No. 5206000138) (Commissioner District No. 1)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/185231>

E. VR232

BAGLEY

**VACATION AND REPLAT
ARMONIA RANCH VACATION PLAT**

A request by Jerome W. Hannigan and Associates, Inc, for approval of a 49.02-acre Vacation and Replat creating one single-family residential lot and vacating two County Right of Ways while also dedicating an additional County Right of Way. The property is zoned RR-5 (Residential Rural) and is located at 10612 and 10613 Twin Pines Road, directly southwest of the intersection of Ayer Road and Goodson Road. (Parcel Nos. 5214004014 and 5214003001) (Commissioner District No. 1)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/183140>

F. SF1827

PARSONS

**FINAL PLAT
RETREAT AT TIMBERRIDGE FILING NO. 4 SUBDIVISION**

A request by TimberRidge Development Group, LLC, for approval of a Final Plat for the Retreat at TimberRidge Subdivision to create 10 single-family residential lots and 1 tract. The site is 34.47 acres, zoned PUD (Planned Unit Development), and is located immediately adjacent and north of Arroya Lane and to the east of Vollmer Road. (Parcel Nos. 5222000023 and a portion of 5227000007) (Commissioner District No. 2)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/183140>

4. Called-up Consent Items

5. Regular Items

A. P2315

BAGLEY

MAP AMENDMENT (REZONING) LAZY Y ROCKING J RR-5 REZONE

A request by N.E.S., Inc. for approval of a Map Amendment (Rezoning) of 5 acres from A-35 (Agricultural) to RR-5 (Residential Rural). The property is located at 12960 North Peyton Highway and is one-half of a mile south of the intersection at Highway 24 and Peyton Highway. (Parcel No. 3207000007) (Commissioner District No. 2)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/192382>

B. RVP231

BAGLEY

MAP AMENDMENT (REZONING) LAZY Y ROCKING J RV PARK REZONE

A request by N.E.S., Inc. for approval of a Map Amendment (Rezoning) of 29 acres from A-35 (Agricultural) to RVP (Recreational Vehicle Park). The property is located at 12960 North Peyton Highway and is one-half of a mile south of the intersection at Highway 24 and Peyton Highway. (Parcel No. 3207000007) (Commissioner District No. 2)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/161331>

C. ID242

PARSONS

SPECIAL DISTRICT SERVICE PLAN OVERLOOK AT HOMESTEAD METROPOLITAN DISTRICT

A request from PT Overlook LLC., and Icenogle, Seaver, and Pogue, P.C., for approval of a Colorado Revised Statutes Title 32 Special District Service Plan for the Overlook at Homestead Metropolitan District. The 350.8-acre area included within the request is zoned RR-5 (Residential Rural) and is located one-half mile north of the intersection of Elbert Road and Sweet Road, and one-half mile south of the intersection of Elbert Road and Hopper Road. The service plan includes the following: a maximum debt authorization of \$10,000,000.00, a debt service mill levy of 50 mills for residential, an operations and maintenance mill levy of 10 mills, and special purpose mill levy of 5 mills for a total maximum combined mill levy of 65 mills. The statutory purposes of the district include the provision of the following:

- 1) street improvements, transportation, safety protection;
- 2) design, construction, and maintenance of drainage facilities;
- 3) design, land acquisition, construction, and maintenance of recreation facilities;
- 4) mosquito control;
- 5) design, acquisition, construction, installation, and operation and maintenance of television relay and translation facilities;
- 6) design, construction, and maintenance of water including fire cisterns;
- 7) sanitation systems;
- 8) solid waste disposal;

- 9) security services; and
- 10) covenant enforcement.

(Parcel Nos. 4100000255, 4100000256, and 4122000005) (Commissioner District No. 2)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/197474>

6. Non-Action Items

NOTE: For information regarding an agenda item, call Planning and Community Development at 719-520-6300 or visit our website at <https://planningdevelopment.elpasoco.com>. Results of the action taken by the Planning Commission will be uploaded to the case on EDARP (www.epcdevplanreview.com).