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**Board of County Commissioners**  
Holly Williams, District 1  
Carrie Geitner, District 2  
Stan VanderWerf, District 3  
Longinos Gonzalez, Jr., District 4  
Cami Bremer, District 5

## **EL PASO COUNTY PLANNING COMMISSION HEARING AGENDA**

**THURSDAY, AUGUST 1, 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](mailto: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: August 15<sup>th</sup>, 2024.

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

### **3. Consent Items**

**A. Adoption of Minutes** from PC Hearing held July 18<sup>th</sup>, 2024.

**B. MS243**

**LETKE**

#### **MINOR SUBDIVISION** **MCLEAN – HODGEN SUBDIVISION (2 LOT FINAL PLAT)**

A request by Susan Carson McLean for approval of a Minor Subdivision to create 2 single-family residential lots. The 28.68-acre property is zoned RR-5 (Residential Rural) and is located on the south side of Hodgen Road, approximately .1 mile east of the intersection of Roller Coaster Road and Baptist Road. (Parcel No. 6128100014) (Commissioner District No. 1)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/194919>

**C. VR243**

**LETKE**

**VACATION AND REPLAT  
GREAVES VACATION REPLAT**

A request by Alan and Judith Ann Greaves for approval of a 10.36-acre Vacation and Replat creating 2 single-family residential lots. The property is zoned RR-5 (Residential Rural) and the new lots will be 5 acres in size, which complies with the RR-5 (Residential Rural) zoning district. The property is located on Snowmass Drive and .2 miles east of Black Forest Road. (Parcel No. 5205209004) (Commissioner District No. 1)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/191624>

**D. SF2141**

**BAGLEY**

**FINAL PLAT  
OHANA ACRES**

A request by G & D Hammann Ohana Trust for approval of a 19.31-acre Final Plat creating 4 single-family residential lots. The property is zoned RR-5 (Residential Rural) and is located at 17825 Jones Road, directly southeast of the intersection of Jones Road and Murr Road. (Parcel No. 3330001001) (Commissioner District No. 2)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/163807>

**E. SP207**

**HOWSER**

**PRELIMINARY PLAN  
CROSSROADS NORTH**

A request by Colorado Springs Equities, LLC for approval of a 44.34-acre Preliminary Plan depicting 15 commercial lots and 5 tracts. The property is zoned CR (Commercial Regional), is subject to the CAD-O (Commercial Airport Overlay) District and is located between the southeast corner of the intersection of Colorado State Highway 24 and Marksheffel Road and the northeast corner of the intersection of Colorado State Highway 24 and Colorado State Highway 94. (Parcel Nos. 5408001008, 5408001029, 5408001032, 5408001034, 5408001041, 5408001042, 5408001050, 5408001051, and 5408001052) (Commissioner District No. 4)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/162282>

**F. P247**

**WEEKS**

**MAP AMENDMENT (REZONING)  
MULTI-FAMILY DEVELOPMENT FISHERS CANYON - THOMPSON THRIFT VENETUCCI**

A request by CS 2005 Investments III, LLC for approval of a Map Amendment (Rezoning) of 16.23 acres from PUD (Planned Unit Development) to RM-30 (Residential Multi-Dwelling). The property is located north of South Academy Boulevard and west of Venetucci Boulevard. (Parcel Nos. 6504300049 and 6504300050) (Commissioner District No. 4)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/191366>

**4. Called-up Consent Items**

**5. Regular Items** (NONE)

**6. Non-Action Items** (NONE)

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](http://www.epcdevplanreview.com)).