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**El Paso County Planning & Community Development**

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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

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

**THURSDAY, JULY 18, 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 1, 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 20, 2024.

**B. VR2314**

**HOWSER**

### **VACATION AND REPLAT THE SHOPS AT MERIDIAN RANCH FILING NO. 2**

A request by Hunjan Gas Stations, LLC and Shops at Meridian Ranch, LLC for approval of a 2.43-acre Vacation and Replat creating 2 commercial lots from 1 commercial lot, resulting in a net increase of 1 commercial lot. The property is zoned CR (Commercial Regional) and is located at 11830 Stapleton Drive, at the northeast corner of the intersection of Stapleton Drive and Meridian Road (Parcel Nos. 4230319055 and 4230319056) (Commissioner District No. 2)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/185246>

**C. P243**

**LETKE**

**MAP AMENDMENT (REZONING)  
MARY JANE RANCH REZONE**

A request by Robert Williams for approval of a Map Amendment (Rezoning) of 40 acres from A-35 (Agricultural) to RR-5 (Residential Rural). The property is located at 6425 J D Johnson Road which is at the intersection of Falcon Highway and J D Johnson Road and one mile east of Peyton Highway. (Parcel No. 3315000001) (Commissioner District No. 2)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/190075>

**D. P247**

**WEEKS**

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

A request by CS 2005 Investments III, LLC for approval of a Map Amendment (Rezoning) of 63.52 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>

**E. VA242**

**LETKE**

**VARIANCE OF USE  
POWERS BOULEVARD CMRS TOWER VARIANCE OF USE**

A request by T-Mobile West, LLC for approval of a Variance of Use to allow a temporary freestanding CMRS Facility (Commercial Mobile Radio Service) tower in the A-5 (Agricultural) district. The vacant property is located at the northeast corner of State Highway 21 and Fontaine Boulevard. (Parcel No. 5500000015) (Commissioner District No. 4)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/197220>

**4. Called-up Consent Items**

**5. Regular Items**

**A. P242**

**BAGLEY**

**MAP AMENDMENT (REZONING)  
APEX VILLAGE REZONE**

A request by Richard Holmes for approval of a Map Amendment (Rezoning) of 37.47 acres from A-35 (Agricultural) to CC (Commercial Community). The property is located at 16888 Elbert Road and is located one-half of a mile south of the intersection of Elbert Road and Hopper Road. (Parcel No. 4122000002) (Commissioner District No. 2)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/193613>

**MASTER PLAN  
MAJOR TRANSPORTATION CORRIDORS PLAN**

The El Paso County Department of Public Works requests adoption of the Major Transportation Corridors Plan (MTCP) into the Your El Paso County Master Plan. With adoption, this Plan will become the principal plan for further planning and development of roads within unincorporated El Paso County. The MTCP is a critical step in creating an effective and efficient transportation infrastructure that meets future needs. The Plan will provide an updated vision for future transportation, a list of transportation improvements, and a long-term right-of-way preservation plan for each major roadway. (All Commissioner Districts)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/196063>

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