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COLORADO

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## AGENDA

Board of County Commissioners (“BOCC”) Land Use Meeting  
Thursday, November 14, 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. PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN - WATERSIDE AT LAKE WOODMOOR - A request by Lake Woodmoor Holdings, LLC for approval of a Map Amendment (Rezoning) of 7.53 acres from R-4 (Planned Development) to PUD (Planned Unit Development) with approval of a Preliminary Plan depicting 44 single-family attached (townhome) lots and 6 tracts for open space and private roads. The property is located on the east side of Woodmoor Drive, approximately one-half of a mile north of Highway 105. The item was heard on the consent agenda at the October 17, 2024, Planning Commission meeting, and was recommended for approval with a vote of 6-0. (Parcel Nos. 7111404112 through 7111404194 (83 total parcels)) (Commissioner District No. 1) (PUDSP229) (Ryan Howser, Principal Planner - Planning and Community Development)
  - b. MAP AMENDMENT (REZONING) - SETTLERS RANCH RR-2.5 - A request by Hodgen Settlers Ranch, LLC for approval of a Map Amendment (Rezoning) of 53.53 acres from PUD (Planned Unit Development) to RR-5 (Residential Rural). The property is zoned PUD (Planned Unit Development) and is located immediately north of Hodgen Road, west of Stepler Road, and immediately adjacent to Settlers Ranch Road. The item was heard on the consent agenda at the October 17, 2024, Planning Commission hearing, and was recommended for approval with a vote of 6-0. (Parcel Nos. 6123007024, 6124004003, 6124005001 and 6123004048)

(Commissioner District No. 1) (P2223) (Kari Parsons, Principal Planner - Planning and Community Development)

- c. FINAL PLAT - SETTLERS RANCH FIL. NO. 3 - A request by Hodgen Settlers Ranch, LLC for approval of a 78.71-acre Final Plat creating 24 residential lots, and one tract. The property is zoned (Planned Unit Development) and is located immediately north of Hodgen Road, west of Stepler Road, and immediately adjacent to Settlers Ranch Road. A concurrent Map Amendment (Rezoning) is also requested. The item was heard on the consent agenda at the October 17, 2024, Planning Commission hearing, and was recommended for approval with a vote of 6-0. (Parcel Nos. 6123007024, 6124004003, 6124005001 and 6123004048) (Commissioner District No. 1) (SF249) (Kari Parsons, Principal Planner - Planning and Community Development)
  - d. PRELIMINARY PLAN - EAGLE RISING PRELIMINARY PLAN RECONSIDERATION - A request by Casas Limited Partnership #4 and IQ Investors, LLC for approval of the third two-year extension to record the first Final Plat within the Eagle Rising Preliminary Plan boundary (PCD File No. SP205). The 70.97-acre property is zoned RR-2.5 (Residential Rural) and is located approximately one-half (1/2) mile east of Black Forest Road and immediately north of the anticipated Briargate Parkway eastern extension. If approved, the extension would move the expiration date of the Preliminary Plan from November 15, 2024, to November 14, 2026. (Parcel Nos. 5229000034, and 5229000035) (Commissioner District No. 1) (SP205) (Ryan Howser, Principal Planner - Planning and Community Development)
7. Called-Up Consent Calendar
  8. Department and Committee Reports/Non-Action Items
    - a. ANNEXATION IMPACT REPORT - SUMMIT VIEW ADDITION NO. 1 - Acknowledgment of an annexation impact report for the Summit View Addition No. 1 Annexation. Pursuant to State Statute, the Board of County Commissioners does not approve or deny an annexation impact report. The Report provided by the City of Colorado Springs notifies the County of the annexation request and describes potential impacts in very general terms. The property consists of 32.001 acres and is zoned A-5 (Agricultural). The property is located northeast of Templeton Gap Road and Stetson Hill Boulevard. The annexation request was reviewed by the City Planning Commission on October 9, 2024, and recommended to City Council for approval of the annexation and zone change as presented. However, the Land Use Plan had a failed motion which was to recommend approval with the addition of the traffic study being updated to include traffic analysis during the school season. This will go to City Council at a date uncertain as the applicant is working to update the traffic study, completion of the annexation agreement, and updating the land use plan per comments by City Planning Commission. (Parcel Nos. 6313000010, 6313001001, 6313001015, 6313001016, 6313001019, and 6313001054) (Commissioner District No. 2) (ANX242) (Ashlyn Mathy, Planner - Planning and Community Development)
  9. Addendum
  10. Executive Session

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- a. Executive session pursuant to C.R.S. § 24-6-402 (4)(b) for the purpose of receiving legal advice on specific legal questions regarding County government’s role under Colorado’s Natural Medicine statutes contained in Colorado Senate Bill 23-290. (Kenneth Hodges, County Attorney/Terry Sample, Senior Assistant County Attorney)

Adjourn