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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, NOVEMBER 7, 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: Nov. 21, 2024.

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

3. Consent Items

A. Adoption of Minutes from PC Hearing held Oct. 17, 2024.

B. SF2315

BAGLEY

FINAL PLAT **MARIAH TRAIL FILING NO. 1**

A request by Wayne-Anthony Custom Homes for approval of a 35-acre Final Plat creating six single-family residential lots. The property is zoned RR-5 (Residential Rural), is located at 19205 Mariah Trail, and is one mile south of the intersection of East County Line Road and East Thunder Road. (Parcel No. 5100000511) (Commissioner District No. 1)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/190938>

C. VA241

LETKE

**VARIANCE OF USE
BARTLETT HAY SALES**

A request by LaRon and Renee Bartlett for approval of a Variance of Use to allow for commercial hay sales in the RR-5 (Residential Rural) district. The property is located at the intersection of Old Meridian Road and Chicago Avenue. (Parcel Nos. 5312110004 and 5312110009) (Commissioner District No. 2)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/190395>

4. Called-up Consent Items

5. Regular Items

A. SKP233

PARSONS

**SKETCH PLAN
ROLLING MEADOWS BULL HILL**

A request by Murray Fountain LLC, Eagle Development Company, Heidi LLC, and Aeroplaza Fountain LLC for approval of a 1,136.9-acre mixed-use Sketch Plan consisting of a maximum of 5,440 residential units. The property is currently zoned PUD (Planned Unit Development) and is located immediately adjacent to the north and south of Bradley Road, and immediately adjacent to the west of the future Meridian Road Corridor. (Parcel Nos. 5500000385, 5500000383, 5500000329, 5500000328, 5500000327, 5500000326, 5500000325, and 5500000324) (Commissioner District No. 4)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/177289>

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).