



EL PASO COUNTY

COMMISSIONERS:
CARRIE GEITNER (CHAIR)
CAMI BREMER (VICE-CHAIR)

COLORADO

HOLLY WILLIAMS
STAN VANDERWERF
LONGINOS GONZALEZ, JR.

AGENDA

Board of County Commissioners (“BOCC”) Land Use Meeting
Thursday, December 12, 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. 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 two properties are located at the intersection of Old Meridian Road and Chicago Avenue. This item was heard as a called-up consent item on November 7, 2024, by the Planning Commission. The vote was split 8-1 for a recommendation for approval to the Board of County Commissioners. The dissenting vote was by Planning Commission Member Carlson who thought it was the appropriate time to rezone the property due to this being the fourth Variance of Use application. (Parcel Nos. 5312110004 and 5312110009) (Commissioner District No. 2) (VA241) (Joe Letke, Planner - Planning and Community Development)
 - b. SKETCH PLAN - ROLLING MEADOWS BULL HILL - A request by Murray Fountain, LLC, Eagle Development Company, Heidi, LLC, and Aeroplaaza 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. This item was heard on the regular agenda at the November 7, 2024, Planning Commission meeting, and was recommended for approval with a vote of 9-0. There was discussion regarding subsequent entitlements including the adjacent property owner’s input. (Parcel Nos. 5500000385, 5500000383, 5500000329,

5500000328, 5500000327, 5500000326, 5500000325, and 5500000324)
(Commissioner District No. 4) (SKP233) (Kari Parsons, Principal Planner - Planning and Community Development)

- c. MAP AMENDMENT (REZONING) - WINSOME COMMERCIAL LOT REZONE TO RESIDENTIAL - A request by ProTerra Properties for approval of a Map Amendment (Rezoning) of 7.21 acres from CC (Commercial Community) to RR-2.5 (Residential Rural). The property is located at 16511 Early Light Drive, on the northwest corner of Hodgen Road and North Meridian Road. This item was heard as a consent item on November 21, 2024, by the Planning Commission. The vote was 9-0 for a recommendation for approval to the Board of County Commissioners. (Parcel No. 4119007001) (Commissioner District No. 1) (P2410) (Lisa Elgin, Planner - Planning and Community Development)
- d. 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 lots. The property is zoned RR-5 (Residential Rural) and is located at 19205 Mariah Trail and is one mile south of the intersection of East County Line Road and East Thunder Road. This item was heard as a consent item on November 7, 2024, by the Planning Commission. The vote was 9-0 for a recommendation of approval to the Board of County Commissioners. (Parcel No. 5100000511) (Commissioner District No. 1) (SF2315) (Kylie Bagley, Principal Planner - Planning and Community Development)

7. Called-Up Consent Calendar

Land Use Regular Items

- 8. MAP AMENDMENT (REZONING) - SCHMIDT RS-5000 - A request by Turkey Canon Quarry, Inc., and Sugar Daddys, LLC, for approval of a Map Amendment (Rezoning) of 23 acres from RR-5 (Residential Rural) to RS-5000 (Residential Suburban). The property is located immediately east of Black Forest Road, and west of Vollmer Road. This item was heard on the regular agenda at the November 21, 2024, Planning Commission hearing, and was recommended for approval with a vote of 9-0. (Parcel Nos. 5200000577 and 5200000570) (Commissioner District No. 1) (P249) (Kari Parsons, Principal Planner - Planning and Community Development)
- 9. MAP AMENDMENT (REZONING) - SCHMIDT RM-12 - A request by Turkey Canon Quarry, Inc. for approval of a Map Amendment (Rezoning) of 34.98 acres from RR-5 (Residential Rural) to RM-12 (Residential Multi-dwelling). The property is located immediately east of Black Forest Road, and west of Vollmer Road. This item was heard on the regular agenda at the November 21, 2024, Planning Commission hearing, and was recommended for approval with a vote of 5-4. There was opposition at the hearing that expressed concerns about traffic, density, and compatibility with surrounding rural residential. (Parcel No. 5200000577) (Commissioner District No. 1) (P248) (Kari Parsons, Principal Planner - Planning and Community Development)
- 10. MAP AMENDMENT (REZONING) - MONUMENT RIDGE EAST RS-6000 - A request by Vertex Consulting Services for approval of a Map Amendment (Rezoning) of 18.97 acres from PUD (Planned Unit Development), CC (Commercial Community), C-1 (Commercial), and RS-20000 (Residential Suburban) to RS-6000 (Residential, Suburban). The property is located directly east of Monument Hill Road and west of Misty Acres Boulevard and a

quarter of a mile south of the intersection of I-25 and County Line Road and a half of a mile north of the intersection of Monument Hill Road and Misty Acres Boulevard. This item was heard as a regular item on November 21, 2024, by the Planning Commission. Discussion included compatibility with the neighborhood, increased traffic, density, project design and the appropriateness of a PUD zoning district. The vote was 8-0 for a recommendation of approval to the Board of County Commissioners. (Parcel Nos. 7102201014, 7102200013, 7102200008, 7102200006, and 7102201001) (Commissioner District No. 1) (P246) (Kylie Bagley, Principal Planner - Planning and Community Development)

11. MAP AMENDMENT (REZONING) - MONUMENT RIDGE EAST RM-12 - A request by Vertex Consulting Services for approval of a Map Amendment (Rezoning) of 40.51 acres from PUD (Planned Unit Development), C-1 (Commercial), CS (Commercial Services), and CC (Commercial Community) to RM-12 (Residential, Multi-Dwelling). The property is located directly east of Monument Hill Road and west of Misty Acres Boulevard and a quarter of a mile south of the intersection of I-25 and County Line Road and a half of a mile north of the intersection of Monument Hill Road and Misty Acres Boulevard. This item was heard as a regular item on November 21, 2024, by the Planning Commission. Discussion included compatibility with the neighborhood, increased traffic, density, and the appropriateness of a PUD zoning district. The motion to recommend approval failed on 4-4 vote resulting in no recommendation to the Board of County Commissioners. (Parcel Nos. 7102200006, 7102200010 and 7102201013) (Commissioner District No. 1) (P245) (Kylie Bagley, Principal Planner - Planning and Community Development)
12. PRELIMINARY PLAN - MONUMENT RIDGE EAST PRELIMINARY PLAN - A request by Vertex Consulting Services for approval of a 59.48-acre Preliminary Plan creating 37 single-family lots and 21 multi-family lots. The property is zoned PUD (Planned Unit Development), C-1 (Commercial), CS (Commercial Service), CC (Commercial Community), and RS-20000 (Residential Suburban). The property is located directly southeast of the intersection of Interstate 25 and County Line Road, southwest of the intersection of County Line Road and Doewood Drive and a half a mile north of the intersection of Monument Hill Road and Misty Acres Boulevard. This item was heard as a regular item on November 21, 2024, by the Planning Commission. Discussion included compatibility with the neighborhood, increased traffic, density, and the appropriateness of a PUD zoning district. The vote was 5-3 with a recommendation of approval to the Board of County Commissioners. The Planning Commission members identified that the Preliminary Plan could not be consistent with the Land Development Code without a recommendation for approval for the RM-12 zoning district. (Parcel Nos. 7102201014, 7102200013, 7102200008, 7102200010, 7102200006, and 7102201001) (Commissioner District No. 1) (SP241) (Kylie Bagley, Principal Planner - Planning and Community Development)
13. Department and Committee Reports/Non-Action Items
14. Addendum
15. Executive Session

Adjourn