



EL PASO COUNTY

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

COLORADO

HOLLY WILLIAMS
STAN VANDERWERF
LONGINOS GONZALEZ, JR.

AGENDA

Board of County Commissioners (“BOCC”) Land Use Meeting
Thursday, June 27, 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. FINAL PLAT - FALCON SELF STORAGE & U-HAUL SUBDIVISION - A request by Oliver Watts Consulting for approval of a 5.00-acre Final Plat creating 1 lot. The property is zoned I-2 (Limited Industrial) and is located roughly one-half mile north of the intersection of Woodmen Road and Bent Grass Drive. This item was heard as a consent item at the June 6, 2024 Planning Commission hearing. The vote was 9-0 for a recommendation of approval to the Board of County Commissioners. (Parcel No. 5301002005) (Commissioner District No. 2) (MS232) (Ashlyn Mathy, Planner II - Planning and Community Development)
7. Called-Up Consent Calendar

Land Use Regular Items

8. ANNEXATION IMPACT REPORT - COLORADO CENTRE ADDITION NO. 3
ANNEXATION - Acknowledgment of an annexation impact report for the Colorado Centre Addition No. 3 Annexation. Pursuant to State Statute, the Board of County Commissioners does not approve or deny an annexation impact report, nor does the Board of County Commissioners support or oppose annexation requests. 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 32.94 acres, is zoned I-2 (Light industrial) and CC (Commercial Community) with an Airport Overlay and is located at the intersection of Foreign Trade Zone Boulevard and Bradley Road. The annexation request is scheduled to be heard before the City of Colorado

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Springs City Council on July 9, 2024. (Parcel Nos. 5509101001 and 5509101002) (Commissioner District No. 4) (ANX2319) (Ashlyn Mathy, Planner II - Planning and Community Development)

9. SPECIAL USE - MONUMENT GLAMPING 1 SPECIAL USE MODIFICATION - A request by Chris Jeub for approval of a Special Use on 6.44 acres to allow a recreational camp for 12 sites in the RR-5 (Residential Rural) zoning district. The property is located at 16315 Rickenbacker Avenue, approximately one-quarter of a mile south from the intersection of Rickenbacker Avenue and Doolittle Road. This item was heard as a regular item at the June 6, 2024, Planning Commission hearing. Discussion included project history with Code Enforcement and the continued violations from the applicant, current use versus what is being proposed, compatibility issues, and a lack of information from the applicant on types of structures and the hard-sided structures at the project address. The vote was 7-2 for a recommendation of denial to the Board of County Commissioners. The Planning Commission members identified how this proposed project is not compatible with the zoning district, not compatible with the surrounding neighborhood, not compatible with the master plan placetype or area of change, and the proposed changes to the recreational camp are significant changes that create a vastly different project, not a modification. (Parcel No. 7127001011) (Commissioner District No. 3) (AL2321) (Ashlyn Mathy, Planner II - Planning and Community Development)
10. Department and Committee Reports/Non-Action Items
11. Addendum
12. Executive Session

Adjourn