

Planning and Community Development

Meggan Herington, AICP, Executive Director
Planning and Community Development
2880 International Circle, Ste. 110
Colorado Springs, CO 80910
PLNWEB@ElPasoCO.com
PlanningDevelopment.ElPasoCO.com

Board of County Commissioners
Holly Williams, District 1
Carrie Geitner, District 2
Bill Wysong, District 3
Cory Applegate, District 4
Cami Bremer, District 5

EL PASO COUNTY PLANNING COMMISSION HEARING AGENDA

THURSDAY, FEBRUARY 20, 2025

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: March 6th, 2025.

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

3. Consent Items

A. Adoption of Minutes from PC Hearing held January 16th, 2025.

B. VR246

HOWSER

**VACATION AND REPLAT
KETTLE CREEK ESTATES FILING NO. 2**

A request by J + M Investments, LLC, for approval of a 5.13-acre Vacation and Replat creating two single-family residential lots from one single-family residential lot. The property is zoned

RR-2.5 (Residential Rural) and is located at 10245 Otero Avenue. (Parcel No. 6228005048)
(Commissioner District No. 1)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/193721>

C. PUDSP226

PARSONS

**PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN
VILLAGES AT STERLING RANCH EAST**

A request by Classic SRJ Land, LLC, for approval of a Map Amendment (Rezoning) of 39.06 acres from RR-5 (Residential Rural) to PUD (Planned Unit Development) with approval of a Preliminary Plan illustrating 54 attached, and 173 detached single-family lots, 18 tracts, including 8.40 acres of open space, utilities and drainage provisions, and 3.45 acres of land dedicated for private roads. The property is located at the southeast corner of the intersection of Briargate Parkway and Sterling Ranch Road. (Parcel Nos. 5200000553 and 5200000573) (Commissioner District No. 2)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/175395>

D. SF2417

LETKE

**FINAL PLAT
MISFITS CREW ESTATES FINAL PLAT**

A request by Mark E. McDonald and Amanda E. Enloe for approval of a Final Plat to create three single-family residential lots. The 35.72-acre property is zoned RR-5 (Residential Rural) and is located on the north side of Hodgen Road and .32 miles west of Thompson Road. (Parcel No. 6124000013) (Commissioner District No. 1)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/200269>

E. SF2423

PARSONS

**FINAL PLAT
ROLLING HILLS ESTATE FILING NO. 3 FINAL PLAT**

A request was made by Debra Osban for approval of a 9.72-acre Final Plat to create one single-family residential lot. The property is zoned RR-5 (Residential Rural) and is located north of Schriever Air Force Base, one (1) mile south of Highway 94 and east of South Page Road, Peyton, Colorado. (Parcel No. 3418001018) (Commissioner District No. 2)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/200272>

4. Called-up Consent Items

5. Regular Items

A. SF2415

LETKE

**FINAL PLAT
BERISFORD SUBDIVISION FINAL PLAT**

A request by Christopher Berisford and Amy Berisford for approval of a Final Plat to create four single-family residential lots. The 19.88-acre property is zoned RR-5 (Residential Rural), which

permits 5-acre lots. The lots will be 4.97 acres in size. The property is located on the north side of East Goshawk Road, approximately one mile north of the intersection of Goshawk Road and Hodgen Road. (Parcel No. 5123000026) (Commissioner District No. 1)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/199498>

B. MP232

PRETE

**AMENDMENT TO COUNTY MASTER PLAN
JIMMY CAMP CREEK DRAINAGE BASIN PLANNING STUDY**

A request by the El Paso County Department of Public Works for adoption of the Jimmy Camp Creek Drainage Basin Planning Study as an amendment to and component of the El Paso County Master Plan. The Jimmy Camp Creek drainage basin is approximately 67.1 square miles, approximately 29.7 square miles of which lie within the unincorporated County. The watershed is generally bounded by Garrett Road to the north, Blaney Road to the east, Old Pueblo Road to the South, and Powers Boulevard to the west. (Commissioner Districts 2 and 4)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/194946>

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).