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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, OCTOBER 3RD, 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: October 17th, 2024.

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

3. Consent Items

A. Adoption of Minutes from PC Hearing held September 19th, 2024.

B. SF248

BAGLEY

FINAL PLAT **VILLAGE AT LORSON RANCH FILE NO. 1**

A request by Matrix Design Group, Inc. for approval of a 9.73-acre Final Plat creating six commercial lots. The property is zoned CS (Commercial Service) and is located directly northeast of the intersection of Marksheffel Road and Fontaine Boulevard and directly northwest of the intersection of Fontain Boulevard and Carriage Meadows Drive. (Parcel No. 5515413054) (Commissioner District No. 4)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/196834>

4. Called-up Consent Items

5. Regular Items

A. P2316

PARSONS

MAP AMENDMENT (REZONING) RETREAT AT PRAIRIERIDGE RR-2.5

A request by Classic SRJ Land, LLC for approval of a Map Amendment (Rezoning) of 17.25 acres from RR-5 (Residential Rural) to RR-2.5 (Residential Rural). The property is located immediately adjacent and to the south of Poco Road, and west of Vollmer Road. The development area was formerly known as the Jaynes Property. (Parcel No. 5228000024 and 5228000025) (Commissioner District No. 1)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/191772>

B. P2314

PARSONS

MAP AMENDMENT (REZONING) RETREAT AT PRAIRIERIDGE RR-0.5

A request by Classic SRJ Land, LLC for approval of a Map Amendment (Rezoning) of 14.43 acres from RR-5 (Residential Rural) to RR-0.5 (Residential Rural). The property is located south of Poco Road, and west of Vollmer Road. The development area was formerly known as the Jaynes Property. (Parcel No. 5228000024 and 5228000025) (Commissioner District No. 1)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/191779>

C. P2313

PARSONS

MAP AMENDMENT (REZONING) RETREAT AT PRAIRIERIDGE RS-6000

A request by Classic SRJ Land, LLC for approval of a Map Amendment (Rezoning) of 71.9 acres from RR-5 (Residential Rural) to RS-6000 (Residential Suburban). The property is located immediately adjacent and to the north and south of the future extension of Briargate Parkway/Stapleton Corridor, and west of Vollmer Road. The development area was formerly known as the Jaynes Property. (Parcel No. 5228000024 and 5228000025) (Commissioner District No. 1)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/191765>

D. SP239

PARSONS

PRELIMINARY PLAN RETREAT AT PRAIRIERIDGE

A request by Classic SRJ Land, LLC for approval of a 142.13-acre Preliminary Plan depicting 193 single-family residential lots, 2 future development tracts, and 14 open space, utility, drainage, and right-of-way tracts. The property is zoned RR-5 (Residential Rural). Three concurrent Map Amendments (Rezoning) are also

requested. The property is located immediately adjacent and to the north and south of the future extension of Briargate Parkway/Stapleton Corridor, immediately adjacent and to the south of Poco Road, and west of Vollmer Road. The development area was formerly known as the Jaynes Property. (Parcel No. 5228000024 and 5228000025) (Commissioner District No. 1)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/192226>

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).