



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, October 24, 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 - VILLAGE AT LORSON RANCH FIL. 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. The item was heard on the consent agenda at the October 3, 2024, Planning Commission hearing. The vote was 8-0 for a recommendation of approval to the Board of County Commissioners. (Parcel No. 5515413054) (Commissioner District No. 4) (SF248) (Kylie Bagley, Principal Planner - Planning and Community Development)
 - b. 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 zoned RR-5 (Residential Rural) and is located immediately adjacent and to the south of Poco Road, and west of Vollmer Road. The item was heard on the regular agenda at the October 3, 2024, Planning Commission hearing, and was recommended for approval with a vote of 8-0. (Parcel Nos. 5228000024 and 5228000025) (Commissioner District No. 1) (P2316) (Kari Parsons, Principal Planner - Planning and Community Development)

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- c. 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 zoned RR-5 (Residential Rural) and is located immediately adjacent and to the north and south of the future extension of Briargate Parkway/Stapleton Corridor, south of Poco Road, and west of Vollmer Road. The item was heard on the regular agenda at the October 3, 2024, Planning Commission hearing, and was recommended for approval with a vote of 8-0. (Parcel Nos. 5228000024 and 5228000025) (Commissioner District No. 1) (P2314) (Kari Parsons, Principal Planner - Planning and Community Development)
 - d. 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 zoned RR-5 (Residential Rural) and 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 item was heard on the regular agenda at the October 3, 2024, Planning Commission hearing, and was recommended for approval with a vote of 8-0. (Parcel Nos. 5228000024 and 5228000025) (Commissioner District No. 1) (P2313) (Kari Parsons, Principal Planner - Planning and Community Development)
 - e. PRELIMINARY PLAN - RETREAT AT PRAIRIERIDGE FILING NOS. 1-3 - A request by Classic SRJ Land, LLC for approval of a 142.13-acre Preliminary Plan depicting 193 single-family residential lots and tracts for open space, utility, drainage, and right-of-way. The property is zoned RR-5 (Residential Rural) and 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. Three concurrent Map Amendments (Rezoning) are also requested. The item was heard on the regular agenda at the October 3, 2024, Planning Commission hearing, and was recommended for approval with a vote of 8-0. (Parcel Nos. 5228000024 and 5228000025) (Commissioner District No. 1) (SP239) (Kari Parsons, Principal Planner - Planning and Community Development)
7. Called-Up Consent Calendar
8. Department and Committee Reports/Non-Action Items
- a. ANNEXATION IMPACT REPORT - PTAA ADDITION NO. 1 SANDS ANNEXATION - Acknowledgement of an Annexation Impact Report for the PTAA Addition No. 1 Sands Annexation. Pursuant to State Statute, the Board of County Commissioners does not approve or deny an Annexation Impact Report. 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 14.12 acres are zoned RR-5 CAD-O (Residential Rural, Commercial Airport Overlay District) and are located southeast of the Stetson Hills Boulevard and North Marksheffel Road intersection. The item is scheduled to be heard before the City of Colorado Springs City Council, November 12, 2024. (Parcel Nos. 5321001008 and 5321001009) (Commissioner

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District No. 2) (ANX2410) (Joe Letke, Planner - Planning and Community
Development)

9. Addendum
10. Executive Session

Adjourn