



# EL PASO COUNTY

COMMISSIONERS:  
CARRIE GEITNER (CHAIR)  
HOLLY WILLIAMS (VICE-CHAIR)

COLORADO

BILL WYSONG  
CORY APPLIGATE  
CAMI BREMER

## AGENDA

Board of County Commissioners (“BOCC”) Land Use Meeting  
Thursday, March 13, 2025 - 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. 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. The property is within the Sterling Ranch Sketch Plan, north of Woodmen Road, west of Raygor Road, and east of Sterling Ranch Road. The item was heard on the consent agenda at the February 20, 2025, Planning Commission hearing, and was recommended for approval with a vote of 9-0. There was no opposition at the hearing. (Parcel Nos. 5200000553 and 5200000573) (Commissioner District No. 2) (PUDSP226) (Kari Parsons, Principal Planner - Planning and Community Development)
  - b. FINAL PLAT - ROLLING HILLS ESTATES FIL. NO. 3 - A request by Debra Osban for approval of a 9.72-acre Final Plat creating one single-family lot. The property is zoned RR-5 (Residential Rural) and is located north of Schriever Air Force Base, one mile south of Highway 94 and east of South Page Road. The item was heard on the consent agenda at the February 13, 2025, Planning Commission hearing, and was recommended for approval with a vote of 9-0. (Parcel No. 3418001018) (Commissioner District No. 4) (SF2423) (Kari Parsons, Principal Planner - Planning and Community Development)
  - c. 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

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is zoned RR-2.5 (Residential Rural) and is located at 10245 Otero Avenue. The item was heard on the consent agenda at the February 20, 2025, Planning Commission meeting, and was recommended for approval with a vote of 9-0. (Parcel No. 6228005048) (Commissioner District No. 1) (VR246) (Ryan Howser, Principal Planner - Planning and Community Development)

- d. FINAL PLAT - EAGLEVIEW (EXTENSION TO RECORD FINAL PLAT) - A request to grant a 2-year time extension to record the Eagleview Final Plat. The property is zoned RR-2.5 (Residential Rural) and is located on the east side of Arroya Lane/Rodgwick Heights, approximately 1.5 miles west of Meridian Road. (Parcel Nos. 5226000001 and 5226000002) (Commissioner District No. 2) (SF2242) (Ryan Howser, Principal Planner - Planning and Community Development)
- e. FINAL PLAT - WATERBURY FILING NO. 1 (EXTENSION TO RECORD FINAL PLAT) - A request to grant a 2-year time extension to record the Waterbury Filing No. 1 Final Plat. The property is zoned PUD (Planned Unit Development) and is located at the northwest corner of the intersection of Stapleton Road and US Highway 24. (Parcel Nos. 4200000366; 4200000368; 4200000417) (Commissioner District No. 2) (SF237) (Ryan Howser, Principal Planner - Planning and Community Development)
- f. 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. The item was heard on the consent agenda at the February 20, 2025, Planning Commission hearing, and was recommended for approval with a vote of 9-0. (Parcel No. 6124000013) (Commissioner District No. 1) (SF2417) (Joe Letke, Planner - Planning and Community Development)
- g. FINAL PLAT - BERISFORD SUBDIVISION - 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) and located on the north side of East Goshawk Road, approximately one-mile north of the intersection of Goshawk Road and Hodgen Road. The item was heard as a regular item at the February 20, 2025, Planning Commission hearing, and was recommended for approval with a vote of 9-0. There was no opposition to the request. (Parcel No. 5123000026) (Commissioner District No. 1) (SF2415) (Joe Letke, Planner - Planning and Community Development)

- 7. Called-Up Consent Calendar
- 8. Department and Committee Reports/Non-Action Items
- 9. Addendum
- 10. Executive Session

Adjourn