



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, September 26, 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 - DOUBLE SPUR RANCH FINAL PLAT - A request by Dan Kupferer for approval of a 40-acre Final Plat creating three (3) single-family residential lots. This item was heard as a consent item at the September 5, 2024, Planning Commission hearing. The vote was 8-0 for a recommendation of approval to the Board of County Commissioners. The property is zoned RR-5 (Residential Rural) and is located at 12420 North Meridian Road, one-tenth of a mile south of the Latigo Boulevard and North Meridian Road intersection. (Parcel No. 5213000007) (Commissioner District No. 1) (MS235) (Ashlyn Mathy, Planner II - Planning and Community Development)
  - b. PRELIMINARY PLAN - PEERLESS FARMS - A request by Robert and Wendy Williams for approval of a 40.01-acre Preliminary Plan depicting 7 single-family residential lots. The item was heard on the consent agenda at the September 5, 2024, Planning Commission meeting, and was recommended for approval with a vote of 8-0. The property is zoned RR-5 (Residential Rural) and is located at 16975 Falcon Highway. (Parcel No. 4313000001) (Commissioner District No. 2) (SP217) (Ryan Howser, AICP Planner III - Planning and Community Development)
  - c. MAP AMENDMENT (REZONING) - UDON - A request by Thani Holdings, LLC for approval of a Map Amendment (Rezoning) of 15.75 acres from RR-5 (Residential Rural) to CS (Commercial Service). The item was heard on the consent agenda at the September 5, 2024, Planning Commission meeting and was recommended for

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approval with a vote of 8-0. The property is located at 12150 State Highway 94. (Parcel No. 4400000185) (Commissioner District No. 4) (CS243) (Ryan Howser, AICP Planner III - Planning and Community Development)

- d. MINOR SUBDIVISION - 3275 CENTER ICE VIEW - A request by Andrew C Alm for approval of a Minor Subdivision creating two (2) single-family residential lots. This item was heard as a consent item on September 5, 2024, by the Planning Commission. The vote was 8-0 for a recommendation of approval to the Board of County Commissioners. The 12.72-acre property is zoned RR-5 (Residential Rural) and is one-quarter of a mile north of Hay Creek Road. (Parcel No. 7133007024) (Commissioner District No. 3) (MS239) (Joe Letke, Planner II - Planning and Community Development)
- e. VACATION AND REPLAT - PONDEROSA PINE ESTATES - A request by Clifford A Joyner for approval of a 3.07-acre Vacation and Replat creating 4 single-family residential lots from 2 single-family residential lots, resulting in a net increase of 2 single-family residential lots. The item was heard on the consent agenda at the September 5, 2024, Planning Commission meeting, and was recommended for approval with a vote of 8-0. The property is zoned RR-0.5 (Residential Rural) and located at 18810 Cloven Hoof Drive. (Parcel No. 7109002018 and 7109002019) (Commissioner District No. 3) (VR2324) (Ryan Howser, AICP Planner III - Planning and Community Development)
- f. VARIANCE OF USE - 5935 TEMPLETON GAP ROAD VARIANCE OF USE - A request by Great West Construction for approval of a Variance of Use to allow a contractor’s equipment yard in the A-5 (Agricultural) with CAD-O (Commercial Airport Overlay) Zoning District. This item was heard as a called-up consent item on September 5, 2024, by the Planning Commission to discuss whether the property owner needs to reside on the property. The Planning Commission also recommended an additional condition. The vote was 8-0 for a recommendation of approval to the Board of County Commissioners. The property is located south of Templeton Gap Road, northeast of the intersection of Templeton Gap Road and Corinth Drive. (Parcel No. 6313000009) (Commissioner District No. 2) (VA243) (Scott Weeks, Senior Planner - Planning and Community Development)

7. Called-Up Consent Calendar

Land Use Regular Items

- 8. VARIANCE OF USE - 8304 & 8308 CESSNA DRIVE VARIANCE OF USE - A request by Sund Estate Management Corporation for approval of a Variance of Use to allow a commercial vehicle repair garage in the R-4 (Planned Development) Zoning District. This item was heard as a called-up consent item on September 5, 2024, by the Planning Commission. The vote was 6-2 for a recommendation for approval to the Board of County Commissioners. The property is located within Meadow Lake Airport, is within the GA-O (General Aviation Overlay District) and is south of Judge Orr Road and east of Highway 24. (Parcel Nos. 4304002058 and 4304002087) (Commissioner District No. 2) (VA245) (Kari Parsons, Senior Planner - Planning and Community Development)
- 9. SPECIAL DISTRICT SERVICE PLAN - PRAIRIE RIDGE METROPOLITAN DISTRICT NOS. 1-3 - A request from Classic SRJ Land, LLC., and Spencer Fane LLP., for approval

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of a Colorado Revised Statute Title 32 Special District Service Plan for the Prairie Ridge Metropolitan District Nos. 1-3. The 142-acre area included within the request is zoned Residential Rural (RR-5) and is located south of Poco Road and west of Vollmer Road. The Service Plan includes the following: a maximum debt authorization of \$50,000,000.00, a debt service mill levy of 50 mills for residential, 50 mills for commercial and an operations and maintenance mill levy of 10 mills, for a total maximum combined mill levy of 60 mills. The Planning Commission recommended approval (8-0). There is no public opposition to the request. (Parcel Nos. 5228000024 and 5228000025) (Commissioner District No. 1) (ID243) (Kari Parsons, Senior Planner - Planning and Community Development)

10. Department and Committee Reports/Non-Action Items
11. Addendum
12. Executive Session

Adjourn