

Meggan Herington, AICP, Executive Director
El Paso County Planning & Community Development
O: 719-520-6300
MegganHerington@elpasoco.com
2880 International Circle, Suite 110
Colorado Springs, CO 80910

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, MAY 18TH, 2023

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.

Emailed comments and documents that are received more than 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 case 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:** Justin Kilgore or Meggan Herington. Next PC Hearing: June 1st, 2023.
- B. Designation of Officers.**
- C. Call for public comment for items not listed on the agenda.**

2. Consent Items

- A. Adoption of Minutes** from PC Hearing held May 4th, 2023.
- B. P2219**

BAGLEY

MAP AMENDMENT (REZONE)
6385 VESSEY ROAD REZONE RR-5 TO RR-2.5

A request by SMH Consultants for approval of a map amendment (rezoning) from RR-5 (Residential Rural) to RR-2.5 (Residential Rural). The 14-acre property is located 0.37 miles west of the

intersection of Vessey Road and Black Forest Road and 0.15 miles south of the intersection of Vessey Road and Pine Castle Drive. (Parcel No. 52060-00-065) (Commissioner District No. 1).

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/173963>

C. PUDSP227

PARSONS

**PUD/PRELIMINARY PLAN
FOURSQUARE AT STERLING RANCH PUD PRELIMINARY PLAN**

A request by Classic SRJ Land, LLC, for approval of a combined planned unit development and preliminary plan to create 158 single-family residential lots in one phase. The 36-acre property is zoned RR-5 (Residential Rural) and is located east of Vollmer Road and adjacent to the north of the future Briargate Parkway/Stapleton Road extension. The PUD/preliminary plan is within the approved Sterling Ranch Sketch Plan area. If the request for a PUD/preliminary plan is approved, the applicant will be required to obtain final plat approval prior to the issuance of any building permits on the property. (Parcel Nos. 52000-00-552, 52000-00-553, and 52330-00-016) (Commissioner District No. 2).

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/175180>

3. Called-up Consent Items

4. Regular Items

A. PUDSP229

HOWSER

**PUD/PRELIMINARY PLAN
WATERSIDE**

A request by Lake Woodmoor Holdings, LLC, for approval of a map amendment (rezoning) from R-4 (Planned Development) to PUD (Planned Unit Development) and a preliminary plan for 52 single-family attached (townhome) lots and six (6) tracts. The 7.53-acre property is located on the east side of Woodmoor Drive, approximately one-half of a mile north of Highway 105. The applicant is requesting the PUD development plan be approved as a preliminary plan and a finding of sufficiency with regards to water quality, quantity, and dependability. If approved, the applicant will be required to submit and receive approval for final plat applications prior to issuance of any building permits on the site. (Parcel Nos. 71114-04-112 through 71114-04-194 (83 total parcels)) (Commissioner District No. 1).

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/176239>

B. LDC231

MADDEN

**EL PASO COUNTY LAND DEVELOPMENT CODE AMENDMENT
PERSONAL GREENHOUSES**

A request by the El Paso County Planning and Community Development Department to amend Chapter 5 of the El Paso County Land Development Code (2022) as it pertains to personal

greenhouses. The proposed revisions, in their entirety, are on file with the El Paso County Planning and Community Development Department. (All Commissioner Districts).

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/190706>

C. LDC232

MADDEN

**EL PASO COUNTY LAND DEVELOPMENT CODE AMENDMENT
CARPORTS**

A request by the El Paso County Planning and Community Development Department to amend Chapters 1 and 5 of the El Paso County Land Development Code (2022) as it pertains to carports. The proposed revisions, in their entirety, are on file with the El Paso County Planning and Community Development Department. (All Commissioner Districts).

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/190708>

5. Non-Action Items

A. Work-Session with Lori Seago

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).