



EL PASO COUNTY

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, August 8, 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. PRELIMINARY PLAN - EAGLE RISING AMENDMENT - A request by Casas Limited Partnership #4 and IQ Investors, LLC, for approval of an amendment to the Eagle Rising Preliminary Plan (PCD File No. SP205) to establish a water sufficiency finding for the Preliminary Plan. The 70.97-acre property is zoned RR-2.5 (Residential Rural) and is located approximately one-half (1/2) mile east of Black Forest Road and immediately north of the anticipated Briargate Parkway eastern extension. (Parcel Nos. 5229000034 and 5229000035) (Commissioner District No. 1) (SP242) (Ryan Howser, AICP Planner III - Planning and Community Development)
 - b. VACATION AND REPLAT - THE SHOPS AT MERIDIAN RANCH FILING NO. 2 - A request by Hunjan Gas Stations, LLC, and Shops at Meridian Ranch, LLC, for approval of a 2.43-acre Vacation and Replat creating 2 commercial lots from 1 commercial lot, resulting in a net increase of 1 commercial lot. The property is zoned CR (Commercial Regional) and is located at 11830 Stapleton Drive, at the northeast corner of the intersection of Stapleton Drive and Meridian Road. The item was heard as a consent agenda item at the July 18, 2024, Planning Commission hearing and unanimously recommended for approval with a vote of 9-0. (Parcel Nos. 4230319055 and 4230319056) (Commissioner District No. 2) (VR2314) (Ryan Howser, AICP Planner III - Planning and Community Development)

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- c. MAP AMENDMENT (REZONING) - MARY JANE RANCH REZONE - A request by Robert Williams for approval of a Map Amendment (Rezoning) of 40 acres from A-35 (Agricultural) to RR-5 (Residential Rural). The property is located at 6425 J D Johnson Road at the intersection of Falcon Highway and J D Johnson Road and one mile east of Peyton Highway. This item was heard as a consent item on July 18, 2024, by the Planning Commission. The vote was 9-0 for a recommendation for approval to the Board of County Commissioners. (Parcel No. 3315000001) (Commissioner District No. 2) (P243) (Joe Letke, Planner II - Planning and Community Development)
- d. VARIANCE OF USE - POWERS BOULEVARD CMRS TOWER VARIANCE OF USE - A request by T-Mobile West LLC for approval of a Variance of Use to allow a temporary freestanding CMRS Facility (Commercial Mobile Radio Service) in the A-5 (Agricultural) district. The request includes a 60-foot height where the district maximum height is 30 feet. The vacant 320-acre property is located at the northeast corner of State Highway 21 and Fontaine Boulevard and is owned by the State of Colorado. This item was heard as a consent item at the July 18, 2024, Planning Commission hearing and recommended for approval by the Board of County Commissioners by a vote of 9-0. (Parcel No. 5500000015) (Commissioner District No. 4) (VA242) (Joe Letke, Planner II - Planning and Community Development)

7. Called-Up Consent Calendar

Land Use Regular Items

- 8. MAP AMENDMENT (REZONING) - APEX VILLAGE REZONE - A request by Richard Holmes for approval of a Map Amendment (Rezoning) of 37.47 acres from A-35 (Agricultural) to CC (Commercial Community). The property is located at 16888 Elbert Road and is located one-half of a mile south of the intersection of Elbert Road and Hopper Road. This item was heard as a regular item on the agenda at the July 18, 2024, Planning Commission hearing. The vote was 7-2 for a recommendation of denial to the Board of County Commissioners. Discussion from the public included compatibility with the surrounding community, as well as compatibility with the Your El Paso Master Plan. The Planning Commission members identified that this proposed rezone is not compatible with all land uses or zone districts in all directions and not compatible with the Rural Placetype identified within the Your El Paso Master Plan. (Parcel No. 4122000002) (Commissioner District No. 2) (P242) (Kylie Bagley, Planner III - Planning and Community Development)
- 9. Department and Committee Reports/Non-Action Items
- 10. Addendum
- 11. Executive Session

Adjourn