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Board of County Commissioners

Holly Williams, District 1
Carrie Geitner, District 2
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NOTICE OF PUBLIC HEARING

This notice provides options to observe and participate in the Planning Commission and Board of County Commissioners public hearings on the following Quasi-Judicial land-use matter. **The following item is scheduled for the Planning Commission (PC) Hearing on Thursday, February 15, 2024, beginning at 9:00 A.M.** The PC hearing will be held in the Second Floor Hearing Room of the Pikes Peak Regional Development Center located at 2880 International Circle, Colorado Springs. **The Board of County Commissioners' (BOCC) hearing is scheduled for Thursday, March 14, 2024, beginning at 9:00 A.M.** The BOCC hearing will be held in the Centennial Hall Hearing Room located at 200 S. Cascade Avenue, Colorado Springs. You may attend the public hearings in-person or remotely, following the procedures below.

FILE NUMBERS: SKP235, P239, P2310, & P2311

PARSONS

SKETCH PLAN AMENDMENT & MAP AMENDMENT (REZONING)
STERLING RANCH

A request by Classic SRJ Land, LLC for approval of a Sketch Plan Amendment, approval of a Map Amendment (Rezoning) of 33.97 acres from RR-5 (Residential Rural) to RR-2.5 (Rural Residential), approval of a Map Amendment (Rezoning) of 37.87 acres from RR-5 (Residential Rural) to RR-0.5 (Rural Residential), and approval of a Map Amendment (Rezoning) of 328.72 acres from RR-5 (Residential Rural) to RS-5000 (Residential Suburban). The property is located immediately adjacent and to the north of the future extension of Briargate Parkway/Stapleton Corridor, immediately adjacent and to the south of Arroya Lane, east of Vollmer Road and east of the Sand Creek Channel. The requested Sketch Plan Amendment area is in the northern portion, "the Smokestack," of the approved Sterling Ranch Sketch Plan. The requested amended Plan area and Rezones progress from Rural Residential to planned Residential Suburban zoning from the north to south providing a transition from the rural properties to the north and east to the planned urban development to the south.

Planner: KariParsons@elpasoco.com

Type of Hearing: Quasi-Judicial

Watch The Live PC or BOCC Hearings

Both hearings are open to the public. If you would prefer to stream the hearing live, please go to <https://cloud.castus.tv/vod/elpasoco/video> at the scheduled time of each hearing. Any comment or testimony you wish to provide may be done in-person or by following the "Participate Remotely" procedure listed below.

Participate Remotely in PC or BOCC Hearings

If you wish to speak during the hearing, please email PCDhearings@elpasoco.com with your name, phone number, the project's file number, and whether you would like to participate remotely or in-person. Include any documents you would like provided to the Board as part of the official record. Whether you are participating remotely or in-person, kindly note there is typically a three (3) minute time limit on public comments. **NOTE: Emailed comments or documents that are received more than 24 hours in advance of each hearing will be included in the hearing packet. Anything received within 24 hours of the hearing will be uploaded to EDARP as part of the case but might not be present at the hearing.**

Please visit <https://epcdevplanreview.com/Public/ProjectDetails/192228>, <https://epcdevplanreview.com/Public/ProjectDetails/193992>, <https://epcdevplanreview.com/Public/ProjectDetails/193995>, and <https://epcdevplanreview.com/Public/ProjectDetails/193994> to view all documents related to these hearing items. This notice was mailed on: 1/31/2024.

Planning and Community Development
 2880 International Cir. Suite 110
 Colorado Springs, CO 80910

NOTICE OF PUBLIC HEARING

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Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 W. Garden of the Gods Rd.
 Colorado Springs, CO 80907
 (719) 520-6600

**EL PASO COUNTY
 PARCEL INFORMATION**

FILE NOS.: SKP235,
 P239, P2310, & P2311

PARCEL NOS.:
 2270000005,
 5227000006,
 5227000008, &
 5200000553

OWNER NAME:
 CLASSIC SRJ LAND, LLC

ADDRESS:
 MULTIPLE,
 SEE VICINITY MAP

Sterling Ranch Sketch Plan Boundary
 Sketch Plan Amendment Area (~214 acres)
 Total Rezone Area (~400 acres)