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**Board of County Commissioners**

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## **EL PASO COUNTY PLANNING COMMISSION HEARING AGENDA**

**THURSDAY, DECEMBER 5<sup>TH</sup>, 2024**

**Public 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.

Comments and documents emailed to [PCDhearings@elpasoco.com](mailto:PCDhearings@elpasoco.com) that are received at least 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 file 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:** Meggan Herington or Justin Kilgore. Next PC Hearing: January 16<sup>th</sup>, 2025.

### **2. Call for public comment for items not listed on the agenda.**

### **3. Consent Items**

**A. Adoption of Minutes** from PC Hearing held November 21<sup>st</sup>, 2024.

**B. PUDSP243**

**HOWSER**

**PLANNED UNIT DEVELOPMENT / PRELIMINARY PLAN**  
**URBAN LANDING**

A request by Elite Properties of America, Inc., for approval of a Map Amendment (Rezoning) of 6.58 acres from R-4 (Planned Development) to PUD (Planned Unit Development) with approval of a Preliminary Plan illustrating 49 single-family lots, 4 tracts, including 2.00 acres of open space provisions and 0.85 acres of land dedicated for private roads. The property is located at the southeast corner of the intersection of Spanish Bit Drive and Struthers Road. (Parcel No. 7136001045) (Commissioner District No. 3)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/195244>

#### 4. Called-up Consent Items

#### 5. Regular Items

##### A. LDC243

HERINGTON

#### EL PASO COUNTY LAND DEVELOPMENT CODE AMENDMENT NATURAL MEDICINE

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 definitions and use standards for Natural Medicine. 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/Projects/FullDetails/202855>

##### B. VA244

WEEKS

#### VARIANCE OF USE UTAH-NEVADA LANE VARIANCE OF USE

A request by N.E.S. Inc., for approval of a Variance of Use to allow a recreational vehicle (RV) storage and mini-warehouse facility in the RR-5 (Rural Residential) and CAD-O (Commercial Airport Overlay) zoning districts. The property is located south of Woodmen Road on Adventure Way, south of the intersection of Adventure Way and Nevada Lane. (Parcel Nos. 5308000002, 5308000071, 5308000082) (Commissioner District No. 2).

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/191107>

#### 6. Non-Action Items

##### MP232 – Jimmy Camp Creek – Drainage Basin Planning Study (DBPS)

Discussion regarding the format of hearing minutes.

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](http://www.epcdevplanreview.com)).