**EL PASO COUNTY PLANNING COMMISSION AGENDA**

**September 15, 2022**

**Hearing Begins at 9:00 AM**

**NOTE: The El Paso County Planning Commission hearing is held in the hearing room located on the second floor of the Pikes Peak Regional Development Center at 2880 International Circle, Colorado Springs, Colorado 80910**

**If you need further information, please contact the Department of Planning and Community Development at 719-520-6300.**

**Full staff reports for each item can also be found at** [**www.elpasoco.com,**](http://www.elpasoco.com/) **select Departments, Planning and Community Development, Planning Commission, 2022 Meetings.**

The Department of Planning and Community Development’s Comment Agenda and any supplemental packets are automatically incorporated as part of the record *unless* specific objections are raised at the meeting. The recording is the official record of the proceedings.

**NOTE:** Any materials used in support of or opposition to a project must be submitted to the Clerk and left as part of the record.

**9:00 a.m. – Regular Hearing**

1. **Report Items**
   1. **Planning and Community Development Department – Kevin Mastin or Justin Kilgore**
   2. **Approval of the Minutes – September 1, 2022**
2. **Consent Items**
   1. **PUDSP-22-003** **PARSONS**

**PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN**

Creekside at lorson ranch filing no. 2

A request by Lorson, LLC, and LLC Nominee for Lorson Murray Fountain LLC, for approval of a map amendment (rezoning) from PUD (Planned Unit Development) to a site-specific PUD (Planned Unit Development) and approval of a preliminary plan for 38 single-family residential lots. The parcel, totaling 6.01 acres, is located immediately south of Lorson Boulevard, immediately east of the East Tributary of Jimmy Camp Creek and is within Section 23, Township 15 South, Range 65 West of the 6th P.M. (Parcel No. 55231-14-075) (Commissioner District No. 4)

* 1. PUDSP-22-001 **PARSONS**

**PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN**

hillside at lorson ranch

A request by Lorson, LLC, Love In Action, and LLC Nominee for Lorson Conservation Invest 2 LLP, for approval of a map amendment (rezoning) from PUD (Planned Unit Development) to a site specific PUD (Planned Unit Development) and approval of a preliminary plan for 489 single-family residential lots.  The six (6) parcels, totaling 128.33 acres, are located immediately south of Lorson Boulevard, east of the East Tributary of Jimmy Camp Creek and are within Sections 23 and 24, Township 15 South, Range 65 West of the 6th P.M. (Parcel Nos. 55000-00-370, 55000-00-281, 55000-00-282, & 55000-00-283) (Commissioner District No. 4)

* 1. PUDSP-22-004 **HOWSER**

**PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN**

**SANCTUARY AT MERIDIAN RANCH**

A request by GTL, Inc. for approval of a map amendment (rezoning) from PUD (Planned Unit Development) to PUD (Planned Unit Development) and approval of a preliminary plan for 343 single-family residential lots and seven (7) tracts. The 74.39-acre property is located at the eastern end of Rex Road, approximately 1.5 miles east of Meridian Road and within Section 20, Township 12 South, Range 64 West of the 6th P.M. (Parcel Nos. 42000-00-402; 42000-00-450) (Commissioner District No. 2)

**3. Called up Consent Items**

**4. Regular Items**

1. P-22-017 **FITZSIMMONS**

**MAP AMENDMENT (REZONE)**

County InItiated Rezone from PUD TO RR-5

A request by El Paso County Planning and Community Development for approval of a map amendment (rezoning) from PUD (Planned Unit Development) to RR-5 (Residential Rural). The nine parcel site totals 24.31-acres and is located at the northwest corner of the intersection of Highway 24 and Old Meridian Road, approximately one-quarter of a mile south of East Woodman Road and within Section 12, Township 13 South, Range 65 West of the 6th P.M. (Parcel Nos. [53121-00-011](https://property.spatialest.com/co/elpaso/#/property/5312100011), [53121-00-013](https://property.spatialest.com/co/elpaso/#/property/5312100013), [53121-10-004](https://property.spatialest.com/co/elpaso/#/property/5312110004), [53121-10-007](https://property.spatialest.com/co/elpaso/#/property/5312110007), [53121-12-006](https://property.spatialest.com/co/elpaso/#/property/5312112006), [53124-00-013](https://property.spatialest.com/co/elpaso/#/property/5312400013), [53124-00-016](https://property.spatialest.com/co/elpaso/#/property/5312400016), 53121-10-010, and [53124-07-001](https://property.spatialest.com/co/elpaso/#/property/5312407001)) (Commissioner District No. 2)

**5. Non-Action Items**

**NOTE:** For information regarding an agenda item the Planning Commission is considering, call the Department of Planning and Community Development at 719-520-6300 or visit our website at [https://planningdevelopment.elpasoco.com/](https://planningdevelopment.elpasoco.com/%20). Results of the action taken by the Planning Commission will be published following the meeting.

The name to the right of the title indicates the Planner processing the request.