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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, NOVEMBER 21, 2024

Public Hearing begins at 9:00 A.M.

CENTENNIAL HALL
200 South Cascade Avenue, Suite 100
Colorado Springs, CO 80903

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 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: Dec. 5th, 2024.

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

3. Consent Items

A. Adoption of Minutes from PC Hearing held Nov. 7th, 2024.

B. P2410

ELGIN

MAP AMENDMENT (REZONING) WINSOME COMMERCIAL LOT REZONE TO RESIDENTIAL

A request by Proterra Properties for approval of a Map Amendment (Rezoning) of 7.21 acres from CC (Commercial Community) to RR-2.5 (Residential Rural). The property is located at 16511 Early Light Drive, on the northwest corner of Hodgen Road and North Meridian Road. (Parcel No. 4119007001) (Commissioner District No. 1)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/200684>

4. Called-up Consent Items

5. Regular Items

A. P249

PARSONS

**MAP AMENDMENT (REZONING)
SCHMIDT RS-5000**

A request by Turkey Canon Quarry Inc., and Sugar Daddys, LLC, for approval of a Map Amendment (Rezoning) of 23.02 acres from RR-5 (Residential Rural) to RS-5000 (Residential Suburban). The property is located north of Vanderwood Road, west of Vollmer Road, and east of Black Forest Road. (Parcel Nos. 5200000577 and 5200000570) (Commissioner District No. 1)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/196851>

B. P248

PARSONS

**MAP AMENDMENT (REZONING)
SCHMIDT RM-12**

A request by Turkey Canon Quarry Inc. for approval of a Map Amendment (Rezoning) of 34.98 acres from RR-5 (Residential Rural) to RM-12 (Residential Multi-Dwelling). The property is located north of Vanderwood Road, west of Vollmer Road, and east of Black Forest Road. (Parcel No. 5200000577) (Commissioner District No. 1)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/196852>

C. P246

BAGLEY

**MAP AMENDMENT (REZONING)
MONUMENT RIDGE RS-6000**

A request by Vertex Consulting Services for approval of a Map Amendment (Rezoning) of 18.97 acres from PUD (Planned Unit Development), CC (Commercial Community), C-1 (Commercial), and RS-20000 (Residential Suburban) to RS-6000 (Residential Suburban). The property is located directly east of Monument Hill Road and west of Misty Acres Boulevard, one-quarter of a mile south of the intersection of I-25 and County Line Road and one-half of a mile north of the intersection of Monument Hill Road and Misty Acres Boulevard. (Parcel Nos. 712201014, 7102200013, 7102200008, 7102200006, and 7102201001) (Commissioner District No. 1)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/197496>

D. P245

BAGLEY

**MAP AMENDMENT (REZONING)
MONUMENT RIDGE EAST RM-12**

A request by Vertex Consulting Services for approval of a Map Amendment (Rezoning) of 40.51 acres from PUD (Planned Unit Development), C-1 (Commercial), CS (Commercial Services), and CC (Commercial Community) to RM-12 (Residential, Multi-Dwelling). The property is located directly east of Monument Hill Road and west of Misty Acres Boulevard, one-quarter

of a mile south of the intersection of I-25 and County Line Road and one-half of a mile north of the intersection of Monument Hill Road and Misty Acres Boulevard. (Parcel Nos. 7102200006, 7102200010, and 7102201013) (Commissioner District No. 1)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/194597>

E. SP241

BAGLEY

**PRELIMINARY PLAN
MONUMENT RIDGE EAST PRELIMINARY PLAN**

A request by Vertex Consulting Services for approval of a 59.48-acre Preliminary Plan creating 37 single-family lots and 21 multi-family lots. The property is located directly southeast of the intersection of Interstate 25 and County Line Road, southwest of the intersection of County Line Road and Doewood Drive, and one-half of a mile north of the intersection of Monument Hill Road and Misty Acres Boulevard. (Parcel Nos. 712201014, 7102200013, 7102200008, 7102200010, 7102200006, and 7102201001) (Commissioner District No. 1)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/194274>

6. Non-Action Items

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).