

Meggan Herington, AICP, Executive Director
El Paso County Planning & Community Development
O: 719-520-6300
MegganHerington@elpasoco.com
2880 International Circle, Suite 110
Colorado Springs, CO 80910

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, April 6, 2023

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 www.planningdevelopment.elpasoco.com. Supplemental documents provided to staff are automatically incorporated as part of the record unless specific objections are raised at the meeting.

Public comments and documents received 24 hours in advance of the hearing will be included in the hearing packet. Comments and documents received within 24 hours of the hearing will be uploaded to the case on EDARP but may not be presented 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:** Justin Kilgore or Meggan Herington. Next PC Hearing: April 20, 2023.
- B. Call for public comment for items not listed on the agenda.**

2. Consent Items

- A. Adoption of Minutes** from PC Hearing held March 16, 2023.
- B. Sunshine Law Statement**
- C. P2220**

HOWSER

MAP AMENDMENT (REZONE) KELNHOFER REZONE

A request by Steve Kelnhofer for approval of a map amendment, rezoning 36.05 acres from RR-5 (Residential Rural) to A-35 (Agricultural). The property is located approximately 0.60 miles northeast

of the intersection Corral Valley Road and Highway 94. (Parcel No.44000-00-466) (Commissioner District No. 2).

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/180436>

3. Called-up Consent Items

4. Regular Items

A. SKP225

PARSONS

SKETCH PLAN JAYNES SKETCH PLAN

A request by Classic Communities, for approval of a sketch plan consisting of a maximum of 450 single-family residential lots (101 acres), approximately 4.5 acres of commercial, 13.7 acres of future right-of-way, and approximately 22.9 acres of open space. The 142.1-acre property is zoned RR-5 (Residential Rural) and is located at the southwest corner of Vollmer Road and Poco Road. There is opposition to the requested Plan which includes: increased density and traffic to area, water supply, and loss of habitat. (Parcel Nos. 52280-00-024 and 52280-00-025) (Commissioner District No. 2).

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/178314>

5. Non-Action Items

A. POTENTIAL CODE AMENDMENTS RE: SIGNS

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B. POTENTIAL CODE AMENDMENTS RE: CARPORTS

MADDEN

C. POTENTIAL CODE AMENDMENTS RE: GREENHOUSES

MADDEN

NOTE: For information regarding an agenda item, call Planning and Community Development at 719-520-6300 or visit our website at www.planningdevelopment.elpasoco.com. Results of the action taken by the Planning Commission will be uploaded to the casefile in EDARP (www.epcdevplanreview.com).