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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, DECEMBER 7, 2023

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 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 4, 2024.

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

3. Consent Items

A. Adoption of Minutes from PC Hearing held November 2, 2023 & November 16, 2023.

B. VA233

MATHY

VARIANCE OF USE 15080 WEST CHAPARRAL LOOP

A request by Zach Gatti for approval of a Variance of Use on 10.58 acres to allow a second dwelling in the RR-5 (Residential Rural) district. The property is located at 15080 West Chaparral Loop, which is approximately one-half mile from the intersection of East Chaparral Loop and Wagon Trail (Parcel No. 3132002004) (Commissioner District No. 2).

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/191068>

C. SF2226

HOWSER

**FINAL PLAT
ROMENS SUBDIVISION**

A request by Romens Living Trust, Adelaida Romens, Trustee, for approval of a Final Plat to create seven (7) single-family residential lots. The 36.53-acre property is zoned RR-5 (Residential Rural), and is located between the intersections of Hopper Road, Bradshaw Road, and Cleese Court (Parcel No. 4100000075) (Commissioner District No. 2).

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/175598>

D. MS231

HOWSER

**MINOR SUBDIVISION
MURR SUBDIVISION**

A request by Erik and Sharon Murr for approval of a Minor Subdivision to create four (4) single-family residential lots. The 37.4-acre property is zoned RR-5 (Residential Rural), and is located on the north side of Davis Road, approximately one-half mile west of Curtis Road (Parcel No. 4333000016) (Commissioner District No. 2).

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/185595>

4. Called-up Consent Items

5. Regular Items

A. P235

BAGLEY

**MAP AMENDMENT (REZONE)
OVERLOOK AT HOMESTEAD**

A request by PT Overlook LLC for approval of a Map Amendment (Rezoning) of 350.83 acres from A-35 (Agricultural) to RR-5 (Residential Rural). The property is located one-half mile north of the intersection of Elbert Road and Sweet Road, and one-half mile south of the intersection of Elbert Road and Hopper Road. (Parcel Nos. 4100000255, 4100000256, 4122000005) (Commissioner District No. 2)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/191414>

B. MP231

SCHWARTZ

**MASTER PLAN
BRIARGATE / STAPLETON CORRIDOR PRESERVATION PLAN
AND ACCESS CONTROL PLAN**

The El Paso County Department of Public Works requests adoption of the Briargate Parkway/Stapleton Road Corridor Preservation Plan and Access Control Plan ("Plan") as an element of the El Paso County Master Plan. With adoption, this Plan will become the principal plan for further planning and development of the Briargate Parkway/Stapleton Road corridor within unincorporated El Paso County. The Plan area begins at Black Forest Road, which is the eastern boundary of the Wolf

Ranch subdivision and coincides with the eastern boundary of the City of Colorado Springs. The terminus of the Plan area is along Stapleton Road at Meridian Road (All Commissioner Districts).

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/194264>

C. MP233

CHAVEZ

**MASTER PLAN
CO 83 ACCESS CONTROL PLAN**

The El Paso County Department of Public Works in conjunction with Colorado Department of Transportation (CDOT) and the City of Colorado Springs requests adoption of the CO 83 Access Control Plan as an element of the El Paso County Master Plan. With adoption, this Plan will become the principal plan for further planning and development of the CO 83 corridor access within unincorporated El Paso County and the City of Colorado Springs on this CDOT owned highway. The Plan encompasses CO 83 at Powers Boulevard (CO 21) to County Line Road (Palmer Divide Road) (All Commissioner Districts).

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/195313>

6. Non-Action Items

A. Potential Code Amendment. LDC236: Temporary Sign Code Amendment

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).

