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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, MAY 16, 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 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: June 6, 2024.

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

3. Consent Items

A. Adoption of Minutes from PC Hearing held May 2, 2024.

B. SP237

HOWSER

PRELIMINARY PLAN WYOMING ESTATES

A request by Home Run Restorations, Inc. for approval of a 36.62-acre Preliminary Plan depicting 6 single-family residential lots. The property is zoned RR-5 (Residential Rural) and is located at 14515, 14715, 14750, and 14755 Teleo Court, on the west side of Curtis Road, approximately 2.75 miles north of Highway 94. The applicant is also seeking a finding of water sufficiency with the Preliminary Plan. (Parcel Nos. 4333003003, 4333004001, 4333004002, and 4333004003) (Commissioner District No. 2)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/174882>

C. MS234

HOWSER

**MINOR SUBDIVISION
GUNTZELMAN PORCELAIN PINES**

A request by Christa and Kristian Guntzelman for approval of a 35.06-acre Minor Subdivision creating 3 single-family residential lots. The property is zoned R-T (Residential Topographic) and is located at the intersection of Mountain Road and Kulsa Road, approximately one-quarter of a mile west of Chipita Park Road. (Parcel No. 8322200018) (Commissioner District No. 3)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/188512>

D. VR223

BAGLEY

**VACATION AND REPLAT
AFTA SUBDIVISION**

A request by CST Metro LLC for approval of an 8.90-acre Vacation and Replat creating 2 commercial lots and 1 tract. The subject property is zoned CS (Commercial Service) and is located northeast of the intersection of New Meridian Road and Highway 24 and southeast of the intersection of Old Meridian Road and Highway 24. (Parcel Nos. 5312402015, 5312402016, 5312403003, 5312403004, 5312404003, 5312405003, and 5312405005) (Commissioner District No. 2)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/166746>

4. Called-up Consent Items

5. Regular Items

A. SKP234

PARSONS

**SKETCH PLAN
SOUTHERN COLORADO RAIL PARK SKETCH PLAN**

A request by Edw C Levy Co D/B/A Schmidt Construction Inc., for approval of a 3,108.9-acre Sketch Plan. The applicant intends to develop a commercial, light, and heavy industrial park with a new rail spur from the existing CSU rail located at the Ray Nixon Power Plant property to the eastern boundary of the Fort Carson Military Installation. The property is located south of Charter Oak Ranch Road and west of I-25. (Parcel Nos. 6600000030, 6600000040, 6600000041, 6600000046, 6600000047, 6600000048, 6600000004, 6600000008, 6600000009, 6600000010, 6600000011, 6600000012, and 6600000014) (Commissioner District No. 4)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/190618>

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).