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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 16, 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: Dec. 7, 2023.

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

3. Consent Items

A. Adoption of Minutes from PC Hearing held Nov. 2, 2023.

B. MS212

HOWSER

MINOR SUBDIVISION
BRADLEY POINT FILING NO. 1

A request by Bradley Point, LLC for approval of a 9.736-acre Minor Subdivision creating two (2) industrial lots. The property is subject to an illegal subdivision of land; the purpose of the proposed Minor Subdivision is to legalize the division of land. The property is zoned M (Industrial) and is located on the east side of East Las Vegas Street/CanAm Highway at the southbound exit ramp of

South Academy Boulevard turning northwest onto East Las Vegas Street/CanAm Highway. (Parcel Nos. 6503400038 and 6503400040) (Commissioner District No. 4).

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/169217>

C. PUDSP225

HOWSER

**PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN
FALCON HIGHLANDS SOUTH**

A request by Challenger Communities, LLC for approval of a Map Amendment (Rezoning) from PUD (Planned Unit Development) to PUD (Planned Unit Development) with approval of a Preliminary Plan to update the development proposal from 138 single-family residential lots and nine (9) tracts to 378 single-family residential lots and nine (9) tracts, including 39.9 acres of open space provisions and 19.9 acres of land dedicated for public rights-of-way. The 125.56-acre property is located at the northwest corner of the intersection of State Highway 24 and Meridian Road (Parcel Nos. 5300000817, 5300000566, 5300000587, 5300000588, and 5312400012) (Commissioner District No. 2).

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/170801>

D. SF2241

PARSONS

**FINAL PLAT
RETREAT AT TIMBERRIDGE FILING NO. 2**

A request by TimberRidge Development Group, LLC for approval of a 44.35-acre Final Plat to create 33 single-family lots with a finding of water sufficiency. The property is zoned PUD (Planned Unit Development) and is located immediately adjacent and south of Arroya Lane and to the east of Vollmer Road. (Parcel Nos. 5221400001, 5228000039, 5227200006, 5227200007, 5227200008, 5222000026, and a portion of 5222000023) (Commissioner District No. 2).

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/184383>

4. Called-up Consent Items

5. Regular Items - NONE

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).