

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, JANUARY 16TH, 2025

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: February 6, 2025.

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

3. Consent Items

A. Adoption of Minutes from PC Hearing held December 5, 2024.

B. Sunshine Law Statement

C. VR2321

BAGLEY

VACATION AND REPLAT OWL MARKETPLACE FILING NO. 1

A request by Drexel, Barrell and Co. for approval of a 4.604-acre Vacation and Replat creating four commercial lots. The property is zoned CS (Commercial Service), and is located at 7550 North Meridian Road directly southwest of the intersection of Meridian Road and Owl Place Parcel No.

(5301001015) (Commissioner District No. 2)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/184198>

D. MS244

LETKE

**MINOR SUBDIVISION
VOLLMER ROAD STIMPLE FAMILY MINOR SUBDIVISION**

A request by Stimple Family LLLP for approval of a Minor Subdivision to creating one single-family residential lot. The 7.58-acre property is zoned RR-5 (Residential Rural) and is located directly southwest of the intersection of Vollmer Road and Arroya Lane. Parcel No. 5221400002) (Commissioner District No. 1)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/193074>

E. P2415

PARSONS

**MAP AMENDMENT (REZONING)
STERLING RANCH EAST FILING NO. 7 RS-5000**

A request by Classic SRJ Land, LLC for approval of a Map Amendment (Rezoning) of 106.6 acres from RR-5 (Residential Rural) to RS-5000 (Residential Suburban). The property is located within the Sterling Ranch Sketch Plan, north of Woodmen Road, west of Raygor Road, and east of Sterling Ranch Road. (Parcel Nos. 5200000533 and 5200000573) (Commissioner District No. 2)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/201079>

4. Called-up Consent Items

5. Regular Items

A. VA247

PARSONS

**VARIANCE OF USE
WATTS VARIANCE OF USE**

A request by TTW Properties, LLC for approval of a Variance of Use to allow a commercial vehicle repair garage in the R-4 (Planned Development) Zoning District. The property is located within Meadow Lake Airport, is within the GA-O (General Aviation Overlay District) and is south of Judge Orr Road and east of Highway 24. (Parcel Nos. 4304002047 and 4304002189) (Commissioner District No. 2)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/202345>

6. Non-Action Items

MP232 – Jimmy Camp Creek – Drainage Basin Planning Study (DBPS)

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).