

**EL PASO COUNTY PLANNING COMMISSION AGENDA**

**DECEMBER 1<sup>ST</sup>, 2022**

**Hearing Begins at 9:00 a.m.**

**NOTE: The El Paso County Planning Commission hearing is held in the hearing room located on the second floor of the Pikes Peak Regional Development Center at 2880 International Circle, Colorado Springs, Colorado 80910**

**If you need further information, please contact the Department of Planning and Community Development at 719-520-6300.**

**Full staff reports for each item can also be found at [www.elpasoco.com](http://www.elpasoco.com), select Departments, Planning and Community Development, Planning Commission, 2022 Meetings.**

The Department of Planning and Community Development's Comment Agenda and any supplemental packets are automatically incorporated as part of the record *unless* specific objections are raised at the meeting. The recording is the official record of the proceedings.

**NOTE:** Any materials used in support of or opposition to a project must be submitted to the Clerk and left as part of the record.

**9:00 a.m. – Regular Hearing**

**1. Report Items**

**A. Planning Department:** Justin Kilgore or Kevin Mastin. Next PC Hearing: December 15th, 2022.

**B. Call for public comment for items not listed on the agenda.**

**2. Consent Items**

**A. Adoption of Minutes** from PC Hearing held November 17<sup>th</sup>, 2022.

**B. VA-22-004**

**BAGLEY**

**VARIANCE OF USE  
PEACEFUL VALLEY ADDITIONAL DWELLING UNIT**

A request by Nina Ruiz, with Vertex, for approval of a variance of use for a second dwelling in the RR-0.5 (Residential Rural) district. The 0.59-acre property is zoned RR-0.5 (Residential Rural) and is located 0.03 miles east of the intersection of Sand Trap Drive and Peaceful Valley Road and north of Peaceful Valley Road and is within Section 22, Township 15 South, Range 65 West of the 6<sup>th</sup> P.M. Parcel No. 5522008004) (Commissioner District No. 4).

**3. Called-up Consent Items**

#### 4. Regular Items

##### A. PUDSP-21-007

PARSONS

#### PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN HAVEN VALLEY

A request by MIDCO Investments LLC, and Fountain Mutual Metro District, for approval of a map amendment (rezoning) from a site-specific PUD (Planned Unit Development) and RS-6000 (Residential Suburban) to a site-specific PUD (Planned Unit Development) and approval of a preliminary plan for 98 single-family residential lots. The Parcels are also within the CAD-O (Commercial Airport District Overlay). The parcels, totaling 11.77 acres, are located south of the intersection of Alturas Drive and Cable Lane and are within Section 12, Township 15 South, Range 66 West of the 6th P.M. (Parcel Nos. 65122-00-011 and 65122-00-001) (Commissioner District No. 4).

##### B. MP-22-001

MEYER

#### MASTER PLAN EPC PARKS MASTER PLAN UPDATE 2022

El Paso County Community Services Department requests adoption of the El Paso County Parks Master Plan. This Master Plan repeals and/or replaces the existing El Paso County Parks Master Plan (2013). The Master Plan area includes all land within El Paso County located outside the incorporated municipalities and includes the accompanying maps, charts, and descriptive and explanatory matter. The Master Plan is an advisory document to guide park, trail, and open space development and preservation decisions.

##### C. Non-Action Items

NOTE: The name to the right of the title indicates the Planner processing the request. For information regarding an agenda item the Planning Commission is considering, call the Department of 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 published following the meeting.