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Board of County Commissioners

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EL PASO COUNTY PLANNING COMMISSION HEARING AGENDA

THURSDAY, March 7, 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: March 21st, 2024.

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

3. Consent Items

A. Adoption of Minutes from PC Hearing held February 15th, 2024.

B. SF2215

BAGLEY

FINAL PLAT
PAIR-A-DISE SUBDIVISION FILING NO. 1

A request by Aaron Atwood for approval of a 5.04-acre Final Plat creating two single-family lots. The property is zoned RR-2.5 (Residential Rural) and is located at 515 Struthers Loop, one-third of a mile south of the intersection of West Baptist Road and Leather Chaps Road. (Parcel No. 7136002005) (Commissioner District No. 3)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/170570>

C. MS237

BAGLEY

**MINOR SUBDIVISION
GRAUPNER SUBDIVISION**

A request by M.V.E. Inc. for approval of a 41.37-acre Minor Subdivision creating four single-family lots. The property is zoned RR-5 (Residential Rural) and is located at 14710 Tanner Trail, 0.64 miles south of the intersection of Woodlake Road and Tanner Trail. (Parcel No. 4132000010) (Commissioner District No. 1)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/189015>

D. SF235

HOWSER

**FINAL PLAT
CRAWFORD APARTMENTS**

A request by Aime Ventures, LLC for approval of a 1.157-acre Final Plat creating one multi-family lot to accommodate 22 multi-family units. The property is zoned RM-30 (Residential Multi-Dwelling) and is located on the north side of Crawford Avenue, approximately 350 feet west of Grinnell Boulevard. (Parcel No. 6513125009) (Commissioner District No. 4)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/187993>

E. MS206

HOWSER

**MINOR SUBDIVISION
FOREST HEIGHTS ESTATES**

A request by Jon Didleaux and Phyllis Didleau Revocable Trust for approval of a 32.62-acre Minor Subdivision creating four single-family residential lots and two tracts. The property is zoned RR-5 (Residential Rural) and is located at 8250 Forest Heights Circle. (Parcel Nos. 5209000050, 5209000120, and 5209000121) (Commissioner District No. 1)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/162002>

4. Called-up Consent Items

5. Regular Items

A. 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

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).