

**Meggan Herington, AICP, Executive Director**  
**El Paso County Planning & Community Development**

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**Board of County Commissioners**

Holly Williams, District 1  
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## **EL PASO COUNTY PLANNING COMMISSION HEARING AGENDA**

**THURSDAY, FEBRUARY 1, 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](mailto: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: Feb. 15<sup>th</sup>, 2024.

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

### **3. Consent Items**

**A. Adoption of Minutes** from PC Hearing held Jan. 18<sup>th</sup>, 2024.

**B. P236**

**HAAS**

#### **MAP AMENDMENT (REZONE) KNECHT REZONE**

A request by Jon Knecht for approval of a Map Amendment (Rezoning) of 21.03 acres from A-35 (Agricultural) to RR-5 (Residential Rural). The properties are located at 12375 North Meridian Road, 12425 North Meridian Road, and unaddressed Hobbs Road. (Parcel Nos. 4218000002, 4218000004, and 4218000023) (Commissioner District No. 1)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/184820>

**C. P237**

**PARSONS**

**MAP AMENDMENT (REZONE)  
STERLING RANCH EAST FILING NO. 5 REZONE**

A request by Classic SRJ Land, LLC for approval of a Map Amendment (Rezoning) 42.03 acres from RR-5 (Residential Rural) to RS-5000 (Residential Suburban). The applicant intends to develop single-family homes pursuant to the approved Sterling Ranch Sketch Plan. The property is located north of the Pawnee Rancheros Subdivision, south of the Future Briargate Parkway/Stapleton Corridor, and east of the Sand Creek Channel. A concurrent Preliminary Plan is also requested. A combined staff report has been provided. (Parcel Nos. 5233000018 and 5200000552) (New Parcel Nos. 5233000024 & 5200000573) (Commissioner District No. 2)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/191345>

**D. SP235**

**PARSONS**

**PRELIMINARY PLAN  
STERLING RANCH EAST FILING NO. 5 PRELIMINARY PLAN**

A request by Classic SRJ Land, LLC for approval of a Preliminary Plan to create 160 single-family residential lots in four phases. The 47.17-acre property is zoned RR-5 (Residential Rural) and is located south of the future extension of Briargate Parkway/Stapleton Corridor and east of the Sand Creek Channel. A concurrent rezone is also requested. A combined staff report has been provided. The Preliminary Plan is within the approved Sterling Ranch Sketch Plan area. If the request for a Preliminary Plan is approved, the applicant will be required to obtain Final Plat approval prior to the issuance of any building permits on the property. (Parcel Nos. 5233000018 and 5200000552) (New Parcel Nos. 5233000024 & 5200000573) (Commissioner District No. 2)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/191338>

**4. Called-up Consent Items**

**5. Regular Item**

**A. PUDSP232**

**PARSONS**

**PUD/PRELIMINARY PLAN  
STERLING RANCH FILING NO. 5 PUD/PRELIMINARY PLAN**

A request by Classic SRJ Land, LLC for approval of a combined Planned Unit Development and Preliminary Plan to create 72 single-family residential lots in a single phase of development. The 11.66-acre property is zoned RR-5 (Residential Rural) and is located north of Sterling Ranch Road, east of Vollmer Road, and is immediately adjacent to and west of Dines Boulevard. The PUD/ Preliminary Plan is within the approved Sterling Ranch Sketch Plan area. If the request for a PUD/Preliminary Plan is approved, the applicant will be required to obtain Final Plat approval prior to the issuance of any building permits on the property. (Parcel No. 5233302049) (Commissioner District No. 2)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/191947>

**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](http://www.epcdevplanreview.com)).