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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, JANUARY 4, 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: January 18th, 2024.

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

3. Consent Items

A. Adoption of Minutes from PC Hearing held November 16th and December 7th, 2023.

B. VR2313

HOWSER

**VACATION AND REPLAT
HILL SUBDIVISION FILING NO. 1**

A request by Douglas and Katherine Hill for approval of a 14.69-acre Vacation and Replat of one (1) residential lot into three (3) residential lots. The property is zoned RR-5 (Residential Rural) and is located at 6910 Alpaca Heights (Parcel No. 5129004018) (Commissioner District No. 1).

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/189496>

C. SF2321

HOWSER

**FINAL PLAT
FOUNDATION LUTHERAN CHURCH SUBDIVISION FILING NO. 1**

A request by Foundation Lutheran Church for approval of a 5.968-acre Final Plat creating one (1) commercial lot. The property is zoned CR (Commercial Regional) and is located at the southwest corner of the intersection of Towner Avenue and Londonderry Drive, approximately three-quarters of a mile west of the intersection of Londonderry Drive and Meridian Road (Parcel No. 5225208001) (Commissioner District No. 2).

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/191060>

D. P238

LETKE

**MAP AMENDMENT (REZONE)
WESTERN DRIVE TOWNHOMES REZONE**

A request by M.V.E., Inc. for approval of a Map Amendment (Rezone) of the southern 2.99 acres of 721 Western Drive, which is a split-zoned 7.12-acre lot, from M (Industrial) to RM-30 (Residential Multi-Dwelling). The property is located on the south side of Western Drive, north of US Highway 24, and east of Hathaway Drive (Parcel No. 5407401016) (Commissioner District No. 4).

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/192740>

4. Called-up Consent Items

5. Regular Item

A. LDC236

HERINGTON

**LAND DEVELOPMENT CODE
TEMPORARY SIGN CODE AMENDMENT**

Amendments to the El Paso County Land Development Code Chapter 6, General Development Standards, Article 2, Development Standards for Ancillary Facilities and Activities, Section 10, Signs, On-Premise, related to standards for temporary signs in residential, commercial, and industrial zoning districts (All Commissioner Districts).

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/195733>

6. Non-Action Item

A. LAND DEVELOPMENT CODE. LDC233, LANDSCAPE CODE UPDATE

KILGORE

Supporting documents: <https://epcdevplanreview.com/Public/ProjectDetails/192528>

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).