



EL PASO COUNTY

COMMISSIONERS:
CAMI BREMER (CHAIR)
CARRIE GEITNER (VICE-CHAIR)

COLORADO

HOLLY WILLIAMS
STAN VANDERWERF
LONGINOS GONZALEZ, JR.

AGENDA

Board of County Commissioners (“BOCC”) Land Use Meeting
Thursday, October 10, 2024 - 9:00 AM

Participate remotely through Facebook Live on the El Paso County Facebook page.
(Meeting may be held telephonically at the Chair’s discretion.)

Centennial Hall Auditorium
200 S. Cascade Avenue
Colorado Springs, Colorado

Call to Order

1. Invocation
2. Pledge of Allegiance to the Flag of the United States of America
3. Staff Emergency Items
4. Changes/Postponements/Notice of Next Meeting
5. Public Comment on Items Not Scheduled on the Agenda
6. Land Use Consent Calendar
 - a. FINAL PLAT - STERLING RECYCLING SUBDIVISION (FORMALLY KNOWN AS RHETORIC SUBDIVISION) - A request by N.E.S. Inc., for approval of a 32.62-acre Final Plat creating two industrial lots. This item was heard as a consent item on the agenda at the September 19, 2024, Planning Commission hearing. The vote was 8-0 for a recommendation of approval to the Board of County Commissioners. The property is zoned I-3 (Heavy Industrial) and is located one quarter mile southeast of the intersection of Vollmer Road and North Marksheffel Road and is directly southwest of the intersection of North Marksheffel Road and Sterling Ranch Road. (Parcel No. 5300000743) (Commissioner District No. 2) (SF2325) (Kylie Bagley, Planner III - Planning and Community Development)
 - b. SKETCH PLAN - ESTEBAN RODRIGUEZ - A request by Brent Houser Enterprises, LLC for approval of a 493.21-acre Sketch Plan consisting of approximately 119.73 acres for single-family residential uses with a minimum lot size of 5 acres, 312.84 acres for single-family residential uses with a minimum lot size of 2.5 acres, 15.07 acres for commercial uses, 8.52 acres of open space, 5.90 acres for stormwater detention facilities, and 30.21 acres of proposed rights-of-way. At full build-out, the maximum development potential within the Sketch Plan area consists of 142 single-family residential lots and 15.07 acres of commercial development. The item was heard on the regular agenda at the September 19, 2024, Planning Commission meeting, and was recommended for approval with a vote of 8-0. The property is currently zoned A-35 (Agricultural) and located on the south side of Judge Orr

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Road, approximately 1 mile east of the intersection of Judge Orr Road and Curtis Road/Stapleton Road. (Parcel Nos. 4300000534, 4300000537, and 4300000538) (Commissioner District No. 2)(SKP237) (Ryan Howser, AICP Planner III - Planning and Community Development)

7. Called-Up Consent Calendar
8. Department and Committee Reports/Non-Action Items
9. Addendum
10. Executive Session

Adjourn