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Board of County Commissioners

Holly Williams, District 1
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Cami Bremer, District 5

EL PASO COUNTY PLANNING COMMISSION HEARING AGENDA

THURSDAY, JULY 6, 2023

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.

Emailed comments and documents that are received more than 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 case 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: July 20, 2023.

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

3. Consent Items

A. Adoption of Minutes from PC Hearing held June 15, 2023.

B. VR2213

MATHY

VACATION AND REPLAT
1384 BUCKWOOD LANE

A request by Murphy's Custom Homes for approval to Vacate and Replat one (1) residential lot into four (4) residential lots. The 3.81-acre property is zoned RR-0.5 (Residential Rural) and is located at the northwest terminus of Buckwood Lane, approximately one-tenth of a mile from the intersection of Buckwood Lane and Fawnwood Road. (Parcel No. 7111101042) (Commissioner District No. 1).

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/188619>

C. CR221

BAGLEY

**MAP AMENDMENT (REZONE)
11745 OWL PLACE COMMERCIAL REZONE**

A request by Baseline Engineering for approval of a Map Amendment (Rezone) of 4.61 acres from RR-5 (Residential Rural) to CS (Commercial Service). The property is located at 11745 Owl Place, directly southwest of the intersection of Meridian Road and Owl Place. (Parcel No. 5301001015) (Commissioner District No. 2).

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/179111>

D. VR2114

BAGLEY

**VACATION AND REPLAT
VILLA CASITAS FILING NO. 4**

A request by Jesus Barron for approval of a 5.80-acre Vacation and Replat illustrating a vacation of one single-family residential lot and platting into one (1) single-family lot which will include a portion of County right-of-way. The property is zoned RR-5 (Residential Rural), and is located at 10015 Calle Bernardo Point, directly south of the intersection of Calle Bernardo Point and La Piedra Point. (Parcel No. 5735004001) (Commissioner District No. 4).

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/165559>

E. MS228

BAGLEY

**MINOR SUBDIVISION
IVILO MINOR SUBDIVISION**

A request by Pawel Posorski for approval of a 14-acre Minor Subdivision illustrating three (3) single-family lots. The property is zoned RR-2.5 (Residential Rural) and is located 0.37 miles west of the intersection of Vessey Road and Black Forest Road and 0.15 miles south of the intersection of Vessey Road and Pine Castle Drive. (Parcel No. 5206000065) (Commissioner District No. 1).

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/173965>

F. MS225

BAGLEY

**MINOR SUBDIVISION
OWL RIDGE MINOR SUBDIVISION**

A request by SMH Consultants for approval of a 27-acre Minor Subdivision illustrating two (2) single-family lots. The property is zoned RR-5 (Residential Rural) and is located at 18885 Brown Road, adjacent to the intersection of Brown Road and Running Horse View. (Parcel No. 5100000447) (Commissioner District No. 1).

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/170696>

G. SF229

HOWSER

**FINAL PLAT
WINSOME FILING NO. 3**

A request by Winsome, LLC, for approval of a Final Plat to create thirty-eight (38) single-family residential lots and five (5) tracts. The 349.47-acre property is zoned RR-5 (Residential Rural) and is located at the northwest corner of Hodgen Road and Meridian Road. (Parcel Nos. 5124000003, 5124000004, 5100000524, and 5100000526) (Commissioner District No. 1).

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/172490>

H. SF2239

HOWSER

**FINAL PLAT
TERRA RIDGE NORTH**

A request by Phillip S. Miles and Jennifer Miles for approval of a Minor Final Plat to create eleven (11) single-family residential lots and to replat two (2) existing single-family residential lots to accommodate the dedication of land for right-of-way. The 39.72-acre property is zoned RR-5 and RR-2.5 and is located approximately three-quarters of a mile south of the intersection of Black Forest Road and Hodgen Road. (Parcel Nos. 5129300002, 5129302011, and 5129302012) (Commissioner District No. 1).

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/111291>

4. Called-up Consent Items.

5. Regular Items. NONE.

6. Non-Action Items. NONE.

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).