

**EL PASO COUNTY PLANNING COMMISSION AGENDA**

**January 5th, 2023**

**Hearing Begins at 9:00 A.M.**

**NOTE: The El Paso County Planning Commission hearing is held in the hearing room located on the second floor of the Pikes Peak Regional Development Center at 2880 International Circle, Colorado Springs, Colorado 80910**

**If you need further information, please contact the Department of Planning and Community Development at 719-520-6300.**

**Full staff reports for each item can also be found at [www.elpasoco.com](http://www.elpasoco.com), select Departments, Planning and Community Development, Planning Commission, 2022 Meetings.**

The Planning and Community Development's staff report and any supplemental documents provided by staff are automatically incorporated as part of the record *unless* specific objections are raised at the meeting. The recording is the official record of the proceedings.

**NOTE:** Any materials used in support of or opposition to a project must be submitted to the Clerk and left as part of the record.

**9:00 A.M. – Regular Hearing**

**1. Report Items**

- A. Planning Department** Justin Kilgore or Meggan Herington. Next PC hearing: January 19, 2023.
- B. Call for public comment for items not listed on the agenda.**

**2. Consent Items**

- A. Adoption of Minutes** from PC Hearing held December 1<sup>st</sup>, 2022.
- B. CS-22-002**

**MAP AMENDMENT (REZONE)  
EMPRISE STORAGE REZONE**

**PARSONS**

A request by Land Development Consultants, Inc. for approval of a map amendment (rezoning) of 40 acres from RR-5 (Residential Rural) to CS (Commercial Service). The 40-acre property is located directly south of Highway 94 and 0.20 miles west of the intersection of Highway 94 and Franceville Coal Mine Road, and is within Section 18, Township 14 South, Range 64 West of the 6th P.M. (Parcel No. 44000-00-056) (Commissioner District No. 4).

**C. P-22-015**

**PARSONS**

**MAP AMENDMENT (REZONE)  
HOMESTEAD NORTH FILING NO. 3**

A request by Classic SRJ Land, LLC, and SR Land, LLC, for approval of a map amendment (rezoning) of 41.63 acres from RR-5 (residential Rural) to RS-6000 (Residential Suburban). The parcels are located north of the northeast corner of the Briargate Parkway and Vollmer Road intersection and is within Section 28, Township 12 South, Range 65 West of the 6th P.M. The subject parcels are within the Sterling Ranch Sketch Plan area. (Parcel Nos. 52280-00-030 and 52280-00-038) (Commissioner District No. 2).

**D. SP-22-007**

**PARSONS**

**PRELIMINARY PLAN  
HOMESTEAD NORTH FILING NO. 3 PRELIMINARY PLAN**

A request by Classic SRJ Land, LLC, and SR Land, LLC, for approval of the Homestead North at Sterling Ranch Filing No. 3 Preliminary Plan to create 77 single-family residential lots. The 40.83-acre development area is zoned RR-5 (Residential Rural). A concurrent Map Amendment (rezone) to RS-6000 (Residential Rural) is also requested. The subject property is within the Sterling Ranch Sketch Plan area which depicts a density of 2 dwelling units per acre. The proposed density is 1.8 dwelling units per acre. The parcels are located north of the northeast corner of the Vollmer Road and Briargate Parkway intersection and is within Section 28, Township 12 South, Range 65 West of the 6th P.M. (Parcel Nos. 52280-00-030 and 52280-00-038) (Commissioner District No. 2).

**3. Called-up Consent Items**

**4. Regular Items – NONE.**

**5. Non-Action Items**

NOTE: The name to the right of the title indicates the Planner processing the request. For information regarding an agenda item the Planning Commission is considering, call the Department of 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 published following the meeting.