



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, July 25, 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. MAP AMENDMENT (REZONING) - 2775 NORTH MERIDIAN ROAD REZONE - A request by John Uppole for approval of a Map Amendment (Rezoning) of 35 acres from RR-5 (Residential Rural) to A-35 (Agricultural). The property is located at 2775 North Meridian Road which is one-quarter of a mile south of the intersection of Corral Bluffs View and Meridian Road. This item was heard as a consent item at the June 20, 2024, Planning Commission hearing. The vote was 8-0 for a recommendation of approval to the Board of County Commissioners. (Parcel No. 4331000022) (Commissioner District No. 2) (P244) (Ashlyn Mathy, Planner II - Planning and Community Development)
 - b. FINAL PLAT - IVILO HEIGHTS FINAL PLAT - A request by Pawel Posorski for approval of a 6.02-acre Final Plat creating two single-family residential lots. The property is zoned RR-2.5 (Residential Rural) and is located approximately 0.38 miles east of the intersection of Vessey Road and Holmes Road. This item was heard as a consent item at the June 20, 2024, Planning Commission hearing. The vote was 8-0 for a recommendation of approval to the Board of County Commissioners. (Parcel No. 5206000138) (Commissioner District No. 1) (SF245) (Ashlyn Mathy, Planner II - Planning and Community Development)
 - c. VACATION AND REPLAT - ARMONIA RANCH VACATION PLAT - A request by Jerome W. Hannigan and Associates, Inc, for approval of a 49.02-acre Vacation and Replat creating one single-family residential lot and vacating two County right-

of-ways while also dedicating additional County right-of-way. The property is zoned RR-5 (Residential Rural) and is located at 10612 and 10613 Twin Pines Road, directly southwest of the intersection of Ayer Road and Goodson Road. The item was heard on the consent agenda on June 20, 2024, Planning Commission hearing and recommended for approval to the Board of County Commissioners with a vote of 8-0. (Parcel Nos. 5214004014 and 5214003001) (Commissioner District No. 1) (VR232) (Kylie Bagley, Planner III - Planning and Community Development)

- d. FINAL PLAT - RETREAT AT TIMBERRIDGE FILING NO. 4 SUBDIVISION - A request by TimberRidge Development Group, LLC, for approval of a Final Plat for the Retreat at TimberRidge Filing No. 4 Subdivision to create 10 single-family residential lots and 1 tract. The site is 34.47 acres, zoned PUD (Planned Unit Development), and located north of and adjacent to Arroya Lane. The item was heard on the consent agenda at the June 20, 2024, Planning Commission hearing. There is no opposition to the proposed Final Plat. The Final Plat application was recommended for approval by the Planning Commission with a vote of 8-0. (Parcel Nos. 5222000023 and 5227000007) (Commissioner District No. 2) (SF1827) (Kari Parsons, Senior Planner - Planning and Community Development)
- e. VARIANCE OF USE - 1185 NORTH CURTIS ROAD - A request by Andrii Varko for approval of a Variance of Use on 5 acres to allow RV/Boat storage in addition to shipping containers and mini warehouse storage in the RR-5 (Residential Rural) zoning district. The property is located at 1185 North Curtis Road, which is at the intersection of Dragonman Drive and North Curtis Road. The item was heard as a regular item at the June 20, 2024, Planning Commission hearing. Discussion included how this project meets the criteria of approval. More questions arose about the surrounding commercial uses in the area, what the uses are, and what process the applications went through to be approved. The Planning Commission recommended approval of the project with a vote of 7-1. The Planning Commissioner who voted against the motion identified that just because other commercial uses in the area where previously approved does not mean this proposal should be. (Parcel No. 4410000052) (Commissioner District No. 2) (VA235) (Ashlyn Mathy, Planner II - Planning and Community Development)

7. Called-Up Consent Calendar

Land Use Regular Items

- 8. SPECIAL DISTRICT SERVICE PLAN - OVERLOOK AT HOMESTEAD METROPOLITAN DISTRICT - A request from PT Overlook, LLC, and Icenogle, Seaver, and Pogue, P.C., for approval of a Colorado Revised Statutes Title 32 Special District Service Plan for the Overlook at Homestead Metropolitan District. The 350.8-acre area included within the request is zoned Residential Rural (RR-5) and is located one-half mile north of the intersection of Elbert Road and Sweet Road, and one-half mile south of the intersection of Elbert Road and Hopper Road. The Service Plan includes the following: a maximum debt authorization of \$10,000,000.00, a debt service mill levy of 50 mills for residential, an operations and maintenance mill levy of 10 mills, and 5 mills for special purpose, for a total maximum combined mill levy of 65 mills. Covenant Enforcement is requested. The Planning Commission recommended approval 6-0. There is no public opposition to the

Board of County Commissioners (“BOCC”) Land Use Meeting
Thursday, July 25, 2024

request. (Parcel Nos. Multiple) (Commissioner District No. 2) (ID242) (Kari Parsons, Senior Planner - Planning and Community Development)

9. MAP AMENDMENT (REZONING) - LAZY Y ROCKING J RV PARK REZONE - A request by N.E.S., Inc. for approval of a Map Amendment (Rezoning) of 29 acres from A-35 (Agricultural) to RVP (Recreational Vehicle Park). The property is located at 12960 North Peyton Highway and is one-half of a mile south of the intersection at Highway 24 and Peyton Highway. This item was heard as a regular item on the agenda at the June 20, 2024, Planning Commission hearing. The vote was 2-6 resulting in a recommendation of denial to the Board of County Commissioners. Discussion from the public included compatibility with the surrounding community, as well as compatibility with the Your El Paso Master Plan, the proposed traffic, and safety. The Planning Commission members identified how this proposed rezone is not compatible with the surrounding neighborhood and not compatible with the Master Plan. (Parcel No. 3207000007) (Commissioner District No. 2) (RVP231) (Kylie Bagley, Planner III - Planning and Community Development)
10. MAP AMENDMENT (REZONING) - LAZY Y ROCKING J RR-5 REZONE - A request by N.E.S., Inc. for approval of a Map Amendment (Rezoning) of 5 acres from A-35 (Agricultural) to RR-5 (Residential Rural). The property is located at 12960 North Peyton Highway and is one-half of a mile south of the intersection at Highway 24 and Peyton Highway. This item was heard as a regular item on the agenda at the June 20, 2024, Planning Commission hearing. The vote was 7-1 for a recommendation of approval to the Board of County Commissioners. The nay vote was based off compatibility with the surrounding community. (Parcel No. 3207000007) (Commissioner District No. 2) (P2315) (Kylie Bagley, Planner III - Planning and Community Development)
11. Department and Committee Reports/Non-Action Items
12. Addendum
13. Executive Session

Adjourn