

Meggan Herington, AICP, Executive Director
El Paso County Planning & Community Development

O: 719-520-6300
MegganHerington@elpasoco.com
2880 International Circle, Suite 110
Colorado Springs, CO 80910

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

MEETING RESULTS (UNOFFICIAL RESULTS)

Planning Commission (PC) Meeting
Thursday, October 3, 2024
El Paso County Planning and Community Development Department
2880 International Circle – Second Floor Hearing Room
Colorado Springs, Colorado

REGULAR HEARING, 9:00 A.M.

PC MEMBERS PRESENT AND VOTING: THOMAS BAILEY, SARAH BRITTAIN JACK, JIM BYERS, JAY CARLSON, BRYCE SCHUETTPELZ, WAYNE SMITH, AND TIM TROWBRIDGE.

PC MEMBERS VIRTUAL AND VOTING: CHRISTOPHER WHITNEY.

PC MEMBERS PRESENT AND NOT VOTING: NONE.

PC MEMBERS ABSENT: BECKY FULLER AND JEFFREY MARKEWICH.

STAFF PRESENT: JUSTIN KILGORE, ELIZABETH NIJKAMP, KARI PARSONS, BRET DILTS, CHARLENE DURHAM, MIRANDA BENSON, AND LORI SEAGO.

OTHERS PRESENT AND SPEAKING: RACHONNE SMITH.

1. REPORT ITEMS

Mr. Kilgore advised the board that the next PC Hearing is Thursday, October 17, 2024, at 9:00 A.M.

2. CALL FOR PUBLIC COMMENT FOR ITEMS NOT ON THE HEARING AGENDA (NONE)

3. CONSENT ITEMS

A. Adoption of Minutes for meeting held September 19, 2024.

PC ACTION: THE MINUTES WERE APPROVED AS PRESENTED BY UNANIMOUS CONSENT (8-0).

B. SF248

BAGLEY

**FINAL PLAT
VILLAGE AT LORSON RANCH FILE NO. 1**

A request by Matrix Design Group, Inc. for approval of a 9.73-acre Final Plat creating six commercial lots. The property is zoned CS (Commercial Service) and is located directly northeast of the intersection of Marksheffel Road and Fontaine Boulevard and directly northwest of the intersection of Fontaine Boulevard and Carriage Meadows Drive. (Parcel No. 5515413054) (Commissioner District No. 4)

NO PUBLIC COMMENT OR DISCUSSION.

PC ACTION: TROWBRIDGE MOVED / CARLSON SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3B, FILE NUMBER SF248 FOR A FINAL PLAT, VILLAGE AT LORSON RANCH FILE NO. 1, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH NINE (9) CONDITIONS, FOUR (4) NOTATIONS, AND A RECOMMENDED FINDING OF SUFFICIENCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (8-0).

4. CALLED-UP CONSENT ITEMS (NONE)

5. REGULAR ITEMS

A. P2316

PARSONS

**MAP AMENDMENT (REZONING)
RETREAT AT PRAIRIERIDGE RR-2.5**

A request by Classic SRJ Land, LLC for approval of a Map Amendment (Rezoning) of 17.25 acres from RR-5 (Residential Rural) to RR-2.5 (Residential Rural). The property is located immediately adjacent and to the south of Poco Road, and west of Vollmer Road. The development area was formerly known as the Jaynes Property. (Parcel Nos. 5228000024 and 5228000025) (Commissioner District No. 1)

THIS ITEM WAS PART OF A COMBINED PRESENTATION.

B. P2314

PARSONS

**MAP AMENDMENT (REZONING)
RETREAT AT PRAIRIERIDGE RR-0.5**

A request by Classic SRJ Land, LLC for approval of a Map Amendment (Rezoning) of 14.43 acres from RR-5 (Residential Rural) to RR-0.5 (Residential Rural). The property is located south of Poco Road, and west of Vollmer Road. The development area was formerly known as the Jaynes Property. (Parcel Nos. 5228000024 and 5228000025) (Commissioner District No. 1)

THIS ITEM WAS PART OF A COMBINED PRESENTATION.

C. P2313

PARSONS

**MAP AMENDMENT (REZONING)
RETREAT AT PRAIRIERIDGE RS-6000**

A request by Classic SRJ Land, LLC for approval of a Map Amendment (Rezoning) of 71.9 acres from RR-5 (Residential Rural) to RS-6000 (Residential Suburban). The property is located immediately adjacent and to the north and south of the future extension of Briargate Parkway/Stapleton Corridor, and west of Vollmer Road. The development area was formerly known as the Jaynes Property. (Parcel Nos. 5228000024 and 5228000025) (Commissioner District No. 1)

THIS ITEM WAS PART OF A COMBINED PRESENTATION.

D. SP239

PARSONS

**PRELIMINARY PLAN
RETREAT AT PRAIRIERIDGE**

A request by Classic SRJ Land, LLC for approval of a 142.13-acre Preliminary Plan depicting 193 single-family residential lots, 2 future development tracts, and 14 open space, utility, drainage, and right-of-way tracts. The property is zoned RR-5 (Residential Rural). Three concurrent Map Amendments (Rezoning) are also requested. The property is located immediately adjacent and to the north and south of the future extension of Briargate Parkway/Stapleton Corridor, immediately adjacent and to the south of Poco Road, and west of Vollmer Road. The development area was formerly known as the Jaynes Property. (Parcel Nos. 5228000024 and 5228000025) (Commissioner District No. 1)

STAFF & APPLICANT PRESENTATIONS

Mr. Trowbridge commented regarding the waiver request and water finding. He wanted confirmation that the future homeowners would have sufficient water rights already established.

Ms. Parsons confirmed. She explained that because the water finding is addressed at the Preliminary Plan stage, when the Final Plat is submitted, no lots will have been created, so no lots will have been sold. If there is a change in water sufficiency, it will be addressed at Final Plat under the review of the Executive Director, County Attorney's Office, and State Water Engineer.

Mr. Trowbridge further clarified that the water finding would then be tied to the individual lots moving forward.

Ms. Parsons confirmed. Her presentation then continued.

Mr. Trowbridge asked if the landscaping would extend along the full length of Vollmer Road.

Ms. Parsons answered that the landscaping would extend along the full length of Vollmer Road as the three phases are developed. Her presentation then continued.

There were no further questions for Planning or Engineering staff. The applicant's presentation began. There were no questions for the applicant.

PUBLIC COMMENTS

Ms. Rachonne Smith spoke in opposition. She wanted to reiterate her continued opposition to the development around her property. She stated that when they bought the property, they had assumed the land around them would remain RR-5. She further stated that traffic has increased on their road and people do not abide by the speed limit.

The applicant did not provide a rebuttal.

DISCUSSION

Mr. Whitney asked for details about the timing of a Metropolitan District request in relation to the Rezoning, Preliminary Plan, Final Plat, etc. Is it typical to have a Special District be approved before those steps?

Ms. Parsons explained that the Sketch Plan established the land use and densities that the Special District financial plan was based on. Application for a Special District is typical after a Sketch Plan is approved. After the Special District is approved, application for the further stages is expected.

PC ACTION: SCHUETTELZ MOVED / BYERS SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM 5A, FILE NUMBER P2316 FOR A MAP AMENDMENT (REZONING), RETREAT AT PRAIRIERIDGE RR-2.5, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH TWO (2) CONDITIONS AND TWO (2) NOTATIONS, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (8-0).

PC ACTION: CARLSON MOVED / SMITH SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM 5B, FILE NUMBER P2314 FOR A MAP AMENDMENT (REZONING), RETREAT AT PRAIRIERIDGE RR-0.5, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH TWO (2) CONDITIONS AND TWO (2) NOTATIONS, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (8-0).

PC ACTION: BYERS MOVED / SMITH SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM 5C, FILE NUMBER P2313 FOR A MAP AMENDMENT (REZONING), RETREAT AT PRAIRIERIDGE RS-6000, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH TWO (2) CONDITIONS AND TWO (2) NOTATIONS, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (8-0).

PC ACTION: TROWBRIDGE MOVED / SCHUETTELZ SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM 5D, FILE NUMBER SP239 FOR A PRELIMINARY PLAN, RETREAT AT PRAIRIERIDGE, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH ONE (1) CONDITION, FOUR (4) NOTATIONS, ONE (1) WAIVER, AND A RECOMMENDED FINDING OF SUFFICIENCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (8-0).

6. NON-ACTION ITEMS (NONE)

MEETING ADJOURNED at 9:45 A.M.

Minutes Prepared By: Miranda Benson