



# 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, March 14, 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) - MAYBERRY FILING NO. 4 - A request by Mayberry Communities, LLC for approval of a Map Amendment (Rezoning) of 4.44 acres from PUD (Planned Unit Development) to CS (Commercial Service). A concurrent Final Plat is also being requested. The Map Amendment (Rezoning) was heard as a consent agenda item at the February 15, 2024, Planning Commission hearing and was unanimously recommended for approval with a vote of (7-0). The property is located on the south side of Colorado State Highway 94, approximately two (2) miles east of the intersection of Highway 94 and Peyton Highway. (Parcel No. 3414102015) (Commissioner District No. 4) (CS233) (Ryan Howser, AICP Planner III - Planning and Community Development)
  - b. FINAL PLAT - MAYBERRY FILING NO. 4 - A request by Mayberry Communities, LLC for approval of a 4.44-acre Final Plat creating eight (8) commercial lots. A concurrent Map Amendment (Rezoning) is also being requested. The Final Plat application was heard as a consent agenda item at the February 15, 2024, Planning Commission hearing and was unanimously recommended for approval with a vote of (7-0). The property is located on the south side of Colorado State Highway 94, approximately two (2) miles east of the intersection of Highway 94 and Peyton Highway. (Parcel No. 3414102015) (Commissioner District No. 4) (SF2317) (Ryan Howser, AICP Planner III - Planning and Community Development)

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- c. FINAL PLAT - JOYFUL VIEW SUBDIVISION - A request by OGC RE2, LLC for approval of a 70.24-acre Final Plat creating nine (9) single-family residential lots. The Final Plat was heard as a called-up consent agenda item at the February 15, 2024, Planning Commission hearing and was unanimously recommended for approval with a vote of (7-0). The property is zoned RR-5 (Residential Rural) and is located at 19925 Joyful View and 20045 Joyful View. (Parcel Nos. 3300000466 and 3300000467) (Commissioner District No. 2) (SF2231) (Ryan Howser, AICP Planner III - Planning and Community Development)
- d. SKETCH PLAN - STERLING RANCH SKETCH PLAN AMENDMENT - A request by Classic SRJ Land, LLC, for approval of a 212-acre Sketch Plan Amendment to the approved 1,444-acre Sterling Ranch Sketch Plan. The property is located north of the Future Briargate Parkway/Stapleton Corridor, south of Arroya Lane and east of the Sand Creek Channel. Multiple concurrent Map Amendments (Rezoning) are also requested. The applicant intends to develop single-family homes. The Sketch Plan was heard as a regular item at the February 15, 2024 Planning Commission hearing. There was no public opposition to the request. The Planning Commission recommended approval (7-0). (Parcel Nos. 227000005, 5227000006, 5227000008, and 5200000553) (Commissioner District No. 2) (SKP235) (Kari Parsons, Senior Planner - Planning and Community Development)
- e. MAP AMENDMENT (REZONING) - STERLING RANCH NORTH RR-2.5 REZONE - A request by Classic SRJ Land, LLC for approval of a Map Amendment (Rezoning) of 33.97 acres from RR-5 (Residential Rural) to RR-2.5 (Residential Rural). The property is located north of the Future Briargate Parkway/Stapleton Corridor, south of Arroya Lane and east of the Sand Creek Channel. Multiple concurrent Map Amendments (Rezoning) are also requested. The Map Amendment (Rezoning) was heard as a regular item at the February 15, 2024 Planning Commission hearing. There was no public opposition to the request. The Planning Commission recommended approval (7-0). (Parcel No. 5227000005) (Commissioner District No. 2) (P239) (Kari Parsons, Senior Planner - Planning and Community Development)
- f. MAP AMENDMENT (REZONING) - STERLING RANCH NORTH RR-0.5 REZONE - A request by Classic SRJ Land, LLC for approval of a Map Amendment (Rezoning) of 37.87 acres from RR-5 (Residential Rural) to RR-0.5 (Residential Rural). The property is located north of the Future Briargate Parkway/Stapleton Corridor, south of Arroya Lane and east of the Sand Creek Channel. Multiple concurrent Map Amendments (Rezoning) are also requested. The Map Amendment (Rezoning) was heard as a regular item at the February 15, 2024 Planning Commission hearing. There was no public opposition to the request. The Planning Commission recommended approval (7-0). (Parcel Nos. 5227000005 and 5227000006) (Commissioner District No. 2) (P2310) (Kari Parsons, Senior Planner - Planning and Community Development)
- g. MAP AMENDMENT (REZONING) - STERLING RANCH NORTH RS-5000 REZONE - A request by Classic SRJ Land, LLC for approval of a Map Amendment (Rezoning) of 328.72 acres from RR-5 (Residential Rural) to RS-5000 (Residential Suburban). The property is located north of the Future Briargate Parkway/Stapleton Corridor, south of Arroya Lane and east of the Sand Creek Channel. Multiple concurrent Map Amendments (Rezoning) are also requested. The Map

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Amendment (Rezoning) was heard as a regular item at the February 15, 2024 Planning Commission hearing. There was no public opposition to the request. The Planning Commission recommended approval (7-0). (Parcel Nos. 5227000006, 5227000008, and 5200000553) (Commissioner District No. 2) (P2311) (Kari Parsons, Senior Planner - Planning and Community Development)

7. Called-Up Consent Calendar

Land Use Regular Items

8. APPEAL OF AN EXECUTIVE DETERMINATION TO AUTHORIZE LITIGATION - 13090 HERRING ROAD - An appeal by the property owners, Jace Turner and Marie Robertson, of a decision made by the Executive Director of the Planning and Community Development Department (PCD) to issue an executive determination authorizing the Office of the County Attorney (OCA) to proceed with litigation for violations of Ordinance No. 18-02: Prohibiting the Accumulation of Rubbish. The 4.77-acre property is zoned RR-5 (Residential Rural) and is located on the west side of Herring Road, approximately 0.58 miles north of Shoup Road. (Parcel No. 5208000053) (Commissioner District No. 1) (APPCE241) (Mindy Schulz, Strategic Services Manager - Planning and Community Development)
9. Department and Committee Reports/Non-Action Items
10. Addendum
11. Executive Session

Adjourn