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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 HEARING AGENDA

THURSDAY, FEBRUARY 15, 2024

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.

Comments and documents emailed to PCDhearings@elpasoco.com that are received at least 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 file 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: March 7, 2024.

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

3. Consent Items

A. Adoption of Minutes from PC Hearing held February 1, 2024.

B. CS233

HOWSER

MAP AMENDMENT (REZONING) MAYBERRY FILING NO. 4

A request by Mayberry Communities, LLC for approval of a Map Amendment (Rezoning) 4.44 acres from PUD (Planned Unit Development) to CS (Commercial Service). A concurrent Final Plat is also being requested. Approval of the Map Amendment (Rezoning) shall be considered prior to consideration of the Final Plat. The property is located on the south side of Colorado State Highway 94, approximately two (2) miles east of the intersection of Colorado State Highway 94 and Peyton Highway (Parcel No. 3414102015) (Commissioner District No. 4).

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/181480>

C. SF2317

HOWSER

**FINAL PLAT
MAYBERRY FILING NO. 4**

A request by Mayberry Communities, LLC for approval of a Final Plat illustrating eight (8) commercial lots on 4.44 acres. A concurrent Map Amendment (Rezoning) is also being requested. Approval of the Map Amendment (Rezoning) shall be considered prior to consideration of the Final Plat. The property is located on the south side of Colorado State Highway 94, approximately two (2) miles east of the intersection of Colorado State Highway 94 and Peyton Highway (Parcel No. 3414102015) (Commissioner District No. 4).

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/188782>

D. SF2231

HOWSER

**FINAL PLAT
JOYFUL VIEW SUBDIVISION**

A request by OGC RE2, LLC for approval of a 70.24-acre Final Plat illustrating nine (9) single-family residential lots. The properties are zoned RR-5 (Residential Rural) and are located at 19925 Joyful View and 20045 Joyful View, Calhan, CO, 80808 (Parcel Nos. 3300000466 and 3300000467) (Commissioner District No. 2).

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/187322>

4. Called-up Consent Items

5. Regular Items

A. SKP235

PARSONS

**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. Multiple concurrent Map Amendment (Rezoning) requests are also being considered. The applicant intends to develop single-family homes. The property is located north of the Future Briargate Parkway/Stapleton Corridor, south of Arroya Lane, and east of the Sand Creek Channel. A combined staff report has been provided (Parcel Nos. 227000005, 5227000006, 5227000008, and 5200000553) (Commissioner District No. 2).

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/192228>

B. P239

PARSONS

**MAP AMENDMENT (REZONING)
STERLING RANCH NORTH RR-2.5 REZONE**

A request by Classic SRJ Land, LLC for approval of a Map Amendment (Rezoning) 33.97 acres from RR-5 (Residential Rural) to RR-2.5 (Residential Rural). The applicant intends to develop single-family homes pursuant to the concurrently requested Sterling Ranch Sketch Plan Amendment. The

property is located north of the Future Briargate Parkway/Stapleton Corridor, south of Arroya Lane, and east of the Sand Creek Channel. A combined staff report has been provided (Parcel Nos. 227000005, 5227000006, 5227000008, and 5200000553) (Commissioner District No. 2).

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/193992>

C. P2310

PARSONS

**MAP AMENDMENT (REZONING)
STERLING RANCH NORTH RR-0.5 REZONE**

A request by Classic SRJ Land, LLC for approval of a Map Amendment (Rezoning) 37.87 acres from RR-5 (Residential Rural) to RR-0.5 (Residential Rural). The applicant intends to develop single-family homes pursuant to the concurrently requested Sterling Ranch Sketch Plan Amendment. The property is located north of the Future Briargate Parkway/Stapleton Corridor, south of Arroya Lane, and east of the Sand Creek Channel. A combined staff report has been provided (Parcel Nos. 227000005, 5227000006, 5227000008, and 5200000553) (Commissioner District No. 2).

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/193995>

D. P2311

PARSONS

**MAP AMENDMENT (REZONING)
STERLING RANCH NORTH RS-5000 REZONE**

A request by Classic SRJ Land, LLC for approval of a Map Amendment (Rezoning) 328.72 acres from RR-5 (Residential Rural) to RS-5000 (Residential Suburban). The applicant intends to develop single-family homes pursuant to the concurrently requested Sterling Ranch Sketch Plan Amendment. The property is located north of the Future Briargate Parkway/Stapleton Corridor, south of Arroya Lane, and east of the Sand Creek Channel. A combined staff report has been provided (Parcel Nos. 227000005, 5227000006, 5227000008, and 5200000553) (Commissioner District No. 2).

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/193994>

6. Non-Action Items

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).