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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, MAY 2, 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: May 16th, 2024.

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

3. Consent Items

A. Adoption of Minutes from PC Hearing held April 18th, 2024.

B. MS227

MATHY

FINAL PLAT **SPACE VILLAGE ROAD MINOR SUBDIVISION**

A request by Jon Spencer for approval of a 22.8-acre Final Plat creating two industrial lots. The property is zoned I-3 (Heavy Industrial) and is located roughly one-half mile west of the Marksheffel Road and Space Village Avenue intersection. (Parcel No. 5417001005) (Commissioner District No. 4)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/179530>

**MAP AMENDMENT (REZONING)
23218 HIGHWAY 94 - REZONE PROJECT**

A request by GWH, LLC c/o Michael Butler for approval of a Map Amendment (Rezoning) of 60 acres from A-35 (Agricultural) to RR-5 (Residential Rural). The property is addressed as 23218 Highway 94, approximately .25 miles north of Highway 94 and .5 miles west of North Ellicott Highway. (Parcel No. 3412000026) (Commissioner District No. 2)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/188227>

4. Called-up Consent Items

5. Regular Items

A. VA234

**VARIANCE OF USE
11210 SOUTH HOLMES ROAD - ADDITIONAL UNIT**

A request by Drew MacAlmon for approval of a Variance of Use on 4.78 acres to allow a second dwelling for rental in the RR-5 (Residential Rural) district. The property is located at 11210 South Holmes Road which is a quarter of a mile south of the intersection of Burgess Road and South Holmes Road. (Parcel No. 6224000026) (Commissioner District No. 1)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/188753>

B. ID235

**AMENDED AND RESTATED SPECIAL DISTRICT SERVICE PLAN
PEACEFUL RIDGE METROPOLITAN DISTRICT**

A request from Peaceful Ridge Metropolitan District Directors, and White, Bear, Ankele, Tanaka, and Waldron, P.C., for approval of an amended and restated Colorado Revised Statutes Title 32 Special District Service Plan for the Peaceful Ridge Metropolitan District. The 60-acre area included within the request is zoned Residential Suburban (RS-6000) and is located north of Fontaine Boulevard, west of Marksheffel Road. The amended and restated service plan includes the following: a maximum debt authorization of \$20,000,000.00, a debt service mill levy of 50 mills for residential, and an operations and maintenance mill levy of 10 mills, for a total maximum combined mill levy of 60 mills. The statutory purposes of the district include the provision of the following:

- 1) street improvements, safety protection;
- 2) design, construction, and maintenance of drainage facilities;
- 3) design, land acquisition, construction, and maintenance of recreation facilities;
- 4) mosquito control;
- 5) design, acquisition, construction, installation, and operation and maintenance of television relay and translation facilities;
- 6) design, construction, and maintenance of public water including fire hydrant systems;
- 7) sanitation systems; and
- 8) security services.

(Parcel Nos.: Multiple) (Commissioner District No. 4)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/183583>

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).