



COMMISSIONERS:
CAMI BREMER (CHAIR)
CARRIE GEITNER (VICE-CHAIR)

HOLLY WILLIAMS
STAN VANDERWERF
LONGINOS GONZALEZ, JR.

AGENDA

Board of County Commissioners (“BOCC”) Land Use Meeting
Thursday, September 12, 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. VACATION AND REPLAT - FALCON RANCHETTES FILING NO. 1A - A request by Galloway & Company, Inc., for approval of a 9.604-acre Vacation and Replat creating two commercial lots and one tract. The property is zoned CS (Commercial Service), and is located at 11750 and 11690 Owl Place, directly northwest of the intersection of Meridian Road and Owl Place. The item was heard as a consent item on the agenda at the August 15, 2024, Planning Commission hearing. The vote was 9-0 for a recommendation of approval to the Board of County Commissioners. (Parcel No. 5301001001 and 5301001002) (Commissioner District No. 2) (VR239) (Kylie Bagley, Planner III - Planning and Community Development)
 - b. PRELIMINARY PLAN - THE COMMONS AT FALCON FIELD - A request by Falcon Field, LLC for approval of a 57.67-acre Preliminary Plan depicting 169 single-family residential lots, 8 commercial lots, and 7 open space, utility, drainage, and right-of-way tracts. The property is zoned CR (Commercial Regional), RS-5000 (Residential Suburban), and RM-12 (Residential, Multi-Dwelling), and is located on the south side of East Highway 24, at the intersection of East Woodmen Road and East Highway 24. The item was heard on the consent agenda at the August 15, 2024, Planning Commission hearing, and was recommended for approval to the Board of County Commissioners with a vote of 9-0. (Parcel Nos. 4307000001 and 4307200015) (Commissioner District No. 2) (SP232) (Ryan Howser, AICP Planner III - Planning and Community Development)

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- c. PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN - THE ESTATES AT CATHEDRAL PINES - A request by Villagree Development, LLC, for approval of a Map Amendment (Rezoning) of 35.09 acres from RR-5 (Residential Rural) to PUD (Planned Unit Development) with approval of a Preliminary Plan depicting 8 single-family residential lots, 2 open space tracts providing 2.5 acres of open space, 2.3 acres of easements for open space preservation, and 1 private road tract. The property is located on the west side of Winslow Drive, approximately 1 mile northwest of the intersection of Shoup Road and Milam Road. The item was heard on the consent agenda at the August 15, 2024, Planning Commission meeting, and was recommended for approval to the Board of County Commissioners with a vote of 9-0. (Parcel No. 6200000411) (Commissioner District No. 1) (PUDSP2210) (Ryan Howser, AICP Planner III - Planning and Community Development)
- d. MAP AMENDMENT (REZONING) - VILLAGE AT LORSON RANCH REZONE - A request by Matrix Design Group for approval of a Map Amendment (Rezoning) of 9.73 acres from PUD (Planned Unit Development) to CS (Commercial Service). The property is located directly northeast of the intersection of Fontaine Boulevard and Marksheffel Road. This item was heard as a consent item on the agenda at the August 15, 2024, Planning Commission hearing. The vote was 9-0 for a recommendation of approval to the Board of County Commissioners. The property is located directly northeast of the intersection of Fontaine Boulevard and Marksheffel Road. (Parcel No. 5515413054) (Commissioner District No. 4) (CS242) (Kylie Bagley, Planner III - Planning and Community Development)

7. Called-Up Consent Calendar

Land Use Regular Items

- 8. MAP AMENDMENT (REZONING) - WINDERMERE SOUTH ZONE CHANGE TO RM-30 - A request by Windsor Ridge Homes for approval of a Map Amendment (Rezoning) of 9.25 acres from RS-5000 (Residential Suburban) to RM-30 (Residential Multi-Dwelling). The property is located 7653 Mardale Lane and is directly southeast of the intersection of North Carefree Circle and Marksheffel Road. This item was heard as a called-up consent item at the August 15, 2024, Planning Commission hearing. The vote was 9-0 for a recommendation of approval to the Board of County Commissioners. Discussion from the public included concerns regarding traffic, water, and the Colorado Springs Utility propane station. Commissioners discussed traffic and compatibility with the existing neighborhood. (Parcel No. 5329416011) (Commissioner District No. 2) (P229) (Kylie Bagley, Planner III - Planning and Community Development)
- 9. Department and Committee Reports/Non-Action Items
- 10. Addendum
- 11. Executive Session

Adjourn