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**El Paso County Planning & Community Development**

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**Board of County Commissioners**

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## **EL PASO COUNTY PLANNING COMMISSION HEARING AGENDA**

**THURSDAY, SEPTEMBER 7, 2023**

**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](mailto: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 Hearing: September 21, 2023.

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

### **3. Consent Items**

**A. Adoption of Minutes** from PC Hearing held August 17, 2023.

**B. VR236**

**MATHY**

### **VACATION AND REPLAT POWERS CENTRE FILING NO. 3A**

A request by Oliver Watts Consulting for approval to Vacate and Replat one (1) lot into three (3) lots. The 5.55-acre property is zoned CR (Commercial Regional) and is located east and south of the intersection of Powers Boulevard and Palmer Park Boulevard. (Parcel No. 5406304050) (Commissioner District No. 2).

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/188974>

**C. P233**

**MATHY**

**MAP AMENDMENT (REZONE)  
16850 STEPLER ROAD - REZONE**

A request by Charlie Stewart for approval of a Map Amendment (Rezoning) of 36.38 acres from RR-5 (Residential Rural) to RR-2.5 (Residential Rural). The property is located at 16850 Stepler Road, approximately one-half mile from the intersection of Settlers Ranch Road and Stepler Road. (Parcel No. 6100000485) (Commissioner District No. 1).

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/190127>

**D. MS226**

**MATHY**

**MINOR SUBDIVISION  
MCDANIELS ROAD MINOR SUBDIVISION**

A request by Greg Zindorf for approval of a 40-acre Minor Subdivision illustrating four (4) single-family residential lots. The property is zoned RR-5 (Residential Rural) and is located at 22755 McDaniels Road, at the corner of McDaniels Road and Log Road (Parcel No. 3400000295) (Commissioner District No. 4).

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/177383>

**E. P232**

**BAGLEY**

**MAP AMENDMENT (REZONE)  
2020 N. ELLICOTT - CORDERO FIL. 2 REZONE**

A request by Angel Cordero for approval of a Map Amendment (Rezoning) of 16.59 acres from A-35 (Agricultural) to A-5 (Agricultural). The property is located at 2020 North Ellicott Highway and is 1.5 miles north of the intersection of Ellicott Highway and Highway 24. (Parcel No. 3400000482) (Commissioner District No. 4).

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/185966>

**F. VA232**

**BAGLEY**

**VARIANCE OF USE  
7135 TEMPLETON GAP - LANDSCAPING BUSINESS**

A request by Ben Fisk for approval of a Variance of Use on 5.00 acres to allow a contractors equipment yard in the RR-5 (Residential Rural) zoning district. The property is located at 7135 Templeton Gap Road and is 0.33 miles south of the intersection of East Woodmen Road and Templeton Gap Road. (Parcel No. 5307000005) (Commissioner District No. 2).

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/190461>

**MINOR SUBDIVISION  
GUNNERS RIDGE**

A request by Drew Makings for approval of a 38.83-acre Minor Subdivision illustrating four (4) single-family residential lots. The property is zoned RR-5 (Residential Rural) and is located at 12172 Goodson Road and is directly northwest of the intersection of Goodson Road and Ayer Road. (Parcel No. 5214000014) (Commissioner District No. 2).

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/189470>

**4. Called-up Consent Items**

**5. Regular Items**

**A. AL2217**

**SPECIAL USE  
COLORADO KIDS RANCH PUMPKIN PATCH**

A request by Colorado Pumpkin Patch, LLC for approval of a Special Use on 10.52 acres to allow agritainment activities with additional conditions in the RR-5 (Residential Rural) zoning district. The property is located at 18065 Saddlewood Road. Agritainment is a permitted use by right in the RR-5 zoning district; however, agritainment which does not comply with the provisions of the Land Development Code shall require Special Use approval. (Parcel No. 6116000001) (Commissioner District No. 1).

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/188044>

**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](http://www.epcdevplanreview.com)).