



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, May 9, 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. **PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN - ROLLING HILLS RANCH NORTH** - A request by GTL, Inc. for approval of a Map Amendment (Rezoning) of 148.873 acres from a conceptual PUD (Planned Unit Development) to a site-specific PUD (Planned Unit Development) with approval of a Preliminary Plan for 441 single-family residential lots, 3 tracts, 46 acres of open space, and 24 acres of land dedicated for public right-of-way. The property is located at the eastern end of Rex Road, approximately 1.5 miles east of Meridian Road. The item was heard as a called-up consent agenda item at the regular Planning Commission hearing on April 18, 2024 and was recommended for approval with a vote of 6-0. (Parcel No. 4200000477) (Commissioner District No. 2) (PUDSP235) (Ryan Howser, AICP Planner III - Planning and Community Development)
 - b. **VACATION AND REPLAT - BENT GRASS REPLAT** - A request by Cd Meridian & Bent Grass LLC for approval of a 1.46-acre Vacation and Replat creating two commercial lots. The property is zoned CS (Commercial Service) and located at 8035 Meridian Park Drive, south of the intersection of Bent Grass Meadows Drive and Meridian Park Drive. The item was heard as a consent agenda item at the Planning Commission hearing on April 18, 2024 and was unanimously recommended for approval with a vote of 8-0. (Parcel No. 5301104002) (Commissioner District No. 2) (VR2316) (Ashlyn Mathy, Planner I - Planning and Community Development)

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- c. MAP AMENDMENT (REZONING) - 7125 NORTH MERIDIAN ROAD REZONE - A request by CAP Storage Falcon, LLC for approval of a Map Amendment (Rezoning) of 2.13 acres from CR (Commercial Regional) to CS (Commercial Service). The property is located approximately one-quarter mile south of East Woodmen Road on the northwest corner of Old Meridian Road and McLaughlin Road. The item was heard as a consent agenda item at the Planning Commission hearing on April 18, 2024 and was recommended for approval with a vote of 8-0. (Parcel No. 5312114004) (Commissioner District No. 2) (CS241) (Ashlyn Mathy, Planner I - Planning and Community Development)
- d. MAP AMENDMENT (REZONING) - 16050 OLD DENVER ROAD REZONE - A request by Vertex Consulting Services for approval of a Map Amendment (Rezoning) of 8.07 acres from RR-5 (Residential Rural) to CS (Commercial Service). The property is located at 16050 Old Denver Road, one-half mile north of the intersection of Baptist Road and Old Denver Road. The item was heard on the called-up consent agenda at the Planning Commission hearing on April 18, 2024. Discussion by the Planning Commission members was primarily focused on the Rural Master Plan Placetype and if the application was in line with the land uses outlined in that Placetype. The Map Amendment was unanimously recommended for approval with a vote of 7-0. (Parcel No. 7126004010) (Commissioner District No. 3) (CS235) (Kylie Bagley, Planner III - Planning and Community Development)
- e. MAP AMENDMENT (REZONING) - MAYBERRY FILING NO. 2A - A request by Mayberry Communities, LLC for approval of a Map Amendment (Rezoning) of 1 acre from PUD (Planned Unit Development) to CS (Commercial Service). A concurrent Vacation and Replat is also being requested (VR2323). The property is located on the south side of Colorado State Highway 94, approximately 2 miles east of the intersection of Highway 94 and Peyton Highway. The item was heard as a consent agenda item at the Planning Commission hearing on April 18, 2024 and was recommended for approval with a vote of 8-0. (Parcel Nos. 3414201031 and 3414201030) (Commissioner District No. 4) (CS234) (Joe Letke, Planner II - Planning and Community Development)
- f. VACATION AND REPLAT - MAYBERRY FILING NO. 2A - A request by Mayberry Communities, LLC for approval of a Vacation and Replat of 3.5 acres reconfiguring one tract, three lots, and dedication of right-of-way. The proposal does not increase the number of lots or tracts on the property. A concurrent Map Amendment is also being requested. The property is located on the south side of Colorado State Highway 94, approximately 2 miles east of the intersection of Highway 94 and Peyton Highway. The item was heard on the consent agenda at the April 18, 2024 Planning Commission hearing and was recommended for approval with a vote of 8-0. (Parcel Nos. 3414201031 and 3414201030) (Commissioner District No. 4) (CS234) (Joe Letke, Planner II - Planning and Community Development)
- g. PRELIMINARY PLAN - OVERLOOK AT HOMESTEAD - A request by NES, Inc. for approval of a Preliminary Plan consisting of 346.55 acres to create 62 single-family residential lots. The property is zoned RR-5 (Residential Rural) and is located one-half mile north of the intersection of Elbert Road and Sweet Road, and one-half mile south of the intersection of Elbert Road and Hopper Road. The item was heard on the called-up consent agenda at the April 18, 2024, Planning Commission hearing.

The Planning Commission requested the item be heard on the called-up consent agenda to discuss drainage issues related to the topography of the proposed Preliminary Plan application. A member of the public spoke in opposition to the project, specifically to the placement of the proposed drainage ponds in relationship to his property. The Preliminary Plan application was unanimously recommended for approval with a vote of 7-0. (Parcel Nos. 4100000255, 4100000256, and 4122000005) (Commissioner District No. 2) (SP238) (Kylie Bagley, Planner III - Planning and Community Development)

7. Called-Up Consent Calendar

Land Use Regular Items

8. FINAL PLAT - HAY CREEK VALLEY SUBDIVISION - A request by View Homes, Inc. for approval of a Final Plat for the Hay Creek Valley Subdivision to create 20 single-family residential lots and 3 tracts. The site is 214.62 acres, zoned RR-5 (Residential Rural) 5-acre minimum lot size, and located south of the Town of Monument, adjacent to Hay Creek Road. The item was heard on the called-up consent agenda at the April 18, 2024, Planning Commission Hearing. Members of the public spoke in opposition to the proposed Final Plat. Concerns included adding additional lots in the area, inadequate access, and traffic. The motion to approve the final plat failed with a vote of 3-5, resulting in a recommendation of denial. (Parcel Nos. 7100000267, 7100000268, 7100000269, 7100000270, 7133000001, & 7133007014) (Commissioner District No. 3) (SF2324) (Kylie Bagley, Planner III - Planning and Community Development)
9. ANNEXATION IMPACT REPORT - TEE CROSS RANCHES, LLC - AMARA ADDITION NO. 1-23 - Acknowledgment of an annexation impact report for the Amara Addition No. 1-23 Annexation. Pursuant to State Statute, the Board of County Commissioners does not approve or deny an annexation impact report. The report provided by the City of Colorado Springs notifies the County of the annexation request and describes potential impacts in very general terms. The property consists of 3,172.796 acres and is zoned RR-5 (Residential Rural), A-5 (Agricultural), and A-35 (Agricultural). The property is located near the northeast corner of Squirrel Creek Road and Link Road and south of Bradley Road. The annexation request was recommended for approval by the City of Colorado Springs Planning Commission on April 16, 2024, with a vote of 7-2 and is scheduled to be heard before the City of Colorado Springs City Council on May 28, 2024. (Parcel Nos. 4500000125, 4500000082, 4500000015, 4500000023, 4600000053, 5500000204, 5500000031, 5500000039, 5500000420, 5500000419, and 5527000011) (Commissioner District No. 4) (ANX248) (Ryan Howser, AICP Planner III - Planning and Community Development)
10. Department and Committee Reports/Non-Action Items
11. Addendum
12. Executive Session

Adjourn