

Meggan Herington, AICP, Executive Director
El Paso County Planning & Community Development

O: 719-520-6300
MegganHerington@elpasoco.com
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Board of County Commissioners

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EL PASO COUNTY PLANNING COMMISSION

MEETING RESULTS (UNOFFICIAL RESULTS)

Planning Commission (PC) Meeting
Thursday, August 17, 2023
El Paso County Planning and Community Development Department
2880 International Circle – Second Floor Hearing Room
Colorado Springs, Colorado

REGULAR HEARING, 9:00 A.M.

PC MEMBERS PRESENT AND VOTING: THOMAS BAILEY, SARAH BRITTAIN JACK, JAY CARLSON, BECKY FULLER, JEFFREY MARKEWICH, ERIC MORAES, AND TIM TROWBRIDGE.

PC MEMBERS VIRTUAL AND VOTING: NONE.

PC MEMBERS PRESENT AND NOT VOTING: NONE.

PC MEMBERS ABSENT: BRANDY MERRIAM, KARA OFFNER, BRYCE SCHUETTPELZ, WAYNE SMITH, AND CHRISTOPHER WHITNEY.

STAFF PRESENT: MEGGAN HERINGTON, JUSTIN KILGORE, KYLIE BAGLEY, CARLOS HERNANDEZ MARTINEZ, JEFF RICE, JOE LETKE, MIRANDA BENSON, AND EL PASO COUNTY ATTORNEY LORI SEAGO.

OTHERS PRESENT AND SPEAKING: JIM OZBURN.

1. REPORT ITEMS:

A. Planning Department. Next PC Hearing is Thursday, September 7, 2023, at 9:00 A.M. Ms. Herington advised the board that Ms. Merriam and Mr. Schuettpelz were reappointed to 3rd Associate terms on the Planning Commission. Mr. Kilgore introduced Mr. Letke as a new planner for the department.

2. Call for public comment for items not on the hearing agenda – NONE.

3. CONSENT ITEMS:

A. Adoption of Minutes of meeting held August 3, 2023.

PC ACTION: THE MINUTES WERE APPROVED AS PRESENTED BY UNANIMOUS CONSENT (7-0).

B. CS-23-001

HAAS

**MAP AMENDMENT (REZONE)
JUBILEE GROUP REZONE**

A request by Jubilee Group for approval of a Map Amendment (Rezone) of 14.35 acres from RR-5 (Residential Rural) to CS (Commercial Service). The property is located on the south side of Falcon Highway, adjacent to the Falcon Highway and U.S. Highway 24 Intersection. (Parcel No. 5313001013) (Commissioner District No. 2).

NO PUBLIC COMMENT OR DISCUSSION. **

PC ACTION: TROWBRIDGE MOVED / BRITAIN JACK SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM NUMBER 3B, FILE NUMBER CS-23-001, FOR A MAP AMENDMENT (REZONE), JUBILEE GROUP REZONE, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH ONE (1) CONDITION AND TWO (2) NOTATIONS, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION WAS APPROVED (7-0). **

** (Item CS-23-001 was readdressed later in the meeting.)

C. CS-22-004

BAGLEY

**MAP AMENDMENT (REZONE)
MERIDIAN STORAGE REZONE**

A request by Meridian Storage, LLC for approval of a Map Amendment (Rezone) of 15.30 acres from RR-5 (Residential Rural) to CS (Commercial Service). The properties are located at 11690, 11685, and 11750 Owl Place, directly southwest of the intersection of Meridian Road and Owl Place. (Parcel Nos. 5301001001, 5301001002, and 5301001014) (Commissioner District No. 2).

PC ACTION: THIS ITEM WAS PULLED TO BE HEARD AS A CALLED-UP CONSENT ITEM PER CITIZEN REQUEST.

4. CALLED-UP CONSENT ITEMS

3C. CS-22-004

BAGLEY

**MAP AMENDMENT (REZONE)
MERIDIAN STORAGE REZONE**

A request by Meridian Storage, LLC for approval of a Map Amendment (Rezone) of 15.30 acres from RR-5 (Residential Rural) to CS (Commercial Service). The properties are located at 11690, 11685, and 11750 Owl Place, directly southwest of the intersection of Meridian Road and Owl Place. (Parcel Nos. 5301001001, 5301001002, and 5301001014) (Commissioner District No. 2).

STAFF & APPLICANT PRESENTATIONS:

Mr. Bailey asked how the RR-5 properties to the west of this proposal will access their properties.

Mr. Rice answered that Owl Place will connect via the proposed roads that will access north to Bent Grass Meadows Drive, and south to Eastonville Road. He referenced a slideshow image.

Mr. Bailey clarified that Owl Place will remain but it will no longer intersect with Meridian Road.

Mr. Rice confirmed.

Mr. Markewich asked if there will be noise or hours of operation restrictions because the location is adjacent to residential.

Ms. Bagley answered that the LDC does have standards that address noise and hours of operations. PCD will ensure the applicant is aware of those restrictions when a future site development plan is proposed.

Mr. Markewich clarified that there are also restrictions preventing people from living within RVs that are stored on the property.

Ms. Bagley stated that is correct. This would not be zoned for an RV park, so people cannot reside within the stored RVs.

Mr. Bailey commented that this is the first stage of the process. There will be subsequent applications for the additional details.

Mr. Carlson commented that while the applicant is currently stating their intent is to propose storage, once this property is zoned CS, any of the allowed uses under that zoning type.

NO PUBLIC COMMENTS.

It was at this time that the board discovered the citizen had mistaken which project needed to be pulled and heard as a regular item. Ms. Seago recommended the Planning Commission return to the previously addressed file by making a motion to reconsider. This was done later in the meeting.

NO FURTHER DISCUSSION.

PC ACTION: MORAES MOVED / CARLSON SECONDED FOR APPROVAL OF CALLED-UP ITEM NUMBER 3C, FILE NUMBER CS-22-004 FOR A MAP AMENDMENT (REZONE), MERIDIAN STORAGE REZONE, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT, WITH TWO (2) CONDITIONS AND TWO (2) NOTATIONS, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION WAS APPROVED (7-0).

**** PC ACTION: TROWBRIDGE MOVED / FULLER SECONDED TO RECONSIDER ITEM NUMBER 3B, FILE NUMBER CS-23-001. THE MOTION WAS APPROVED (5-2).**

IN FAVOR: BRITAIN JACK, FULLER, MARKEWICH, MORAES, AND TROWBRIDGE.

IN OPPOSITION: BAILEY AND CARLSON.

NO COMMENTS.

3B. CS-23-001

HAAS

MAP AMENDMENT (REZONE) JUBILEE GROUP REZONE

A request by Jubilee Group for approval of a Map Amendment (Rezone) of 14.35 acres from RR-5 (Residential Rural) to CS (Commercial Service). The property is located on the south side of Falcon Highway, adjacent to the Falcon Highway and U.S. Highway 24 Intersection. (Parcel No. 5313001013) (Commissioner District No. 2).

STAFF & APPLICANT PRESENTATIONS:

Mr. Bailey asked Mr. Hernandez Martinez if he had a general description of the drainage issue in the area.

Mr. Hernandez Martinez stated there is none he is aware of. The applicant's presentation began.

PUBLIC COMMENT:

Mr. Jim Ozburn stated that his property is downstream from the subject property. He is concerned about water control when it rains. He is concerned about flooding. He would like more information about the proposed drainage plan.

DISCUSSION:

Mr. Bailey reiterated that this is a multistep process. The drainage for a specific site plan will be addressed at a later stage. Comments and concerns regarding drainage can be addressed then.

Mr. Hernandez Martinez echoed Mr. Bailey remarks. Drainage impacts will be addressed with the future site development plan. It appears that water flows both east and west on the property. During review, it's a requirement that properties drain at historic rates, so flooding should be mitigated.

Mr. Bailey commented that CDOT will also review the proposal because of the location.

Mr. Hernandez Martinez stated CDOT and the City of Colorado Springs will be part of the review.

Mr. Moraes commented that the applicant will be required to develop and engineer drainage to not exceed historic rates; nothing more. He urged the developer to meet with surrounding residents to mitigate potential issues. He repeated that the rezone stage does not consider the drainage concerns. The next step, the site development plan, is when staff deeply reviews the intended development of the property.

Mr. Carlson stated that he heard in the presentation that commercial use could potentially increase the runoff by 4 times. This would need to be detained to only allow what historic runoff was.

Mr. Ozburn got back up to discuss the current conditions.

Ms. Fuller stated that even though drainage is not part of the current consideration, she's glad he came to the hearing to better understand and participate in the process. She asked County staff to work with Mr. Ozburn.

PC ACTION: FULLER MOVED / TROWBRIDGE SECONDED FOR APPROVAL OF REGULAR ITEM NUMBER 3B, FILE NUMBER CS-23-001 FOR A MAP AMENDMENT (REZONE), JUBILEE GROUP REZONE, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT, WITH ONE (1) CONDITION AND TWO (2) NOTATIONS, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION WAS APPROVED (7-0).

5. REGULAR ITEMS – NONE.

6. NON-ACTION ITEMS – NONE.

MEETING ADJOURNED at 9:45 A.M.

Minutes Prepared By: Miranda Benson