

**EL PASO COUNTY PLANNING COMMISSION AGENDA**

**Thursday, November 3<sup>rd</sup>, 2022**

**Hearing Begins at 9:00 a.m.**

**NOTE: The El Paso County Planning Commission hearing is held in the hearing room located on the second floor of the Pikes Peak Regional Development Center at 2880 International Circle, Colorado Springs, Colorado 80910**

**If you need further information, please contact the Department of Planning and Community Development at 719-520-6300.**

**Full staff reports for each item can also be found at [www.elpasoco.com](http://www.elpasoco.com), select Departments, Planning and Community Development, Planning Commission, 2022 Meetings.**

The Department of Planning and Community Development's Comment Agenda and any supplemental packets are automatically incorporated as part of the record *unless* specific objections are raised at the meeting. The recording is the official record of the proceedings.

**NOTE:** Any materials used in support of or opposition to a project must be submitted to the Clerk and left as part of the record.

**9:00 a.m. Regular Hearing**

**1. Report Items – Planning Department – Justin Kilgore or Kevin Mastin**

**A. Next PC Hearing:** November 17<sup>th</sup>, 2022

**2. Consent Items**

**A. Adoption of Minutes – October 20<sup>th</sup>, 2022**

**B. MS-22-004**

**BAGLEY**

**MINOR SUBDIVISION  
BOYD MINOR SUBDIVISION**

A request by David Gorman for approval of a minor subdivision to create three (3) single-family residential lots. The 35.88 acre property is zoned RR-5 (Residential Rural), and is located directly southeast of the intersection of Brown Road and Running Horse View and approximately two miles north of the intersection of Thompson Road and Hodgen Road and within Section 7, Township 11 South, Range 65 West of the 6th P.M. Parcel No. (51000-00-433) (Commissioner District No. 1).

**C. P-22-006**

**BAGLEY**

**MAP AMENDMENT (REZONE)  
MCDANIELS REZONE**

A request by William Guman and Associates for approval of a map amendment (rezoning) from A-35 (Agricultural) to RR-5 (Residential Rural). The 40 acre property is located directly southwest of the

intersection of McDaniels Road and North Log Road and within Section 11, Township 14 South, Range 63 West of the 6th P.M. (Parcel No.34000-00-295) (Commissioner District No. 4).

**3. Called up Consent Items.**

**4. Regular Items**

**A. MP-22-001**

**MEYER**

**MASTER PLAN  
EPC PARKS MASTER PLAN UPDATE 2022**

El Paso County Community Services Department requests adoption of the El Paso County Parks Master Plan. This Master Plan repeals and/or replaces the existing El Paso County Parks Master Plan (2013). The Master Plan area includes all land within El Paso County located outside the incorporated municipalities and includes the accompanying maps, charts, and descriptive and explanatory matter. The Master Plan is an advisory document to guide park, trail, and open space development and preservation decisions.

**B. LDC-22-002**

**PARSONS**

**EL PASO COUNTY LAND DEVELOPMENT CODE AMENDMENT  
RM-12 (Residential Multi-Dwelling)**

A request by the El Paso County Planning and Community Development Department to amend Chapters 3 and 5 of the El Paso County Land Development Code (2022) pertaining to the RM-12 (Residential Multi-Dwelling zoning district). The proposed revisions, in their entirety, are on file with the El Paso County Planning and Community Development Department. (All Commissioner Districts)

**C. SKP-22-003**

**HOWSER**

**SKETCH PLAN  
FLYING HORSE NORTH**

A request by PRI #2, LLC, c/o Elite Properties of America, and Flying Horse Country Club, LLC, for approval of a sketch plan for 846 single-family residential lots, approximately 58.8 acres of commercial and hotel uses, and approximately 204 acres of open space. The 912-acre property is zoned PUD (Planned Unit Development) and RR-5 (Residential Rural), and is located at the southwest corner of Hodgen Road and Black Forest Road, continuing south to incorporate land on the north and south sides of Old Stagecoach Road and within Sections 30, 31, and 36, Township 11 South, Ranges 65 and 66 West of the 6th P.M. (Parcel Nos. 51000-00-437, 51300-00-002, 51300-00-004, 51310-00-001, 51310-05-001, 61360-00-003, 61360-00-004, 61360-03-004, 61360-04-037, and 61360-04-038) (Commissioner District No. 1).

**5. Non-Action Items**

NOTE: The name to the right of the title indicates the Planner processing the request. For information regarding an agenda item the Planning Commission is considering, call the Department of 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 published following the meeting.