

EL PASO COUNTY PLANNING COMMISSION AGENDA

Tuesday, October 15, 2019

Hearing Begins at 9:00 AM

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 Planning and Community Development Department at 719-520-6300.

Full staff reports for each item can also be found at www.elpasoco.com, Departments, Planning and Community Development, Planning Commission, 2019 Meetings.

The Planning and Community Development Department 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

- A. Planning and Community Development Department -- Craig Dossey**
- B. Public Comment on Items Not Listed on the Agenda**

2. Consent Items

- A. Approval of the Minutes – September 17, 2019**
- B. SF-19-013**

PARSONS

**FINAL PLAT
CREEKSIDE AT LORSON RANCH FILING NO. 1**

A request by Lorson, LLC Nominee, For Heidi, LLC, For Lorson Conversation Invest I LLLP, for approval of a final plat to create 235 single-family residential lots. The 83 acre property is zoned PUD (Planned Unit Development) and is located south of Lorson Boulevard, and east of Marksheffel Road. (Parcel Nos. 55000-00-406, 55000-00-422, and 55000-00-423) (Commissioner District No. 4)

C. SF-19-008

PARSONS

**FINAL PLAT
LORSON RANCH EAST FILING NO. 4**

A request by Lorson, LLC Nominee, For Murray Fountain, LLC, Eagle Development Corporation for approval of a final plat to create 246 single-family residential lots. The 58.47 acre property is zoned PUD (Planned Unit Development) and is located south of Fontaine Boulevard, and east of Lamprey Drive. (Parcel Nos. 55000-00-425 and 55230-00-003) (Commissioner District No. 4)

D. ID-19-007

RUIZ

**SPECIAL DISTRICT SERVICE PLAN AMENDMENT
COLORADO CENTRE METROPOLITAN DISTRICT**

A request by the Colorado Centre Metropolitan District for approval of an amendment to the Colorado Revised Statutes Title 32 Special District service plan for the Colorado Centre Metropolitan District to add fire protection to the list of purposes of the District. The existing service area boundary is located generally north of Fontaine Boulevard, south of Drennan Road, and east of Powers Boulevard. Properties within the boundaries of the proposed District are included within the Highway 94 Comprehensive Plan (2003). (Commissioner District No.4)

E. VR-17-017

RUIZ

**VACATION AND REPLAT
HADDEN HEIGHTS VACATION AND REPLAT**

A request by Jose and Mary Contreras for approval of a vacation and replat of Lot 18 Hadden Heights Subdivision to legalize the division of Lot 18 into two single-family residential lots. The 5.1 acre property is zoned RR-5 (Residential Rural) and is located north of Eggar Drive, approximately one-half mile (1/2) west from Meridian Road. (Parcel No. 53130-01-010) (Commissioner District No. 2)

Regular Items

3. CS-19-001

DARDEN

**MAP AMENDMENT (REZONE)
HCD REZONE TO CS (COMMERCIAL SERVICE)**

A request by HCD Properties, LLC, for approval of a map amendment (rezoning) of 7.13 acres from C-2 (Commercial) to CS (Commercial Service). The property is located on the south side of Platte Avenue approximately one-third (1/3) of a mile east of the Platte Avenue and South Powers Boulevard intersection. (Parcel No. 54180-00-069) (Commissioner District No. 4)

4. VA-19-004

DARDEN

**VARIANCE OF USE
BSK INVESTMENT CONTRACTOR'S EQUIPMENT YARD**

BSK Investments, LLC, is requesting re-approval of a previously approved variance of use (VA-08-010) to allow a contractor's equipment yard and accessory retail sales incidental to the principal use. The previously approved variance of use has expired and the applicant requests re-approval in accordance with the provisions of the El Paso County Land Development Code (2019) that allow for a variance of use to continue indefinitely without expiration. The 5.01-acre lot is zoned RR-5 (Residential Rural) and is located on the west side of Utah Land approximately 846 feet south of the intersection of Adventure Way and Utah Lane. (Parcel No. 53080-00-007) (Commissioner District No. 2)

5. VA-19-006

DARDEN

**VARIANCE OF USE
QUARTER CIRCLE/ THREE QUARTER CIRCLE LAZY J SECOND DWELLING**

A request by the Quarter Circle Lazy J and the Three Quarter Circle Lazy J Trusts for approval of a variance of use for a second dwelling. The 10-acre property is zoned RR-5 (Residential Rural) and is located on the south side of Crosslen Lane, approximately one-quarter (1/4) of a mile east of the intersection of Howells Road and Crosslen Lane. (Parcel No. 62140-00-119) (Commissioner District No. 1)

6. LDC-19-002

MADDEN/RUIZ

**EL PASO COUNTY LAND DEVELOPMENT CODE AMENDMENT
ACCESSORY STRUCTURES AND USES**

A request by the El Paso County Planning and Community Development Department to amend Chapters 1 and 5 of the El Paso County Land Development Code (2019) pertaining to shipping containers, temporary uses, accessory living quarters, agricultural stands, to remove errors and discrepancies, and to modify language to resolve recurring issues. The proposed amendments, in their entirety, are on file with the El Paso County Planning and Community Development Department.

Type of Hearing: Legislative

7. El Paso County Master Plan – Informational Update – No Action Needed

NOTE: For information regarding the Agenda item the Planning Commission is considering, call the Planning and Community Development Department for information (520-6300). Visit our Web site - www.elpasoco.com to view the agenda and other information about El Paso County. Results of the action taken by the Planning Commission will be published following the meeting.

The name to the right of the title indicates the Planner processing the request. If the meeting goes beyond noon, the Planning Commission may take a lunch break.