

**EL PASO COUNTY PLANNING COMMISSION AGENDA**

**Tuesday, July 2, 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](http://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 – June 18, 2019**

**Regular Items**

**3. P-18-001**

**SEVIGNY**

**MAP AMENDMENT (REZONE)  
ROLLIN RIDGE ESTATES RESIDENTIAL**

A request by TC&C, LLC, for approval of a map amendment (rezoning) of 48.84 acres from RR-5 (Residential Rural) to RR-2.5 (Residential Rural). The property is located at the southwest corner of the Highway 83 and Hodgen Road intersection. The subject property is located within the boundary of the Tri-Lakes Comprehensive Plan (2000). (Parcel Nos. 61270-00-064 and 61270-00-065) (Commissioner District No. 1)

**4. PUD-18-003**

**SEVIGNY**

**MAP AMENDMENT (REZONE)  
ROLLIN RIDGE ESTATES COMMERCIAL PUD**

A request by TC&C, LLC, for approval of a map amendment (rezoning) of 8.17 acres from RR-5 (Residential Rural) to PUD (Planned Unit Development). The property is located at the southwest corner of the Hodgen Road and Highway 83 intersection. The subject property is located within the boundary of the Tri-Lakes Comprehensive Plan (2000). (Parcel Nos. 61270-00-064 and 61270-00-065) (Commissioner District No. 1)

**5. SP-18-001**

**SEVIGNY**

**PRELIMINARY PLAN  
ROLLIN RIDGE ESTATES PRELIMINARY PLAN**

A request by TC&C, LLC, for approval of a preliminary plan to create sixteen (16) single-family residential lots, one (1) tract for drainage detention, one (1) tract for future development, and right-of-way. The fifty-seven (57) acre property is zoned RR-5 (Residential Rural) and is located at the southwest corner of the Hodgen Road and Highway 83 intersection. (Parcel Nos. 61270-00-064 and 61270-00-065) (Commissioner District No. 1)

**6. ID-19-002**

**RUIZ**

**SPECIAL DISTRICT SERVICE PLAN  
MAYBERRY, COLORADO SPRINGS METROPOLITAN DISTRICTS NOS. 1 & 2**

A request by Colorado Springs Mayberry, LLC, for approval of an amended and restated Colorado Revised Statutes Title 32 Special District service plan for the Mayberry, Colorado Springs Metropolitan Districts No. 1 as well as approval of a proposed Colorado Revised Statutes Title 32 Special District service plan for the Mayberry, Colorado Springs Metropolitan District No. 2. The district service area boundary is located immediately south of Highway 94 and approximately 1.24 feet west of North Ellicott Highway and is within Sections 14 and 15, Township 14 South, Range 63 West of the 6<sup>th</sup> P.M. The purposes of the Districts include the provision of the following services to property within the service area boundaries: 1) design, construction, financing, maintenance, and ownership of water and wastewater lines; 2) street improvements and safety protection; 3) design, construction, financing, and maintenance of drainage facilities; 4) design, acquisition, construction, and maintenance of recreation facilities; 5) mosquito control; 6) covenant enforcement, and 7) television relay and translation. The multiple district service plan proposes the following: a maximum debt authorization of \$178,420,000, a proposed debt service mill levy of 50 mills for District No. 1 and 25 mills for District No. 2 with a maximum of 65 mills for District No. 1 and 40 mills for District No. 2, and an operations and maintenance mill levy of 10 mills. The proposed District is within the Ellicott Valley Comprehensive Plan (1989). (Parcel Nos. 34000-00-362, 34000-00-356, 34000-00-

349, 34000-00-350, 34000-00-259, 34000-00-260, 34000-00-357, 34000-00-358, 34000-00-353, 34000-00-354) (Commissioner District No. 4)

**7. ID-19-003**

**RUIZ**

**SPECIAL DISTRICT SERVICE PLAN  
WINSOME METROPOLITAN DISTRICTS NOS. 1, 2, 3, AND 4**

A request by ProTerra Properties, LLC, for approval of a Colorado Revised Statutes Title 32 Special District service plan for the Winsome Metropolitan Districts Nos. 1, 2, 3, and 4. The proposed Districts are located at the northwest corner of the intersection of Meridian Road and Hodgen Road and within Sections 24 and 24, Township 11 South, Range 65 West of the 6<sup>th</sup> P.M. and Section 19, Township 11 South, Range 64 West of the 6<sup>th</sup> P.M. The applicant is proposing the following: a maximum debt authorization of \$20 million, a debt mill levy of 55.277 mills with a maximum of 70.277 mills and an operations and maintenance mill levy of 10 mills. The statutory purposes of the proposed Districts include: 1) street improvements and safety protection; 2) design, construction, financing, and maintenance of drainage facilities; 3) design, acquisition, construction, and maintenance of recreation facilities; 4) mosquito control; and 5) covenant enforcement. Properties within the boundaries of the proposed Districts are included within the Black Forest Preservation Plan (1987). (Parcel No. 51000-00-493)

**8. ID-19-004**

**RUIZ**

**SPECIAL DISTRICT SERVICE PLAN  
SADDLEHORN METROPOLITAN DISTRICTS NOS. 1, 2, AND 3**

A request by roi Property Group, LLC. for approval of a Colorado Revised Statutes Title 32 Special District service plan for the Saddlehorn Metropolitan Districts Nos. 1, 2, and 3. The proposed Districts are located at the southeast corner of the Judge Orr Road and Curtis Road intersection and within Sections 3, 10, Township 13 South, Range 64 West of the 6<sup>th</sup> P.M. The applicant is proposing the following: a maximum debt authorization of \$45 million, a debt mill levy of 50 mills with a maximum of 65 mills and an operations and maintenance mill levy of 10 mills. The statutory purposes of the proposed Districts include: 1) street improvements and safety protection; 2) design, construction, financing, and maintenance of drainage facilities; 3) design, acquisition, construction, and maintenance of recreation facilities; 4) mosquito control; and 5) covenant enforcement, and 6) design, construction, financing, and maintenance of public water and sanitation systems. Properties within the boundaries of the proposed Districts are included within the Falcon/Peyton Small Area Master Plan (2006). (Parcel Nos. 43000-00-561, 43000-00-562, 43000-00-554, 43000-00-556, 43000-00-555, 43000-00-557, 43000-00-543, 43000-00-541) (Commissioner District No. 2)

**9. ID-19-001**

**RUIZ**

**SPECIAL DISTRICT SERVICE PLAN**

## **GARDENS AT NORTH CAREFREE METROPOLITAN DISTRICT**

A request by Mule Deer Investments, LLC, for approval of a Colorado Revised Statutes Title 32 Special District service plan for the Gardens at North Carefree Metropolitan District. The proposed 11.56 acre district service area is located at the southeast corner of the intersection of North Carefree Circle and Akers Drive and is within Section 29, Township 13 South, Range 65 West of the 6<sup>th</sup> P.M. The purposes of the district include the provision of the following services to property within the proposed service area boundaries: 1) design, construction, financing, maintenance, and ownership of water and wastewater lines; 2) street improvements and safety protection; 3) design, construction, financing, and maintenance of drainage facilities; 4) design, acquisition, construction, and maintenance of recreation facilities; 5) mosquito control; and 6) covenant enforcement. The single district service plan proposes the following: a maximum debt authorization of \$5 million, a contractual mill levy of 30 mills with a maximum of 40 mills, and an operations and maintenance mill levy of 10 mills. The proposed District is not included within the boundaries of a small area master plan. (Parcel Nos. 53294-00-012 and 53294-11-002) (Commissioner District No. 2)

### **10. 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](http://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.