

EL PASO COUNTY PLANNING COMMISSION AGENDA

Tuesday, July 7, 2020

Hearing Begins at 1:00 PM

NOTE: The El Paso County Planning Commission hearing is held in the Hearing Room at Centennial Hall at 200 S. Cascade Avenue, Colorado Springs

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, 2020 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.

1:00 p.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. Resolution to Amend the Planning Commission Bylaws to Address Hearing Date/Time/Location for the Remainder of Year 2020

3. Consent Items

A. Approval of the Minutes – June 16, 2020

B. PUDSP-19-009

RUIZ

**PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN
ROLLING HILLS RANCH FILINGS 1-3 AT MERIDIAN RANCH**

A request by Meridian Ranch Investments, Inc., for approval of a map amendment (rezoning) of 251 acres from a conceptual PUD (Planned Unit Development) to a site-specific PUD (Planned Unit Development) and approval of a preliminary plan for 725 single-family residential lots. The property is located west of Eastonville Road at the easternmost terminus of Rex Road and is adjacent to the southwest of the Falcon Regional Park. (Parcel Nos. 42000-00-407 and 42000-00-401) (Commissioner District No. 2)

C. ID-19-006

PARSONS

**SPECIAL DISTRICT SERVICE PLAN
THE RANCH METROPOLITAN DISTRICT NOS. 1-4**

A request by PRI #4, LLC, for approval of a Colorado Revised Statutes Title 32 Special District service plan for the Ranch Metropolitan District. The parcels proposed for inclusion into the District total 610 acres and are located north of Woodmen Road, south of Stapleton Drive, and East of Raygor Road and are within Section 35, Township 12 South, Range 65 West of the 6th P.M. The proposed service plan includes the following: a maximum debt authorization of \$43 million, a debt service mill levy of 50 mills for residential, 35 mills for commercial, an operations and maintenance mill levy of 10 mills, and 5 mills for covenant enforcement, for total maximum combined mill levy of 65 mills. The statutory purposes of the District include the provision of the following: 1) street improvements and safety protection; 2) design, construction, and maintenance of drainage facilities; 3) design, land acquisition, construction, and maintenance of recreation facilities; 4) mosquito control; 5) design, acquisition, construction, installation, and operation and maintenance of television relay and translation facilities; 6) covenant enforcement; and 7) design, construction, and maintenance of public water and sanitation systems. The properties within the boundaries of the proposed District are included within the Falcon/Peyton Small Area Master Plan (2006) and the Black Forest Preservation Plan (1998). (Parcel Nos. 52000-00-321, 52000-00-323, and 52000-00-324) (Commissioner District No. 2)

Regular Items

4. PUDSP-20-001

PARSONS

**PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN
CREEKSIDE SOUTH AT LORSON RANCH**

A request by Lorson, LLC, Nominee, for Murray Fountain, LLC, for approval of a map amendment (rezoning) of 64.26 acres from a conceptual PUD (Planned Unit Development) to a site-specific PUD (Planned Unit Development) and approval of a preliminary plan for 200 single-family attached residential lots. The property is located along the east side of the East Tributary of Jimmy Camp Creek, south of Lorson Boulevard and is within Section 23, Township 16 south, Range 65 West of the 6th P.M. (Current Parcel Nos. 55000-00-424, 55231-00-005, 55000-00-422, 55000-00-406; anticipated Parcel Nos. after completion of the Assessor's Office pending parcel map update are 55000-00-432, 55000-00-433, 55000-00-434, and 55231-00-005) (Commissioner District No. 4)

5. U-20-001

DICKSON

**APPROVAL OF LOCATION
FALCON FIRE PROTECTION DISTRICT STATION NO. 3**

A request by Falcon Fire Protection District for an approval of location to allow for a fire station. The property is zoned PUD (Planned Unit Development) and is located on the northwest corner of the Highway 24 and Old Meridian Road intersection and is within Section 12, Township 13 South, Range 65 West of the 6th P.M. (Parcel Nos. 53124-00-014 and 53124-00-015) (Commissioner District No. 2)

6. 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 at 719-520-6300. Visit our website at 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.