

EL PASO COUNTY PLANNING COMMISSION AGENDA

Thursday, July 23, 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. Consent Items

A. Approval of the Minutes – July 7, 2020

B. SF-19-009

PARSONS

**FINAL PLAT
RETREAT AT TIMBERRIDGE FILING NO. 1**

A request by TimberRidge Development Group, LLC, for approval of a final plat to create 70 single-family residential lots. The three parcels, totaling 72.4 acres, are zoned PUD (Planned Unit Development) and are located north of the future extension of Briargate-Stapleton Parkway, south of Arroya Lane, and east of Vollmer Road and is located within Sections 27 and 28, Township 12, Range 65 West of the 6th P. M. (Parcel Nos. 52280-00-019, 52270-00-003, and 52270-00-004) (Commissioner District No. 2)

C. PUDSP-19-001

PARSONS

**PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN
URBAN COLLECTION AT PALMER RIDGE**

A request by Feathergrass Investments, LLC, for approval of a map amendment (rezoning) of 10.84 acres of the overall 21.3 acre development area from a conceptual PUD (Planned Unit Development), CAD-O (Commercial Airport District Overlay) and CS (Commercial Service) to a site-specific PUD (Planned Unit Development), CAD-O (Commercial Airport District Overlay) to allow for the development of 100 single-family attached residential lots. The applicant is also requesting approval of a 21.3 acre preliminary plan, which includes 100 single-family attached residential lots and two future development tracts. The parcels included in this request are located south of the Constitution Avenue and Hannah Ridge Drive intersection and are within Section 5, Township 14 south, Range 65 West of the 6th P.M. (Parcel Nos. 54051-00-041, 54051-00-042, 54051-00-043, 54051-00-044, 54050-00-035, 54050-00-051) (Commissioner District No. 2)

Regular Items

4. AL-19-019

DARDEN

**SPECIAL USE
URBAN FIREWOOD**

A request by Joseph Yost for approval of a special use for firewood sales. The 10.57 acre property is zoned A-5 (Agricultural) and is located north of Highway 94, approximately 800 feet west of Corral Valley Road and is within Section 12, Township 14 South, Range 65 West of the 6th P.M. (Parcel No. 54120-03-011) (Commissioner District No. 2)

5. 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.