

**EL PASO COUNTY PLANNING COMMISSION AGENDA**

**Thursday, September 17, 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](http://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 – Nina Ruiz**

**B. Public Comment on Items Not Listed on the Agenda**

**2. Consent Items**

**A. Approval of the Minutes – September 3, 2020**

**Regular Items**

**3. SKP-20-001**

**PARSONS**

**SKETCH PLAN  
GRANDVIEW RESERVE**

A request by 4 Site Investments, LLC, for approval of a sketch plan to allow for 587.1 acres of residential area not to exceed 3,260 dwelling units, 127.1 acres of park and open space area, 17.0 acres of institutional area, 16.4 acres of neighborhood commercial area, and 20.6 acres of public right-of-way. The 768 acre property is zoned RR-2.5 (Residential Rural) and is located north of Judge Orr Road, adjacent to Eastonville Road to the east, and adjacent to Highway 24 to the west and is within Sections 21, 22, 27, and 28, Township 12 South, Range 64 West of the 6th P.M. The property is within the Falcon/Peyton Small Area Master Plan (2006). (Parcel No. 42000-00-396) (Commissioner District No. 2)

4. ID-20-002

PARSONS

**SPECIAL DISTRICT SERVICE PLAN  
GRANDVIEW RESERVE METROPOLITAN DISTRICT NOS. 1-5**

A request by 4 Site Investments, LLC, for approval of a Colorado Revised Statutes Title 32 Special District service plan for the Grandview Reserve Metropolitan District. The parcel proposed for inclusion into the District totals 768 acres and is located north of Judge Orr Road, east of Eastonville Road, and west of Highway 24 and is within Sections 21, 22, 27, and 28, Township 12 South, Range 64 West of the 6th P.M. The proposed service plan includes the following: a maximum debt authorization of \$250 million, a debt service mill levy of 50 mills for residential, 35 mills for commercial, an operations and maintenance mill levy of 10 mills, for a total maximum combined mill levy of 60 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 property is included within the Falcon/Peyton Small Area Master Plan (2006). (Parcel No. 42000-00-396) (Commissioner District No. 2)

5. AL-19-035

HOWSER

**SPECIAL USE  
MCDERMOTT ACCESSORY LIVING QUARTERS**

A request by Craig McDermott for approval of a special use for accessory living quarters. The 29.32 acre property is zoned RR-5 (Residential Rural) and is located on the west side of Herring Road, approximately one-quarter (1/4) of a mile north of Shoup Road and within Section 8, Township 12 South, Range 65 West of the 6th P.M. (Parcel No. 52080-00-030) (Commissioner District No. 1)

**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](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.