



COMMISSIONERS:
MARK WALLER (CHAIR)
LONGINOS GONZALEZ, JR. (VICE-CHAIR)

HOLLY WILLIAMS
STAN VANDERWERF
CAMI BREMER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

Planning Commission Meeting
Tuesday, April 7, 2020
El Paso County Planning and Community Development Department
200 S. Cascade Avenue
Colorado Springs, Colorado

REGULAR HEARING
1:00 p.m.

PRESENT AND VOTING: BRIAN RISLEY, BECKY FULLER, TOM BAILEY, SARAH BRITAIN JACK, AND ERIC MORAES

PRESENT VIA ELECTRONIC MEANS: GRACE BLEA-NUNEZ, JOAN LUCIA-TREESE, AND THOMAS GREER

PRESENT AND NOT VOTING: NONE

ABSENT: TIM TROWBRIDGE AND ALLAN CREELY

STAFF PRESENT: CRAIG DOSSEY, GABE SEVIGNY, NINA RUIZ, KARI PARSONS, AND EL PASO COUNTY ATTORNEY COLE EMMONS (VIA REMOTE ACCESS)

OTHERS SPEAKING AT THE HEARING: JOHN ROMERO AND PJ ANDERSON

Report Items

1. A. Report Items -- Planning and Community Development Department -- Mr. Dossey -- The following information was discussed:

- a) The next scheduled Planning Commission meeting is for **Tuesday, May 5, 2020. There will be no meeting on April 21, 2020. It was later determined that an April 21, 2020 hearing will be required to hear continued item(s).**
- b) **Mr. Dossey** gave an update of the Planning Commission agenda items and action taken by the Board of County Commissioners since the last Planning Commission meeting as well as a Planning and

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

www.ELPASOCO.COM

Community Development progress report of permits and projects in process.

B. Public Input on Items Not Listed on the Agenda – NONE

2. Consent Items

A. Approval of the Minutes – March 3, 2020

The minutes were approved as presented. (5-0)

B. SF-19-002

RUIZ

**FINAL PLAT
TRAILS AT ASPEN RIDGE FILING NO. 1**

A request by COLA LLC, for approval of a final plat to create 181 single-family residential lots. The 168.8 acre property is zoned RS-5000 (Residential Suburban) and is located at the southeast corner of the Powers Boulevard and Bradley Road intersection. (Parcel No. 55000-00-412) (Commissioner District No. 4)

PC ACTION: BAILEY MOTIONED/BRITTAIN JACK SECONDED TO APPROVE CONSENT ITEM 2B, SF-19-002, FOR A FINAL PLAT FOR TRAILS AT ASPEN RIDGE FILING NO. 1 UTILIZING RESOLUTION PAGE NO. 19, CITING 20-012, WITH FIFTEEN (15) CONDITIONS AND TWO (2) NOTATIONS, WITH A FINDING OF SUFFICIENCY FOR WATER QUALITY, QUANTITY, AND DEPENDABILITY, AND THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION WAS APPROVED UNANIMOUSLY (5-0).

C. SF-19-004

PARSONS

**FINAL PLAT
HOMESTEAD AT STERLING RANCH FILING NO. 2**

A request by SR Land, LLC, for approval of a final plat to create 104 single-family residential lots. The 29.6 acre property is zoned RS-5000 (Residential Suburban) and is located north of Woodmen Road, south of the future extension of Briargate-Stapleton Parkway, and east of Vollmer Road. (Parcel No. 52331-01-003) (Commissioner District No. 2)

PC ACTION: BRITTAIN JACK MOTIONED/FULLER SECONDED TO APPROVE CONSENT ITEM 2C, SF-19-004, FOR A FINAL PLAT FOR HOMESTEAD AT STERLING RANCH FILING NO. 2 UTILIZING RESOLUTION PAGE NO. 19, CITING 20-014, WITH SIXTEEN (16)

CONDITIONS AND ONE (1) NOTATION, WITH A FINDING OF SUFFICIENCY FOR WATER QUALITY, QUANTITY, AND DEPENDABILITY, AND THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION WAS APPROVED UNANIMOUSLY (5-0).

D. MS-19-005

RUIZ

**MINOR SUBDIVISION
CURTIS**

A request by the Curtis Family Living Trust for approval of a minor subdivision to create two (2) single-family residential lots. The 36.65 acre property is zoned RR-5 (Residential Rural) and is located at the northwest corner of the Roller Coaster Road and Hodgen Road intersection. (Parcel No. 61000-00-519) (Commissioner District No. 1)

PC ACTION: BAILEY MOTIONED/FULLER SECONDED TO APPROVE CONSENT ITEM 2D, MS-19-005, FOR A MINOR SUBDIVISION FOR CURTIS UTILIZING RESOLUTION PAGE NO. 19, CITING 20-015, WITH TEN (10) CONDITIONS AND ONE (1) NOTATION, WITH A FINDING OF SUFFICIENCY FOR WATER QUALITY, QUANTITY, AND DEPENDABILITY, AND THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION WAS APPROVED UNANIMOUSLY (5-0).

E. SF-19-014

PARSONS

**FINAL PLAT
BENT GRASS RESIDENTIAL FILING NO. 2**

A request by Challenger Communities, LLC, for approval of a final plat to create 178 single-family residential lots. The 68.55 acre property is zoned PUD (Planned Unit Development) and is located north of Woodmen Road, west of Meridian Road, and east of Golden Sage Road. (Parcel Nos. 53010-00-036, 53010-00-037, 53010-00-020, and 53010-00-021) (Commissioner District No. 2)

PC ACTION: FULLER MOTIONED/BAILEY SECONDED TO APPROVE CONSENT ITEM 2E, SF-19-014, FOR A FINAL PLAT FOR BENT GRASS RESIDENTIAL FILING NO. 2 UTILIZING RESOLUTION PAGE NO. 19, CITING 20-016, WITH SIXTEEN (16) CONDITIONS AND TWO (2) NOTATIONS, WITH A FINDING OF SUFFICIENCY FOR WATER QUALITY, QUANTITY, AND DEPENDABILITY, AND THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR

THEIR CONSIDERATION. THE MOTION WAS APPROVED UNANIMOUSLY (5-0).

REGULAR ITEMS

3. AL-19-019

DARDEN

SPECIAL USE
URBAN FIREWOOD

A request by Joe Yost for approval of a special use for firewood sales in the A-5 (Agricultural) zoning district. The property is located at 11556 Highway 94, approximately 0.15 mile west of the Highway 94 and Corral Valley Road intersection. (Parcel No. 54120-03-011) (Commissioner District No. 2)

The applicant requested a continuance date not to be determined due to the current crisis. Mailings/postings will be redone when a date is determined.

PC ACTION: BAILEY MOTIONED/FULLER SECONDED TO CONTINUE REGULAR ITEM 3, AL-19-019, FOR A SPECIAL USE FOR URBAN FIREWOOD FOR A FUTURE HEARING, DATE NOT DETERMINED. THE MOTION WAS APPROVED UNANIMOUSLY (5-0).

4. CR-19-001

SEVIGNY

MAP AMENDMENT (REZONE)
FALCON FIELDS MAP AMENDMENT

A request by Falcon Field, LLC, for approval of a map amendment (rezoning) of 57.67 acres from RR-5 (Residential Rural) to CR (Commercial Regional). The property is located on the southeast side of Highway 24 and at the East Woodmen intersection. (Parcel Nos. 43070-00-001 and 43072-00-015) (Commissioner District No. 2)

Mr. Sevigny went over the review criteria for a map amendment (rezone).

Mr. Sevigny gave a brief overview of the project and then asked the applicants' representative, **Mr. John Romero**, to give their presentation.

Mr. Bailey – Is there a plan to address improvements to the intersection and additional access? **Mr. Romero** – That will happen at the preliminary plan and final plat stages.

Mr. Moraes – On slide 9 where it state... Compatible with the existing and permit land uses and zone districts in all directions... tell me how that it is compatible east to west. **Mr. Romero** – All necessary buffers and transition areas will be planned out more at the preliminary plan stage. We are taking into consideration the neighbor comments as well.

Mr. Sevigny then gave his full presentation to the Planning Commission.

Mr. Moraes – US Highway 24 is controlled by CDOT, is that correct? **Mr. Sevigny**- That is correct. Any future plans would be working with CDOT. Outside the right of way is with the County.

IN FAVOR: NONE

IN OPPOSITION: NONE

Mr. PJ Anderson gave some information on transportation and CDOT communication. With regard to compatibility, they applied for CR zoning instead of CS which is more restrictive. There is a large buffer area from the back of the houses. There is a need in Falcon for these commercial opportunities, such as child care and restaurants.

DISCUSSION: NONE

PC ACTION: BAILEY MOTIONED/MORAES SECONDED TO CONTINUE REGULAR ITEM 4, CR-19-001, FOR A MAP AMENDMENT (REZONE) FOR FALCON FIELDS TO APRIL 21, 2020. THE MOTION WAS APPROVED UNANIMOUSLY 5-0).

5. **El Paso County Master Plan – Informational Update – No Action Needed -- Mr. Dossey**

NOTE: For information regarding the Agenda item the Planning Commission is considering, call the Planning and Community Development Department for information (719-520-6300). Visit our Web site 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 Project Manager/Planner processing the request.) If the meeting goes beyond noon, the Planning Commission may take a lunch break.

The minutes were approved as presented at the April 21, 2020 hearing.