

EL PASO  **COUNTY**
COLORADO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

Planning Commission Meeting
Thursday, November 5, 2020
El Paso County Planning and Community Development Department
200 S. Cascade Ave – Centennial Hall Hearing Room
Colorado Springs, Colorado

LUNCH WORK SESSION 11:30 a.m. – postponed until November 19, 2020

REGULAR HEARING
1:00 p.m.

PRESENT AND VOTING: BRIAN RISLEY, TOM BAILEY, SARAH BRITAIN JACK, TIM TROWBRIDGE, JOAN LUCIA-TREESE, JAY CARLSON, AND BECKY FULLER. MS BLEA-NUNEZ JOINED THE MEETING VIA REMOTE ACCESS AT 1:10 P.M. SHE IS ABLE TO VOTE ON ITEMS 2B AND 2C.

PRESENT VIA ELECTRONIC MEANS AND VOTING: ERIC MORAES

PRESENT AND NOT VOTING: NONE

ABSENT: THOMAS GREER

STAFF PRESENT: NINA RUIZ, GILBERT LAFORCE (VIA REMOTE ACCESS), LINDSAY DARDEN (VIA REMOTE ACCESS), DANIEL TORRES (VIA REMOTE ACCESS), AND EL PASO COUNTY ATTORNEY LORI SEAGO (VIA REMOTE ACCESS)

OTHERS SPEAKING AT THE HEARING: DAVE JONES AND ANDREA BARLOW

Report Items

- 1. A. Report Items -- Planning and Community Development Department – Ms. Ruiz -- The following information was discussed:**

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- a) The next scheduled Planning Commission meeting is for **Thursday, November 19, 2020 at 1:00 p.m.** There will also be an informal work session for the Planning Commission members at **11:30 a.m.**
- b) **Ms. Ruiz** gave an update of the Planning Commission agenda items and action taken by the Board of County Commissioners since the last Planning Commission meeting.
- c) **Ms. Ruiz** gave a report for **Mr. Gebhart** on the Master Plan process and timeline. The draft plan is still in review by staff.

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

2. Pulled Consent Items to Regular

A. Approval of the Minutes – October 15, 2020

The minutes were unanimously approved as presented. (8-0)

B. SF-19-022

RUIZ

**FINAL PLAT
ROLLIN RIDGE ESTATES FINAL PLAT**

A request by TC&C, LLC, for approval of a final plat to create 16 single-family residential lots, one (1) tract for drainage detention, one (1) tract for future development, and right-of-way. The 57-acre development area is zoned PUD (Planned Unit Development) and RR-2.5 (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)

Mr. Trowbridge asked that the item be pulled to Regular. He had specific questions about the changes that have happened since the Preliminary Plan approval and felt that a refresher would be good for current Planning Commission members.

Ms. Ruiz gave a brief description of the project and went over the review criteria for a final plat. She then introduced the applicants' representative **Mr. Dave Jones** to give their presentation.

Mr. Trowbridge – I remember there were issues about the drainage. I'd like to ask you to go over those concerns we discussed at a previous hearing. **Mr. Jones** – There are no significant changes from the Preliminary Plan. The only minor change had to do with the access into the subdivision. We have a major drainage swale. There is an existing culvert that was designed in size to be capable of handling the drainage. We did some extensive drainage evaluation and are proposing detention facilities to addresses the drainage.

The stormwater management plan that we submitted has been approved by the all the necessary entities.

Mr. Trowbridge – Can you also talk about who is responsible for the maintenance agreement, whether it be the developer or HOA? **Mr. Jones** – A developer association will be responsible for the maintenance agreement.

Mr. Trowbridge – Is there a center turn lane for the people who need to turn left at Cherry Creek Crossing? **Mr. Jones** – There are two lanes dedicated to that turn.

Ms. Ruiz gave her planning presentation as well as **Mr. Gilbert LaForce** gave his engineering findings/report to the Planning Commission. **Mr. LaForce** -- The flow is released at below historic rates. We have approved construction plans and they are meeting the criteria.

IN FAVOR: NONE

IN OPPOSITION: NONE

DISCUSSION: NONE

PC ACTION: TROWBRIDGE MOVED/LUCIA-TREESE FOR A FINAL PLAT FOR ROLLIN RIDGE ESTATES UTILIZING RESOLUTION PAGE NO. 19, CITING 20-048, WITH THIRTEEN (13) CONDITIONS AND TWO (2) NOTATIONS, AND THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION WAS APPROVED UNANIMOUSLY (9-0).

C. SP-20-001

DARDEN

**PRELIMINARY PLAN
SOLACE OF COLORADO SPRINGS**

A request by Butler and Peetz, LLC, for approval of a preliminary plan to create one multi-family residential lot. The 28.99 acre property is zoned RM-12 CAD-O (Residential, Multi-Dwelling, Commercial Airport Overlay District) and is located at the northeast corner of the Galley Road and North Powers Boulevard intersection and is within Section 7, Township 14 South, Range 65 West of the 6th P.M. (Parcel No. 54072-00-052) (Commissioner District No. 2)

Due to technical difficulties, **Ms. Lindsay Darden** was not able to be heard; therefore, **Ms. Ruiz** did the presentation.

Ms. Fuller asked that the item be pulled to Regular. She wanted to talk about the water and sufficiency findings. Specifically, on page 12 it states they could be out of water by 2040. **Mr. Bailey** – That based on the Water Master Plan findings, and that area will have a shortfall unless they find another source. **Ms. Ruiz** – As **Mr. Bailey** stated, this is about the Water Master Plan and it talks about current demands in comparison to future anticipated demands and what water they may have to acquire to meet the demands. It is different from the water sufficiency finding which is looking at the current state only and what water the District has in excess to serve new developments. The State and County Attorney have made a recommendation for phase 1 in regards to a sufficiency finding. **Mr. Trowbridge** would like more information about the zoning. (**Ms. Barlow** to cover in her presentation.)

Ms. Ruiz went over the review criteria for a final plat and then invited **Ms. Andrea Barlow** to give her presentation on behalf of the applicants.

Mr. Trowbridge – Could you talk about the drainage? **Mr. Daniel Torres** gave his engineering report/findings to the Planning Commission which included the drainage concerns which were adequately addressed in the opinion of the PCD Engineering staff.

IN FAVOR: NONE

IN OPPOSITION: NONE

DISCUSSION: NONE

PC ACTION: TROWBRIDGE MOVED/LUCIA-TREESE FOR A PRELIMINARY PLAN FOR SOLACE OF COLORADO SPRINGS UTILIZING RESOLUTION PAGE NO. 25, CITING 20-049, WITH TWELVE (12) CONDITIONS, APPROVING THE CHANGE TO CONDITION #11 AS PRESENTED, AND SIX (6) NOTATIONS, WITH A CONDITIONAL FINDING OF WATER SUFFICIENCY FOR WATER QUANTITY AND DEPENDABILITY FOR PHASE 1 AND SUFFICIENCY FINDING FOR WATER QUALITY, AND THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION WAS APPROVED UNANIMOUSLY (9-0).

Consent Items Not Pulled

D. P-17-002

RUIZ

**MAP AMENDMENT (REZONE)
SBR RACING**

A request by Kerry E. Burt for approval of a map amendment (rezoning) of five (5) acres from A-35 (Agricultural) to A-5 (Agricultural). The property is located on the north side of Spencer Road, approximately 2.25 miles west of North Ellicott Highway. (Parcel No. 32000-00-325) (Commissioner District No. 2)

PC ACTION: TROWBRIDGE MOVED/LUCIA-TREE FOR ITEM 2D FOR A MAP AMENDMENT (REZONE) FOR SBR RACING UTILIZING RESOLUTION PAGE NO. 27, CITING 20-050, WITH TWO (2) CONDITIONS AND TWO (2) NOTATIONS, AND THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION WAS APPROVED UNANIMOUSLY (8-0).

E. MS-17-003

RUIZ

**MINOR SUBDIVISION
SBR RACING**

A request by Kerry E. Burt for approval of a minor subdivision to create two (2) agricultural lots. The 40-acre property is zoned A-35 (Agricultural) and is located on the north side of Spencer Road, approximately 2.25 miles west of North Ellicott Highway. (Parcel No. 32000-00-325) (Commissioner District No. 2)

PC ACTION: CARLSON MOVED/LUCIA-TREESE FOR ITEM 2E FOR A MINOR SUBDIVISION FOR SBR RACING UTILIZING RESOLUTION PAGE NO. 19, CITING 20-051, WITH TEN (10) CONDITIONS AND ONE (1) NOTATION, AND ONE (1) WAIVER, WITH A FINDING OF WATER 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 (8-0).

- 3. El Paso County Master Plan – Information Update – No Action Needed – Ms. Ruiz** gave an update of the Master Plan during report items. No further information was provided.

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 November 19, 2020 hearing.