

**EL PASO COUNTY PLANNING COMMISSION AGENDA**

**Thursday, February 18, 2021**

**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, 2021 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 -- 2020 End of Year Presentation – Craig Dossey**

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

**2. Consent Items**

**A. Approval of the Minutes – February 4, 2021**

**B. P-18-009**

**RUIZ**

**MAP AMENDMENT (REZONE)  
RIVERBEND**

A request by Avatar Riverbend, LP., for approval of a map amendment (rezoning) from PUD (Planned Unit Development) to RS-5000 (Residential Suburban). The two parcels total 51.99 acres and are located southwest of the Highway 85/87 and Main Street intersection and within Section 14, Township 15 South, Range 66 West of the 6th P.M. (Parcel Nos. 65141-00-043 and 65141-00-033) (Commissioner District No. 4)

**C. SP-18-007**

**RUIZ**

**PRELIMINARY PLAN  
RIVERBEND**

A request by Avatar Riverbend, LP., for approval of a preliminary plan to create 203 single-family residential lots, public rights-of-way, and tracts for open space, drainage, and utilities. A concurrent application is under review for approval of a map amendment (rezone) from the PUD (Planned Unit Development) to the RS-5000 (Residential Suburban) zoning district. The two parcels total 51.99 acres and are located southwest of the Highway 85/87 and Main Street intersection and within Section 14, Township 15 South, Range 66 West of the 6th P.M. (Parcel Nos. 65141-00-043 and 65141-00-033) (Commissioner District No. 4)

**Regular Items**

**3. VA-20-001**

**HOWSER**

**VARIANCE OF USE  
SPACE VILLAGE APARTMENTS**

A request by Bridle Dale, LLC, for approval of a variance of use to legalize the existing multi-family residential development. The 0.63-acre property is zoned CC (Commercial Community), is subject to the CAD-O (Commercial Airport Overlay) district, and is located on the south side of Space Village Avenue, approximately 785 feet east of the intersection of Space Village Avenue and Peterson Boulevard, approximately one mile west of Marksheffel Road and is within Section 17, Township 14 South, Range 65 West of the 6<sup>th</sup> P.M. (Parcel No. 54170-00-019) (Commissioner District No. 4)

**4. VA-20-005**

**HOWSER**

**VARIANCE OF USE  
FIVE STAR EQUESTRIAN CENTER**

A request by Urban Strategies, Inc., for approval of a variance of use to legalize multiple single-family detached and attached residences, a vehicle repair garage, an equestrian center, and horse boarding facility. The 85.66-acre property is zoned A-5 (Agricultural) and is located on the west side of Midway Ranch Road, approximately one-half mile north of Rancho Colorado Boulevard and is within Sections 15 and 22, Township 17, and Range 65 West of the 6th P.M. (Parcel No. 57000-00-104) (Commissioner District No. 4)

**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](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.