

EL PASO COUNTY PLANNING COMMISSION AGENDA

Thursday, March 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, 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 – Craig Dossey

B. Public Comment on Items Not Listed on the Agenda

2. Consent Items

A. Approval of the Minutes – March 4, 2021

B. CS-20-002

GREEN

**MAP AMENDMENT (REZONE)
12265 HIGHWAY 94 REZONE**

A request by Udon Holdings, LLC, for approval of a map amendment (rezoning) from RR-5 (Residential Rural) to CS (Commercial Service). The 40-acre property is located on the south side of Highway 94, approximately one-half (1/2) mile west of the Highway 94 and Franceville Coal Mine Road intersection and within Section 18, Township 14 South, Range 64 West of the 6th P.M. (Parcel No.44000-00-237) (Commissioner District No. 4)

C. P-20-003

HOWSER

**MAP AMENDMENT (REZONE)
8330 MUSTANG PLACE REZONE**

A request by Mason, LLC, for approval of a map amendment (rezoning) from RR-5 (Residential Rural) to RR-2.5 (Residential Rural). The 5.37-acre property is located on the north side of Mustang Place, approximately one (1) mile northeast of the Woodmen Road and Marksheffel Road intersection and within Section 4, Township 13 South, Range 65 West of the 6th P.M. (Parcel No.53040-02-017) (Commissioner District No. 2)

D. PUD-18-002

RUIZ

**MAP AMENDMENT (REZONE)
DANCING WOLF**

A request by David McElhoues, Alyce McElhoes, Robert Tello, Joshua Fuson, and Ruth Anne Fuson for approval of a map amendment (rezoning) from PUD (Planned Unit Development) to PUD (Planned Unit Development) to amend the minimum lot size requirement within the PUD to 2.5 acres and to amend the permitted uses within the commercial area included in the PUD area. The 25.15-acre property is located at the northeast corner of the Highway 83 and Hodgen Road intersection and within Section 22, Township 11 South, and Range 66 West of the 6th P.M. (Parcel Nos.61220-03-020, 61220-03-035, 61220-04-002, 61220-04-001, and 61220-03-036) (Commissioner District No. 1)

E. VR-18-002

RUIZ

**VACATION AND REPLAT
DANCING WOLF**

A request by David McElhoues, Alyce McElhoes, Robert Tello, Joshua Fuson, and Ruth Anne Fuson for approval of a vacation of five (5) platted lots and right-of-way and replat to create seven (7) single-family residential lots. The five (5) lots, totaling 25.15 acres, are zoned PUD (Planned Unit Development) and are located at the northeast corner of the Highway 83 and Hodgen Road intersection and are within Section 22, Township 11 South, and Range 66 West of the 6th P.M. (Parcel Nos. 61220-03-020, 31220-03-035, 6122-04-002, 6122-04-001, and 6122-03-036) (Commissioner District No. 1)

Regular Items

3. P-20-001

RUIZ

MAP AMENDMENT (REZONE) CLOVERLEAF

A request by Proterra Properties, LLC, for approval of a map amendment (rezoning) from RS-20000 (Residential Suburban) to RS-5000 (Residential Suburban). The 37.22-acre property is immediately north of Higby Road and east of Jackson Creek Parkway and is within Section 23, Township, 11 South, Range 67 West of the 6th P.M. (Parcel Nos. 71242-02-240, 71242-02-239, and 71242-02-236) (Commissioner District No. 1)

4. LDCPM-21-001

RUIZ

A request by the El Paso County Planning and Community Development Director for review and comment by the Planning Commission and the Board of County Commissioners pursuant to Section 2.1.2 of the El Paso County Land Development Code (2021) on certain sections of the Procedures Manual relating to administrative actions and appeals of those actions.

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.