

EL PASO COUNTY PLANNING COMMISSION AGENDA

Thursday, March 4, 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 – February 18, 2021

B. SP-19-003

PARSONS

**PRELIMINARY PLAN
WINDERMERE**

A request by James Todd Stevens, Eagle Development Company, and Yes Antelope Ridge, LLC, for approval of a preliminary plan to create 203 single-family residential lots, public rights-of-way, and seven (7) tracts for open space, park, drainage, and utilities. The three parcels, totaling 55.58 acres, are zoned RS-5000 (Residential Suburban) and are located at the northwest corner of the Marksheffel Road and North Carefree Circle intersection and is within Section 29, Township 13 South, Range 65 West of the 6th P.M. (Parcel Nos. 53291-11-002, 53291-00-004, and 53294-00-016) (Commissioner District No. 2)

Regular Items

3. SP-19-006

RUIZ

**PRELIMINARY PLAN
SADDLEHORN**

A request by Gorilla Capitol, Co., for approval of a preliminary plan to create 218 single-family residential lots. The 816.475-acre property is zoned RR-2.5 (Residential Rural) and is located at the southeast corner of the Judge Orr Road and Curtis Road intersection and within Section 3, Township 13, and Range 64 West of the 6th P.M. (Parcel Nos. 43000-00-599, 43000-00-600, 43000-00-601, and 43000-00-602) (Commissioner District No. 2)

4. LDC-21-001

RUIZ

**EL PASO COUNTY LAND DEVELOPMENT CODE AMENDMENT
APPEAL OF ADMINISTRATIVE DECISIONS & DETERMINATIONS**

A request by the El Paso County Planning and Community Development Department to amend Chapters 1, 2, 5, and 7 of the El Paso County Land Development Code (2021) to clarify the requirements and procedures for appeals of administrative decisions and determinations by the Planning and Community Development Director. The proposed revisions, in their entirety, are on file with the El Paso County Planning and Community Development Department. **Type of Hearing - Legislative**

5. Procedures Review

The PCD Director approved certain procedures relating to administrative actions and appeals of those actions on February 24, 2021. Pursuant to Section 2.1.2 of the El Paso County Land Development Code (2021) “the Procedures Manual and any amendments thereto shall become effective when approved by the PCD Director; however the Procedures Manual and any amendments thereto shall be submitted to the Planning Commission and BoCC for review and comment within 30 days of approval by the PCD Director. The Planning Commission and BoCC shall provide comments to the PCD Director within 30 days of receipt of the Procedures Manual or any amendment thereto. The PCD Director shall consider any comments provided by the Planning Commission and BoCC and may amend the Procedures Manual based on the comments received from the Planning Commission and BoCC. The Planning Commission and BoCC may, but are not required to, endorse the Procedures Manual and any amendments thereto.” The Planning and Community Development Department is requesting that any comments be provided to the PCD Director by March 24, 2021.

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 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.