

EL PASO COUNTY PLANNING COMMISSION AGENDA

Thursday, May 20, 2021

Hearing Begins at 10:00 AM

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.

10:00 a.m. – Continued Items from the May 6, 2021 Hearing

Regular Items

1. CR-20-001

PARSONS

**MAP AMENDMENT (REZONE)
CROSSROADS NORTH**

A request by Colorado Springs Equities, LLC, for approval of a map amendment (rezoning) of 4.84 acres from M (Industrial Obsolete) and 20.34 acres from I-2 (Industrial) to CR (Commercial Regional). The six (6) parcels, totaling 25.18 acres, are located at the southwest corner of the Marksheffel Road and Highway 24 intersection and are within Section 8, Township, 14 South, Range 65 West of the 6th P.M. (Parcel Nos. 54080-01-032, 54080-01-041, 54080-01-042, 54080-01-050, 54080-01-051, 54080-01-052) (Commissioner District No. 2)

2. SF-20-026

GREEN

**FINAL PLAT
GRANDWOOD RANCH**

A request by Sylvan Vista, Inc., for approval of a final plat to create 48 single-family residential lots. The 146.84 acre property is zoned RR-2.5 (Residential Rural) and is located on the north side of Higby Road at the southernmost terminus of Furrow Road, approximately 1.5 miles northwest of the Baptist Road and Roller Coaster Road intersection, and is within Section 19, Township 11, and Range 66 West of the 6th P.M. (Parcel No.61190-00-003) (Commissioner District No. 1)

3. MS-19-006

HOWSER

**MINOR SUBDIVISION
WYOMING ESTATES**

A request by Home Run Restorations, Inc., for approval of a minor subdivision to create four (4) single-family residential lots. The 40.01-acre property is zoned RR-5 (Residential Rural) and is located on the west side of Curtis Road, approximately 2.75 miles north of Highway 94, and is within Section 33, Township 13 South, Range 64 West of the 6th P.M. (Parcel No. 43330-00-003) (Commissioner District No. 2)

4. SP-20-002

RUIZ

**PRELIMINARY PLAN
CLOVERLEAF**

A request by PT Cloverleaf, LLC, for approval of a preliminary plan to create 144 single-family residential lots and 12 tracts, totaling 6.186 acres, for the purpose of providing open space and stormwater detention. The 38.782-acre property is zoned RS-20000 (Residential Suburban) and RS-5000 (Residential Suburban) and is located immediately north of Higby Road and east of Jackson Creek Parkway and is within Sections 23 and 24, Township 11, Range 67 West of the 6th P.M. (Parcel Nos. 71231-02-048, 71242-02-240, 71231-03-007, 712310-20-47, 71231-02-050, 71242-02-239, 71242-02-236, 71242-02-238) (Commissioner District No. 1)

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 – May 6, 2021

B. P-20-005

PARSONS

**MAP AMENDMENT (REZONE)
HOMESTEAD NORTH**

A request by SR Land, LLC, for approval of a map amendment (rezoning) of 65.3 acres from the RR-5 (Residential Rural) zoning district to the RS-6000 (Residential Suburban) zoning district. The parcel is located at the northeast corner of the Briargate Parkway and Vollmer Road intersection and is within Sections 17, 28, and 33, Township 12 South, Range 65 West of the 6th P.M. (Parcel No. 52280-00-030) (Commissioner District No. 2)

C. PUDSP-21-003

GREEN

PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN

TRAILS AT ASPEN RIDGE

A request by COLA, LLC, for approval of a map amendment of 117.98 acres from PUD (Planned Unit Development) to PUD (Planned Unit Development) and approval of a preliminary plan for 75 single-family residential lots, right-of-way, and open space. The property is located at the southeast corner of the Powers Boulevard and Bradley Road intersection and are within Section 9, Township 15 South, Range 65 West of the 6th P.M. (Parcel Nos. 55093-02-003 and 55093-05-003) (Commissioner District No. 4)

REGULAR ITEMS

3. ID-20-004

PARSONS

SPECIAL DISTRICT SERVICE PLAN CLOVERLEAF METROPOLITAN DISTRICT

A request by PT Cloverleaf, LLC, for approval of a Colorado Revised Statutes Title 32 Special District service plan for the Cloverleaf Metropolitan District. The four (4) parcels, totaling 37.27 acres, proposed for inclusion into the district are zoned RS-20000 (Residential Suburban) and RS-5000 (Residential Suburban), and are located immediately north of Higby Road and east of Jackson Creek Parkway, and are within Sections 23 and 24, Township 11 South, Range 67 West of the 6th P.M. The proposed service plan includes the following: a maximum debt authorization of \$8 million, a debt service mill levy of 50 mills for residential, a debt service mill levy of 5 mills for special purpose, and an operations and maintenance mill levy of 10 mills, for a total maximum combined mill levy of 65 mills. The statutory purposes of the districts include the provision of the following: 1) street improvements and safety protection; 2) design, construction, and maintenance of drainage facilities; 3) design, land acquisition, construction, and maintenance of recreation facilities; 4) mosquito control; 5) design, acquisition, construction, installation, and operation and maintenance of television relay and translation facilities; 6) covenant enforcement; and 7) design, construction, and maintenance of public water and sanitation systems. The property is not included within the boundaries of a small area plan. (Parcel Nos. 71242-02-239, 71242-02-240, 71242-02-236, and 71231-03-007) (Commissioner District No. 1)

4. 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.