

EL PASO COUNTY PLANNING COMMISSION AGENDA

Thursday, May 6, 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 – April 15, 2021

B. SP-20-006

PARSONS

**PRELIMINARY PLAN
PAINT BRUSH HILLS FILING NO. 14**

A request by Aeroplaza Fountain, LLC, and Heidi, LLC., for approval of a preliminary plan to create 224 single-family residential lots. The 88.63-acre property is zoned RS-6000 (Residential Suburban) and RS-20000 (Residential Suburban) and is located at the northwest corner of Keating Drive and Devoncove Drive, approximately 1.25 miles northwest of the Meridian Road and Londonderry Drive intersection, and is within Section 26, Township 12 South, and Range 65 West of the 6th P.M. (Parcel No. 52261-01-009) (Commissioner District No. 2)

C. 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)

D. MS-20-002

RUIZ

**MINOR SUBDIVISION
DWIRE**

A request by DL Holdings, LLC, for approval of a minor subdivision to create one (1) industrial lot and three (3) tracts for detention and floodplain. The 19.36-acre property is zoned I-3 (Heavy Industrial) and CAD-O (Commercial Airport District Overlay) and is located at the northernmost terminus of Capitol Drive, approximately 0.2 miles northeast of the Industry Road and Marksheffel Road intersection and is within Section 28, Township 13 South, and Range 65 West of the 6th P.M. (Parcel No.53000-00-552) (Commissioner District No. 2)

Regular Items

3. 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)

4. 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)

5. 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)

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.