

EL PASO COUNTY PLANNING COMMISSION AGENDA

Thursday, July 15, 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. Annual Meeting and Election of Officers

3. Consent Items

A. Approval of Minutes – June 17, 2021

B. SF-21-014

HOWSER

**VACATION AND REPLAT
CLOVERLEAF FILING NO. 1**

A request by PT Cloverleaf, LLC, for approval of a vacation and replat of three parcels, collectively representing a portion of one platted (1) tract, into three (3) single-family residential lots. The three parcels total 1.5-acres and are zoned RS-20000 (Residential Suburban) and are located north of Leggings Way, east of Bowstring Road, approximately 0.34 miles northeast of the Higby Road and Jackson Creek Parkway intersection and within Section 23, Township 11, and Range 67

West of the 6th P.M. (Parcel No. 71231-02-047, 71231-02-048, and 71231-02-050)
(Commissioner District No. 1)

C. MS-21-001

GREEN

**MINOR SUBDIVISION
D. JOHNSON SUBDIVISION**

A request by Delroy and Janet Johnson for approval of a minor subdivision to create four (4) single-family residential lots. The 28.62 acre property is zoned RR-5 (Residential Rural) and is located on the west side of Highway 83 approximately one half (1/2) mile north of the intersection of Highway 83 and Old North Gate Road and is within Section 34, Township 11, and Range 66 West of the 6th P.M. (Parcel No. 61000-00-157) (Commissioner District No. 1)

D. PUDSP-20-005

PARSONS

**PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN
FALCON MEADOWS AT BENT GRASS**

A request by Better Land, LLC, and Challenger Communities, LLC, for approval of a map amendment (rezoning) from a site-specific PUD (Planned Unit Development) to a site specific PUD (Planned Unit Development) and approval of a preliminary plan for 267 single-family residential lots. The seven (7) parcels, totaling 67.01 acres, are located along the northwest side of Bent Grass Meadows Drive, approximately 0.7 miles east of the intersection of Meridian Road and Bent Grass Meadows Drive and are within Section 1, Township 13 South, Range 65, West of the 6th P.M. (Parcel Nos. 53010-00-019, 53012-01-061, 53012-01-062, 53012-01-063, 53012-04-005, 53010-00-023, and 53012-04-006) (Commissioner District No. 2)

E. PUDSP-20-006

HOWSER

**PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN
EAGLE FOREST**

A request by Eagle Forest Development, LLC, for approval of a map amendment (rezoning) from PUD (Planned Unit Development) to PUD (Planned Unit Development) and approval of a preliminary plan for nine (9) single-family residential lots. The 44.19-acre property is located on the north side of Shoup Road, approximately one-half (1/2) mile west of Herring Road and within Section 8, Township 12 South, Range 65 West of the 6th P.M. (Parcel No. 52080-00-071) (Commissioner District No. 1)

Regular Items
4. VA-21-001

GREEN

VARIANCE OF USE
BLACK FOREST MEADOWS

A request by Deborah and Edward Ritchy for approval of a variance of use to allow a business event center. The 20-acre parcel is zoned RR-5 (Rural Residential) and is located approximately one-quarter (1/4) of a mile north of the Goshawk Road and Hodgen Road intersection along the west side of Goshawk Road and is within Section 23, Township 11 South, Range 65 West of the 6th P.M. (Parcel No. 51230-00-017) (Commissioner District No. 1)

5. P-20-009

GREEN

MAP AMENDMENT (REZONE)
ROCK CREEK MESA

A request by Colorado Springs Equities, LLC, Golden Eagle Ranch LLC, and New Direction IRA INC, for approval of a map amendment (rezoning) of 37.26-acres from F-5 (Forest) to RS-5000 (Residential Suburban). The six (6) parcels included in the request are located west of the intersection of Colorado Highway 115 and Pawnee Road, approximately one-half (1/2) mile south of the City of Colorado Springs incorporated boundary and are within Sections 30 and 31, Township 15 South, Range 66 West of the 6th P.M. (Parcel Nos. 65303-00-017, 65303-00-022, 65304-00-009, 65304-01-001, 65312-00-007, 75000-00-236) (Commissioner District No. 3)

The name to the right of the title indicates the Planner processing the request.