

EL PASO COUNTY PLANNING COMMISSION AGENDA

Thursday, August 5, 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

- a. The next scheduled Planning Commission meeting is for Thursday, August 19, 2021 at 1:00 p.m. at **RDC (2880 International Circle)**

B. Public Comment on Items Not Listed on the Agenda

2. Consent Items

A. Approval of Minutes – July 15, 2021

B. PUDSP-20-008

PARSONS

**PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN
MEADOWBROOK PARK**

A request by Meadowbrook Crossing, LLC, Colorado Springs Equities, LLC, and Meadowbrook Development, LLC, for approval of a map amendment (rezoning) from CR (Commercial Regional), I-2 (Industrial), and RR-5 (Residential Rural) to a site specific PUD (Planned Unit Development) and approval of a preliminary plan for 67 single-family residential lots. The three (3) parcels, totaling 8.01 acres, are located along the south side of Meadowbrook Parkway, approximately 150 feet east of the intersection of Meadowbrook Parkway and Newt Drive and are within Section

8, Township 14 South, Range 65, West of the 6th P.M. (Parcel Nos. 54080-00-053, 54080-08-002, and 54084-03-001) (Commissioner District No. 2)

C. SKP-21-003

HOWSER

**SKETCH PLAN AMENDMENT
MERIDIAN RANCH**

A request by Meridian Ranch Investments, Inc., for approval of a sketch plan amendment of 197 acres to increase the maximum residential density from 4,500 to 5,000 dwelling units, to redesignate 152 acres from a maximum density of two (2) dwelling units per acre to four (4) dwelling units per acre, to redesignate 45 acres from a maximum density of three (3) dwelling units per acre to nine (9) dwelling units per acre, and to add a three (3)-acre neighborhood park. The three (3) parcels, totaling 196.44 acres, are zoned PUD (Planned Unit Development) and are located approximately one-quarter of a mile west of Eastonville Road and approximately one mile north of the Eastonville Road and Stapleton Drive intersection and within Section 20, Township 12 South, Range 64 West of the 6th P.M. (Parcel Nos. 42000-00-375, 42000-00-402, 42000-00-450). Commissioner District No. 2

Regular Items

3. LDC-21-002

RUIZ

**EL PASO COUNTY LAND DEVELOPMENT CODE AMENDMENT
EARLY GRADING**

A request by the El Paso County Planning and Community Development Department to amend Chapter 6 of the El Paso County Land Development Code (2021) pertaining to Early Grading. The proposed revisions, in their entirety, are on file with the El Paso County Planning and Community Development Department.

4. LDC-21-003

RUIZ

**EL PASO COUNTY LAND DEVELOPMENT CODE AMENDMENT
VARIANCE OF USE CRITERIA**

A request by the El Paso County Planning and Community Development Department to amend Chapter 5 of the El Paso County Land Development Code (2021) to add an additional review criterion for a Variance of Use regarding Master Plan consistency. The proposed revisions, in their entirety, are on file with the El Paso County Planning and Community Development Department.

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