

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

Planning Commission Meeting
Thursday, April 15, 2021
El Paso County Planning and Community Development Department
200 S. Cascade Ave – Centennial Hall Hearing Room
Colorado Springs, Colorado

REGULAR HEARING
1:00 p.m.

**PRESENT AND VOTING: BRIAN RISLEY, TOM BAILEY, TIM TROWBRIDGE,
BECKY FULLER, JAY CARLSON, AND JOAN LUCIA-TREESE**

**PRESENT VIA ELECTRONIC MEANS AND VOTING: ERIC MORAES, THOMAS
GREER, AND GRACE BLEA-NUNEZ**

PRESENT AND NOT VOTING: NONE

ABSENT: SARAH BRITAIN JACK

**STAFF PRESENT: CRAIG DOSSEY, MARK GEBHART, NINA RUIZ, KARI
PARSONS, ELENA KREBS, TRACEY GARCIA (VIA REMOTE ACCESS),
ELIZABETH NIJKAMP (VIA REMOTE ACCESS), JOHN GREEN (VIA REMOTE
ACCESS) AND EL PASO COUNTY ATTORNEY LORI SEAGO**

OTHERS SPEAKING AT THE HEARING: NONE

Report Items

**1. A. Report Items -- Planning and Community Development Department –
Mr. Dossey -- The following information was discussed:**

- a) The next scheduled Planning Commission meeting is for
Wednesday, May 5, 2021 at 9:00 a.m. This will be a special
Planning Commission hearing for the Master Plan. The next
regular Planning Commission hearing is scheduled for
Thursday, May 6, 2021 at 1:00 p.m.**

- b) **Mr. Dossey** gave an update of the Planning Commission agenda items and action taken by the Board of County Commissioners since the last Planning Commission meeting. **Mr. Dossey** gave a brief overview of the annexation agreement between the County and the City of Colorado Springs.
- c) **Mr. Gebhart** gave an update on the Master Plan process and timeline. Options were discussed for the format of the May Special Planning Commission hearings related to the Master Plan

B. Public Input on Items Not Listed on the Agenda – NONE

CONSENT ITEMS

- 2. A. **Approval of the Minutes – April 1, 2021**
The minutes were unanimously approved as presented. (9-0)

- B. **P-20-008** **PARSONS**
MAP AMENDMENT (REZONE)
CROSSROADS AT MEADOWBROOK APARTMENTS

A request by Colorado Springs Equities, LLC, for approval of a map amendment (rezoning) of 17.146 acres of a 29.04-acre tract from CR (Commercial Regional) to the RM-30 (Residential Multi-Dwelling). The parcel is located at the northwest corner of the Meadowbrook Parkway and Highway 24 intersection and is within Section 8, Township, 14 South, Range 65 West of the 6th P.M. (Parcel No. 54080-07-005) (Commissioner District No. 2)

PC ACTION: FULLER MOVED/LUCIA-TREESE SECONDED FOR RECOMMENDED APPROVAL OF CONSENT ITEM NUMBER 2B, P-20-008, FOR A MAP AMENDMENT (REZONE) FOR CROSSROADS AT MEADOWBROOK APARTMENTS UTILIZING RESOLUTION PAGE NO. 27, CITING, 21-020, WITH THREE (3) CONDITIONS AND TWO (2) NOTATIONS, AND THAT THE ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS. THE MOTION WAS APPROVED (9-0).

- C. **P-20-004** **GREEN**
MAP AMENDMENT (REZONE)
UPLAND FLATS BY WATERMARK

A request by Feathergrass Investments, LLC, for approval of a map amendment (rezone) of a 15.39-acre tract from the CS (Commercial Service) to the RM-30 (Residential Multi-Dwelling). The tract is located at

the northwest corner of the Marksheffel Road and Constitution Avenue intersection. (Parcel No. 5332404001) (Commissioner District No. 2)

Mr. Trowbridge requested to review the adjacent zoning, particularly the zoning to the north.

John Green: Advised northern zoning is M (industrial) with the airport commercial overlay.

Mr. Trowbridge: Does warehousing include outdoor storage of materials?

John Green: The zoning does not change any requirement for outdoor storage being screened for that property. They are storing asphalt shingle.

Ms. Ruiz: If the question was if that property had gone through the proper process and is in compliance, yes that property has gone through the proper process previously.

Mr. Trowbridge: was just concerned about the material in open storage out there and the impact on the apartment complex out there.

Ms. Ruiz asked **Mr. Green** if this will require an additional platting action that would come before the planning commission.

Mr. Green: There is a replating action currently under review. The property was platted as a tract in 2014, and it will be replated into an individual lot before moving forward with the future site development plan.

PC ACTION: : TROWBRIDGE MOVED/BAILEY SECONDED FOR RECOMMENDED APPROVAL OF CONSENT ITEM NUMBER 2C, P-20-004 FOR A MAP AMENDMENT (REZONE) FOR UPLAND FLATS BY WATERMARK UTILIZING RESOLUTION PAGE NO. 27, CITING, 21-019, WITH TWO (2) CONDITIONS AND TWO (2) NOTATIONS, AND THAT THE ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS. THE MOTION WAS APPROVED (9-0).

3. 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 (719-520-6300). Visit our Web site 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 Project Manager/ Planner processing the request.)

The minutes were approved as presented at the May 6, 2021 hearing.

