

EL PASO  **COUNTY**
COLORADO

COMMISSIONERS:
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LONGINOS GONZALEZ, JR.
HOLLY WILLIAMS
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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

Planning Commission Meeting
Thursday, May 6, 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, JAY CARLSON, JOAN LUCIA-TREESE, SARAH BRITTAIN JACK, ERIC MORAES, AND GRACE BLEA- NUNEZ

PRESENT VIA ELECTRONIC MEANS AND VOTING: THOMAS GREER

PRESENT AND NOT VOTING: NONE

ABSENT: BECKY FULLER

STAFF PRESENT: MARK GEBHART, NINA RUIZ, KARI PARSONS, RYAN HOWSER, GILBERT LAFORCE, ELENA KREBS, TRACEY GARCIA (VIA REMOTE ACCESS), ELIZABETH NIJKAMP (VIA REMOTE ACCESS), JEFF RICE (VIA REMOTE ACCESS) AND EL PASO COUNTY ATTORNEY LORI SEAGO

OTHERS SPEAKING AT THE HEARING: TIM HOILES

Report Items

1. A. Report Items -- Planning and Community Development Department – Ms. Ruiz -- The following information was discussed:

- a) The next scheduled Planning Commission meeting is for **Wednesday, May 20, 2021 at 10:00 a.m.**
- b) **Ms. Ruiz** gave an update of the Planning Commission agenda items and action taken by the Board of County Commissioners since the last Planning Commission meeting.

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

CONSENT ITEMS

2. A. Approval of the Minutes – April 15, 2021

The minutes were unanimously approved as presented. (9-0)

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)

PC ACTION: TROWBRIDGE MOVED/LUCIA-TREESE SECONDED FOR RECOMMENDED APPROVAL OF CONSENT ITEM NUMBER 2B, SP-20-006, FOR A PRELIMINARY PLAN FOR PAINT BRUSH HILLS FILING NO. 14 UTILIZING RESOLUTION PAGE NO. 25, CITING, 21-021, WITH FIVE (5) CONDITIONS AND THREE (3) NOTATIONS, AND THAT THE ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS. THE MOTION WAS APPROVED (9-0).

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)

THIS ITEM WAS PULLED TO BE HEARD AS A REGULAR ITEM. PUBLIC TESTIMONY WAS RECEIVED AND THE PUBLIC INPUT PORTION WAS CLOSED SINCE NO ADDITIONAL SPEAKERS IDENTIFIED THEMSELVES. IN THE MIDST OF THE APPLICANT'S

REBUTTAL AND CLOSING COMMENTS, THE COUNTY EXPERIENCED TECHNICAL DIFFICULTIES WITH BROADCASTING THE HEARING TO THE PUBLIC. IT WAS DECIDED THE REMAINING AGENDA ITEMS, STARTING WITH CR-20-001 CROSSROADS NORTH MAP AMENDMENT, WILL BE MOVED TO A DATE CERTAIN OF MAY 20, 2021 AT 10 A.M.

PC ACTION: NO ACTION AT TODAY'S HEARING. THE ITEM WILL BE HEARD AT THE MAY 20, 2021 HEARING.

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)

PC ACTION: BAILEY MOVED/LUCIA-TREESE SECONDED FOR RECOMMENDED APPROVAL OF CONSENT ITEM NUMBER 2D, MS-20-002, FOR A MINOR SUBDIVISION FOR DWIRE UTILIZING RESOLUTION PAGE NO. 19, CITING, 21-023, WITH FOURTEEN (14) CONDITIONS AND TWO (2) NOTATIONS, AND THAT THE ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS. THE MOTION WAS APPROVED (9-0).

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)

PC ACTION: NO ACTION AT TODAY'S HEARING. THE ITEM WILL BE HEARD AT THE MAY 20, 2021 HEARING.

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)

PC ACTION: NO ACTION AT TODAY'S HEARING. THE ITEM WILL BE HEARD AT THE MAY 20, 2021 HEARING.

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)

PC ACTION: NO ACTION AT TODAY'S HEARING. THE ITEM WILL BE HEARD AT THE MAY 20, 2021 HEARING.

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 (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 20, 2021 hearing.

