EL PASO COUNTY
COLORADO

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Board of County Commissioners
Holly Williams, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

EL PASO COUNTY PLANNING COMMISSION HEARING AGENDA

THURSDAY, APRIL 20TH, 2023

Hearing begins at 9:00 A.M.

Second-floor Hearing Room, Pikes Peak Regional Development Center
2880 International Circle, Colorado Springs, 80910

Staff reports and additional documentation for each item can be found on the *View Hearing Schedule and Meetings* page at www.planningdevelopment.elpasoco.com. Supplemental documents provided to staff are automatically incorporated as part of the record unless specific objections are raised at the meeting.

Public comments and documents received 24 hours in advance of the hearing will be included in the hearing packet. Comments and documents received within 24 hours of the hearing will be uploaded to the case on EDARP but may not be presented at the hearing.

The recording is the official record of the proceeding. If you need further information, please contact Planning and Community Development at 719-520-6300.

1. **Report Items**

   A. **Planning Department**: Justin Kilgore or Meggan Herington. Next PC Hearing: May 4, 2023.

   B. **Call for public comment for items not listed on the agenda.**

2. **Consent Items**

   A. **Adoption of Minutes** from PC Hearing held April 6, 2023.

   B. **SP221** **HOWSER**

PRELIMINARY PLAN
CATHEDRAL ROCK COMMONS COMMERCIAL

A request by Store Master Funding VIII, LLC for approval of a preliminary plan to create three (3) commercial lots and one (1) tract. The 10.23-acre property is zoned CC (Commercial Community) and is located at the northeast corner of Struthers Road and Spanish Bit Drive. If the request for a preliminary plan is approved, the applicant will be required to obtain final plat approval, as well as

site development plan approval prior to the initiation of any uses or the issuance of any building permits on the property. (Parcel No. 71360-02-035) (Commissioner District No. 1).

To view full staff report: https://epcdevplanreview.com/Public/ProjectDetails/173124.

3. Called-up Consent Items

4. Regular Items

A. P2213 **PARSONS**

MAP AMENDMENT (REZONE)
STERLING RANCH SOUTHEAST REZONE

A request by Classic SRJ Land, LLC, for approval of a map amendment rezoning 35 acres from RR-5 (Residential Rural) to RR-0.5 (Residential Rural). The applicant intends to develop one-half acre lots for single-family detached homes as a transition to the rural properties adjacent to the south pursuant to the approved Sterling Ranch Sketch Plan. The property is located east of Vollmer Road at the southern portion of the Sterling Ranch Sketch Plan area. A concurrent preliminary plan is also requested. A combined staff report has been provided. (Parcel Nos. 52330-00-017, 52330-00-018, 52000-00-552, and 52000-00-553) (Commissioner District No. 2).

To view full staff report: https://epcdevplanreview.com/Public/ProjectDetails/184082.

B. P2212 **PARSONS**

MAP AMENDMENT (REZONE)
STERLING RANCH EAST REZONE

A request by Classic SRJ Land , LLC for approval of a map amendment rezoning 301 acres from RR-5 (Residential Rural) to RS-5000 (Residential Suburban). The applicant intends to develop single-family detached homes in four phases. The property is located east of Vollmer Road and adjacent to the north and south of the future Briargate Parkway/Stapleton Road extension. A concurrent preliminary plan is also requested. A combined staff report has been provided. (Parcel Nos. 52270-00-008, 52000-00-552, 52000-00-553, 52000-00-554, 52280-00-037, 52280-00-038, 52330-00-015, 52330-00-016, 52330-00-017, and 52330-00-018) (Commissioner District No. 2).

To view full staff report: https://epcdevplanreview.com/Public/ProjectDetails/184081.

C. SP224 **PARSONS**

PRELIMINARY PLAN
STERLING RANCH EAST PRELIMINARY PLAN

A request by Classic SRJ Land, LLC, for approval of a preliminary plan to create 761 single-family residential lots in four phases. The 320-acre property is zoned RR-5 (Residential Rural) and is located east of Vollmer Road and adjacent to the north and south of the future Briargate Parkway/Stapleton Road extension. Two concurrent rezones are also requested. A combined staff report has been

provided. The preliminary plan is within the approved Sterling Ranch Sketch Plan area. If the request for a preliminary plan is approved, the applicant will be required to obtain final plat approval, prior to the issuance of any building permits on the property. (Parcel Nos.52270-00-008, 52000-00-552, 52000-00-553, 52000-00-554, 52280-00-037, 52280-00-038, 52330-00-015, 52330-00-016, 52330-00-017, and 52330-00-018) (Commissioner District No. 2).

To view full staff report: https://epcdevplanreview.com/Public/ProjectDetails/184079.

D. ID231 **PARSONS**

SPECIAL DISTRICT SERVICE PLAN
STERLING RANCH METROPOLITAN DISTRICT NOS. 4 & 5

A request by Classic SRJ, LLC, and Spencer Fane P.C. for approval of a Colorado Revised Statutes Title 32 Special District service plan for the Sterling Ranch Metropolitan District Nos. 4 and 5. The 576-acre area included within the request is zoned RR-5 (Residential Rural) and is located south of Arroya Lane, and east of Vollmer Road. The proposed service plan includes the following: a maximum debt authorization of $150 million, a debt service mill levy of 50 mills for residential, and an operations and maintenance mill levy of 15 mills, for a total maximum combined residential mill levy of 65 mills. The statutory purposes of the district include the provision of the following: 1) street improvements, safety protection; 2) design, construction, and maintenance of drainage facilities; 3) design, land acquisition, construction, and maintenance of recreation facilities; 4) mosquito control; 5) design, acquisition, construction, installation, and operation and maintenance of television relay and translation facilities; 6) covenant enforcement; and 7) design, construction, and maintenance of public water including fire hydrant systems, and sanitation systems. (Parcel Nos. 52000-00-553, 52270-00-005, 52270-00-006, 52270-00-007, 52270-00-008, 52270-05-001, 52280-00-038, 52330-00-015, and 52340-02-001) (Commissioner District No. 2).

To view full staff report: https://epcdevplanreview.com/Public/ProjectDetails/189250.

5. Non-Action Items

NOTE: For information regarding an agenda item, call Planning and Community Development at 719-520-6300 or visit our website at www.planningdevelopment.elpasoco.com. Results of the action taken by the Planning Commission will be uploaded to the case on EDARP (www.epcdevplanreview.com).