

EL PASO COUNTY PLANNING COMMISSION AGENDA

Tuesday, April 7, 2020

Hearing Begins at 1:00 PM (NOTE TIME CHANGE)

**NOTE: The El Paso County Planning Commission hearing is held in the Hearing Room at Centennial Hall at 200 S. Cascade Avenue, Colorado Springs
(NOTE HEARING ROOM CHANGE)**

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, 2020 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. Consent Items

A. Approval of the Minutes – March 3, 2020

B. SF-19-002

RUIZ

**FINAL PLAT
TRAILS AT ASPEN RIDGE FILING NO. 1**

A request by COLA, LLC, for approval of a final plat to create 181 single-family residential lots. The 168.8 acre property is zoned RS-5000 (Residential Suburban) and is located at the southeast corner of the Powers Boulevard and Bradley Road intersection. (Parcel No. 55000-00-412) (Commissioner District No. 4)

C. SF-19-004

PARSONS

**FINAL PLAT
HOMESTEAD AT STERLING RANCH FILING NO. 2**

A request by SR Land, LLC, for approval of a final plat to create 104 single-family residential lots. The 29.6 acre property is zoned RS-5000 (Residential Suburban) and is located north of Woodmen Road, south of the future extension of Briargate-Stapleton Parkway, and east of Vollmer Road. (Parcel No. 52331-01-003) (Commissioner District No. 2)

D. MS-19-005

RUIZ

**MINOR SUBDIVISION
CURTIS**

A request by the Curtis Family Living Trust for approval of a minor subdivision to create two (2) single-family residential lots. The 36.65 acre property is zoned RR-5 (Residential Rural) and is located at the northwest corner of the Roller Coaster Road and Hodgen Road intersection. (Parcel No. 61000-00-519) (Commissioner District No. 1)

E. SF-19-014

PARSONS

**FINAL PLAT
BENT GRASS RESIDENTIAL FILING NO. 2**

A request by Challenger Communities, LLC, for approval of a final plat to create 178 single-family residential lots. The 68.55 acre property is zoned PUD (Planned Unit Development) and is located north of Woodmen Road, west of Meridian Road, and east of Golden Sage Road. (Parcel Nos. 53010-00-036, 53010-00-037, 53010-00-020, and 53010-00-021) (Commissioner District No. 2)

Regular Items

3. AL-19-019

DARDEN

**SPECIAL USE
URBAN FIREWOOD**

A request by Joe Yost for approval of a special use for firewood sales in the A-5 (Agricultural) zoning district. The property is located at 11556 Highway 94, approximately 0.15 mile west of the Highway 94 and Corral Valley Road intersection. (Parcel No. 54120-03-011) (Commissioner District No. 2)

4. CR-19-001

SEVIGNY

**MAP AMENDMENT (REZONE)
FALCON FIELDS MAP AMENDMENT**

A request by Falcon Field, LLC, for approval of a map amendment (rezoning) of 57.67 acres from RR-5 (Residential Rural) to CR (Commercial Regional). The property is located on the southeast side of Highway 24 and at the East Woodmen intersection. (Parcel Nos. 43070-00-001 and 43072-00-015) (Commissioner District No. 2)

5. 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 - 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 Planner processing the request. If the meeting goes beyond noon, the Planning Commission may take a lunch break.