

EL PASO COUNTY PLANNING COMMISSION AGENDA

Thursday, October 15, 2020

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, 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 – October 1, 2020

B. P-18-005

DARDEN

**MAP AMENDMENT (REZONE)
PAINT BRUSH HILLS 14**

A request by Aeroplasa Fountain, LLC, and Heidi, LLC, for approval of a map amendment (rezoning) of 55.898 acres from RS-20000 (Residential Suburban) to RS-6000 (Residential Suburban). The property is located approximately 1.06 miles west of the Meridian Road and Londonderry Drive intersection at the northwest corner of Keating Drive and Devoncove Drive and is within Section 26, Township 12 South, Range 65 West of the 6th P.M. (Parcel No. 52261-01-009) (Commissioner District No. 2)

**FRONT RANGE-MIDWAY SOLAR ENERGY PROJECT
WIND AND/OR SOLAR ENERGY GENERATION PLAN AMENDMENT
OVERLAY DISTRICT MAP AMENDMENT (REZONE)**

A request by Front Range-Midway Solar Project, LLC, and Savion, LLC for approval of an amendment to overlay zoning for the Front Range Midway Solar Energy Project pursuant to Section 4.3.5, Wind and/or Solar Energy Generation Plan Overlay District (WSE-O), of the El Paso County Land Development Code. The approximately 939-acre overlay rezoning area includes multiple existing zoning designations, including the WSE-O (Wind and/or Solar Energy Generation Plan Overlay), RR-5 (Residential Rural), and RR-2.5 (Residential Rural) zoning districts and is generally located north of Rancho Colorado Boulevard, south of Boca Raton Heights, east of Fort Carson Army Base, and west of Interstate 25. The applicant is proposing to amend (via a map amendment/rezoning) the existing overlay area to allow for an approximately 100.2 MW solar energy generation facility. The WSE-O rezoning amendment proposes a reduction in the size of the overall WSE-O boundary, and includes an array site, associated equipment, meteorological monitoring devices, electrical collection devices, energy battery storage, six (6) lay down areas, a substation, and the electrical transmission corridor. The parcels are included within the South Central Comprehensive Plan (1988) area. (Parcel Nos. 57200-00-003, 57200-00-010, 57210-01-019, 57170-07-004, 57170-07-005, 57170-07-006, 57170-07-052, 57170-07-019, 57170-07-047 and 51220-01-002) (Commissioner District 4)

Regular Items

3. WV-20-001

**WAIVER
D. JOHNSON SUBDIVISION WAIVER**

A request by Delroy and Janet Johnson for approval of a waiver of Sections 8.4.3(B)(2)(e) and 8.4.4(E)(2-3) of the applicable the subdivision regulations in the El Paso County Land Development Code in advance of submitting an application for subdivision to create a four (4) lot minor subdivision. If approved, the waivers being requested would allow for the construction of private roads that would not meet County standards for public roadways as well as allow for a reduction of the 30-foot minimum lot frontage requirement, which would otherwise be required for each of the four (4) proposed lots. The 28.62 acre parcel is located along Highway 83, approximately 0.62 miles north of the Highway 83 and Old North Gate Road intersection and is within Section 34, Township 11 South, Range 66 West of the 6th P.M. (Parcel No. 61000-00-157) (Commissioner District No. 1)

4. P-19-001

RUIZ

**MAP AMENDMENT (REZONE)
GRANDWOOD RANCH**

A request by Sylvan Vista, Inc., for approval of a map amendment (rezoning) from RR-5 (Residential Rural) to RR-2.5 (Residential Rural). The 146.84 acre property 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)

5. SP-19-005

RUIZ

**PRELIMINARY PLAN
GRANDWOOD RANCH**

A request by Sylvan Vista, Inc., for approval of a preliminary plan to create 48 single-family residential lots as well as for the Board of County Commissioners to authorize pre-development site grading. The 146.84 acre property is zoned RR-5 (Residential Rural). A concurrent request has been submitted for approval of a map amendment (rezone) to change the zoning of the property to RR-2.5 (Residential Rural). The property 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)

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 at 719-520-6300. Visit our website 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 Planner processing the request.