

**EL PASO COUNTY PLANNING COMMISSION AGENDA**

**Thursday, December 3, 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](http://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 – November 19, 2020**

**B. PUDSP-20-004**

**HOWSER**

**PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN  
THE ESTATES AT ROLLING HILLS FILING NO. 2**

A request by Meridian Ranch Investments, Inc., for approval of a map amendment (rezoning) from a conceptual PUD (Planned Unit Development) to a site specific PUD (Planned Unit Development) and approval of a preliminary plan for 98 single-family residential lots. The 117.21-acre property is located west of Eastonville Road at the easternmost terminus of Rex Road and within Sections 19 and 20, Township 12 South, Range 64 West of the 6th P.M. (Parcel No.42000-00-407) (Commissioner District No. 2)

**C. PUD-20-003**

**DARDEN**

**PLANNED UNIT DEVELOPMENT  
ROLLING THUNDER BUSINESS PARK PUD AMENDMENT**

A request by Brewing Ground Investments for approval of a map amendment (rezoning) from PUD (Planned Unit Development) to PUD (Planned Unit Development) to amend those permitted uses in the industrial portion of the PUD. The 12.36 acre property is located at the southeast corner of the East Woodmen Road and Golden Sage Road intersection and within Section 11, Township 13 South, Range 65 West of the 6th P.M. (Parcel Nos. 53111-01-001, 53111-01-002, 53111-01-003, 53111-01-004, 53111-01-005, 53111-01-006, 53111-01-007, 53111-01-008, 53111-01-014, 53111-01-013, 53111-01-012, 53111-01-011, 53111-01-015) (Commissioner District No. 2)

**D. SF-19-010**

**RUIZ**

**FINAL PLAT  
MAYBERRY, COLORADO SPRINGS FILING NO. 2**

A request by Colorado Springs Mayberry, LLC, for approval of a final plat to create three (3) commercial lots. The 38.89 acre property is zoned CS (Commercial Service) and is located south of Highway 94, approximately 1.3 miles west of the Highway 94 and North Ellicott Highway intersection and within Section 14, Township 14, Range 63 West of the 6th P.M. (Parcel No. 34000-00-440) (Commissioner District No. 4)

**E. VA-20-003**

**HOWSER**

**VARIANCE OF USE  
11955 FALCON HWY EVENT CENTER**

A request by David & Cynthia Smallidge for approval of a variance of use for a business event center. The 41.92-acre property is zoned RR-5 (Residential Rural) and is located at the southeast corner of the Meridian Road and Falcon Highway intersection and within Section 18, Township 13 South, Range 64 West of the 6th P.M. (Parcel No. 43180-00-028) (Commissioner District No. 2)

**Regular Items**

**3. VA-19-008**

**RUIZ**

**VARIANCE OF USE  
MOUNTAIN SPLENDOR, 2020 APPLICATION**

A request by Daniel Combs for approval of a variance of use for a contractor equipment yard. The variance of use was previously approved on February 27, 2018 and then revoked on September 10, 2019 due to noncompliance. The five (5) acre property is zoned A-5 (Agricultural) and is located on the west side of Main Lane, approximately 0.3 miles south of Woodmen Road and within Section 8, Township 13, Range 65 West of the 6th P.M. (Parcel No. 53080-00-048) (Commissioner District No. 2)

**4. 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](http://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.