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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

Planning Commission Meeting
Tuesday, April 21, 2020
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, BECKY FULLER, TOM BAILEY, SARAH BRITAIN JACK, AND ERIC MORAES

PRESENT VIA ELECTRONIC MEANS BUT NOT VOTING: GRACE BLEA-NUNEZ, JOAN LUCIA-TREESE, AND THOMAS GREER

PRESENT AND NOT VOTING: NONE

ABSENT: TIM TROWBRIDGE AND ALLAN CREELY

STAFF PRESENT: CRAIG DOSSEY, GABE SEVIGNY (VIA REMOTE ACCESS), NINA RUIZ, KARI PARSONS (VIA REMOTE ACCESS), AND EL PASO COUNTY ATTORNEY COLE EMMONS (VIA REMOTE ACCESS)

OTHERS SPEAKING AT THE HEARING: JOHN ROMERO AND PJ ANDERSON (VIA REMOTE ACCESS), LEE EISENHEIM, WILL PARISH (VIA REMOTE ACCESS), JODY HEFFNER (VIA REMOTE ACCESS), KRISTEN NORTH (VIA REMOTE ACCESS)

Report Items

1. **A. Report Items -- Planning and Community Development Department – Mr. Dossey --** The following information was discussed:
 - a) The next scheduled Planning Commission meeting is for **Tuesday, May 19, 2020. There will be no meeting on May 5, 2020.**
 - b) **Mr. Dossey** gave an update of the Planning Commission agenda items and action taken by the Board of County Commissioners since

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the last Planning Commission meeting as well as a Planning and Community Development progress report of permits and projects in process.

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

2. Consent Items

A. Approval of the Minutes – April 7, 2020

The minutes were approved as presented. (5-0)

B. SF-19-014

PARSONS

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

A reconsideration of 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)

Mr. Lee Eisenheim, Challenger Homes -- We have no objection to re-consideration of the hearing item.

Mr. Will Parish – I live directly north of the development. I am concerned about how far down the wall will go. There’s a pond down there and a drainage pond. The water runs through my property to that pond. We want to see that water be able to run under the fence. I would like to see the wall go further than they have it planned for at this point. Thanks to Kari Parsons for assisting in my concerns.

Mr. Moraes – Could you go over the concerns regarding the wall? **Mr. Eisenheim** stated that they have heard all the concerns and have plans to adhere to the approved plans. Regarding the concerns of the wall, there are trees, plants and shrubs planned for a buffer. At this point, it will cover the full northern boundary. The pond is for cattle in the area.

Mr. Bailey – What is planned on the western boundary. **Mr. Eisenheim** – There is a natural channel and vacant land and proposed for future development.

Mr. Moraes -- Where will the impervious flow go? **Mr. Eisenheim**

– displayed on map. Into the channel and down to an off-site sub-regional pond.

Ms. Kari Parsons gave an update on future developments in the area, the channel, drainage, and pond areas. The southeast portion of this property requires a buffer and that only single-story homes could be constructed. The requirement for single-story homes are depicted as plat notes. The previous 2006 PUD and 2014 PUD conditions of approval carry forward. The next developer will be required to continue the masonry wall along the northern boundary. Staff and the applicants agree with Mr. Parish, in that we want the wall color to blend in with the architecture of the homes. In terms of a wall across the detention pond, that is not shown on the plans at this time, it will need to be analyzed if and when the channel improvements are proposed. The channel is active now.

PC ACTION: BAILEY MOTIONED/BRITAIN JACK SECONDED TO HAVE A RECONSIDERATION OF ITEM 2B, SF-19-014, FOR A FINAL PLAT FOR BENT GRASS RESIDENTIAL FILING NO. 2 CITING BYLAWS PARAGRAPH 6.D. DUE TO CONCERNS WITH REGARD TO DUE PROCESS AND THE DIFFICULTIES THAT WERE EXPERIENCED WITH REMOTE ACCESS AND POTENTIALLY NOT HAVING HAD THE OPPORTUNITY TO HEAR ALL THE NEIGHBOR SUPPORT AND/OR OPPOSITION AT THE APRIL 7, 2020 HEARING. THE MOTION WAS APPROVED UNANIMOUSLY (5-0).

PC ACTION: FULLER MOTIONED/BAILEY SECONDED TO APPROVE ITEM 2B, SF-19-014, FOR A FINAL PLAT FOR BENT GRASS RESIDENTIAL FILING NO. 2 UTILIZING RESOLUTION PAGE NO. 19, CITING 20-016, WITH SIXTEEN (16) CONDITIONS AND TWO (2) NOTATIONS, WITH A FINDING OF SUFFICIENCY FOR WATER QUALITY, QUANTITY, AND DEPENDABILITY, AND THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION WAS APPROVED UNANIMOUSLY (5-0).

REGULAR ITEMS

3. CR-19-001

SEVIGNY

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

A continuation from the April 7, 2020 Planning Commission Hearing for the 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)

Mr. Jody Heffner – I am the owner of the property on corner of Hwy 24 next to Falcon Field. I have had my commercial 5 acres for 18 years. I feel like this intersection should meet all the criteria for being in a commercial zone. I do have concerns but I feel like I can contact John Romero. They are talking about closing Rio Lane and I'm interested in what the access is going to be. With regard to drainage, I've had to do some mitigating to keep water from coming across my property. I would like to know more on what will be happening if they will close Rio Lane. I'm a commercial taxpayer and I chose this property because of the Hwy 24 access, and I know what they have planned is not going to work for me. I would prefer a frontage road.

Ms. Brittain Jack – Is this an issue that has been addressed with CDOT? **Mr. Dossey** – The control of access from a state highway is controlled by CDOT. The County tries to work with developers and property owners to ensure access points are placed and that they are safe for everyone. We will continue to coordinate that with CDOT. This is a major intersection. Without knowing what the mixed uses will be, we just don't know yet how to plan for it.

Mr. Moraes – This rezone is about land use and if it is appropriate for this piece of land; those issues will be addressed with future land use applications, correct? **Mr. Dossey** - That is correct. Subdivision and site development plans will look at those site-specific improvements at those stages.

Ms. Kristen North – Mr. Anderson brought up a couple things that I want more information on. First, Rio Lane is a cut through and doesn't lessen the traffic. I am opposed to the property going commercial and would prefer it to be residential. They had a traffic study done and making it commercial would make it have more traffic instead of less. They use it as a cut through from Shriver Air Force Base. Rio Lane is the only outlet since the other road was closed. Secondly, there might be a bridge built over the creek that is by my property. That will increase flooding and drainage to my property and others. If they decide to build a bridge, how do they foresee this affecting our properties?

Mr. Bailey – I would like to see that the comments/concerns that were brought up are addressed even if they are not items that are relatively considered at this stage of development.

Mr. PJ Anderson shared a couple of slides on the Existing and Future Condition plans with regard to traffic patterns. We will contact Mr. Heffner and look at options for access. With regard to drainage, we are adding more ponds to help detain those flows that are concerning property owners.

Mr. John Romero mentioned that they would continue to look at drainage and concerns that the adjacent property owners raised.

IN FAVOR: NONE

IN OPPOSITION: NONE

DISCUSSION: NONE

PC ACTION: BRITTAIN JACK MOTIONED/MORAES SECONDED TO APPROVE REGULAR ITEM 3, CR-19-001, FOR A MAP AMENDMENT (REZONE) FOR FALCON FIELDS UTILIZING RESOLUTION PAGE NO. 27, CITING 20-017, WITH THREE (3) CONDITIONS AND TWO (2) NOTATIONS, AND THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION WAS APPROVED UNANIMOUSLY (5-0).

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.) If the meeting goes beyond noon, the Planning Commission may take a lunch break.

The minutes were approved as presented at the May 20, 2020 hearing.