

EL PASO COUNTY PLANNING COMMISSION AGENDA

Thursday December 16, 2021

Hearing Begins at 9:00 AM

NOTE: The El Paso County Planning Commission hearing is held in the Hearing Room located on the Second Floor of the Pikes Peak Regional Development center at 2880 International Circle, Colorado Springs, Colorado 80910.

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, 2021 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.

9:00 a.m. – Regular Hearing

1. Report Items

A. Planning and Community Development Department – Craig Dossey or Nina Ruiz

B. Public Comment on Items Not Listed on the Agenda

2. Consent Items

A. Approval of Minutes – December 2, 2021

B. MS-21-006

HOWSER

**MINOR SUBDIVISION
SKYFALL SUBDIVISION FILING NO. 1**

A request by Ramses II Properties, LLC, for approval of a minor subdivision to create three (3) single-family residential lots. The 19.48-acre property is zoned RR-5 (Residential Rural) and is located on the south side of Burgess Road, approximately three-quarters (3/4) of a mile west of the Burgess Road and Vollmer Road intersection, and is within Section 21, Township 12 South, Range 65 West of the 6th P.M. (Parcel No. 52212-00-027) (Commissioner District No. 2)

C. SP-21-002

HOWSER

**PRELIMINARY PLAN
WINSOME PRELIMINARY PLAN AMENDMENT**

A request by Winsome, LLC, for approval of an amendment to the Winsome Preliminary Plan to increase the total number of single-family residential lots from 143 to 146. The 768-acre development area is zoned RR-5 (Residential Rural), RR-2.5 (Residential Rural), and CC (Commercial Community) and is located at the northwest corner of the Hodgen Road and Meridian Road intersection and is within Sections 13, 19, and 24, Township 11 South, Range 65 West of the 6th P.M. (Parcel Nos. 51000-00-524, 51000-00-525, 51000-00-526, 51000-00-527, and 51240-00-001) (Commissioner District No. 1)

D. PUD-18-002

RUIZ

**MAP AMENDMENT (REZONE)
DANCING WOLF**

A request by David McElhoues, Alyce McElhoues, Robert Tello, Joshua Fuson, and Ruth Anne Fuson for approval of a map amendment (rezoning) from PUD (Planned Unit Development) to PUD (Planned Unit Development) to amend the maximum density and to amend the permitted uses within the commercial area of the PUD. The 25.15-acre property is located at the northeast corner of the Highway 83 and Hodgen Road intersection and is within Section 22, Township 11 South, and Range 66 West of the 6th P.M. (Parcel Nos. 61220-03-020, 61220-03-035, 61220-04-002, 61220-04-001, and 61220-03-036) (Commissioner District No. 1)

E. VR-18-002

RUIZ

**VACATION AND REPLAT
DANCING WOLF**

A request by David McElhoues, Alyce McElhoues, Robert Tello, Joshua Fuson, and Ruth Anne Fuson for approval of a vacation and replat of five (5) platted lots and right-of-way to create seven (7) single-family residential lots. The five (5) lots, totaling 25.15 acres, are zoned PUD (Planned Unit Development) and are located at the northeast corner of the Highway 83 and Hodgen Road intersection and are within Section 22, Township 11 South, and Range 66 West of the 6th P.M. (Parcel Nos. 61220-03-020, 61220-03-035, 61220-04-002, 61220-04-001, and 61220-03-036) (Commissioner District No. 1)

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.