

EL PASO COUNTY PLANNING COMMISSION AGENDA

Thursday, October 7, 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 – September 2, 2021

B. SF-21-013

HOWSER

VACATION AND REPLAT BRIDLE BIT RANCH FILING NO. 1A

A request by Nicole Telle for approval of a vacation and replat of one (1) single-family residential lot into two (2) single-family residential lots. The 10.12-acre property is zoned RR-5 (Residential Rural) and is located on the west side of Bridle Bit Road, approximately one mile east of the Shoup Road and Highway 83 intersection and within Section 10, Township 12 South, Range 66 West of the 6th P.M. (Parcel No. 62100-01-011) (Commissioner District No. 1)

C. SF-20-025

HOWSER

**FINAL PLAT
SPACE VILLAGE APARTMENTS FILING NO. 1**

A request by Bridle Dale, LLC, for approval of a final plat to create one (1) 0.63-acre commercial lot. The property is zoned CC (Commercial Community) and is located on the south side of Space Village Avenue, approximately 785 feet east of the intersection of Space Village Avenue and Peterson Boulevard and is within Section 17, Township 14 South, Range 65 West of the 6th P.M. (Parcel No. 54170-00-019) (Commissioner District No. 4)

D. SF-20-015

PARSONS

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

A request by SR Land, LLC, Morley Bentley, LLC, Trader Vics, LP, 8335 Vollmer Road, LLC, and Challenger Communities, LLC for approval of a final plat to create 49 single-family residential lots and eleven (11) tracts. The 49.54-acre property is zoned RS-5000 (Residential Suburban) and is located west of Dines Ranch Road, at the northeast corner of the Vollmer Road and Tahiti Drive intersection and is within Sections 32 and 33, Township 12 South, and Section 4, Township 13 South, Range 65 West of the 6th P.M. (Parcel Nos. 52000-00-231, 52000-00-364, 52330-00-013, 52324-00-004, 53000-00-173, and 53000-00-222) (Commissioner District No. 2)

E. MS-21-003

GREEN

**MINOR SUBDIVISION
RAPSON SUBDIVISION**

A request by Andrea and William Rapson for approval of a minor subdivision to create two (2) single-family residential lots. The 19.6-acre property is zoned RR-5 (Residential Rural) and is located southeast of the intersection of Hardy Road and Black Squirrel Road, approximately one mile north of Hodgen Road and is within Section 14, Township 11, Range 65 West of the 6th P.M. (Parcel No. 51140-00-007) (Commissioner District No. 1)

F. VA-21-003

GREEN

**VARIANCE OF USE
3475 MULBERRY VARIANCE OF USE**

A request by Mulberry Ridge, LLC, for approval of a variance of use for an observatory and related facilities. The 35.48 acre property is zoned A-35 (Agricultural) and is located one mile west of North Yoder Road, and immediately northeast of the intersection of Mulberry Road and Big Springs Road, and is within Section 26, Township 13, Range 61 West of the 6th P.M. (Parcel No. 13000-00-469) (Commissioner District No. 4)

Regular Items**3. SP-20-011****PARSONS****PRELIMINARY PLAN
CROSSROADS AT MEADOWBROOK MIXED USE**

A request by Colorado Springs Equities, LLC, for approval of a preliminary plan to create one (1) multi-dwelling lot, and ten (10) commercial lots. The 29.04-acre parcel is zoned RM-30 (Residential Multi-Dwelling) and CR (Commercial Regional) and is located at the northwest corner of the Meadowbrook Parkway and Highway 24 intersection and is within Section 8, Township, 14 South, Range 65 West of the 6th P.M. (Parcel No. 54080-07-005) (Commissioner District No. 2).

4. AMP-21-001**CHAVEZ****CO 83 ACCESS CONTROL PLAN
Informational Purposes Only – No action needed**

The Colorado Department of Transportation (CDOT), City of Colorado Springs (COS), and El Paso County collaborated to develop an Access Control Plan (ACP) for CO 83 between Powers Boulevard (CO21) and County Line Road (Palmer Divide Road) or 9.85 miles. An ACP is a long-range plan for ultimate access conditions that address existing spacing deficiencies, improves mobility and enhances safety.

The name to the right of the title indicates the Planner processing the request.