

EL PASO COUNTY PLANNING COMMISSION AGENDA

Thursday December 2, 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 – November 18, 2021

B. MS-21-005

RIVAS

**VACATION AND REPLAT
CROWE SUBDIVISION FILING NO. 1**

A request by Michael Crowe, Ruth Griffith-Crowe, and Robert Crowe for approval of a minor subdivision to create three (3) single-family residential lots. The 20-acre property is zoned RR-5 (Residential Rural) and is located along the west side of Roller Coaster Road, approximately one-half (1/2) mile south of the Baptist Road and Roller Coaster Road intersection, and is within Section 28, Township 11 South, Range 66 West of the 6th P.M. (Parcel No. 61280-00-001) (Commissioner District No. 1)

C. PUDSP-21-006

PARSONS

**PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN
RIDGE AT LORSON RANCH**

A request by Lorson, LLC, Love In Action, Lorson, and LLC Nominee for Lorson Conservation Invest 2 LLP, for approval of a map amendment (rezoning) from PUD (Planned Unit Development) to a site specific PUD (Planned Unit Development) and approval of a preliminary plan for 994 single-family residential lots. The applicant is also requesting vesting with the PUD rezoning pursuant to Section 4.2.6.G.3 of the Land Development Code (2021). The seven (7) parcels, totaling 206.47 acres, are located immediately north of Lorson Boulevard, along the north and south side of Fontaine Boulevard, approximately 3,000 feet east of the East Tributary of Jimmy Camp Creek and are within Sections 13 and 24, Township 15 South, Range 65, West of the 6th P.M. (Parcel Nos. 55000-00-371, 55000-00-367, 55000-00-368, 55000-00-369, 55000-00-370, 55000-00-274 and 55000-00-275) (Commissioner District No. 4)

Regular Items

REGULAR ITEM CONTINUED FROM 11/18/2021 HEARING

3. U-21-002

HOWSER

**APPROVAL OF LOCATION
MOUNTAIN VIEW FIBER PROJECT**

A request by Mountain View Electric Association (MVEA) for an approval of location to allow for the construction of infrastructure related to a new fiber optic service for residents of El Paso County within the entirety of the MVEA service area. The project is comprised of installation of underground fiber optic lines to be contained within easements and public rights-of-way as well as the construction of structures to house equipment and maintenance materials. (Commissioner District Nos. 1-4) (Identification of the applicable parcels is on file with the El Paso County Planning and Community Development Department)

4. ID-21-002

PARSONS

**SPECIAL DISTRICT SERVICE PLAN MODIFICATION
WATERVIEW II METROPOLITAN DISTRICT**

A request by COLA, LLC, and Waterview II Metropolitan District for approval of a Colorado Revised Statutes Title 32 Special District service plan modification for the Waterview II Metropolitan District. The 298.2-acre area included within the request is zoned PUD (Planned Unit Development), RS -5000 (Residential Suburban) and A-5 (Agricultural) and is located at the southeast corner of the Powers Boulevard and Bradley Road intersection and along the west side of Powers Boulevard at the Bradley Road intersection, and is within Sections 8 and 9, Township 15 South, Range 65 West of the 6th P.M. The proposed service plan modification includes the following: a maximum debt authorization of \$50 million, a debt service mill levy of 50 mills for residential, a debt service mill levy of 5 mills for special purpose, and an operations and maintenance mill levy of 10 mills, for a total maximum combined residential mill levy of 65 mills. The statutory purposes of the district

include the provision of the following: 1) street improvements and safety protection; 2) design, construction, and maintenance of drainage facilities; 3) design, land acquisition, construction, and maintenance of recreation facilities; 4) mosquito control; 5) design, acquisition, construction, installation, and operation and maintenance of television relay and translation facilities; 6) covenant enforcement; and 7) design, construction, and maintenance of public water and sanitation systems. (Multiple parcel numbers – see PCD File No. ID-21-002) (Commissioner District No. 4)

5. LDCPM-21-002 – CHECKLISTS – SEEKING COMMENTS – NO ACTION NEEDED

6. COLORADO SPRINGS AIRPORT MASTER PLAN 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.