

EL PASO COUNTY PLANNING COMMISSION AGENDA

Thursday, September 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

B. Public Comment on Items Not Listed on the Agenda

2. Consent Items

A. Approval of Minutes – August 19, 2021

B. SF-20-012

HOWSER

FINAL PLAT

THE RESERVE AT CORRAL BLUFFS FILING NO.5

A request by Corral Ranches Development Company for approval of a final plat to create eight (8) single-family residential lots and one (1) tract. The 60.98-acre property is zoned RR-5 (Residential Rural) and is located on the south side of Solberg Court, approximately one-half (1/2) mile east of the Meridian Road and Blaney Road intersection and is within Section 31, Township 13 South, Range 64 West of the 6th P.M. (Parcel Nos. 43310-00-026, 43310-00-017, and 43310-00-025) (Commissioner District No. 2)

C. P-20-007

HOWSER

**MAP AMENDMENT (REZONE)
SHILOH PINES**

A request by John Puskas for approval of a map amendment (rezoning) of 3.94 acres of a 74.46-acre parcel from the RR-5 (Residential Rural) zoning district to the RR-2.5 (Residential Rural) zoning district and the remaining 70.52 acres of the parcel from the RR-5 zoning district to the A-35 (Agricultural) zoning district. The property is located at the southwest corner of the N Monument Lake Road and Peakview Boulevard intersection and is within Sections 15 and 16, Township 11 South, Range 67 West of the 6th P.M. (Parcel No. 71000-00-413) (Commissioner District No. 3)

Regular Items

3. ID-21-001

PARSONS

**SPECIAL DISTRICT SERVICE PLAN
GRANDVIEW RESERVE METROPOLITAN DISTRICT NOS. 1-4**

A request by 4 Site Investments, LLC, Linda Johnson-Conne, Tracy Lee, Debbie Elliot, and Peter Martz for approval of a Colorado Revised Statutes Title 32 Special District service plan for the Grandview Reserve Metropolitan District Nos. 1-4. The two (2) parcels, totaling 767 acres, proposed for inclusion into the district are zoned RR-2.5 (Residential Rural), and are located immediately east of Eastonville Road and west of Highway 24, and are within Sections 21 and 28, Township 12 South, Range 64 West of the 6th P.M. The proposed service plan includes the following: a maximum debt authorization of \$295 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, and 35 mills for commercial, and an operations and maintenance mill levy of 10 mills, for a total maximum combined commercial mill levy of 45 mills. The statutory purposes of the districts 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. The property is included within the boundaries of the Falcon Peyton Small Area Plan (2008). (Parcel Nos. 42000-00-396 and 42000-00-328) (Commissioner District No. 2)

4. P-20-010

GREEN

**MAP AMENDMENT (REZONE)
RED ROCK ACRES**

A request by JZS Land Development, LLC, for approval of a map amendment (rezoning) of 5.37 acres from RR-5 (Rural Residential) to the RR-0.5 (Rural Residential) and 15.51 acres from the RR-5 (Rural Residential) to RR-2.5 (Rural Residential). The 20.88-acre parcel is located at the intersection of Highway 105 and Red Rock Ranch Drive, approximately one (1) mile southeast of the incorporate boundaries of the Town of Palmer Lake. The parcel is located within Section 9, Township 11 South, Range 67 West of the 6th P.M. (Parcel No. 71090-00-024) (Commissioner District No. 3)

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