

EL PASO COUNTY PLANNING COMMISSION

JULY 17, 2007 - Beginning at 9:00 A.M.

A G E N D A

NOTE: The County Planning Commission meeting 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
If you need further information, please contact the Development Services Department at 719-520-6300

The Development Services 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.

1. Report Items

2. Consent Items

A. Minutes of the Regular Meeting held June 5 and June 19, 2007.

B. MS-07-006

Garrott

**MINOR SUBDIVISION
PARADISE ISLAND**

Request by L. Anderson Construction, Inc. for approval of a two-lot Minor Subdivision at 13925 Holmes Road. The site consists of 10 acres in the RR-5 (Rural Residential) District (formerly known as the RR-3 (Rural Residential) District). Each lot will be five acres in size. The property is in the Black Forest Planning Area.
(Schedule No. 52060-00-123)

Waiver #1: The applicant has requested a waiver of Chapter 8.4.3.A. of the El Paso County Land Development Code. This waiver is requested to allow for subdivision without the required 60 feet of frontage onto a public road.

Waiver #2: The applicant has requested a waiver of Chapter 8.4.4.E. of the El Paso County Land Development Code. This waiver is requested to allow for a private road.

C. CC-07-001

Garrott

**REZONING: RR-5 TO CC
KNOLLWOOD VILLAGE FILING 2**

Request by KV Development Company for approval to rezone .889 acres from the RR-5 (Residential Rural) District to the CC (Community Commercial) District. The site consists of .899 acres and is located east of Knollwood Drive and north of State Highway 105. (Schedule No. 71132-00-003)

D. VR-07-006

Garrott

**VACATION/ REPLAT
LOT 1, KNOLLWOOD VILLAGE FILING 2**

Request by KV Development Company, Inc. for approval of a Vacation/ Replat of Tract A into one 1.278-acre parcel and one 15.415-acre tract for future development. The site consists of 16.693 acres and is located east of Knollwood Drive and north of State Highway 105. (Schedule No. 71132-00-003)

E. P-07-003

Deconinck

**REZONING: RR-3 TO RR-2
OLIVER K. NIESS**

Request by Oliver K. Niess to rezone 6.16 acres from the RR-5 (Residential Rural) District to the RR-2.5 (Residential Rural) District. The property is located approximately one-half mile southeast of the Old Ranch Road and Highway 83 and is not in an area within an adopted Small Area Plan. (Schedule No. 62280-05-013)

F. SF-06-032

Garrott

**FINAL PLAT
CUCHARS RANCH SUBDIVISION FILING #1**

Request by FMI Cuchares Ranch LLC for Final Plat approval of 26.522 acres to allow for the development of 112 residential lots, buffers and open spaces, to be known as Cuchares Ranch Subdivision Filing #1. The property is zoned RS-6000 (Residential Suburban) District. The property is located south of Drennan Road and east of Marksheffel Road. (Schedule No. 55000-00-303, 304)

G. U-07-003

Deconinck

**APPROVAL OF LOCATION
CS 2005 INVESTMENTS**

Request by CS 2005 Investments for Approval of Location pursuant to C.R.S. 30-28-110 for the construction of a potable water pump station and one-million-gallon storage tank in a PUD (Planned Unit Development) District. The site is a proposed 1.17-acre portion of the Rolling Hills Ranch subdivision and is located roughly northwest of Bradley Road and Meridian Road. (Schedule No. 55000-00-286)

REGULAR ITEMS:

ITEM #3 HAS BEEN CONTINUED FROM THE JUNE 19 MEETING UNTIL AUGUST 7, 2007.

3. PUD-07-003

Garrott

**REZONING: A-1 TO PUD
MICHAEL HASSELL
WINDMILL GULCH**

Request by Michael Hassell to rezone 40.10 acres from A-1 to PUD. The proposal includes 86 single-family residential lots, 83 multi-family units, and 11.04 acres of public open space, to be known as Windmill Gulch. The property is generally located south of Powers Boulevard and west of Grinnell Boulevard. (Schedule No. 65014-00-009)

4. SP-07-004

Weber

**PRELIMINARY PLAN
FOREST EDGE ESTATES FILING #1**

Request by Wayne Intermill dba Hi Point Builders, Jon A Brower and Andrea E Brower, for Preliminary Plan approval of Forest Edge Estates Filing # 1 development. The proposed 50 acre subdivision is in the RR-5 (Residential Rural) zone districts. The subdivision includes nine (9) single-family lots with a minimum lot size of five (5) acres. The property is located approximately one mile south of Burgess Road directly on the west side of Holmes Road and is within the Black Forest comprehensive planning area. (Schedule Nos. 62240-00-008 and 52190-01-001)

5. SF-07-001

Weber

**FINAL PLAT
FOREST EDGE ESTATES FILING #1**

Request by Wayne Intermill dba Hi Point Builders, Jon A Brower and Andrea E Brower, for final plat approval of Forest Edge Estates Filing # 1. The proposed 50-acre subdivision is in the RR-5 (Residential Rural) zone districts. The subdivision includes nine (9) single-family lots with a minimum lot size of five (5) acres. The property is located approximately one mile south of Burgess Road directly on the west side of Holmes Road and is within the Black Forest comprehensive planning area (Schedule Nos. 62240-00-008 and 52190-01-001).

6. ID-07-006

Schueler

**SPECIAL DISTRICT SERVICE PLAN
SANCTUARY METROPOLITAN DISTRICT**

A request by Morley-Howard Investments, LLC for approval of a service plan precedent to formation of a new single metropolitan district to provide facilities funding and certain ongoing services to an approximately 2,378-acre development known as The Sanctuary. The property is generally located in the Black Forest Planning Area. (Schedule Nos. 52000-00-235, 237, 302, 329, 330, 52010-00-001, 52110-00-001, 52120-00-002)

7. ID-07-007

Schueler

**SPECIAL DISTRICT SERVICE PLAN
SOUTH ACADEMY STATION METROPOLITAN DISTRICT 1-5**

A request by HC Development and Management Services for approval of a consolidated service plan precedent to formation of five (5) inter-related metropolitan districts with the purpose of providing facilities financing and services to an approximately 162-acre development known as South Academy Station. The property is generally located in the vicinity of South Academy Boulevard and Interstate 25, north of Fort Carson. (Schedule No. 65044-00-010)

8. **Falcon/ Peyton Small Area Master Plan Update – Carl Schueler**

NOTE: For information regarding the Agenda item the Planning Commission is considering, call the Development Services Department for information (520-6300). Visit our Web site - 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.