

EL PASO COUNTY PLANNING COMMISSION

September 1, 2009 - 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.

NOTES: 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 – Elaine Kleckner**
- 2. Consent Items**
 - A. Minutes of the Regular Meeting August 18, 2009**
 - B. SF-09-004 DOSSEY**

**PIONEER LANDING AT LORSON RANCH
FINAL PLAT**

Request by Lorson, LLC, and Bradley Marksheffel, LLC, for approval of a final plat for Pioneer Landing at Lorson Ranch. The proposed plat includes two parcels totaling 27.61 acres, which are currently zoned PUD (Planned Unit Development) District. The plan includes 118 single family residential lots, trails, and open space. The property is located north of Fontaine Boulevard and east of Marksheffel Road, on the north side of Old Glory Drive. (A Portion of Schedule No. 55143-00-002) (SF-09-004)

Regular Item

3. SF-09-005

DOSSEY

**FINAL PLAT
Townhomes at lorson ranch**

Request by Lorson Ranch Development Corporation for approval of Final Plat for Tract 14 of the Ponderosa at Lorson Ranch Subdivision Filing 1. The 23.5-acre tract is located northeast of the Marksheffel Road and Fontaine Boulevard intersection and is included within the Highway 94 Comprehensive Planning Area. The proposal anticipates construction of 206 townhome units in the form of three, four, and five-plex units for an overall density of approximately 8.8 du/acre. (Schedule No. 5500000337) (SF-09-005)

4. P-09-002

DOSSEY

**REZONING: A-35 TO RR-5
MOUNTAIN'S EDGE REZONE**

A request to rezone 40 acres from the A-35 (Agricultural) zone district to the RR-5 (Residential Rural) zone district located at 0 McClelland Road. The parcel is located on the east side of McClelland Road, approximately 1/3 of a mile north of Scott Road. The property is not included within a comprehensive planning area. (Schedule No. 32000-00-639) (P-09-002)

5. VA-09-002

DECONINCK

**Variance of Use
Snare Variance – Bradshaw Road**

Request by James Snare for a variance of use to allow a second dwelling on a 4.75-acre parcel. The property, addressed as 12165 Bradshaw Road, is zoned RR-5 (Residential Rural) and is located approximately one-half mile south of the intersection of Highway 24 East and Bradshaw Road. Schedule No. (42130-02-001)

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.