

EL PASO COUNTY PLANNING COMMISSION

July 21, 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 held July 7, 2009

B. AL-09-006

DECONINCK

**SPECIAL USE
CSP PINE OAKS STEALTH CMRS FACILITY**

Request by Q3 Consulting (applicant) on behalf of Broadmoor Village Park Properties, LLC (owner) for a special use for a stealth commercial mobile radio service (CMRS) telecommunications tower. The facility would be disguised as an architecturally similar addition above an existing office building to an elevation of approximately 30 feet. The 42.34-acre site is in the MHP (Mobile Home Park) zone district and is located at 8160 Piute Road, approximately one-half mile northwest of the intersection of Highway 115 and Pawnee Road. (Schedule No. 65303-10-001).

C. PUD-99-010

DOSSEY

**PLANNED UNIT DEVELOPMENT AMENDMENT
FALCON VISTA SUBDIVISION**

All Things Furry, LLC, is proposing to amend the approved PUD (Planned Unit Development) zoning for the Falcon Vista Subdivision (PUD-99-010) to allow an animal crematory as an accessory use and pet grooming, pet day care, and pet kenneling (indoor, overnight) as allowed uses. Specifically, the applicant is proposing to implement the uses on Lot 24 of the Falcon Vista Subdivision. The lot is comprised of 29,185 square-feet and is located north of Falcon Highway, south of Highway 24, east of Meridian Road, on the north side of Swingline Road. The lot is located within the Falcon/Peyton Comprehensive Planning Area. (Schedule No. 43073-03-021)

D. AL-09-007

DOSSEY

**SPECIAL USE REVIEW
FALCON ANIMAL HOSPITAL CREMATORY**

A request by All Things Furry, LLC, for approval of a special use to allow an animal crematory as an accessory use at 11860 Swingline Road in Falcon. The applicant is proposing to operate an animal crematory on Lot 24 of the Falcon Vista Subdivision. The lot is comprised of 29,185 square-feet and is located north of Falcon Highway, south of Highway 24, east of Meridian Road, on the north side of Swingline Road. The lot is located within the Falcon/Peyton Comprehensive Planning Area. (Schedule No. 43073-03-021)

E. VR-09-005

DOSSEY

**VACATION AND REPLAT
LOT 1 OF THE KAY TEE SUBDIVISION FILING 2A**

Request by Burley, LLC, for approval of a vacation and replat to create two lots where one lot currently exists at 915 and 955 Valley Street. The applicant is proposing to vacate Lot 1 of the Kay Tee Subdivision Filing 2A and replat the property as Lots 1 and 2 of the Kay Tee Subdivision Filing 2B. The 4.52-acre lot is zoned CS (Commercial Service) and is located at the southeast corner of the Galley Road and Valley Street intersection, approximately 1/3 of a mile east of Powers Boulevard. (Schedule No. 54073-13-010)

F. CC-08-001

DOSSEY

**REZONING: RT and A-5 TO CC
FACTORY DIRECT CARPET
LOTS 11-20 BLOCK 9 CRYSTOLA**

Request by Factory Direct Carpet, Inc, for approval to rezone 1.32 acres from RT (Residential-Topographic) and A-5 (Agricultural) to CC (Commercial Community). The property is located at the northeast corner of Highway 24 and 4th Street in Crystola and is within the Ute Pass Comprehensive Plan area. (Schedule Nos. 8232305005, 8232305006 and 8232305007)

Regular Item

3. PBC-06-001

DOSSEY

**REZONING: I-2 TO CR
WIDEFIELD SHOPPING CENTER**

Request by Glen Investment Group 1-12 LLC for approval to rezone a 23.99-acre parcel from I-2 (Limited Industrial) to CR (Commercial Regional). The property is located at the southwest corner of Powers Boulevard and Fontaine Boulevard and is not included within a comprehensive planning area. (Schedule No. 55201-13-004)

4.

NEW PLANNING COMMISSIONERS TRAINING SESSION

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.