

EL PASO COUNTY PLANNING COMMISSION

August 18, 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 and July 21, 2009**
 - B. AL-09-003 Deconinck**

**SPECIAL USE
PETERSON AFB TOWER RENEWAL**

Request by Towerco (applicant) on behalf of K Ventures LLC (owner) for a special use renewal of an existing 80' commercial mobile radio service (CMRS) telecommunications tower. The 22.8-acre site is in the I-3 (Heavy Industrial) zone district and is located at 6985 Space Village Boulevard, approximately one-quarter mile southeast of the intersection of Platte Avenue and Peterson Road. (Schedule No. 54170-01-004)

C. AL-09-004

Deconinck

**SPECIAL USE
PIKES PEAK RACEWAY TOWER RENEWAL**

Request by Towerco (applicant) on behalf of Cordell Tomlin (owner) for a special use renewal of an existing 150' commercial mobile radio service (CMRS) telecommunications tower. The five-acre site is in the I-3 (Heavy Industrial) zone district and is located at 0 Industry Avenue, approximately one-quarter mile east of the intersection of Industry Avenue and Wigwam Road. (Schedule No. 57260-00-019).

D. AL-09-005

Deconinck

**SPECIAL USE
PARK STEALTH TOWER**

Request by Towerco (applicant) on behalf of Rita Park (owner) for a special use renewal of an existing 95' stealth commercial mobile radio service (CMRS) telecommunications tower. The 4.8-acre site is in the RR-5 (Residential Rural) zone district and is located at 2746 Rustic Oak Grove, approximately one-quarter mile north of the intersection of Highway 83 and Old North Gate Road. (Schedule No. 62040-00-017).

E. SP-09-001

Dossey

**PRELIMINARY PLAN
MATIKA SUBDIVISION**

Request by Julie Barry-Rusin for approval of a preliminary plan to subdivide a parcel located at 14775 Black Forest Road. The 42.27-acre parcel is zoned RR-5 (Residential Rural) and is located approximately 2 1/4 miles north of Shoup Road, approximately 1.6 miles south of Hodgen Road, on the east side of Black Forest Road. The proposal is to maintain the RR-5 (Residential Rural) zoning and to subdivide the parcel into seven lots. The property is located within the Black Forest Comprehensive Plan area. (Schedule No. 51320-00-001).

F. SF-09-001

Dossey

**FINAL PLAT
MATIKA SUBDIVISION**

Request by Julie Barry-Rusin for approval of a final plat to subdivide a parcel located at 14775 Black Forest Road. The 42.27-acre parcel is zoned RR-5 (Residential Rural) and is located approximately 2 1/4 miles north of Shoup Road, approximately 1.6 miles south of Hodgen Road, on the east side of Black Forest Road. The proposal is to maintain the RR-5 (Residential Rural) zoning and to subdivide the parcel into seven lots. The property is located within the Black Forest Comprehensive Plan area. (Schedule No. 51320-00-001).

G. U-09-001

DOSSEY

**APPROVAL OF LOCATION
DONALD WESTCOTT FIRE STATION**

A request by Donald Westcott Fire Protection District for an approval of location to operate a fire station on a parcel located at 14650 Highway 83. The 28.75-acre parcel is zoned RR-5 (Residential Rural) and is located north of Old North Gate Road and south of Stagecoach Road on the west side of Highway 83. The parcel is located within the boundaries of the Tri-Lakes Comprehensive Plan area. (Schedule No. 61000-00-152).

Regular Item

3. 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).

4. 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)

5. VA-09-003

PARSONS

**VARIANCE OF USE
BRADY VARIANCE – BUFFALO RUN ROAD**

Request by Karen Brady for a variance of use to allow a second dwelling on a 2.53-acre parcel. The property, addressed as 789 Buffalo Run Road, is zoned RR-2.5 (Residential Rural) and is located approximately one-half mile north of the intersection of Highway 94 East and Antelope Drive in the View Point Estates Subdivision. (Schedule No. 34100-06-003).

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.