



COMMISSIONERS:
MARK WALLER (CHAIR)
LONGINOS GONZALEZ, JR. (VICE-CHAIR)

HOLLY WILLIAMS
STAN VANDERWERF
CAMI BREMER

EL PASO BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Date: Tuesday, July 23, 2019 Item No. 13.

To: Board of County Commissioners

From: Gabe Sevigny, Planner II - Planning and Community Development/

Agenda Wording: Rollin Ridge Estates Preliminary Plan -- A request by TC&C, LLC, for approval of a preliminary plan to create sixteen (16) single-family residential lots, one (1) tract for drainage detention, one (1) tract for future development, and right-of-way. The fifty-seven (57) acre property is zoned RR-5 (Residential Rural) and is located at the southwest corner of the Hodgen Road and Highway 83 intersection. (Parcel Nos. 61270-00-064 and 61270-00-065) (Commissioner District No. 1) (SP-18-001)

SUMMARY (including information on budgeted matters)

A request by TC&C, LLC, for approval of a preliminary plan of 57 acres within the RR-2.5 (Residential Rural) zoning district to create sixteen (16) single family lots, a tract for storm water quality and detention, a tract to be held for future commercial development, and right-of-way. The 57 acre property is currently zoned RR-5 (Rural Residential). 48.84 acres of the overall area are proposed to be included within this preliminary plan and are proposed to be zoned RR-2.5 (Residential Rural) pursuant to a concurrently reviewed map amendment (rezone) request, and 5.3 acres out of the remaining 8.14 acres are proposed to be zoned pursuant to the concurrently reviewed Rollin Ridge PUD (Planned Unit Development) map amendment (rezone) request. The concurrent PUD rezoning request proposes to create three (3) commercial lots for future development. The property is located at the southwest corner of the Hodgen Road and Highway 83 intersection and is within Section 27, Township 11 South, Range 66 West of the 6th P.M., El Paso County, Colorado.

The preliminary plan meets the submittal and review criteria for a preliminary plan as well as the general development standards of Chapter 6, the preliminary plan review criteria of Chapter 7, and the subdivision design requirements of Chapter 8 of the El Paso County Land Development Code (2019).

Individual wells and onsite wastewater treatment systems (OWTS) are proposed for lots within the subdivision. A finding of water sufficiency is requested with this preliminary plan request.

BACKGROUND (including information on budgeted matters)

ESTIMATED TIME FOR PRESENTATION

30 minutes/hours

STRATEGIC PLAN GOALS

- GOAL ONE – Maintain and promote a financially sustainable County Government that is transparent and effective
- GOAL TWO – Continue to enhance the understanding of civic services and promote participation, engagement and confidence in County Government
- GOAL THREE – Maintain and improve the County transportation system, facilities, infrastructure and technology.
- GOAL FOUR – Consistently support regional economic strength.
- GOAL FIVE – Strive to ensure a safe, secure, resilient, and healthy community.

FINANCIAL IMPLICATIONS

Business Year:	2019	Subject to TABOR? NO
Fund:		
Funding Amount:	\$0.00	
Increase to original adopted Budget	\$0.00	
Net Cost to County:	\$0.00	
Total Project Cost:	\$0.00	
Vendor Information		

ATTACHMENTS