

resort was approved by the commissioners 3-1 at their Nov. 15 meeting. Gonzalez voted no, stating he found the hotel to be inconsistent with the master plan, and Williams was recused. See www.ocn.me/v22n12.htm#epbocc.

Highway 105A project

At the March 21 meeting, the commissioners approved a special warranty deed, permanent easement, and temporary construction easements with Monument Academy Building Corp. at

a cost of \$89,900.

The Highway 105A project will improve the highway to four lanes between I25 and Lake Woodmoor Drive.

Appointment to the Planning Commission

Also at the March 21 meeting, the com-

missioners approved the appointment of Kara Offner as a regular member of the Planning Commission. Her term runs until May 1, 2024.

Helen Walklett can be reached at helenwalklett@ocn.me.

El Paso County Planning Commission, March 2 and 16

Commissioners say 5-acre lots under attack, vote against rezone

By Helen Walklett

At the March 16 El Paso County Planning Commission meeting, the commissioners heard an application to rezone a 5-acre property in Outlook Estates to 2.5 acres. At the same meeting, the commissioners heard a variance of use for a second dwelling at an RR-2.5 (rural residential) property in Black Forest. Earlier in the month, they approved a minor subdivision request relating to the new Monument Academy site.

Overlook Estates rezone

The commissioners voted 7-2 to recommend for disapproval a request by Steven and Jennifer Liebowitz to rezone their property in Overlook Estates from RR-5 (rural residential) to RR-2.5. The rezone would have allowed the owners to apply for a minor plat to subdivide the existing lot into two 2.5-acre lots. The Summit Drive property is located to the north of Old North Gate Road and west of Silverton Road and is just north of the Flying Horse development and the Colorado Springs city limits.

Lekishia Bellamy, planner I, Planning and Community Development Department, told the commissioners that the application was moved from the consent calendar to a full hearing due to the level of opposition. She said concerns focused on it setting a precedent, increased density and traffic, compatibility with the surrounding area, and water availability.

David Gorman of M.V.E. Inc. and representing the owners, said that a 2.5-acre zoning would provide a transition from the higher density to the south and the 5-acre lots to the north. He said that the immediate neighbors had not objected. He commented, "We're of course much closer to some of the higher density development that already exists nearby. When you look at this, we see just an opportunity here and a reason to think that the corridor [just north of the city boundary] is a good place to use the existing infrastructure and to gain additional housing capacity, which is something that's needed." He noted that the property is separated from the areas to the north



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