

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

EL PASO COUNTY PLANNING COMMISSION

MEETING RESULTS (UNOFFICIAL RESULTS)

Planning Commission (PC) Meeting

Thursday, September 18th, 2025, El Paso County Planning and Community Development Department
2880 International Circle, Colorado Springs, Colorado – Second Floor Hearing Room

REGULAR HEARING at 9:00 A.M.

PC MEMBERS PRESENT AND VOTING: SARAH BRITTAIN JACK, JIM BYERS, JAY CARLSON, BECKY FULLER,
ERIC MORAES, BRYCE SCHUETTPELZ, TIM TROWBRIDGE, AND CHRISTOPHER WHITNEY.

PC MEMBERS PRESENT AND NOT VOTING: NONE.

PC MEMBERS ABSENT: BLAINE BREW.

STAFF PRESENT: MEGGAN HERINGTON, JUSTIN KILGORE, ERIKA KEECH, LACEY DEAN, KARI PARSONS,
DANIEL TORRES, JOSEPH SANDSTROM, GILBERT LAFORCE, BRET DILTS, CHARLENE DURHAM, AND JESSICA
MERRIAM.

OTHERS PRESENT AND SPEAKING: JON ROMERO, FABRICIO COLLELA, NONA WOMACK, LARRY POWELL,
AND JEFF GIBERSON.

1. REPORT ITEMS

Mr. Kilgore advised the board that the next PC Hearing is Thursday, October 16th, 2025, at 9:00 A.M.
and that the PC Hearing scheduled for Thursday, October 2nd, 2025 has been cancelled due to a lack of
items on the agenda.

2. PUBLIC COMMENT FOR ITEMS NOT ON THE HEARING AGENDA

NONE.

3. CONSENT ITEMS

A. Adoption of Minutes for meeting held on August 21st, 2025.

PC ACTION: THE MINUTES WERE APPROVED AS PRESENTED (8 - 0)

IN FAVOR: (8) Brittain Jack, Byers, Carlson, Fuller, Moraes, Schuettpelz, Trowbridge, and Whitney.

IN OPPOSITION: (0) None.

B. P257

DEAN

MAP AMENDMENT (REZONING)

ELK VIEW ESTATES REZONE (RR-2.5)

A request by Elk Ridge Developments, LLC for approval of a Map Amendment (Rezoning) of 17.05 acres from RR-5 (Residential Rural) to RR-2.5 (Residential Rural). The property is located on Old Ranch Road, approximately 1 mile east of the intersection of Highway 21 and Old Ranch Road. (Parcel No. 6223000044) (Commissioner District No. 1)

PC ACTION: THIS ITEM WAS PULLED TO BE HEARD AS A CALLED-UP CONSENT ITEM PER REQUEST BY MR. SCHUETTPELZ.

C. SF2431

PARSONS

FINAL PLAT

VENTURE ON VENETUCCI FILING NO. 1 SUBDIVISION

A request by CS 2005 Investments III, LLC for approval of a 62.6-acre Final Plat creating 1 multi-family residential lot and 4 tracts. The property is zoned RM-30 (Residential Multi-dwelling) and is located north of South Academy Boulevard and west of Venetucci Boulevard. (Parcel Nos. 6504300049 and 6504300050) (Commissioner District No. 4)

NO PRESENTATIONS, PUBLIC COMMENT, OR DISCUSSION

PC ACTION: TROWBRIDGE MOVED / MORAES SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3C, FILE NUMBER SF2431 FOR A FINAL PLAT, VENTURE ON VENETUCCI FILING NO.1 SUBDIVISION, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH TWO (2) CONDITIONS AND TWO (2) NOTATIONS, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (8 - 0).

IN FAVOR: (8) Brittain Jack, Byers, Carlson, Fuller, Moraes, Schuettepelz, Trowbridge, and Whitney.

IN OPPOSITION: (0) None.

D. PUDSP253

PARSONS

PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN

RETREAT AT PRAIRIE RIDGE FILING NO. 4

A request by Classic SRJ Land, LLC, for approval of a Map Amendment (Rezoning) of 14.55 acres from RR-5 (Residential Rural) to PUD (Planned Unit Development) with approval of a Preliminary Plan illustrating 112 single-family lots, tracts, 3 acres of open space and 2.66 acres of private right-of-way. The property is located immediately adjacent and to the north of the future extension of Briargate Parkway, south of Poco Road, and west of Vollmer Road. The development area was formerly known as the "Jaynes Property." (Parcel Nos. 5228000044 and 5228000045) (Commissioner District No. 1)

NO PRESENTATIONS, PUBLIC COMMENT, OR DISCUSSION

PC ACTION: MORAES MOVED / BYERS SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3D, FILE NUMBER PUDSP253 FOR A PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN, RETREAT AT PRAIRIE RIDGE FILING NO. 4, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH SEVEN (7) CONDITIONS AND FIVE (5) NOTATIONS, AND A RECOMMENDED FINDING OF SUFFICIENCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (8 - 0).

IN FAVOR: (8) Brittain Jack, Byers, Carlson, Fuller, Moraes, Schuettepelz, Trowbridge, and Whitney.

IN OPPOSITION: (0) None.

4. CALLED-UP CONSENT ITEMS:

3B. P257

DEAN

MAP AMENDMENT (REZONING)

ELK VIEW ESTATES REZONE (RR-2.5)

A request by Elk Ridge Developments, LLC for approval of a Map Amendment (Rezoning) of 17.05 acres from RR-5 (Residential Rural) to RR-2.5 (Residential Rural). The property is located on Old Ranch Road, approximately 1 mile east of the intersection of Highway 21 and Old Ranch Road. (Parcel No. 6223000044) (Commissioner District No. 1)

STAFF & APPLICANT PRESENTATIONS

DISCUSSION: **Mr. Carlson** inquired which surrounding parcels were under 5 acres in size. **Ms. Dean** indicated approximately six such properties on the presentation slide.

Mr. Whitney asked if the nonconforming parcels were originally conforming prior to the A-5 zoning designation. **Ms. Dean** confirmed that the parcels were legal nonconforming, as they existed before the rezoning to A-5.

Mr. Carlson asked about public concerns regarding drainage. **Mr. Sandstrom** clarified that drainage and erosion are not addressed at the rezoning phase. These issues are reviewed in detail during the final plat phase, where a drainage report is required. All water quality and drainage must be designed to ensure there is no adverse impact on neighboring properties. **Mr. Carlson** asked whether the site is located within a floodplain. **Mr. Sandstrom** confirmed it is not in a floodplain and noted that any additional runoff from impervious surfaces will be handled at the final plat stage.

PUBLIC COMMENTS: **Mr. Fabricio Colella**, resident at 4380 Old Ranch Road, spoke in opposition to the proposed plan. He clarified that "Studebaker Street" is not a public road but a private drive, largely located on his property and partially on three others. He stated the name was added to Google Maps but is not officially recognized by the city, county, or state, and emphasized that the drive should not be used by new owners or construction traffic. Mr. Colella also raised concerns with the traffic study, noting it assumes only one vehicle per household. Given the size and price of the homes, he finds this unrealistic and believes the study significantly underestimates traffic volumes, especially during peak hours when Old Ranch Road is already heavily congested. Additionally, he cited drainage issues, noting

a former pond west of the property has been filled in and may have relied on drainage from the subject property. He expressed concern about potential erosion, especially given past grading activity he claims occurred across his property line without permission. He concluded by urging the Commission to consider the dramatic changes to the area since the 1960s and voiced support for preserving the existing 5-acre lot pattern rather than allowing denser development

Ms. Nona Womack, resident at 4330 Old Ranch Road, expressed opposition to the proposed development. Speaking also on behalf of neighbors at 4415 and 4430 Old Ranch Road, she emphasized that Old Ranch Road is a narrow, two-lane road with ditches on either side, making it unsafe, especially in winter. The private lane leading to the mentioned properties is only wide enough for one vehicle and is maintained by residents. Increased traffic from new development would worsen conditions, damage the Black Forest trees, and increase harmful vehicle emissions. Ms. Womack also raised concerns about drainage. She noted the proposed development site slopes toward their properties and currently drains into a small culvert at 4430 Old Ranch. Any changes to grading could significantly worsen existing flooding issues, particularly at the southwest corner of 4415 and into neighboring areas where water already collects. She urged the Commission to require a comprehensive drainage solution to divert runoff and protect neighboring properties, health, and the natural environment.

Mr. Larry Powell, resident at 4415 Old Ranch Road, voiced opposition to the proposed development. He explained that all drainage from the subject property flows across his and his son's property at 4430 Old Ranch Road before reaching the only culvert under Old Ranch Road in the area. He expressed concern that additional wells and septic systems associated with the proposed 2.5-acre lots would overtax the aquifer and lead to contamination. Mr. Powell emphasized that the area has long been planned for 5-acre parcels and questioned why that standard is being changed now, asserting that 2.5-acre lots do not allow sufficient space for roads, wells, or septic systems.

Mr. Jeff Giberson, resident at 4570 Old Ranch Road, expressed concern about the changing character of the neighborhood, noting increased traffic and noise since purchasing his home over a decade ago. He opposed further development, citing diminished water pressure since moving in and the likelihood that additional wells will worsen the situation and potentially require expensive drilling. He also raised concerns about an easement from Mr. Colella's property that provides access to his lot, noting opposition to joining an HOA if it would interfere with that access or require participation he does not want.

APPLICANT REBUTTAL: Mr. Jon Romero, with Galloway & Company Inc. representing the applicant, acknowledged public concerns and clarified that drainage, water quality, well/septic capacity, and water sufficiency will be fully vetted during the final plat stage in compliance with El Paso County standards. He confirmed that any increased runoff will be mitigated and that legal access points will remain intact. Regarding HOA concerns, he clarified that the HOA will only apply to the new subdivision and will not require cost participation from neighboring properties. He also noted that the developer will pay road impact fees, and traffic estimates, based on the projected increase of 57 weekday trips, which would change the level of service from A to B but remain within acceptable limits without triggering additional improvements.

PLANNING COMMISSION DISCUSSION: Ms. Fuller suggested that neighbors in opposition connect with planning staff to better understand drainage and water sufficiency regulations, noting that new development must control water flow to prevent adverse impacts. She emphasized the value of informed opposition based on facts rather than fear. **Mr. Sandstrom** agreed and offered to meet with concerned residents and distribute an El Paso County drainage FAQ sheet. He reiterated that a drainage report demonstrating no adverse impact is required at the subdivision (final plat) stage. He also confirmed, in response to **Ms. Fuller**, that water sufficiency must be demonstrated before wells are drilled, in accordance with planning regulations.

Mr. Trowbridge thanked attendees for their public input and confirmed that all written comments were reviewed in advance as part of the Commission's preparation. He acknowledged the thoughtful questions raised but clarified that many of the concerns, such as drainage, water sufficiency, and traffic, fall under the review criteria for later stages like the preliminary plan, not rezoning. He encouraged the public to utilize El Paso County's online EDARP system to view project documents, including traffic and drainage reports. He noted that while the County cannot control water rights (as they are regulated by the State Engineer), El Paso County applies a stricter 300-year water supply standard, compared to the state's 100-year requirement.

Mr. Moraes echoed **Mr. Trowbridge's** remarks, reiterating that many of the concerns raised, such as traffic, water sufficiency and quality, are evaluated during the preliminary plan phase. If studies during that phase indicate inadequate traffic infrastructure or insufficient water resources, the development would be halted unless the applicant addresses the deficiencies, either through mitigation or project redesign. He

emphasized that the current decision is strictly about rezoning and whether the proposal aligns with the County Master Plan and is compatible with surrounding zoning and land uses. He encouraged continued public input, noting that community members are often the most familiar with local conditions. Their feedback helps both staff and developers apply a more critical lens moving forward.

Mr. Carlson noted that the subject property is located in an area designated by the County Master Plan as an “area of minimal change.” He explained that unlike areas designated for future development, often labeled “areas of change”, this area was not intended to undergo significant transformation or increased density. He expressed concern that the proposed rezoning would alter the essential character of the neighborhood, which was originally zoned A-5 in the 1980s to preserve larger lot sizes and open space. **Mr. Carlson** emphasized the importance of maintaining existing open areas amid ongoing development in other parts of the county and stated his preference to uphold the original intent of the A-5 zoning for this location.

PC ACTION: SCHUETTPELZ MOVED / FULLER SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3B, FILE NUMBER FOR A MAP AMENDMENT (REZONING), ELK VIEW ESTATES REZONE (RR-2.5), UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH TWO (2) CONDITIONS AND TWO (2) NOTATIONS, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (7 - 1).

IN FAVOR: (7) Brittain Jack, Byers, Fuller, Moraes, Schuettpelz, Trowbridge, and Whitney.

IN OPPOSITION: (1) Carlson.

5. REGULAR ITEMS

NONE.

6. NON-ACTION ITEMS

NONE.

MEETING ADJOURNED at 9:54 A.M.

Minutes Prepared By: Jessica Merriam

