

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

EL PASO COUNTY PLANNING COMMISSION HEARING AGENDA

THURSDAY, AUGUST 21, 2025

Public Hearing begins at 9:00 A.M.

Second-floor Hearing Room, Pikes Peak Regional Development Center

2880 International Circle, Colorado Springs, 80910

Staff reports and additional documentation for each item can be found on the *View Hearing Schedule and Meetings* page at <https://planningdevelopment.elpasoco.com>. Supplemental documents provided to staff are automatically incorporated as part of the record unless specific objections are raised at the meeting.

Comments and documents emailed to PCDhearings@elpasoco.com that are received at least 24 hours in advance of the hearing will be included in the hearing packet. Anything received within 24 hours of the hearing will be uploaded as part of the file on EDARP but might not be present at the hearing.

The recording is the official record of the proceeding. If you need further information, please contact Planning and Community Development at 719-520-6300.

1. Report Items

A. Planning Department: Meggan Herington or Justin Kilgore. Next PC Hearing: September 4th, 2025.

2. Call for public comment for items not listed on the agenda.

3. Consent Items

A. Adoption of Minutes from PC Hearing held August 7th, 2025.

SPECIAL USE**8655 WEST HIGHWAY 24 ELECTRONIC MESSAGE DISPLAY BILLBOARD CONVERSION**

A request by Lamar Advertising for approval of a Special Use to allow for an Electronic Message Display (EMD) conversion of an existing billboard in a restricted corridor. Conversion of an existing static display billboard within any restricted corridor requires Board of County Commissioners approval. The property is zoned CC (Community Commercial) and is located along the Highway 24 corridor at 8655 West Highway 24. (Parcel No. 8315400037) (Commissioner District No. 3)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/203896>

SPECIAL USE**3627 WEST COLORADO AVENUE ELECTRONIC MESSAGE DISPLAY BILLBOARD CONVERSION**

A request by Lamar Advertising for approval of a Special Use to allow for an Electronic Message Display (EMD) conversion of an existing billboard in a restricted corridor. Conversion of an existing static display billboard within any restricted corridor requires Board of County Commissioners approval. The property is zoned C-2 (Commercial) and is located along the Highway 24 corridor at 3627 West Colorado Avenue. (Parcel No. 7403324067) (Commissioner District No. 3)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/203906>

MAP AMENDMENT (REZONING)**ANTLER RANGE REZONE**

A request by Vertex Consulting Services for approval of a Map Amendment (Rezoning) of 244 acres from A-35 (Agricultural) to RR-2.5 (Residential Rural). The property is located on the

Northeast corner of the intersection of Meridian Road and Ayer Road. (Parcel No. 4218000022)
(Commissioner District No. 1)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/202724>

E. ID253

PARSONS

SPECIAL DISTRICT SERVICE PLAN

ANTLER CREEK METROPOLITAN DISTRICT

A request from Icenogle Seaver Pogue, P.C., for approval of a Colorado Revised Statutes Title 32 Special District Service Plan for the Antler Creek Metropolitan District. The 244-acre area is also under consideration to be rezoned to RR-2.5. The subject property is located north of Auer Road, South of Latigo Boulevard, and east of Meridian Road. The service plan includes the following: a maximum debt authorization of \$10,000,000.00, a debt service mill levy of 50 mills for residential, operations and maintenance mill levy of 10 mills, and a special purpose mill levy of 5 mills for a total maximum combined mill levy of 65 mills.

The statutory purposes of the district include the provision of the following:

- 1) street improvements, transportation, safety protection;
- 2) design, construction, and maintenance of drainage facilities;
- 3) design, land acquisition, construction, and maintenance of recreation facilities;
- 4) mosquito control;
- 5) design, acquisition, construction, installation, and operation and maintenance of television relay and translation facilities;
- 6) design, construction, and maintenance of water including fire hydrants;
- 7) sanitation systems;
- 8) solid waste disposal;
- 9) security services; and
- 10) covenant enforcement.

(Parcel Nos. 4218000022) (Commissioner District No. 1)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/204187>

F. ID254

PARSONS

SPECIAL DISTRICT SERVICE PLAN

TRIPLE H RANCH METROPOLITAN DISTRICT NOS. 1-3

A request from Monson, Cummins, Shohet & Farr, LLC, for approval of a Colorado Revised Statutes Title 32 Special District Service Plan for the Triple H Ranch Metropolitan District Nos. 1-3. The 760-acre area included within the request is zoned A-35 (Agricultural), and is located north of Jones Road, south of Falcon Highway, west of Peyton Highway, and east of Murr Road. The service plan includes the following: a maximum debt authorization of \$37,000,000.00, a debt service mill levy of 50 mills for residential, and a debt service mill levy of 50 mills for commercial, operations and maintenance mill levy of 10 mills, and a special purpose mill levy of 5 mills for a total maximum combined mill levy of 65 mills.

The statutory purposes of the district include the provision of the following:

- 1) street improvements, transportation, safety protection;
- 2) design, construction, and maintenance of drainage facilities;
- 3) design, land acquisition, construction, and maintenance of recreation facilities;
- 4) mosquito control;
- 5) design, construction, and maintenance of water including fire hydrants;
- 6) sanitation systems;
- 7) security services; and
- 8) covenant enforcement.

(Parcel Nos. 3300000388, and 3300000168) (Commissioner District No. 2)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/204145>

SPECIAL DISTRICT SERVICE PLAN**WILSHIRE METROPOLITAN DISTRICT NOS. 1-2**

A request from Icenogle Seaver Pogue, P.C., for approval of a Colorado Revised Statutes Title 32 Special District Service Plan for the Wilshire Metropolitan District Nos. 1-2. The 50.78-acre area included within the request is zoned PUD (Planned Unit Development) and is located immediately west of Marksheffel Road and south of Constitution Avenue. The service plan includes the following: a maximum debt authorization of \$20,000,000.00, a debt service mill levy of 50 mills for residential, and a debt service mill levy of 50 mills for commercial, operations and maintenance mill levy of 10 mills, and a special purpose mill levy of 5 mills for a total maximum combined mill levy of 65 mills.

The statutory purposes of the district include the provision of the following:

- 1) street improvements, transportation, safety protection;
- 2) design, construction, and maintenance of drainage facilities;
- 3) design, land acquisition, construction, and maintenance of recreation facilities;
- 4) mosquito control;
- 5) design, acquisition, construction, installation, and operation and maintenance of television relay and translation facilities;
- 6) design, construction, and maintenance of water including fire hydrants;
- 7) sanitation systems;
- 8) solid waste disposal;
- 9) security services; and
- 10) covenant enforcement.

(Parcel Nos. 5405000060, 5405410001, 5405000059, and 5405000045) (Commissioner District No. 2)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/206225>

4. Called-up Consent Items

5. Regular Items

A. WV251

BAGLEY

WAIVER

MARIAH TRAIL WAIVER

A request by Wayne Anthony Custom Homes for approval of a Waiver of Section 8.5.1.C of the El Paso County Land Development Code. Section 8.5.1.C requires land being dedicated to the County to be free and clear of encumbrances. The property is located at 19205 Mariah Trail and is located 0.20 miles south of the intersection of Mariah Trail and Thunder Road West. (Parcel No. 5100000511) (Commissioner District No. 1)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/207399>

6. Non-Action Items - NONE

NOTE: For information regarding an agenda item, call Planning and Community Development at 719-520-6300 or visit our website at <https://planningdevelopment.elpasoco.com>. Results of the action taken by the Planning Commission will be uploaded to the case on EDARP (www.epcdevplanreview.com).