

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

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## **EL PASO COUNTY PLANNING COMMISSION HEARING AGENDA**

**THURSDAY, SEPTEMBER 18, 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](mailto: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: October 2<sup>nd</sup>, 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 21<sup>st</sup>, 2025.

**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)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/204756>

**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)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/198842>

**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)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/205036>

**4. Called-up Consent Items**

**5. Regular Items - NONE**

**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](http://www.epcdevplanreview.com)).