

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR
PLANNING AND COMMUNITY DEVELOPMENT

EL PASO COUNTY PLANNING COMMISSION

MEETING RESULTS (UNOFFICIAL RESULTS)

Planning Commission (PC) Meeting

Thursday, March 5th, 2026, 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, Eric Moraes, Tim Trowbridge, and Christopher Whitney.

PC MEMBERS PRESENT AND NOT VOTING: Michael Brewer and Maribeth Emrick (Virtual).

PC MEMBERS ABSENT: Blaine Brew, Becky Fuller, and Bryce Schuettpelz.

STAFF PRESENT: Meggan Herington, Justin Kilgore, Erika Keech, Maria Lancto, Ryan Howser, Lisa Elgin, Daniel Torres, Ed Schoenheit, Gilbert LaForce, and Jessica Merriam.

OTHERS PRESENT AND SPEAKING: Blaine Perkins.

1. REPORT ITEMS

Mr. Kilgore advised the board that the next PC Hearing is Thursday, March 19th, 2026, at 9:00 A.M.

2. PUBLIC COMMENT FOR ITEMS NOT ON THE HEARING AGENDA

NONE

3. CONSENT ITEMS

A. Adoption of Minutes for meeting held on February 19th, 2026.

PC ACTION: THE MINUTES WERE APPROVED AS PRESENTED (6 - 0)

IN FAVOR: (6) Brittain Jack, Byers, Carlson, Moraes, Trowbridge, and Whitney.

IN OPPOSITION: (0) None.

B. SF2513

ELGIN

FINAL PLAT

RED ROCK ACRES SUBDIVISION

A request by GTG Redrock LLC for approval of a 14.958-acre Final Plat creating five single-family lots. The property is zoned RR-2.5 (Residential Rural)(Lots 1-3) and RR-0.5 (Residential Rural)(Lots 4-5) and is located south of Highway 105 between Red Rock Ranch Drive and Rockbrook Road. The requested lots have a minimum lot size of 2.5 acres and are anticipated to be served by individual wells and on-site septic systems. (Portions of Parcel Nos. 7109000024 and 7109014003) (Commissioner District No. 3)

PC ACTION: THIS ITEM WAS REQUESTED TO BE CONTINUED TO A DATE CERTAIN OF MARCH 19TH, 2026 PER STAFF AND APPLICANT REQUEST. TROWBRIDGE MOVED / WHITNEY SECONDED TO CONTINUE THIS ITEM AT THE MARCH 19TH, 2026 PLANNING COMMISSION HEARING. THE MOTION PASSED (6 - 0).

IN FAVOR: (6) Brittain Jack, Byers, Carlson, Moraes, Trowbridge, and Whitney.

IN OPPOSITION: (0) None.

C. CS253

LANCTO

MAP AMENDMENT (REZONING)

CHURCH AT BENT GRASS MEADOWS REZONE

A request by FAL Realty LLC for approval of a Map Amendment (Rezoning) of 10.12 acres from RR-5 (Residential Rural) and PUD (Planned Unit Development) to CS (Commercial Service). The property is located at the northwest corner of Meridian Road and Bent Grass Meadows Drive and includes a portion of Meridian Road right-of-way. (Parcel Nos. 5301000033 and 5301000026) (Commissioner District No. 2)

NO STAFF OR APPLICANT PRESENTATIONS OR DISCUSSION

PC ACTION: MORAES MOVED / BYERS SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3C, FILE NUMBER CS253 FOR A MAP AMENDMENT (REZONING), CHURCH AT BENT GRASS MEADOWS REZONE, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH TWO (2) CONDITIONS AND THREE (3) NOTATIONS, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (6 -0).

IN FAVOR: (6) Brittain Jack, Byers, Carlson, Moraes, Trowbridge, and Whitney.

IN OPPOSITION: (0) None.

D. SP245

HOWSER

PRELIMINARY PLAN

ESTEBAN RODRIGUEZ

A request by Brent Houser Enterprises LLC for approval of a 493.22-acre Preliminary Plan illustrating 135 single-family residential lots, 7 commercial lots, and 6 tracts. The property is zoned RR-5 (Residential Rural), RR-2.5 (Residential Rural), and CC (Commercial Community), and is located at the southeast corner of the intersection of Judge Orr Road and Elbert Road. (Parcel Nos. 4300000534, 4300000537, and 4300000538) (Commissioner District No. 2)

NO STAFF OR APPLICANT PRESENTATIONS

DISCUSSION: Mr. Carlson asked whether there were any significant changes between the preliminary plan and the previously approved sketch plan. **Mr. Howser** stated that only minor layout adjustments have been made and that the proposal remains substantially consistent with both the approved sketch plan and the recently approved rezoning applications.

PC ACTION: MORAES MOVED / BRITAIN JACK SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3D, FILE NUMBER SP245 FOR A PRELIMINARY PLAN, ESTEBAN RODRIGUEZ, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH FOUR (4) CONDITIONS, THREE (3) 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 (6 - 0).

IN FAVOR: (6) Brittain Jack, Byers, Carlson, Moraes, Trowbridge, and Whitney.

IN OPPOSITION: (0) None.

4. CALLED-UP CONSENT ITEMS:

NONE

5. REGULAR ITEMS

A. PUDSP252

HOWSER

PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN

FLYING HORSE NORTH FILING NOS. 6-8 (MAJOR AMENDMENT)

A request by PRI #2, LLC, c/o Elite Properties of America, for approval of a Map Amendment (Rezoning) of 1,499.72 acres from PUD (Planned Unit Development) and RR-5 (Residential Rural) to PUD (Planned Unit Development) with approval of a Preliminary Plan illustrating 299 single-family residential lots and 4 tracts, including 91.5 acres of open space provisions and 26.3 acres of land dedicated for public right-of-way. The property is located at the southwest corner of the intersection of Black Forest Road and Hodgen Road. (Parcel Nos. 5130000002, 5130000005, 5130000006, 5130000007, 5131000002, 5100000437, 6136000011, and 5100000291) (Commissioner District No. 1)

STAFF & APPLICANT PRESENTATIONS

DISCUSSION: Mr. Moraes asked for clarification regarding the roadway connections shown on the traffic slide, specifically the road to the north that Holmes Road connects to. **Mr. Blaine Perkins**, with HR Green Inc., explained that Holmes Road connects to Old Stagecoach Road to the north and to existing Holmes Road and Sandbagger Drive to the south. He clarified that Sandbagger Drive currently terminates in a temporary cul-de-sac constructed with Filing Five, which will be removed once future

filings are developed. At that time, Holmes Road will connect through the intersection with Sandbagger and continue south. **Mr. Moraes** asked whether the roadway shown to the south included a westward turn. **Mr. Perkins** clarified that the feature shown in that location is not a roadway but a tract designated for a regional trail. He further explained that Holmes Road currently dead-ends at the property line, and future construction will extend the roadway south, providing an additional access point for surrounding residents.

Mr. Byers asked whether there are triggers tied to the number of lots before the southern roadway connection is constructed. **Mr. Perkins** stated that the first trigger occurs with the filing 6 final plat, which will extend Holmes Road to the first intersection and include a temporary cul-de-sac. The second trigger occurs with the filing 8 final plat, at which point Holmes Road will be constructed fully through the site.

Mr. Whitney asked for clarification regarding a previously discussed plan to locate a fire substation on the site, noting that the current plans show cisterns but no fire station. **Mr. Perkins** explained that a fire station had been proposed under an earlier, higher-density concept that included approximately 600 units. Due to the intensity of that proposal, an additional station was considered necessary. However, with the current plan adding only 16 lots with a minimum lot size of 2.5 acres, discussions with the Black Forest Fire Protection District determined that a fire station is no longer needed on the site.

PUBLIC COMMENTS: Mr. Keith Dale, a local resident, spoke regarding a notice he received for the project that inaccurately depicted the project area. Mr. Dale requested confirmation for the record that the Palmer Divide and Country Estates subdivisions are not included within the project boundaries. Staff confirmed that neither subdivision is included in the project area.

PC ACTION: MORAES MOVED / BYERS SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM 5A, FILE NUMBER PUDSP252 FOR A PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN, FLYING HORSE NORTH FILING NOS. 6-8 (MAJOR AMENDMENT), UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH SEVEN (7) CONDITIONS, 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 (6 - 0).

IN FAVOR: (6) Brittain Jack, Byers, Carlson, Moraes, Trowbridge, and Whitney.

IN OPPOSITION: (0) None.

6. NON-ACTION ITEMS

NONE

MEETING ADJOURNED at 9:34 A.M.

Minutes Prepared By: Jessica Merriam