

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

EL PASO COUNTY PLANNING COMMISSION

MEETING RESULTS (UNOFFICIAL RESULTS)

Planning Commission (PC) Meeting

Thursday, July 2nd, 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: Blaine Brew, Sarah Brittain Jack, Jim Byers, Suzanne Casagrande, Mae Emrick, Eric Moraes, Bryce Schuettpelz, Tim Trowbridge, and Christopher Whitney.

PC MEMBERS PRESENT AND NOT VOTING: None.

PC MEMBERS ABSENT: Thomas Bailey, Michael Brewer, and Jason Wulf.

STAFF PRESENT: Meggan Herington, Justin Kilgore, Erika Keech, Jeff Rice, Charlene Durham, Kylie Bagley, Joe Letke, and Tim Chambers.

OTHERS PRESENT AND SPEAKING: James McMurray.

1. REPORT ITEMS

Mr. Kilgore advised the board that the next PC Hearing is Thursday, July 16th, 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 June 18th, 2026.

PC ACTION: THE MINUTES WERE APPROVED AS PRESENTED (9-0)

IN FAVOR: (9) Brew, Brittain Jack, Byers, Casagrande, Emrick, Moraes, Schuettpelez, Trowbridge, and Whitney.

IN OPPOSITION: (0) None.

B. P2510

LETKE

MAP AMENDMENT (REZONING)

SEARLE RANCH REZONE

A request by Searle Development, Inc for approval of a Rezoning (Map Amendment) from PUD to RR-2.5. The subject property is located on Cherry Springs Ranch Road approximately 0.37 miles from the intersection of Cherry Springs Ranch Road and State Highway 105. (Parcel No. 6109000004) (Commissioner District No. 1)

NO STAFF OR APPLICANT PRESENTATIONS OR DISCUSSION.

PC ACTION: MORAES MOVED / WHITNEY SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3B, FILE NUMBER P2510 FOR A MAP AMENDMENT (REZONING), SEARLE RANCH REZONE, 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 (9-0).

IN FAVOR: (9) Brew, Brittain Jack, Byers, Casagrande, Emrick, Moraes, Schuettpelez, Trowbridge, and Whitney.

IN OPPOSITION: (0) None.

C. SF2528

LETKE

FINAL PLAT

SEARLE RANCH FINAL PLAT

A request by Searle Development, Inc for approval of a 17.61-acre Final Plat creating 6 single-family lots. The subject property is located on Cherry Springs Ranch Road approximately 0.37 miles from the intersection of Cherry Springs Ranch Road and State Highway 105. (Parcel No. 6109000004) (Commissioner District No. 1)

NO STAFF OR APPLICANT PRESENTATIONS OR DISCUSSION.

PC ACTION: SCHUETTPELZ MOVED / BREW SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3C, FILE NUMBER SF2528 FOR A FINAL PLAT, SEARLE RANCH FINAL PLAT, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH EIGHT (8) CONDITIONS AND FOUR (4) 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 (9-0).

IN FAVOR: (9) Brew, Brittain Jack, Byers, Casagrande, Emrick, Moraes, Schuettpelz, Trowbridge, and Whitney.

IN OPPOSITION: (0) None.

4. CALLED-UP CONSENT ITEMS:

NONE.

5. REGULAR ITEMS

A. PUDSP255

BAGLEY

PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN

ANTELOPE RIDGE AND BULL HILL PHASE 1 PUDSP

A request by Matrix Design Group, for approval of a Map Amendment (Rezoning) of 165 acres from PUD (Planned Unit Development) to PUD (Planned Unit Development) with approval of a Preliminary Plan illustrating 472 single-family lots, tracts, including 36.48 acres of open space provisions, and 28.81 acres of land dedicated for public right-of-way. The property is located two miles east of the intersection of Marksheffel Road and Bradley Road and three miles west of the intersection of Curtis Road and Bradley Road. (Parcel No. 5500000324) (Commissioner District No. 4)

STAFF & APPLICANT PRESENTATIONS

DISCUSSION: Mr. Trowbridge asked for clarification on the location of drainage ponds and whether the pond is the entire tract or just located in the tract. **Ms. Durham** clarified the location of the water quality and detention facilities and explained that pond C on the drainage plan is part of the tract and

takes up most of the tract itself. **Mr. James McMurray**, senior planner at Matrix Design Group, explained the location of the stormwater drainage tracts in the development plan.

NO PUBLIC COMMENT OR APPLICANT REBUTTAL.

PC ACTION: MORAES MOVED / BRITTAIN JACK SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM 5A, FILE NUMBER PUDSP255 FOR A PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN, ANTELOPE RIDGE AND BULL HILL PHASE 1 PUDSP , UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH SIX (6) 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 (9-0).

IN FAVOR: (9) Brew, Brittain Jack, Byers, Casagrande, Emrick, Moraes, Schuettepelz, Trowbridge, and Whitney.

IN OPPOSITION: (0) None.

6. NON-ACTION ITEMS

NONE.

MEETING ADJOURNED at 9:24 AM.

Minutes Prepared By: Tim Chambers