

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

EL PASO COUNTY PLANNING COMMISSION HEARING AGENDA

THURSDAY, JULY 2, 2026

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.

Public comments and supplemental documents should be submitted through the EDARP project page. Comments submitted through EDARP at least 24 hours (one business day) prior to the hearing will be provided to the Board and included in the hearing materials. Comments submitted within 24 hours of the hearing will still be uploaded to EDARP as part of the official file but may not be available for review 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: July 16th, 2026.

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

3. Consent Items

A. Adoption of Minutes from PC Hearing held June 18th, 2026.

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)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/197525>

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)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/197526>

4. Called-up Consent Items

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)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/201760>

B. 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).