

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

EL PASO COUNTY PLANNING COMMISSION HEARING AGENDA

THURSDAY, OCTOBER 15TH, 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: November 5th, 2026.

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

3. Consent Items

A. Adoption of Minutes from PC Hearing held October 1st, 2026.

MAP AMENDMENT (REZONING)**SIESTA GROVE REZONING RR-5 TO RR-2.5**

A request by Quentin Dassonville for approval of a Map Amendment (Rezoning) of 35.08 acres from RR-5 (Residential Rural) to RR-2.5 (Residential Rural). The property to be rezoned is located at 15850 Siesta Grove and is approximately 1.63 miles southwest of the intersection of Black Forest Road and Hodgen Road. (Parcel No. 6100000292) (Commissioner District No. 1)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/213945>

LAND DEVELOPMENT CODE AMENDMENT**ENFORCEMENT PROCEDURES AND LEGAL REMEDIES AMENDMENT**

A request by El Paso County Planning and Community Development to amend Chapter 1, Section 1.15 Definitions, and Chapter 11, Sections 11.1.4 Right to Inspect and 11.3 Zoning Violations, of the El Paso County Land Development Code pursuant to C.R.S. § 30-28-124 and C.R.S. § 30-28-124.5 The purpose of this amendment is to update the requirements for enforcement procedures and legal remedies pursuant to HB 26-1239 and comply with State of Colorado requirements.

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/217051>

MAP AMENDMENT (REZONING)**THE MARKETS AT BENT GRASS REZONE (I-2 TO CR)**

A request by Cythia DeYoung and Lena Gail Case for approval of a Map Amendment (Rezoning) of a 17.17-acre property from the I-2 (Industrial) to the CR (Commercial Regional) zoning district. The property is located along Woodmen Frontage Road and Bent Grass Meadows Drive and 0.64-miles west of the intersection of Woodmen Road and Meridian Road. (Parcel Nos. 5301000016) (Commissioner District No. 2)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/207688>

PRELIMINARY PLAN**THE MARKETS AT BENT GRASS - PRELIMINARY PLAN**

A request by Cythia DeYoung and Lena Gail Case for approval of a 53.91-acre Preliminary Plan creating 14 commercial lots. The properties are located along Woodmen Frontage Road and Bent Grass Meadows Drive and 0.64-miles west of the intersection of Woodmen Road and Meridian Road. (Parcel Nos. 5301000016, 5301000017, & 5301002007) (Commissioner District No. 2)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/207692>

4. Called-up Consent Items**5. Regular Items****A. ID261****PARSONS****SPECIAL DISTRICT SERVICE PLAN****BENT GRASS COMMERCIAL METROPOLITAN DISTRICT**

A request from McGeady Becher Cortese Williams, P.C., for approval of a Colorado Revised Statutes Title 32 Special District Service Plan for Bent Grass Commercial Metropolitan District. The District is approximately 54 acres and is located at the northeast corner of the intersection of Bent Grass Meadows Drive and Woodmen Frontage Road. The 17.17-acre portion included within the request is zoned I-2 (Industrial) and is anticipated to be rezoned to CR (Commercial Regional), and 36.76 acres is within the CR (Commercial Regional) zone district. The service plan includes the following: a maximum debt authorization of \$33,000,000.00, a debt service mill levy of 45 mills for commercial, and an operations and maintenance mill levy of 15 mills, for a total maximum combined mill levy of 60 mills.

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

- 1) design, construction, and maintenance of water systems including fire hydrants;
- 2) design, construction, and maintenance of sanitation systems;
- 3) street improvements, transportation, safety protection;
- 4) design, construction, and maintenance of drainage facilities;

- 5) design, land acquisition, construction, and maintenance of recreation facilities;
- 6) mosquito control;
- 7) covenant enforcement;
- 8) security services; and
- 9) solid waste disposal.

Parcel Nos. 5301000016, 5301000017, and 5301002007

(Commissioner District No. 2)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/214741>

B. PUDSP251

HOWSER

PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN

MAYBERRY PHASE 2

A request by Mayberry Communities, LLC, for approval of a Map Amendment (Rezoning) of 18.70 acres from a conceptual PUD (Planned Unit Development) to a site-specific PUD (Planned Unit Development) with approval of a Preliminary Plan illustrating 92 single-family attached lots, 6 single-family detached lots, 1 clubhouse lot, for a total of 99 lots, 8 tracts, including 5.99 acres of open space provisions and 2.33 acres of land dedicated for public right-of-way. The property is located at the southeast corner of the intersection of State Highway 94 and Mayberry Drive. (Parcel Nos. 3400000472, 3400000473, 3414201024, 3414205001, and 3414206001) (Commissioner District No. 4)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/203741>

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).