EL PASO COUNTY
COLORADO

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

EL PASO COUNTY PLANNING COMMISSION HEARING AGENDA

THURSDAY, NOVEMBER 5, 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. Next PC Hearing: November 19th, 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 15th, 2026.

B. SF262 **PARSONS**

FINAL PLAT

PYRAMID MOUNTAIN FIL. NO. 1 SUBDIVISION

A request by Andrew and Guenna Mullet for approval of a 16.77-acre Final Plat creating one single-family lot. The property is zoned PUD (Planned Unit Development) and is located at 4709 Pyramid Mountain Road. (Parcel No. 8323000026) (Commissioner District No. 3)

To view full staff report: https://epcdevplanreview.com/Public/ProjectDetails/204009

C. VR261 **LETKE**

VACATION AND REPLAT

AFT RANCH VACATE AND REPLAT

A request by Charles R Shea and Nancy K Shea Living Trust for approval of a 34.347-acre Vacation and Replat creating two (2) residential lots. The property is zoned RR-5, and the two proposed lots will be 28.44-acres and 5.05-acres in size. The subject property is located on Howells Road and is approximately 0.12 miles north of the intersection of Howells Road and Mountain View Drive. (Parcel No. 6215401003) (Commissioner District No. 1)

To view full staff report: https://epcdevplanreview.com/Public/ProjectDetails/210553

D. U262 **DEAN**

APPROVAL OF LOCATION

6365 EAST PLATTE AVENUE

A request by Hammers Construction, Inc. on behalf of the Cimarron Hills Fire Protection District for an Approval of Location to allow the conversion of an existing warehouse and office building to a Fire Marshal Division and Fire Training Center. The property is located on East Platte Avenue, approximately 3000 feet southwest of the intersection of Highway 21 and East Platte Avenue. (Parcel No. 5418001005) (Commissioner District No. 4)

To view full staff report: https://epcdevplanreview.com/Public/ProjectDetails/217287

4. **Called-up Consent Items**

5. **Regular Items**

A. P2612 **PARSONS**

MAP AMENDMENT (REZONING)

MA SUBDIVISION TRACT A REZONE TO RM-12

A request by MA Infrastructure, LLC for approval of a Map Amendment (Rezoning) of 7.79 acres from RR-5 (Residential Rural) to RM-12 (Residential Multi-Dwelling). The property is located at the southeast corner of the intersection of Walker Road and Highway 83. (Parcel No. 6115011001) (Commissioner District No. 1)

To view full staff report: https://epcdevplanreview.com/Public/ProjectDetails/216912

B. P2611 **PARSONS**

MAP AMENDMENT (REZONING)

MA SUBDIVISION TRACT A REZONE TO RS-5000

A request by MA Infrastructure, LLC for approval of a Map Amendment (Rezoning) of 7.56 acres from RR-5 (Residential Rural) to RS-5000 (Residential Suburban). The property is located at the southeast corner of the intersection of Walker Road and Highway 83. (Parcel No. 6115011001) (Commissioner District No. 1)

To view full staff report: https://epcdevplanreview.com/Public/ProjectDetails/216911

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).