

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

EL PASO COUNTY PLANNING COMMISSION HEARING AGENDA

THURSDAY, JUNE 4, 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: June 18th, 2026.

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

3. Consent Items

A. Adoption of Minutes from PC Hearing held May 21st, 2026.

PRELIMINARY PLAN**VIEWPOINT ESTATES FILING NO. 2**

A request by Viewpoint Estates, LLC for approval of a 24.332-acre Preliminary Plan illustrating 7 single-family residential lots. The property is zoned RR-2.5 (Residential Rural) and is located at 21209 Chelsey Drive and 21307 Chelsey Drive, on the north side of US Highway 94, approximately 1 mile east of Peyton Highway. (Parcel Nos. 3410009001 and 3410010001) (Commissioner District No. 2)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/161846>

FINAL PLAT**VIEWPOINT ESTATES FILING NO. 2**

A request by Viewpoint Estates, LLC for approval of a 24.332-acre Final Plat creating 7 single-family residential lots. The property is zoned RR-2.5 (Residential Rural) and is located at 21209 Chelsey Drive and 21307 Chelsey Drive, on the north side of US Highway 94, approximately 1 mile east of Peyton Highway. (Parcel Nos. 3410009001 and 3410010001) (Commissioner District No. 2)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/161848>

MAP AMENDMENT (REZONING)**MULE HAVEN REZONING A-5 TO CC**

A request by Mulehaven LTD for approval of a Map Amendment (Rezoning) of 22.14 acres from A-5 (Agricultural) to CC (Commercial Community). The property is located on I-25, ¼ mile north of the intersection of I-25 and Highway 85. (Parcel No. 6433401007) (Commissioner District No. 5)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/212492>

4. Called-up Consent Items

5. Regular Items - NONE

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).