



EL PASO COUNTY

Department of Planning
& Community Development

EL PASO COUNTY PLANNING COMMISSION HEARING AGENDA

THURSDAY, MARCH 6TH, 2025

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.

Comments and documents emailed to PCDhearings@elpasoco.com that are received at least 24 hours in advance of the hearing will be included in the hearing packet. Anything received within 24 hours of the hearing will be uploaded as part of the file on EDARP but might not be present 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: March 20th, 2025.

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

3. Consent Items

A. Adoption of Minutes from PC Hearing held February 20th, 2025.

B. SF2433

LETKE

FINAL PLAT BERKHEIMER SUBDIVISION

A request by John Berkheimer for approval of a Final Plat to create two (2) single-family residential lots. The 13.68-acre property is zoned RR-5 (Residential Rural), which permits 5-acre lots. The two lots created will be 8.4-acres and 5.1-acres in size. The property is located on the west side of Black Forest Road and approximately one tenth of a mile south of the intersection of Black Forest Road and Vessey Road. (Parcel No. 5206000063) (Commissioner District No. 1).

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/198536>

C. SP236

HOWSER

**PRELIMINARY PLAN
MEADOW LAKE INDUSTRIAL PHASE 1**

A request by Meadowlake Developments, LLC for approval of a 51.3-acre Preliminary Plan illustrating 27 industrial lots and 3 tracts. The property is zoned I-2 (Limited Industrial) and is located at the northwest corner of the intersection of Curtis Road and Falcon Highway. (Parcel No. 4300000637, 4300000638, 4300000552, 4300000641) (Commissioner District No. 2)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/188584>

D. VA248

ELGIN

**VARIANCE OF USE
7695 PONCA ROAD TURF MASTER LLC VARIANCE OF USE**

A request by Turf Master LLC for approval of a Variance of Use to allow a contractor's equipment yard in the RR-5 Zone District. The property is located within the Commercial Airport Overlay District (CAD-O), north of Woodmen Road between Mustang Road and Brule Road. (Parcel No. 5304005005) (Commissioner District No. 2)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/201527>

4. Called-up Consent Items

5. Regular Items

6. Non-Action Items

A. Appreciation Brunch

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).