



Planning and Community Development
2880 International Cir. Suite 110
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NOTICE

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NOVEMBER 10 2026 10:00 AM
NODARSE TRACY
327 INDIAN GRASS ST
CALHAN, CO 80808

RETURN TO SENDER



EL PASO COUNTY	
PARCEL INFORMATION	
FILE NO.:	PUDSP251
PARCEL:	3400000472, 3400000473, 3414201024, 3414205001, and 3414206001
OWNER NAME:	Mayberry Communities, LLC
ADDRESS:	State Highway 94 and Mayberry Drive

EL PASO COUNTY	
PARCEL INFORMATION	
FILE NO.:	PUDSP251
PARCEL:	3400000472, 3400000473, 3414201024, 3414205001, and 3414206001
OWNER NAME:	Mayberry Communities, LLC
ADDRESS:	State Highway 94 and Mayberry Drive

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MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

This notice provides options to observe and participate in the Planning Commission and Board of County Commissioners public hearings on the following Quasi-Judicial land-use matter. **The following item is scheduled for the Planning Commission (PC) Hearing on Thursday, October 15th, 2026, beginning at 9:00 A.M.** The PC hearing will be held in the Second-Floor Hearing Room of the Pikes Peak Regional Development Center located at 2880 International Circle, Colorado Springs. **The Board of County Commissioners' (BOCC) hearing is scheduled for Thursday, November 12th, 2026, beginning at 9:00 A.M.** The BOCC hearing will be held in the Centennial Hall Hearing Room located at 200 S. Cascade Avenue, Colorado Springs. You may attend the public hearings in-person or watch virtually by following the procedures below.

FILE NUMBER: 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)

Planner: RyanHowser@elpasoco.com

Type of Hearing: Quasi-Judicial

Watch the Hearing Virtually

To watch the hearings live, visit: <https://cloud.castus.tv/vod/elpasoco/video> at the scheduled times.

Submit Public Comments

Members of the public may provide comments in person at the hearings or may submit written comments in advance through the EDARP project page.

To submit written comments through EDARP and view the Staff Report and all related documents for this item, please visit: <https://epcdevplanreview.com/Public/ProjectDetails/203741>. Written comments submitted through EDARP must be uploaded no later than one (1) day prior to each hearing in order to be included in the official record. Written comments will not be accepted the day of the hearings. In-person public comments are limited to three (3) minutes. If you are unable to use EDARP, written comments may alternatively be submitted by email to PCDhearings@elpasoco.com. This notice was mailed on: 09/30/2026.