

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

EL PASO COUNTY PLANNING COMMISSION

MEETING RESULTS (UNOFFICIAL RESULTS)

Planning Commission (PC) Meeting

Thursday, May 7th, 2026, El Paso County Planning and Community Development Department
2880 International Circle, Colorado Springs, Colorado – Second Floor Hearing Room

REGULAR HEARING at 9:00 A.M.

PC MEMBERS PRESENT AND VOTING: Blaine Brew, Sarah Brittain Jack, Jim Byers, Jay Carlson, Maribeth Emrick, Bryce Schuettpelz, Tim Trowbridge, and Christopher Whitney.

PC MEMBERS PRESENT AND NOT VOTING: Becky Fuller, Suzanne Casagrande, and Jason Wulf.

PC MEMBERS ABSENT: Michael Brewer and Eric Moraes.

STAFF PRESENT: Meggan Herington, Justin Kilgore, Gilbert LaForce, Kari Parsons, Joe Letke, Bret Dilts, Joseph Sandstrom, Erika Keech, Tara Younger, and Jessica Merriam.

OTHERS PRESENT AND SPEAKING: Nina Dossey, Grant Langdon, Tim LeRoy, and Nicole Peykov.

1. REPORT ITEMS

Ms. Herington advised the board that the next PC Hearing is Thursday, May 21st, 2026, at 9:00 A.M. and on the agenda for this hearing will be the Land Development Code amendment for Fire Protection and Wildfire Mitigation.

Planning Commissioner Ms. Becky Fuller requested that the Board accept her resignation from her position as a regular member due to her active campaign for County Assessor.

PC ACTION: TROWBRIDGE MOVED / WHITNEY SECONDED TO APPROVE THE RESIGNATION. THE MOTION WAS PASSED (8 - 0).

IN FAVOR: (8) Brew, Brittain Jack, Byers, Carlson, Emrick, Schuettpelz, Trowbridge, and Whitney.

IN OPPOSITION: (0) None.

2. PUBLIC COMMENT FOR ITEMS NOT ON THE HEARING AGENDA

NONE

3. CONSENT ITEMS

A. Adoption of Minutes for meeting held on April 16th, 2026.

PC ACTION: THE MINUTES WERE APPROVED AS PRESENTED (8 - 0).

IN FAVOR: (8) Brew, Brittain Jack, Byers, Carlson, Emrick, Schuettpelz, Trowbridge, and Whitney.

IN OPPOSITION: (0) None.

B. MS2211

LETKE

MINOR SUBDIVISION

NABULSI-ABUSHABAN SUBDIVISION

A request by Nabulsi-Abushaban Family Trust for approval of a Minor Subdivision of a 24.8-acre parcel to create four single-family residential lots. The property is within the RR-5 (Residential Rural) zoning district and is located at the intersection of Old Ranch Road and Black Forest Road. (Parcel No. 5219000101) (Commissioner District No. 1)

PC ACTION: THIS ITEM WAS PULLED TO BE HEARD AS A CALLED-UP CONSENT ITEM PER REQUEST BY MR. WHITNEY.

C. I261

ELGIN

MAP AMENDMENT (REZONING)

COLORADO SPRINGS EXCHANGE MAP AMENDMENT

A request by Vertex Consulting Services, LLC for approval of a Map Amendment (Rezoning) of 48.025 acres from CR CAD-O (Commercial Regional Commercial, Airport Overlay District) / A-5 CAD-O

(Agriculture, Commercial Airport Overlay District) to I-2 CAD-O (Limited Industrial, Commercial Airport Overlay District). The property is on the southwest corner of the intersection of Milton E Proby Parkway and Hancock Expressway. (Parcel Nos. 6502000068, 6502000118, 6502000135, 6502000123, 6502000122) (Commissioner District No. 4)

NO STAFF OR APPLICANT PRESENTATIONS OR DISCUSSION

PC ACTION: TROWBRIDGE MOVED / BRITAIN JACK SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3C, FILE NUMBER I261 FOR A MAP AMENDMENT (REZONING), COLORADO SPRINGS EXCHANGE MAP AMENDMENT, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH TWO (2) CONDITIONS AND TWO (2) NOTATIONS, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (8 - 0).

IN FAVOR: (8) Brew, Brittain Jack, Byers, Carlson, Emrick, Schuettepelz, Trowbridge, and Whitney.

IN OPPOSITION: (0) None.

4. CALLED-UP CONSENT ITEMS:

3B. MS2211

LETKE

MINOR SUBDIVISION

NABULSI-ABUSHABAN SUBDIVISION

A request by Nabulsi-Abushaban Family Trust for approval of a Minor Subdivision of a 24.8-acre parcel to create four single-family residential lots. The property is within the RR-5 (Residential Rural) zoning district and is located at the intersection of Old Ranch Road and Black Forest Road. (Parcel No. 5219000101) (Commissioner District No. 1)

NO STAFF OR APPLICANT PRESENTATIONS

DISCUSSION: Mr. Whitney inquired about comments contained in the Health Department review regarding radon, reverse osmosis systems, filtration units, and other engineered water treatment recommendations, and asked whether such measures would be required for the development. **Mr. Letke** responded that, to his understanding, the water quality findings did not exceed thresholds considered harmful to public health, though the Health Department had provided recommendations for

future homeowners to consider installing reverse osmosis systems. **Mr. Letke** noted that such recommendations are common in similar reviews and explained that the Health Department is currently revising portions of its review letter language and internal processes, which may result in different wording in future correspondence. He further stated that discussions with El Paso County Public Health staff indicated the comments were intended as recommendations rather than mandatory requirements.

PC ACTION: SCHUETTELPELZ MOVED / TROWBRIDGE SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3B, FILE NUMBER MS2211 FOR A MINOR SUBDIVISION, NABULSI-ABUSHABAN SUBDIVISION, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH EIGHT (8) CONDITIONS, FOUR (4) NOTATIONS, ONE (1) WAIVER, AND A RECOMMENDED FINDING OF SUFFICIENCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (8 - 0).

IN FAVOR: (8) Brew, Brittain Jack, Byers, Carlson, Emrick, Schuettpelz, Trowbridge, and Whitney.

IN OPPOSITION: (0) None.

5. REGULAR ITEMS

A. SP251

ELGIN

PRELIMINARY PLAN

ANTLER RANGE PRELIMINARY PLAN

A request by Antler Range LLC for approval of a 244.496-acre Preliminary Plan creating 84 single-family lots, one tract and 21.982 acres of right-of-way dedication. The property is zoned RR-2.5 (Residential Rural) and is located on the Northeast corner of the intersection of Meridian Road and Ayer Road. A request for water sufficiency for water quality, quantity, and dependability is also requested with the Preliminary Plan. (Parcel No. 4218000022) (Commissioner District No. 1)

STAFF & APPLICANT PRESENTATIONS

DISCUSSION: **Mr. Trowbridge** expressed concerns regarding the spacing and placement of the easternmost access points, noting potential traffic congestion and public safety issues during emergency

evacuations. **Mr. Dilts and Mr. Kilgore** explained that three access points were proposed, including an extension to Ayre Road, and clarified that a future stub connection to Meridian Road had been requested by Staff but was not included by the applicant due to site constraints and existing development. **Mr. Trowbridge** further questioned whether an additional eastern access point could be provided. Staff responded that natural features and nearby developed lots limited additional connectivity options.

Mr. Trowbridge inquired whether an additional southbound roadway connection could be provided further east to help disperse traffic during an emergency evacuation. **Ms. Nina Dossey**, with Vertex Consulting, explained that the adjoining developments and surrounding parcels to the east do not contain connecting roadway access to Ayre Road, limiting opportunities for additional connectivity. **Ms. Dossey** also noted that White Antler Trail provides secondary access for lots to the south, but not for the proposed development. **Mr. Trowbridge** further asked whether any evacuation timing studies had been conducted to determine how long it would take residents from interior lots to exit during an emergency. **Ms. Dossey** stated that no such study had been completed, as evacuation timing analyses are not currently required as part of the County's traffic study requirements.

Mr. Byers questioned whether Ayre Road could be extended further east and south based on aerial mapping shown on the County's website. **Mr. Grant Langdon**, developer for Antler Range and the adjacent Antlers Ridge subdivision, explained that the existing right-of-way dedication extends east and west of Meridian Road, but beyond that point access is limited to easements serving adjacent A-35 parcels and does not constitute a dedicated roadway. **Mr. Langdon** further stated that there is no roadway connection through the adjacent Lago subdivision and no northern connection due to Black Squirrel Creek, resulting in the majority of traffic utilizing the Ayre Road and Meridian Road intersection. He noted that some traffic could utilize the Antlers Ridge subdivision connection to Meridian Road. Regarding emergency evacuation concerns, Mr. Langdon also stated that the property primarily consists of grassland with limited tree coverage concentrated near the creek corridor, and therefore does not present the same type of wildfire hazard conditions experienced during the Black Forest Fire.

Mr. Carlson questioned whether General Note 17 on the preliminary plan, which states there will be no direct lot access to Meridian or Ayre Road, conflicted with the proposed access arrangement for Lots 6, 7, and 8. **Mr. Kilgore** confirmed that revisions to the plat note would be necessary to reflect the shared access proposed for those lots. **Ms. Dossey** further explained that, based on the roadway

classification, the lots are permitted to have direct access onto Ayre Road and confirmed that the plat note could be revised if necessary.

Mr. LaForce confirmed that, based on the roadway classification criteria, direct access onto Ayre Road is permitted for the four identified lots. He stated that Staff intended to revise the plat note to clarify that no direct lot access would be permitted except for those four lots, in an effort to minimize the number of access points along the roadway and encourage the remaining lots to take access from the internal local roads. **Mr. LaForce** also addressed prior concerns regarding the large loop roadway design and explained that Staff had worked with the applicant to revise the original layout. He noted that the initial design aligned directly opposite an existing intersection along Ayre Road, which created concerns regarding a single point of access. The revised configuration shifted the access points to provide multiple means of ingress and egress in the event one access point becomes blocked. He further stated that the westernmost access point meets intersection spacing requirements, while the eastern access point required approval of a deviation request, though Staff determined sufficient separation still exists between the two intersections.

PUBLIC COMMENTS: Mr. Tim LeRoy, resident of 12015 Ayre Road, spoke regarding concerns with the proposed development located across from his property. Mr. LeRoy stated that while he and his neighbors were not opposed to the Antler Range development itself, they were concerned about the projected increase in traffic volume, estimated at approximately 800 trips per day, traveling along Ayre Road directly in front of their residence. He expressed concerns related to safety, quality of life, and potential impacts to property values. Mr. LeRoy referenced written comments and conceptual alternative roadway layouts previously submitted into the record. He stated that the alternatives were intended to preserve the required two points of access for the subdivision, eliminate the need for flag lots, address direct access concerns related to Ayre Road, and reduce through traffic impacts on existing residents. Mr. LeRoy further stated that one proposed alternative would provide direct access from Meridian Road into the development north of Ayre Road, while additional alternatives proposed modified roadway connections between internal roads identified as Roads A and B. He requested that the Board consider the submitted alternatives as part of the review process.

APPLICANT REBUTTAL: Ms. Dossey acknowledged the alternative roadway concepts submitted by neighboring residents but stated that the proposed alternatives would not significantly reduce the overall

traffic impacts associated with the development. Ms. Dossey explained that the alternatives would ultimately result in similar traffic patterns and noted that the proposed northern access option would require substantial improvements within the drainageway and floodplain, which Staff generally does not recommend. She further stated that the proposed development complies with all applicable County rules and engineering requirements and, from a regulatory standpoint, no redesign was necessary.

PC ACTION: BRITAIN JACK MOVED / SCHUETTELPELZ SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM 5A, FILE NUMBER SP251 FOR A PRELIMINARY PLAN, ANTLER RANGE PRELIMINARY PLAN, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH THREE (3) CONDITIONS, FOUR (4) NOTATIONS, A RECOMMENDED FINDING OF SUFFICIENCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY, AND A CORRECTION TO ITEM 17 ON THE PLAT, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (8 - 0).

IN FAVOR: (8) Brew, Brittain Jack, Byers, Carlson, Emrick, Schuettpelz, Trowbridge, and Whitney.

IN OPPOSITION: (0) None.

B. ID258

PARSONS

SPECIAL DISTRICT SERVICE PLAN

AMENDED AND RESTATED ROCK CREEK METROPOLITAN DISTRICT

A request from Spencer Fane, P.C., for approval of a Colorado Revised Statutes Title 32 Special District Service Plan for Amended and Restated Rock Creek Metropolitan District. The District is 70.77 acres and is located west of Highway 115 and south of Cheyenne Mountain Air Force Base. The 22.53- acre portion included within the request is zoned RM-30 (Multi-dwelling Residential), RS-5000 (Residential Suburban), RS-6000 (Residential Suburban), and F-5 (Forestry); 48.24 acres is within the City of Colorado Springs. The service plan includes the following: a maximum debt authorization of \$48,000,000.00, a debt service mill levy of 50 mills for residential, 35 mills for commercial, an operations and maintenance mill levy of 20 mills for residential, and a 5 mills special purpose mill levy for a total maximum combined mill levy of 75 mills for residential.

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

- 1) street improvements, transportation, safety protection;
- 2) design, construction, and maintenance of drainage facilities;
- 3) design, land acquisition, construction, and maintenance of recreation facilities;
- 4) mosquito control;
- 5) design, acquisition, construction, installation, and operation and maintenance of television relay and translation facilities;
- 6) design, construction, and maintenance of water, including fire hydrants;
- 7) sanitation systems;
- 8) solid waste disposal;
- 9) security services; and
- 10) covenant enforcement.

(Commissioner District No. 4)

STAFF & APPLICANT PRESENTATIONS

DISCUSSION: **Mr. Whitney** questioned the significant increase in projected infrastructure costs from approximately \$4.6 million to \$37 million and asked whether the original estimate dated back to the initial 2006 service plan. **Ms. Parsons** confirmed that the earlier estimate originated from the original financial plan associated with the filed service plan in 2006.

Ms. Brittain Jack asked whether future utility extensions would require annexation of additional portions of the property into the City of Colorado Springs. **Ms. Nicole Peykov** of Spencer Fane stated that it was her understanding that portions of the project would remain within unincorporated El Paso County, though additional annexations into the City were likely to occur.

Mr. Whitney further requested clarification regarding the comparison between the original cost estimates and the updated \$37.8 million projection presented in the amended and restated service plan. **Ms. Peykov** explained that the original \$4.6 million estimate included the same general categories of improvements, including streets, sanitary sewer, water, and drainage infrastructure, but lacked the

detailed cost breakdowns included in the updated service plan. She stated that the scale and scope of the required improvements had expanded and evolved since 2018.

Mr. Whitney also referenced provisions contained within correspondence from Spencer Fane regarding proposed mill levy adjustments and language updates to conform with the County's current model service plan. He questioned whether language related to commercial-only properties and eminent domain authority remained applicable. **Ms. Peykov** confirmed that the commercial property reference was a carryover provision from the original service plan and further stated that the amended service plan included language addressing eminent domain limitations consistent with County requirements.

NO PUBLIC COMMENTS OR APPLICANT REBUTTAL

PC ACTION: SCHUETTELZ MOVED / BYERS SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM 5A, FILE NUMBER ID258 FOR A SPECIAL DISTRICT SERVICE PLAN, AMENDED AND RESTATED ROCK CREEK METROPOLITAN DISTRICT, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH SIX (6) CONDITIONS AND ONE (1) NOTATION, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (7 - 0).

IN FAVOR: (7) Brew, Brittain Jack, Byers, Emrick, Schuettpelz, Trowbridge, and Whitney.

IN OPPOSITION: (0) None.

RECUSED: (1) Carlson.

6. NON-ACTION ITEMS

NONE.

MEETING ADJOURNED at 10:22 A.M.

Minutes Prepared By: Jessica Merriam