



EL PASO COUNTY

COMMISSIONERS:
CARRIE GEITNER (CHAIR)
LAUREN NELSON (VICE-CHAIR)

COLORADO

HOLLY WILLIAMS
BILL WYSONG
CORY APPLIGATE

AGENDA

Board of County Commissioners (“BOCC”) Land Use Meeting
Thursday, March 26, 2026 - 9:00 AM
Centennial Hall Auditorium
200 S. Cascade Avenue
Colorado Springs, Colorado

Call to Order

1. Invocation
2. Pledge of Allegiance to the Flag of the United States of America
3. Staff Emergency Items
4. Changes/Postponements/Notice of Next Meeting
5. Public Comment on Items Not Scheduled on the Agenda
6. Land Use Consent Calendar
 - a. MAP AMENDMENT (REZONING) - CHURCH AT BENT GRASS MEADOWS REZONE - A request by FAL Realty LLC for approval of a Map Amendment (Rezoning) of 10.12 acres from RR-5 (Residential Rural) and PUD (Planned Unit Development) to CS (Commercial Service). The property is located at the northwest corner of Meridian Road and Bent Grass Meadows Drive and includes a portion of Meridian Road right-of-way. The item was heard on the consent agenda at the March 5, 2026, Planning Commission meeting, and was recommended for approval with a vote of 6-0. (Parcel Nos. 5301000033 and 5301000026) (Commissioner District No. 2) (CS-25-003) (Maria Lancto, Senior Planner - Planning and Community Development)
 - b. FINAL PLAT - DOUBLE SPUR RANCH FINAL PLAT AMENDMENT - A request for approval of an amendment to Condition No. 8 of Resolution No. 24-367 to correct the applicable school district from District 20 to District 49 and identified school fees from \$918 to \$720. The property is zoned RR-5 (Residential Rural) and is located at 12420 North Meridian Road, which is one-tenth of a mile south of the Latigo Boulevard and North Meridian Road intersection. (Parcel No. 5213000007) (Commissioner District No. 1) (MS-23-005) (Ryan Howser, Principal Planner - Planning and Community Development)
 - c. PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN - FLYING HORSE NORTH FILING NOS. 6-8 (MAJOR AMENDMENT) - A request by PRI #2, LLC, c/o Elite Properties of America, for approval of a Map Amendment (Rezoning) of 1,499.72 acres from PUD (Planned Unit Development) and RR-5 (Residential

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Rural) to PUD (Planned Unit Development) with approval of a Preliminary Plan illustrating 299 single-family residential lots and 4 tracts, including 91.5 acres of open space provisions and 26.3 acres of land dedicated for public right-of-way. The property is located at the southwest corner of the intersection of Black Forest Road and Hodgen Road. The item was heard on the regular agenda at the March 5, 2026, Planning Commission meeting, and was recommended for approval with a vote of 6-0. Two citizens spoke in opposition only to clarify a misunderstanding on the map associated with the mailed hearing notification. They did not express opposition with the project itself. (Parcel Nos. 5130000002, 5130000005, 5130000006, 5130000007, 5131000002, 5100000437, 6136000011, and 5100000291) (Commissioner District No. 1) (PUDSP-25-002) (Ryan Howser, Principal Planner - Planning and Community Development)

- d. PRELIMINARY PLAN - ESTEBAN RODRIGUEZ - A request by Brent Houser Enterprises, LLC for approval of a 493.22-acre Preliminary Plan illustrating 135 single-family residential lots, 7 commercial lots, and 6 tracts. The property is zoned RR-5 (Residential Rural), RR-2.5 (Residential Rural), and CC (Commercial Community), and is located at the southeast corner of the intersection of Judge Orr Road and Elbert Road. The item was heard on the consent agenda at the March 5, 2026, Planning Commission meeting, and was recommended for approval with a vote of 6-0. (Parcel Nos. 4300000534, 4300000537, and 4300000538) (Commissioner District No. 2) (SP-24-005) (Ryan Howser, Principal Planner - Planning and Community Development)
- 7. Called-Up Consent Calendar
 - 8. AMENDED & RESTATED SPECIAL DISTRICT SERVICE PLAN - LORSON RANCH METROPOLITAN DISTRICT NO. 6 - A request from Spencer Fane, LLC, for approval of a Colorado Revised Statutes Title 32 Special District amended and restated Service Plan for the Lorson Ranch Metropolitan District No. 6. The 291.9-acre area included within the request is zoned PUD (Planned Unit Development) and is east of the intersection of Marksheffel Road and Fontaine Boulevard. The Service Plan includes the following: a maximum debt authorization of \$58,000,000.00, a debt service mill levy of 50 mills for residential, an operations and maintenance mill levy of 10 mills, and zero mills for special purpose, for a total maximum combined mill levy of 60 mills. Covenant Enforcement is requested. The Planning Commission recommended approval (7-0). There is no public opposition to the request. (Multiple Parcel Nos.) (Commissioner District No. 4) (ID-25-006) (Kari Parsons, Principal Planner - Planning and Community Development)
 - 9. Department and Committee Reports/Non-Action Items
 - 10. Addendum
 - 11. Executive Session

Adjourn