

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

EL PASO COUNTY PLANNING COMMISSION HEARING AGENDA

THURSDAY, MAY 7, 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: May 21st, 2026.

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

3. Consent Items

A. Adoption of Minutes from PC Hearing held April 16th, 2026.

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)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/179522>

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)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/210310>

4. Called-up Consent Items

5. Regular Items

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)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/202725>

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)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/211190>

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).