

**Meggan Herington, AICP, Executive Director**  
**El Paso County Planning & Community Development**

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**Board of County Commissioners**

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## **EL PASO COUNTY PLANNING COMMISSION HEARING AGENDA**

**THURSDAY, October 17<sup>th</sup>, 2024**

**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](mailto: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: Nov. 7<sup>th</sup>, 2024.

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

### **3. Consent Items**

**A. Adoption of Minutes** from PC Hearing held October 3<sup>rd</sup>, 2024.

**B. P2223**  
**PARSONS**

#### **MAP AMENDMENT (REZONING)** **SETTLERS RANCH RR-2.5 REZONE**

A request by Hodgen Settlers Ranch, LLC, for approval of a Map Amendment (Rezoning) 53.53 acres from PUD (Planned Unit Development) to RR-2.5 (Residential Rural). The applicant intends to develop single-family homes pursuant to the concurrently requested Settlers Ranch Filing No. 3 Final Plat. The property is located north of the Hodgen Road, West of Stepler Road, and immediately adjacent to Settlers Ranch Road. A combined staff report has been provided. (Parcel Nos. 6123007024, 6124004003, 6124005001 and 6123004048) (Commissioner District No. 1)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/184877>

**C. SF249  
PARSONS**

**FINAL PLAT  
SETTLERS RANCH FIL NO. 3**

A request by Hodgen Settlers Ranch, LLC for approval of a 78.71-acre Final Plat creating 24 residential lots, and one tract. The property is zoned PUD (Planned Unit Development) and is located north of the Hodgen Road, West of Stepler Road, and immediately adjacent to Settlers Ranch Road. A concurrent Map Amendment (Rezoning) is also requested. (Parcel Nos. 6123007024, 6124004003, 6124005001 and 6123004048) (Commissioner District No. 1)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/184879>

**D. PUDSP229**

**HOWSER**

**PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN  
WATERSIDE**

A request by Lake Woodmoor Holdings, LLC for approval of a Map Amendment (Rezoning) of 7.53 acres from R-4 (Planned Development) to PUD (Planned Unit Development) with approval of a Preliminary Plan depicting 44 single-family attached (townhome) lots and 6 tracts for open space and private roads. The property is located on the east side of Woodmoor Drive, approximately one-half of a mile north of Highway 105. (Parcel Nos. 7111404112 through 7111404194 (83 total parcels)) (Commissioner District No. 1)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/176239>

**4. Called-up Consent Items**

**5. Regular Items (NONE)**

**6. Non-Action Items**

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](http://www.epcdevplanreview.com)).