



## EL PASO COUNTY

Department of Planning  
& Community Development

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# EL PASO COUNTY PLANNING COMMISSION HEARING AGENDA

THURSDAY, MARCH 20, 2025

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: April 3<sup>rd</sup>, 2025.

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

## 3. Consent Items

**A. Adoption of Minutes** from PC Hearing held March 6<sup>th</sup>, 2025.

**B. P252**

**ELGIN**

**MAP AMENDMENT (REZONING)  
BEN LOMAND MOUNTAIN VILLAGE REZONE RR-2.5**

A request by Manhard Construction for approval of a Map Amendment (Rezoning) of 341.10 acres from RR-5 (Residential Rural) and unzoned (due to deannexation) to RR-2.5 (Residential Rural). The property is located 0.12 miles west of the intersection of Palmer Divide Road and Indi Drive and 0.25 miles east of the intersection of Palmer Divide Road and Spruce Mountain Road. (Parcel No. 7103000028, 7104000001, 7104000002, 7104001010, 7104200012, 7104237002, and 7105424044) (Commissioner District No. 1)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/198825>

**FINAL PLAT  
NEW BREED RANCH FILING NO. 3**

A request by New Breed Ranch Inc. for approval of a Final Plat to create seven (7) single-family residential lots. The 34.7-acre portion of the 279.07-acre property is zoned PUD (Planned Unit Development) and located directly off Shoup Road, approximately 0.2 miles east of the intersection of Shoup Road and Highway 83, and north of the city limits of the City of Colorado Springs. (Parcel No. 6210000002) (Commissioner District No. 1)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/181477>

**4. Called-up Consent Items**

**5. Regular Items (NONE)**

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