EL PASO COUNTY
COLORADO

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

HOLLY WILLIAMS
BILL WYSONG
CORY APPLEGATE

AGENDA

Board of County Commissioners ("BOCC") Land Use Meeting
Thursday, November 12, 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. Land Use Consent Calendar
   a. MINOR SUBDIVISION - BRADLEY POINT FILING NO. 1 AMENDMENT - A request by M&S Civil Consultants, Inc and Bradley Point, LLC for approval of an amendment to the previously approved Bradley Point Filing No.1 Minor Subdivision (PCD File No. MS212) to establish a water sufficiency finding. The 9.736-acre property is zoned M (Industrial) and is located on the east side of East Las Vegas Street/CanAm Highway, at the southbound exit ramp of South Academy Road turning northwest onto East Las Vegas Street/CanAm Highway. The water sufficiency finding request is not required to be heard by the Planning Commission. (Parcel ID nos. 6503403002 and 6503403003) (Commissioner District No. 4) (MS-21-002) (Joseph Letke, Planner - Planning and Community Development)
   b. MAP AMENDMENT (REZONING) - SIESTA GROVE REZONING RR-5 TO RR-2.5 - A request by Quentin Dassonville for approval of a Map Amendment (Rezoning) of 35.08 acres from RR-5 (Residential Rural) to RR-2.5 (Residential Rural). The property to be rezoned is located at 15850 Siesta Grove, and is approximately 1.63 miles southwest of the intersection of Black Forest Road and Hodgen Road. The item was heard on the consent agenda at the October 15, 2026, Planning Commission meeting, and was recommended for approval with a vote of 7-0. (Parcel No. 6100000292) (Commissioner District No. 1) (P-26-010) (Jen Uhler, Planner - Planning and Community Development)
   c. MAP AMENDMENT (REZONING) - THE MARKETS AT BENT GRASS REZONE (I-2 TO CR) - A request by Cythia DeYoung and Lena Gail Case for approval of a Map Amendment (Rezoning) of a 17.17-acre property from the I-2 (Industrial) to the CR (Commercial Regional) zoning district. The property is located along Woodmen Frontage Road and Bent Grass Meadows Drive and 0.64-miles west of the

intersection of Woodmen Road and Meridian Road. The item was heard as a called up consent item at the October 15, 2026, Planning Commission meeting, and was recommended for approval with a vote of 7-0. Planning Commission members asked general questions regarding the proposed traffic changes along Woodmen Frontage Road and Bent Grass Meadows Drive. During the staff and applicant presentations, the Planning Commission was provided with background information regarding the traffic and drainage studies. It was noted that additional details would be reviewed during subsequent Final Plat applications. (Parcel Nos. 5301000016) (Commissioner District No. 2) (CR-26-001) (Joseph Letke, Planner - Planning and Community Development)

d. PRELIMINARY PLAN - THE MARKETS AT BENT GRASS - PRELIMINARY PLAN - A request by Cythia DeYoung and Lena Gail Case for approval of a 53.91-acre Preliminary Plan creating 14 commercial lots. The properties are located along Woodmen Frontage Road and Bent Grass Meadows Drive and 0.64-miles west of the intersection of Woodmen Road and Meridian Road. The item was heard as a called-up consent item at the October 15, 2026, Planning Commission meeting, and was recommended for approval with a vote of 7-0. Planning Commission members asked general questions regarding the proposed traffic changes along Woodmen Frontage Road and Bent Grass Meadows Drive. During the staff and applicant presentations, the Planning Commission was provided with background information regarding the traffic and drainage studies. It was noted that additional details would be reviewed during subsequent Final Plat applications. (Parcel Nos. 5301000016, 5301000017, & 5301002007) (Commissioner District No. 2) (SP-26-002) (Joseph Letke, Planner - Planning and Community Development)

6. Called-Up Consent Calendar

7. LAND DEVELOPMENT CODE AMENDMENT - ENFORCEMENT PROCEDURES AND LEGAL REMEDIES AMENDMENT - A request by El Paso County Planning and Community Development to amend Chapter 1, Section 1.15 Definitions and Chapter 11, Sections 11.4.1 Right to Inspect and 11.3 Zoning Violations, of the El Paso County Land Development Code pursuant to C.R.S. § 30-28-124. The purpose of this amendment is to update the requirements for enforcement procedures and legal remedies pursuant to Colorado House Bill 26-1239 and comply with State of Colorado requirements. (LDC-26-004) (Mindy Schulz, Deputy Executive Director - Planning and Community Development)

8. Second reading of Ordinance No. 26-02: Requiring the Removal of Weeds and Brush, pursuant to C.R.S. § 30 15 401. Ordinance No. 26-02 updates and revises the requirements for enforcement procedures and legal remedies pursuant to Colorado House Bill 26-1239 and complies with State of Colorado requirements; repealing and replacing Ordinance No. 18-01. The first reading of Ordinance No. 26-02 was accepted by the Board of County Commissioners on October 22, 2026. (LDC-26-005) (Mindy Schulz, Deputy Executive Director - Planning and Community Development)

9. Second reading of Ordinance No. 26-03: Prohibiting the Accumulation of Rubbish, pursuant to C.R.S. § 30 15 401. Ordinance No. 26-03 updates and revises the requirements for enforcement procedures and legal remedies pursuant to Colorado House Bill 26-1239 and complies with State of Colorado requirements; repealing and replacing Ordinance No. 18-02. The first reading of Ordinance No. 26-03 was accepted

by the Board of County Commissioners on October 22, 2026. (LDC-26-006) (Mindy Schulz, Deputy Executive Director - Planning and Community Development)

10. Second reading of Ordinance No. 26-04: Requiring the Removal of Unsafe Structures, pursuant to C.R.S. § 30 15 401. Ordinance No. 26-04 updates and revises the requirements for enforcement procedures and legal remedies pursuant to Colorado House Bill 26-1239 and complies with State of Colorado requirements; repealing and replacing Ordinance No. 18-03. The first reading of Ordinance No. 26-04 was accepted by the Board of County Commissioners on October 22, 2026. (LDC-26-007) (Mindy Schulz, Deputy Executive Director - Planning and Community Development)
11. PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN - MAYBERRY PHASE 2 - A request by Mayberry Communities, LLC, for approval of a Map Amendment (Rezoning) of 18.70 acres from a conceptual PUD (Planned Unit Development) to a site-specific PUD (Planned Unit Development) with approval of a Preliminary Plan illustrating 92 single-family attached lots, 6 single-family detached lots, 1 clubhouse lot, for a total of 99 lots, 8 tracts, including 5.99 acres of open space provisions and 2.33 acres of land dedicated for public right-of-way. The property is located at the southeast corner of the intersection of State Highway 94 and Mayberry Drive. The item was heard on the regular agenda at the October 15, 2026, Planning Commission meeting. There was significant discussion about Ellicott Fire Protection District comments and their lack of adequate response related to fire protection and the District's input on if the project meets codes and fire regulations. The Planning Commission recommended approval and the motion failed with a vote of 3-4. (Parcel Nos. 3400000472, 3400000473, 3414201024, 3414205001, and 3414206001) (Commissioner District No. 4) (PUDSP-25-001) (Ryan Howser, Principal Planner - Planning and Community Development)
12. Department and Committee Reports/Non-Action Items
13. Addendum
14. Executive Session

Adjourn