EL PASO COUNTY
COLORADO

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

EL PASO COUNTY PLANNING COMMISSION HEARING AGENDA

THURSDAY, DECEMBER 3RD, 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 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 shall 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. Next PC Hearing: December 17th, 2026.
2. **Call for public comment for items not listed on the agenda.**
3. **Consent Items**
   - A. **Adoption of Minutes** from PC Hearing held November 19th, 2026.

B. P258 **HOWSER**

MAP AMENDMENT (REZONING)

SUNDANCE WEST

A request by Matthew Dunston for approval of a Map Amendment (Rezoning) of 19.51 acres from RR-5 (Residential Rural) to RR-2.5 (Residential Rural). The property is located at 5525 Hodgen Road. (Parcel No. 6125001003) (Commissioner District No. 1)

To view full staff report: epcdevplanreview.com/Public/ProjectDetails/204056

C. P269 **PARSONS**

REZONING (MAP AMENDMENT)

TIMBERS AT BLACK FOREST REZONING RR-5 TO RR-2.5

A request by Michael Turner for approval of a Rezoning (Map Amendment) of 55.70 acres from RR-5 to RR-2.5. The property is located east of Vollmer Road and north of Arroya Lane. (Parcel No. 5222000025) (Commissioner District No. 2)

To view full staff report: epcdevplanreview.com/Public/ProjectDetails/211159

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 planningdevelopment.elpasoco.com. Results of the action taken by the Planning Commission will be uploaded to the case on EDARP (www.epcdevplanreview.com).