EL PASO COUNTY
COLORADO

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

This notice provides options to observe and participate in the Planning Commission and Board of County Commissioners public hearings on the following Quasi-Judicial land-use matter. **The following item is scheduled for the Planning Commission (PC) Hearing on Thursday, December 3rd, 2026, beginning at 9:00 A.M.** The PC hearing will be held in the Second-Floor Hearing Room of the Pikes Peak Regional Development Center located at 2880 International Circle, Colorado Springs. **The Board of County Commissioners' (BOCC) hearing is scheduled for Thursday, January 14th, 2027, beginning at 9:00 A.M.** The BOCC hearing will be held in the Centennial Hall Hearing Room located at 200 S. Cascade Avenue, Colorado Springs. You may attend the public hearings in-person or watch virtually by following the procedures below.

FILE NUMBER: P269 **PARSONS**

MAP AMENDMENT (REZONING)

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)

Planner: KariParsons@elpasoco.com **Type of Hearing: Quasi-Judicial**

Watch the Hearing Virtually

To watch the hearings live, visit: https://cloud.castus.tv/vod/elpasoco/video at the scheduled times.

Submit Public Comments

Members of the public may provide comments in person at the hearings or may submit written comments in advance through the EDARP project page.

To submit written comments through EDARP and view the Staff Report and all related documents for this item, please visit: https://epcdevplanreview.com/Public/ProjectDetails/211159. Written comments submitted through EDARP must be uploaded no later than one (1) day prior to each hearing in order to be included in the official record. Written comments will not be accepted the day of the hearings. In-person public comments are limited to three (3) minutes. If you are unable to use EDARP, written comments may alternatively be submitted by email to PCDhearings@elpasoco.com.

This notice was mailed on: 11/18/2026.

Planning and Community Development
2880 International Cir. Suite 110
Colorado Springs, CO 80910

NOTICE OF PUBLIC HEARING

