

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

EL PASO COUNTY PLANNING COMMISSION HEARING AGENDA

THURSDAY, AUGUST 7, 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 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: August 21st, 2025.

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

3. Consent Items

A. Adoption of Minutes from PC Hearing held July 17th, 2025.

MAP AMENDMENT (REZONING)**BIG SPRINGS ESTATES REZONE (RR-5)**

A request by A&L Investments, LLC for approval of a Map Amendment (Rezoning) of 39.2 acres from A-35 (Agricultural) to RR-5 (Residential Rural). The property is located off Big Springs Road and 0.2 miles east of the intersection of Big Springs Road and North Yoder Road. (Parcel No. 1300000096) (Commissioner District No. 2)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/186509>

VARIANCE OF USE**SPAATZ ROAD – ADDITIONAL DWELLING UNIT**

A request by Jason and Emily Schott for approval of a Variance of Use on 5.15 acres to allow an Additional Dwelling Unit in the RR-5 (Residential Rural) district. The property is located at 2865 Spaatz Road, approximately 1.6 miles northwest of the intersection of Interstate 25 and Baptist Road. (Parcel No. 7127005002) (Commissioner District No. 3)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/204673>

4. Called-up Consent Items**5. Regular Items****MAP AMENDMENT (REZONING)****TRIPLE H RANCH REZONE**

A request by P760 Land, LLC for approval of a Map Amendment (Rezoning) of two properties totaling 752.68 acres from A-35 (Agricultural) to RR-2.5 (Residential Rural). The properties are

located north of Jones Road, 0.23 miles east of the intersection of Murr Road and Jones Road, and 0.49 miles west of the intersection of North Peyton Highway and Jones Road. (Parcel Nos. 3300000168 3300000388) (Commissioner District No. 2)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/191098>

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).