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, July 23, 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. MAP AMENDMENT (REZONING) - SEARLE RANCH REZONE - A request by Searle Development, Inc for approval of a Rezoning (Map Amendment) from PUD to RR-2.5. The subject property is 17.61 acres and located on Cherry Springs Ranch Road approximately 0.37 miles from the intersection of Cherry Springs Ranch Road and State Highway 105. The item was heard as a consent item at the July 2, 2026, Planning Commission meeting and was recommended for approval with a vote of 9-0. (Parcel No. 6109000004) (Commissioner District No. 1) (P-25-010) (Joseph Letke, Planner - Planning and Community Development)
   b. FINAL PLAT - SEARLE RANCH FINAL PLAT - A request by Searle Development, Inc for approval of a 17.61-acre Final Plat creating 6 single-family lots. The subject property is located on Cherry Springs Ranch Road approximately 0.37 miles from the intersection of Cherry Springs Ranch Road and State Highway 105. The item was heard as a consent item at the July 2, 2026, Planning Commission meeting and was recommended for approval with a vote of 9-0. (Parcel No. 6109000004) (Commissioner District No. 1) (SF-25-028) (Joseph Letke, Planner - Planning and Community Development)
   c. PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN - ANTELOPE RIDGE AND BULL HILL PHASE 1 PUDSP - A request by Matrix Design Group, for approval of a Map Amendment (Rezoning) of 165 acres from PUD (Planned Unit Development) to PUD (Planned Unit Development) with approval of a Preliminary Plan illustrating 472 single-family lots, tracts, including 36.48 acres of open space provisions and 28.81 acres of land dedicated for public right-of-way. The property is located two miles east of the intersection of Marksheffel Road and Bradley Road and three miles west of the intersection of Curtis Road and Bradley Road. The item was heard

on the regular agenda at the July 2, 2026, Planning Commission meeting and was recommended for approval with a vote of 9-0. There were no citizens speaking in opposition to the request. (Parcel No. 5500000324) (Commissioner District No. 4) (PUDSP-25-005) (Kylie Bagley, Principal Planner - Planning and Community Development)

d. SUBDIVISION EXEMPTION - HONOR CHARTER DISTRICT 49 SCHOOL SITE SUBDIVISION EXEMPTION - Highmark School Development, on behalf of Bahr Holdings LLC, request the Board of County Commissioners release the creation of a 8.98-acre parcel in the Bent Grass Meadows PUD (Planned Unit Development) zoning district from the requirements of platting via the subdivision exemption process. The parcel is located on the northern side of Bent Grass Meadows Drive, approximately 0.40 miles west of Meridian Road. The property is unplatted, and designated as Tract W (School Site) of the Bent Grass Planned Unit Development. The request for subdivision exemption complies with the El Paso County Land Development Code and C.R.S. §§30-28-101. Per the Land Development Code, a request for Subdivision Exemption is not heard by the Planning Commission. (Parcel No. 5301000038) (Commissioner District No. 2) (EX-26-001) (Jen Uhler, Planner - Planning and Community Development)

e. REZONING (MAP AMENDMENT) - IRON RIDGE REZONE - A request by Atticus Land LLC for approval of a Rezoning (Map Amendment) for two properties totaling 85.99 acres from RR-5 to RR-2.5. The properties are located south of Walker Road and approximately 0.03 miles from the intersection of Walker Road and Thompson Road. The item was heard as a regular item at the June 18, 2026, Planning Commission meeting and was recommended for approval with a vote of 7-0. Three citizens spoke in opposition to the request citing concerns about density, 2.5 acre lots not being compatible with the surrounding 5-acre lots and the impacts on groundwater with increased densification of the area. (Parcel Nos. 6100000439 & 6100000457) (Commissioner District No. 1) (P-25-011) (Joseph Letke, Planner - Planning and Community Development)

f. PRELIMINARY PLAN - IRON RIDGE PRELIMINARY PLAN - A request by Atticus Land LLC for approval of an 85.99-acre Preliminary Plan creating 28 single-family lots and 2.5-acres of right-of-way dedication. The two properties are located south of Walker Road and approximately .03 miles from the intersection of Walker Road and Thompson Road. A request for water sufficiency for water quality, quantity, and dependability is also requested with the Preliminary Plan. The item was heard as a regular item at June 18, 2026, Planning Commission meeting, and was recommended for approval with a vote of 7-0. Three citizens spoke in opposition to the request citing concerns about density, 2.5 acre lots not being compatible with the surrounding 5-acre lots and the impacts on groundwater with increased densification of the area. (Parcel Nos. 6100000439 & 6100000457) (Commissioner District No. 1) (SP-25-003) (Joseph Letke, Planner - Planning and Community Development)

6. Called-Up Consent Calendar

7. MAP AMENDMENT (REZONING) - MA SUBDIVISION TRACT A REZONE TO RM-12 - A request by MA Infrastructure, LLC for approval of a Map Amendment (Rezoning) of

7.56 acres from RR-5 (Residential Rural) to RM-12 (Residential Multi-Dwelling). The property is located at the southeast corner of the intersection of Walker Road and Highway 83. The item was heard as a regular item at the June 18, 2026, Planning Commission meeting. A recommendation to the Board of County Commissioners for denial passed with a vote of 6-1 resulting in a recommendation for denial. Planning Commission members discussed the surrounding zoning districts, uses, lack of commercial businesses, lack of compatibility with existing character of the area, and lack of walkability to commercial and parkland uses. Discussion regarding the Suburban Residential Placetype surrounded by Large Lot Residential was also discussed which included the Priority Development Area. Ultimately, several members concluded that the applications did not meet the criteria for approval and a vote for recommendation of denial was made. The opposition to the request included public comment from 20 citizens citing that the requested RM-12 and RM-30 zoning districts were incompatible with the surrounding large-lot residential character and inconsistent with the intent of the El Paso County Master Plan. Several speakers expressed concern that approval would establish a precedent for additional high-density development along the Highway 83 corridor and fundamentally alter the rural character of the area. Speakers also raised concerns regarding increased traffic volumes, roadway capacity, pedestrian safety, emergency response, and the proximity of the proposed development to Monument Academy. (Parcel No. 6115011001) (Commissioner District No. 1) (P-26-001) (Kari Parsons, Principal Planner - Planning and Community Development)

8. MAP AMENDMENT (REZONING) - MA SUBDIVISION TRACT A REZONE TO RM-30 - A request by MA Infrastructure, LLC for approval of a Map Amendment (Rezoning) of 7.79 acres from RR-5 (Residential Rural) to RM-30 (Residential Multi-Dwelling). The property is located at the southeast corner of the intersection of Walker Road and Highway 83. The item was heard as a regular item at the June 18, 2026, Planning Commission meeting. A recommendation to the Board of County Commissioners for denial passed with a vote of 6-1 resulting in a recommendation for denial. Planning Commission members discussed the surrounding zoning districts, uses, lack of commercial businesses, lack of compatibility with existing character of the area, and lack of walkability to commercial and parkland uses. Discussion regarding the Suburban Residential Placetype surrounded by Large Lot Residential was also discussed which included the Priority Development Area. Ultimately, several members concluded that the applications did not meet the criteria for approval and a vote for recommendation of denial was made. The opposition to the request included public comment from 20 citizens citing that the requested RM-12 and RM-30 zoning districts were incompatible with the surrounding large-lot residential character and inconsistent with the intent of the El Paso County Master Plan. Several speakers expressed concern that approval would establish a precedent for additional high-density development along the Highway 83 corridor and fundamentally alter the rural character of the area. Speakers also raised concerns regarding increased traffic volumes, roadway capacity, pedestrian safety, emergency response, and the proximity of the proposed development to Monument Academy. (Parcel No. 6115011001) (Commissioner District No. 1) (P-26-002) (Kari Parsons, Principal Planner - Planning and Community Development)

9. Department and Committee Reports/Non-Action Items

10. Addendum

11. Executive Session

Adjourn