EL PASO COUNTY
COLORADO

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

EL PASO COUNTY PLANNING COMMISSION HEARING AGENDA

THURSDAY, SEPTEMBER 3, 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 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.

Public comments and supplemental documents should 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 or Justin Kilgore. Next PC Hearing: September 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 August 20th, 2026.

B. P265 **UHLER**

MAP AMENDMENT (REZONING)

HILLPOINTE APARTMENTS REZONE

A request by Hillpointe, LLC for approval of a Map Amendment (Rezoning) of 14.09 acres from CR (Commercial Regional) and CAD-O (Commercial Airport Overlay District) to RM-30 (Residential Multi-Dwelling) and CAD-O (Commercial Airport Overlay District). The property is located at 485 Meadowbrook Parkway and is approximately 250 feet northeast of the intersection of Highway 24 and Peterson Road. (Parcel Nos. 5408007001 5408007004 5408007008) (Commissioner District No. 4)

To view full staff report: https://epcdevplanreview.com/Public/ProjectDetails/208886

4. Called-up Consent Items

5. Regular Items

A. P268 **LETKE**

MAP AMENDMENT (REZONING)

NEEDLES HIGHWAY 83 REZONING RR-5 TO RR-2.5

A request by North Ranch LLC for approval of a Map Amendment (Rezoning) totaling 47.55-acres in size from RR-5 to RR-2.5. The property is located along Colorado State Highway 83 and is 0.7 miles south of the intersection of Colorado State Highway 83 and Colorado State Highway 105. (Parcel No. 6100000369) (Commissioner District No. 1)

To view full staff report: https://epcdevplanreview.com/Public/ProjectDetails/212141

6. Non-Action Items

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).