



El Paso County, Colorado Planning Commission Hears Three Rezoning October 15: Siesta Grove Near Black Forest, an Industrial-to-Commercial Switch at Bent Grass, and 99 Lots at Mayberry Near Highway 94

Public paper · October 14, 2026 · Zoning desk · Ryan Standley / Record of Sale, LLC / Notice Nearby

The El Paso County Planning Commission meets at 9 a.m. Thursday, October 15, 2026 at the Pikes Peak Regional Development Center in Colorado Springs to hear a 35-acre rural rezoning near Black Forest and Hodgen roads, a 17-acre industrial-to-commercial rezoning and 14-lot commercial plan at Woodmen Road and Bent Grass Meadows Drive with a proposed \$33 million metro district, a 99-lot PUD for Mayberry Phase 2, and a land development code amendment on zoning enforcement.

The El Paso County Planning Commission in Colorado holds a public hearing at 9 a.m. Thursday, October 15, 2026 in the second-floor hearing room of the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs. The agenda, posted by El Paso County Planning and Community Development, includes three rezoning requests, a commercial preliminary plan, a special district service plan and a county code amendment.

Consent items

Siesta Grove rezoning, RR-5 to RR-2.5 (file P2610). A private applicant asks to rezone 35.08 acres at 15850 Siesta Grove from RR-5 (Residential Rural) to RR-2.5 (Residential Rural). The county says the property is about 1.63 miles southwest of Black Forest Road and Hodgen Road in Commissioner District 1.

Land Development Code amendment on enforcement (LDC264). County staff propose amending Chapter 1, Section 1.15 (Definitions), and Chapter 11, Sections 11.1.4 (Right to Inspect) and 11.3 (Zoning Violations), to

update enforcement procedures and legal remedies under HB 26-1239 and state law.

The Markets at Bent Grass rezoning, I-2 to CR (CR261). Private applicants ask to rezone a 17.17-acre property from I-2 (Industrial) to CR (Commercial Regional). It sits along Woodmen Frontage Road and Bent Grass Meadows Drive, about 0.64 miles west of Woodmen Road and Meridian Road, in Commissioner District 2.

The Markets at Bent Grass preliminary plan (SP262). The same applicants seek a 53.91-acre preliminary plan creating 14 commercial lots on the same site and two neighboring parcels.

Consent items can be pulled for full discussion as "called-up" items.

Regular items

Bent Grass Commercial Metropolitan District service plan (ID261). A request for a Title 32 special district of about 54 acres at the northeast corner of Bent Grass Meadows Drive and Woodmen Frontage Road. The service plan includes:

- A maximum debt authorization of \$33,000,000.
- A debt service mill levy of 45 mills for commercial property and an operations and maintenance levy of 15 mills, for a maximum combined 60 mills.
- Powers for water and sanitation systems, streets and safety, drainage, recreation, mosquito control, covenant enforcement, security and solid waste disposal.

Mayberry Phase 2 PUD and preliminary plan (PUDSP251). Mayberry Communities, LLC asks to rezone 18.70 acres from a conceptual Planned Unit Development to a site-specific PUD, with a preliminary plan for 92 single-family attached lots, 6 single-family detached lots and a clubhouse lot (99 lots), 8 tracts, 5.99 acres of open space and 2.33 acres of public right-of-way. The site is at the southeast corner of State Highway 94 and Mayberry Drive in Commissioner District 4.

How to take part

- Staff reports and documents for each item are on the county's EDARP site (epcdevplanreview.com) and planningdevelopment.elpasoco.com.
- Comments should be submitted through each project's EDARP page. Comments received at least 24 hours (one business day) before the hearing go to the board in its materials; later comments are still filed but may not be reviewed at the hearing.
- There is time for public comment on items not on the agenda.
- The county says the recording is the official record. Questions: Planning and Community Development, 719-520-6300.
- The next Planning Commission hearing is November 5, 2026. Results will be posted to each case on EDARP.

Source

- El Paso County Planning and Community Development, "El Paso County Planning Commission Hearing Agenda, Thursday, October 15th, 2026" (agenda PDF linked from planningdevelopment.elpasoco.com), retrieved October 14, 2026.

Notes

- Image: Pikes Peak and northern Colorado Springs seen from East Woodmen Road, El Paso County, Colorado (file photo, illustrative; not the Bent Grass site). Photo: Jeffrey Beall via Wikimedia Commons (CC BY 4.0).

- Author: Ryan Standley / Record of Sale, LLC / Notice Nearby.

- Discussed on @NoticeNearYou: (pending — fill xPostUrl after live post).

- Not legal advice. Not a newspaper. Not Legal Publication. Record of Sale, LLC (Oregon).

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