



City of Colorado Springs

Regional Development
Center (Hearing Room)
2880 International Circle

Meeting Minutes - Draft City Planning Commission

Wednesday, April 8, 2026

9:00 AM

2880 International Cir., 2nd Floor, Hearing Room

1. Call to Order and Roll Call

Present: 7 - Chair Hensler, Commissioner Slattery, Commissioner Robbins, Commissioner Clements, Commissioner Gigiano, Commissioner Willoughby and Commissioner Case

Absent: 1 - Commissioner Cecil

2. Changes to Agenda/Postponements

3. Communications

Kenneth Casey - Planning Commission Chair

Kevin Walker - Planning Director

4. Approval of Minutes

4.A. [CPC 2729](#) Minutes for the February 11, 2026, City Planning Commission meeting.

Presenter:

Kenneth Casey, City Planning Commission Chair

Attachments: [CPC_Minutes 2.11.16 Draft-Revised](#)

Motion by Commissioner Slattery, seconded by Commissioner Clements, to approve the Minutes for the February 11, 2026, City Planning Commission meeting.

The motion passed by a vote of 7-0-0-1.

Aye: 7 - Chair Hensler, Commissioner Slattery, Commissioner Robbins, Commissioner Clements, Commissioner Gigiano, Commissioner Willoughby and Commissioner Case

Absent: 1 - Commissioner Cecil

4.B. [CPC 2730](#) Minutes for the March 11, 2026, City Planning Commission meeting.

Presenter:

Kenneth Casey, City Planning Commission Chair

Attachments: [CPC_Minutes 3.11.16 Draft v2](#)

Motion by Commissioner Slattery, seconded by Commissioner Willoughby, to approve the Minutes for the March February 11, 2026, City Planning Commission meeting.

The motion passed by a vote of 7-0-0-1.

Aye: 7 - Chair Hensler, Commissioner Slattery, Commissioner Robbins, Commissioner Clements, Commissioner Gigiano, Commissioner Willoughby and Commissioner Case

Absent: 1 - Commissioner Cecil

5. Consent Calendar

Motion by Commissioner Slattery, seconded by Commissioner Clements, to approve the Consent Calendar.

The motion passed by a vote of 7-0-0-1.

Aye: 7 - Chair Hensler, Commissioner Slattery, Commissioner Robbins, Commissioner Clements, Commissioner Gigiano, Commissioner Willoughby and Commissioner Case

Absent: 1 - Commissioner Cecil

Reagan Ranch Community Park

- 5.A.** [ZONE-26-0003](#) An ordinance to amend the zoning map of the City of Colorado Springs pertaining to approximately 9.04 acres located off Marksheffel Road, southeast of the intersection of Space Village Avenue and Marksheffel Road, from MX-M/AP-O/APZ-1 (Mixed-use Medium Scale with Airport and Accident Potential Zone Subzone-1 Overlays) to PK/AP-O/APZ-1 (Public Park with Airport and Accident Potential Subzone-1 Overlays). (Quasi-Judicial - First reading and setting the public hearing for May 26, 2026 in accord with City Code Section 7.5.407. Hearings for the ordinance and any related applications shall be conducted with the second reading.)

Related Files: CUDP-26-0001, DEPN-26-0018
Located in Council District 4

Presenter:

Chris Sullivan, Senior Planner, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: [Zone Ordinance](#)[Staff Report RR Community Park](#)[Attachment 1 Project Statement ZMA](#)[Attachment 2 Land Use Statement ZMA](#)[Attachment 3 Exhibit A and B ZMA](#)[Attachment 4 Peterson SFB Comments Reagan Ranch Community Park 03.05.26](#)[Attachment 5 USDA Communication](#)[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)[CPC Presentation Reagan Ranch Staff](#)

- 5.B. [CUDP-26-00](#)
[01](#) A Conditional Use to allow Park use in the MX-M/AP-O/APZ-1 (Mixed-Use Medium Scale with Airport and Accident Potential Subzone 1 Overlays) zone district, consisting of 9.04 acres located off South Marksheffel Road southeast of Space Village Avenue. (Quasi-Judicial)

Located in Council District 4

Presenter:

Chris Sullivan, Senior Planner, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments: [7.5.601 CONDITIONAL USE](#)**Peaks Recovery Center**

- 5.C. [CUDP-25-00](#)
[31](#) A Conditional Use to allow a Detoxification Center use in the MX-N/cr (Mixed-Use Neighborhood Scale with Conditions of Record) zone district, consisting of 0.75 acres located at 6430 Brook Park Drive. (Quasi-Judicial)

Located in Council District 1

Presenter:

Austin Cooper, Senior Planner, City Planning Department

Kevin Walker, Planning Director, City Planning Department