



City of Colorado Springs

Regional Development
Center (Hearing Room)
2880 International Circle

Regular Meeting Agenda - Final-revised Planning Commission

Wednesday, July 9, 2025

9:00 AM

2880 International Cir., 2nd Floor,
Hearing Room

CPC - All meetings are open to the public. Those who wish to participate may do so in person or via phone.

Online: coloradosprings.gov/springstv | Facebook Live: Colorado Springs City Council Facebook Page | TV: Comcast Channel 18 and 880 (HD); - Stratus IQ Channel 99 (Streaming)

By phone: Dial 1-720-617-3426, enter Conf ID: 487 531 137# and wait to be admitted.

If you would like to comment on an agenda item, please contact the case planner for the item at 719-385-5905. If you are unable to contact them, there will still be an opportunity to speak during the meeting.

Attendees participating by phone will be muted upon entry to the meeting. Please wait to be called on before speaking.

Once an item has been heard, the Chair will open the public portion of the hearing for comments. There is a three (3) minute time limit for each person. Phone attendees must press *6 to un-mute.

1. Call to Order and Roll Call

2. Changes to Agenda/Postponements

3. Communications

Andrea Slattery - Planning Commission Chair

Kevin Walker - Planning Director

4. Approval of the Minutes

[CPC 2568](#)

Minutes for the June 11, 2025 Planning Commission Meeting

Presenter:

Andrea Slattery, City Planning Commission Chair

Attachments:

[CPC Minutes 6.11.25 Draft](#)

5. Consent Calendar**3760 E Boulder St. - Conditional Use**

- 5.A. [CUDP-24-0024](#) A Conditional Use to allow office and warehouse uses in the MX-L/AP-O (Mixed-Use Large Scale with Airport Overlay) zone district consisting of an approximately 20,000 square foot lot located at 3760 East Boulder Street. (Quasi-Judicial)

Presenter:

Allison Stocker, Senior Planner, Planning Department

Kevin Walker, Planning Director, Planning Department

Council District # 4

Attachments:

[CUDP-24-0024 Staff Report 20250620](#)

[Attachment 1 - In Progress Development Plan](#)

[Attachment 2 - Land Use Statement](#)

[Attachment 3 - Project Statement](#)

[CUDP-24-0024 Presentation](#)

[7.5.601 CONDITIONAL USE](#)

10 S 23rd St Rezoning

5.B. [ZONE-25-0004](#)

A Zone Map Amendment (Rezoning) consisting of 2,163 square feet located at 10 South 23rd Street from R-2 (Two-Family) to MX-N (Mixed-Use Neighborhood Scale). (Quasi-Judicial)

Presenter:

William Gray, Senior Planner, City Planning Department
Kevin Walker, Planning Director, Planning Department

Located in Council District 3

Attachments:

[Staff Report 10 S 23rd ST WEG](#)

[Attachment 1 - Zone Map](#)

[Attachment 2 - Colorado City Plat](#)

[Attachment 3 - Context Map](#)

[Attachment 4 - Public Comment](#)

[Attachment 5 - Project and Land Use Statement](#)

[Attachment 6 - Rezone Legal and Drawing](#)

[Attachment 7 - The Westside Plan](#)

[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

6. Items Called Off Consent Calendar**7. Unfinished Business****8. New Business**

2 Penrose Blvd Renovation - Use Variance w/ Land Use Statement

8.A. [UVAR-25-0004](#)

A Use Variance to allow the establishment of a Nonprofit Conference and Education Center within the R-E/HS-O/WUI-O (Single-Family - Estate with Hillside and Wildland Urban Interface Overlays) consisting of 3.24 acres located at 2 Penrose Boulevard.
(Quasi-Judicial)

Project is located in Council District 3

Presenter:

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

Attachments:

[V2 Staff Report 2 Penrose Blvd Use Variance](#)

[Attachment 1 - Project Statement](#)

[Attachment 2 - Land Use Statement](#)

[Attachment 3 - Concept Layout](#)

[Attachment 4 - Potential Use Categories](#)

[7.5.527 USE VARIANCE](#)

9. Presentations**10. Adjourn**