



# City of Colorado Springs

## Regular Meeting Agenda - Final Planning Commission

Regional Development  
Center (Hearing Room)  
2880 International Circle

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Wednesday, September 10, 2025

9:00 AM

2880 International Cir., 2nd Floor,  
Hearing Room

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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](https://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**

Kenneth Casey - Planning Commission Chair

Kevin Walker - Planning Director

### **4. Approval of the Minutes**

#### **4.A. [CPC 2714](#)**

Minutes for the August 13, 2025, Planning Commission Meeting

Presenter:

Andrea Slattery, City Planning Commission Chair

**Attachments:**

[CPC Minutes 8.13.25 Draft](#)

## **5. Consent Calendar**

### **Phelan Gardens Zone Map Amendment**

- 5.A. [ZONE-25-0013](#) A Zone Map Amendment (Rezone) consisting of 4.09 acres located at 4955, 4965, 4985, 4995, and 5015 Austin Bluffs Parkway from MX-N/cr/AP-O (Mixed-Use Neighborhood Scale with Conditions of Record and Airport Overlay) and RE/AP-O (Single-Family Estate with Airport Overlay) to MX-M/AP-O (Mixed-Use Medium Scale with Airport Overlay). (Quasi-Judicial)

Council District # 6

Presenter:

Allison Stocker, Senior Planner, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:**

[ZONE-25-0013 Staff Report v2](#)

[Attachment 1- CPC CU 02-00184-A2MN12](#)

[Attachment 2 - Ordinance 82-15](#)

[Attachment 3 - Land Use Statement](#)

[Attachment 4 - Project Statement](#)

[Attachment 5 - Exhibit A Legal Description](#)

[Attachment 6 - Exhibit B Zone Change Map](#)

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

### **Colorado Springs Conservatory**

- 5.B. [CUDP-25-0020](#) Conditional Use to allow Club, Lodge, and Service Organization use in the R-5 (Multi-Family High) zone district located at 420 North Nevada Avenue. (Quasi-Judicial)

Council District # 3

Presenter:

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

**Attachments:**      [Staff Report COS Conservatory](#)  
[Attachment 1-Vicinity Map](#)  
[Attachment 2 - Town of Colorado Springs](#)  
[Attachment 3 - Zoning Map](#)  
[Attachment 4 - Context Map](#)  
[Attachment 5 - Project Statement](#)  
[Attachment 6 - Land Use Statement](#)  
[Attachment 7 - Site Plan](#)  
[Attachment 8 - Parking Analysis](#)  
[7.5.601 CONDITIONAL USE](#)

### **Woodmen Road Addition No. 3 Annexation**

- 5.C.    [ANEX-24-0014](#)      Woodmen Road Addition No. 3 Annexation consisting of 0.11 acres located northeast of Cedar Valley Lane and West Woodmen Road intersection.  
(Legislative)

Council District: Upon successful annexation District # 1

Presenter:

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

**Attachments:**      [Staff Report ANEX-24-0014 CSR](#)  
[Attachment 1 - Vicinity Map](#)  
[Attachment 2 - Project Statement](#)  
[Attachment 3 - Petition](#)  
[Attachment 4 - Legal Description](#)  
[Attachment 5 - Annexation Plat](#)  
[7.5.701 ANNEXATION OF LAND](#)

## **6. Items Called Off Consent Calendar**

## **7. Unfinished Business**

## **8. New Business**

### **Dakota Crossing Conditional Use Minor Modification**

- 8.A.    [CUDP-25-0023](#)      A Conditional Use Minor Modification to remove a condition, relating to front yard setbacks, of approval from the approved conditional use allowing single-family detached residential in MX-M/AP-O (Mixed-Use Medium Scale with Airport Overlay)

Zone District consisting of 7.62 acres northwest of the future intersection of South Chelton and Hancock Expressway.  
(Quasi-judicial)

Council District # 4

Presenter:

Allison Stocker, Senior Planner, City Planning Department

Kevin Walker, Planning Director, City Planning Department

**Attachments:**

[CUDP-25-0023\\_Staff\\_Report1\\_v2](#)

[Attachment 1 - CUDP-24-0020 Approval Letter](#)

[Attachment 2 - DEPN-25-0018](#)

[Attachment 3 - SUBD-25-0025](#)

[Attachment 4 - Project Statement](#)

[7.5.516 MODIFICATION OF APPROVED APPLICATIONS](#)

### **Briargate Church - Assembly of God Rezoning**

**8.B. [ZONE-24-0012](#)**

A Zoning Map Amendment (rezone) consisting of 7.73 acres located northeast of Voyager Parkway and Springcrest Road from A/AF-O (Agriculture with United State Air Force Academy Overlay) to MX-M/AF-O (Mixed-Use Medium Scale with United State Air Force Academy Overlay).  
(Quasi-Judicial)

Council District #2

Presenter:

Austin Cooper, Senior Planner, City Planning Department

Kevin Walker, Planning Director, City Planning Department

**Attachments:**

[Staff Report\\_ZONE-24-0012](#)

[Attachment 1 - Exhibits A & B](#)

[Attachment 2 - Land Use Plan](#)

[Attachment 3 - Public Comments](#)

[Attachment 4 - Public Comment Response Letter](#)

[Attachment 5 - Traffic Impact Study](#)

[Attachment 6 - Project Statement](#)

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

**8.C. [LUPL-24-0012](#)**

Establishment of the Briargate Church – Assembly of God Land Use Plan for Residential, Commercial and Public/Institutional uses and consisting of 7.73 acres located northeast of Voyager Parkway and Springcrest Road.  
(Quasi-Judicial)

## Council District #2

## Presenter:

Austin Cooper, Senior Planner, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:**      [7.5.514 LAND USE PLAN](#)

**Old Ranch Road Self Storage****8.D.      [APPL-25-0006](#)**

An Appeal of the administrative approval for the Old Ranch Storage Filing No 1 Development Plan consisting of 4.70 acres located at the northeast corner of Old Ranch Road and Rhinestone Drive.

## Council District #2

## Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:**      [Staff Report Old Ranch Road Storage](#)  
[Attachment 1 - Briargate Master Plan 1980](#)  
[Attachment 2 - Briargate Master Plan 1998](#)  
[Attachment 3 - Bison Ridge Concept Plan](#)  
[Attachment 4 - Bison Ridge Concept Plan Amendment](#)  
[Attachment 5 - Public Comments](#)  
[Attachment 6 - Public Comment Response](#)  
[Attachment 7 - Additional Public Comments](#)  
[Attachment 7A - Additional Public Comments 9.4.25](#)  
[Attachment 8 - Traffic Technical Memorandum - Access Sight Distance](#)  
[Attachment 9 - Turning & Hose Lay Exhibits](#)  
[Attachment 10 - Approved Development Plan](#)  
[Attachment 11 - Project Statement](#)  
[Attachment 12 - Appeal of Administrative Decision](#)  
[Attachment 13 - Old Ranch Storage Development Plan\\_additional operation details](#)  
[7.5.415 APPEALS](#)

**9. Presentations****10. Adjourn**

