



City of Colorado Springs

Regional Development
Center (Hearing Room)
2880 International Circle

Meeting Minutes - Draft City Planning Commission

Wednesday, March 11, 2026

9:00 AM

2880 International Cir., 2nd Floor, Hearing Room

1. Call to Order and Roll Call

Present: 9 - Vice Chair Hensler, Commissioner Cecil, Commissioner Slattery, Commissioner Robbins, Chair Casey, Commissioner Clements, Commissioner Gigiano, Commissioner Willoughby and Vice Chair Case

2. Changes to Agenda/Postponements

3. Communications

Kenneth Casey - Planning Commission Chair

Kevin Walker - Planning Director

Kevin Walker, City Planning Director, said City Council recently heard the rezoning and land use plan for Palmer High School, which were approved. He said the denied rezoning on Airport Road will be presented to Council on March 24th.

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](#)

5. Consent Calendar

Motion by Vice Chair Hensler, seconded by Commissioner Slattery, to approve the Consent Calendar.

The motion passed unanimously.

Aye: 9 - Vice Chair Hensler, Commissioner Cecil, Commissioner Slattery, Commissioner Robbins, Chair Casey, Commissioner Clements, Commissioner Gigiano, Commissioner Willoughby and Case

1790 South Academy - Conditional Use

- 5.A. [CUDP-25-0012](#) A Conditional Use to allow the Minor Automobile and Light Vehicle Repair use with Outdoor Display of Goods accessory use in the MX-M (Mixed-Use Medium Scale) zone district consisting of 0.61 acres located at 1790 South Academy Boulevard.
(Quasi-Judicial)
Council District 4

Presenter:

Kerri Schott, Planner II, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments: [CUDP-25-0012-1790 S Academy staff report KLS](#)

[Attachment 1. Code Enforcement Letter](#)

[Attachment 2. Land Use Statement](#)

[Attachment 3. Project Statement](#)

[Attachment 4. Public Comment](#)

[Attachment 5. Applicant Response](#)

[CUDP-25-0012 - Presentation](#)

[7.5.601 CONDITIONAL USE](#)

6. Items Called Off Consent Calendar

7. Unfinished Business

8. New Business

Creekridge at Flying Horse

- 8.A. **ZONE-25-0038** An ordinance to amend the zoning map of the City of Colorado Springs pertaining to 44.72 acres located north of the intersection of North Powers Boulevard and Interquest Parkway from PDZ/AF-O (Planned Development Zone with the United State Air Force Academy Overlay) to R-Flex M/AF-O (R-Flex Medium with United States Air Force Academy Overlay). (Quasi-judicial - First reading and setting the public hearing for April 28, 2026, in accord with City Code Section 7.5.407. Hearings for the ordinance and any related applications shall be conducted at the second reading.)

Related Files: LUPL-25-0023

Located in Council District 2

Presenter:

Allison Stocker, Senior Planner, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments: ZONE-25-0038_Ordinance
Staff_Report_Creekridge_at_Flying_Horse
Attachment_A_Flying_Horse_Master_Plan
Attachment_B_Ordinance_20-71_Flying_Horse_Downtown
Attachment_C_Flying_Horse_Downtown_Concept_Plan
Attachment_D_Traffic_Impact_Study
Attachment_E_Land_Use_Plan
Attachment_F_Project_Statement
Attachment_G_R-Flex_Medium_Standards
Exhibit_A_Legal_Description
Exhibit_B_Zone_Map
ZONE-25-0038_Staff_CPC_Presentation_Revised
7.5.704 ZONING MAP AMENDMENT (REZONING)

Allison Stocker, Senior Planner, presented the Creekridge at Flying Horse proposals, consisting of a Zone Map Amendment and a Land Use Plan for approximately 44.72 acres north of the Powers Boulevard and Interquest Parkway intersection. The applicant sought to rezone the property from PDZ (Planned Development Zone) to R-Flex Medium with the Air Force Academy Overlay to enable medium density residential development.

Ms. Stocker described the site's context, existing entitlements, and reasons for the change, noting that the current PDZ includes highly prescriptive requirements, such as specific commercial mixes and building heights, that the applicant argued were no longer market-supportive. The proposed rezoning would eliminate previously allowed commercial uses and reduce overall permitted density from a maximum of 1,500 units to approximately 580 units. Standard notice was made. Ms. Stocker said agency review was complete, no significant objections had been raised, and the proposal aligned with PlanCOS and review criteria.

Applicant's presentation

Jason Alwine, representing the applicant, provided additional context, comparing the current PDZ allowances, which permit extensive commercial, office, hospitality, and residential uses, to the more streamlined residential focus under R-Flex Medium. He highlighted market conditions that have shifted commercial demand to nearby corridors (Interquest Marketplace, Victory Ridge, Northgate, and others), arguing that, at mixed-use entitlements on this site were no longer economically feasible. Mr. Alwine stated that the new zoning would create a broader mix of residential housing types while reducing traffic generation relative to the PDZ. He also described planned access

points, open space preservation, a neighborhood park, and the alignment of the Black Squirrel Creek Trail.

Public Comments

No public comments.

Commissioners' Comments and Questions

Several commissioners focused on traffic and access, especially at Highway 83 and New Life Drive. Mr. Alwine and staff noted that access points remain unchanged from prior approvals and that reduced density would substantially decrease traffic compared to the PDZ. Additional discussion centered on housing diversity, affordability, and the implementation status of the Flying Horse master plan. Ms. Stocker clarified that the master plan is considered implemented under the Unified Development Code (UDC) and that portions not subject to rezoning would remain governed by the existing concept plan.

Commissioner Slattery expressed concern that removing the mixed-use elements diminished neighborhood-serving amenities and reduced long-term land use diversity. Commissioner Slattery argued that the PDZ's vision for a more vibrant, mixed-use center aligned better with PlanCOS and that the proposed rezoning underutilized the site's strategic location. Other commissioners stated that surrounding commercial growth already meets community needs and that the revised zoning provides more certainty, reduces intensity, and aligns with current demand for housing.

Commissioner Cecil said she could not support the Creekridge at Flying Horse rezoning or land use plan because she felt the request significantly weakened the original Planned Development Zone vision by removing the mixed-use and commercial components intended to create a more balanced and amenity-supported area. Commissioner Cecil expressed concern that shifting to an exclusively residential zoning underutilized a strategically located site and reduced long-term land use diversity envisioned to align with PlanCOS or the commitments tied to the Flying Horse master plan.

Motion by Vice Chair Hensler, seconded by Commissioner Clements, to recommend approval to City Council of a zone change consisting of approximately 44.72 acres located north of the intersection of North Powers Boulevard and Interquest Parkway from PDZ (Planned Development Zone) to R-Flex Medium/AF-O (R-Flex Medium with United States Air Force Academy Overlay) based upon the finding that the request complies with the criteria for a Zoning Map Amendment set forth in City Code Section 7.5.704.

The motion passed by a vote of 7-2-0-0.

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

No: 2 - Commissioner Cecil and Commissioner Slattery

- 8.B.** [LUPL-25-002](#) Establishment of the Creekside at Flying Horse Land Use Plan for medium density residential and parks consisting of approximately 44.72 acres located north of the intersection of North Powers Boulevard and Interquest Parkway. (Quasi-judicial)

[3](#)

Council District: 2

Presenter:

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

Attachments: [Attachment E Land Use Plan](#)

[7.5.514 LAND USE PLAN](#)

Motion by Vice Chair Hensler, seconded by Commissioner Willoughby, to Recommend approval to City Council the Creekside at Flying Horse Land Use Plan based upon the finding that the proposal complies with the review criteria for the Land Use Plans set forth in City Code Section 7.5.514.

The motion passed by a vote of 7-2-0-0.

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

No: 2 - Commissioner Cecil and Commissioner Slattery

Amendment to UDC Text - 7.5.5 Administrative Decisions

- 8.C.** [CODE-26-00](#) An ordinance amending Article 5 Administration and Enforcement, Chapter 7 (the "Unified Development Code") of the Code of the City Of Colorado Springs 2001, as amended, as related to procedural process changes for various entitlement application types.

[02](#)

Presenter:

Daniel Sexton, Planning Manager, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: [Attachment 1 – Administration and Enforcement Ordinance Update](#)
[CPC Staff Report Administration and Enforcement Ordinance Update](#)
[Administration and Enforcement Ordinance Presentation](#)
[7.5.702 AMENDMENT TO UDC TEXT](#)

Daniel Sexton, Planning Manager, presented an ordinance amending Article 5 of the UDC regarding administrative and procedural updates for various entitlement application types. The amendment package addressed needed clarifications and corrections after the 2023 adoption of the UDC. Key elements included:

- Clarifying that recommendations from the Planning Commission, Downtown Review Board, and Historic Preservation Board are not appealable actions, as final decisions rest with City Council.
- Refining the relationship between development plans and conditional uses, confirming that development plans need not automatically accompany conditional use applications unless required by the Planning Manager.
- Expanding applicability of adjustments and variances to include certain use-specific standards, enabling applicants to seek relief from numerical requirements under Commission review.
- Clarifying post-decision actions, including expiration timelines for variances and requirements for extensions.

Mr. Sexton proposed a final amendment, the removal of the modification to the requirement for “minutes at all Planning Commission proceedings”. Commissioner Cecil, Commissioner Slattery, Commissioner Case and Commissioner Robbins expressed hesitation about removing the requirement to keep minutes for all Planning Commission proceedings, with concerns centered on transparency, public trust, and potential legal vulnerability. Commissioners noted that although work sessions are informal and non-voting, they still include important presentations, early staff guidance, agenda adjustments, and discussions that may meaningfully inform later decisions, suggesting these activities warrant some level of documentation. Commissioner Cecil emphasized that eliminating minutes could appear to weaken transparency and might leave the Commission exposed if informal discussions were later scrutinized. Commissioner Slattery and others added that some record of informational briefings could benefit both applicants and the public, even if less detailed than formal minutes. Commissioners widely agreed that the proposal had arisen too late in the process without sufficient notice, and most supported postponing or separating the minutes provision for further review while advancing the rest of the UDC amendments.

Motion by Commissioner Cecil, seconded by Commissioner Willoughby, to recommend approval to City Council of the adoption of the Administration and Enforcement Ordinance amending Chapter 7

("Unified Development Code") of the Code of the City of Colorado Springs 2001, as amended, relating to procedural process changes for various entitlement application types, based upon the finding that the request complies with the criteria set forth in City Code Section 7.5.702.

The motion passed unanimously.

Aye: 9 - Vice Chair Hensler, Commissioner Cecil, Commissioner Slattery, Commissioner Robbins, Chair Casey, Commissioner Clements, Commissioner Gigiano, Commissioner Willoughby and Case

9. Presentations

10. Executive Session

11. Adjourn