



# City of Colorado Springs

Regional Development  
Center (Hearing Room)  
2880 International Circle

## Regular Meeting Agenda - Final Planning Commission

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**Wednesday, June 11, 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**

**Andrea Slattery - Planning Commission Chair**

**Kevin Walker - Planning Director**

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

- 4.A.**     [CPC 2566](#)                      Minutes for the April 9, 2025, Planning Commission Meeting

Presenter:

Andrea Slattery, City Planning Commission Chair

**Attachments:**             [CPC Minutes 4.9.25 Draft](#)

- 4.B.**     [CPC 2567](#)                      Minutes for the May 14, 2025, Planning Commission Meeting

Presenter:

Andrea Slattery, City Planning Commission Chair

**Attachments:**             [CPC Minutes 5.14.25 Draft](#)

## **5. Consent Calendar**

### **Retail Marijuana Licensing / TrueGreen Total LLC**

- 5.A. [CUDP-25-0010](#) A Conditional Use to allow the addition of retail marijuana cultivation facility use and an expanded marijuana cultivation area from 1,800 to 5,700 square feet in the Mixed-Use Medium Scale zone district (MX-M) zone district consisting of 0.51 acres located at 1105 South Chelton Road (Quasi-Judicial)

Presenter:

Allison Stocker, Senior Planner, Planning Department

Kevin Walker, Planning Director, Planning Department

**Attachments:**

[CUDP-25-0010 CPC Staff Report V2](#)

[Attachment 1A Ordinance 25-10](#)

[Attachment 1B Ordinance 18-81](#)

[Attachment 2A 2019 Conditional Use Approval Letter](#)

[Attachment 2B 2019 Approval Conditional Use Development Plan](#)

[Attachment 3 LandUseStatement](#)

[Attachment 4 Project Statement](#)

[7.5.601 CONDITIONAL USE](#)

### **Bradley Ridge Filing 5 Park Rezone**

- 5.B. [ZONE-25-0006](#) A zone change consisting of 7.33 acres located southwest of Bradley Landing Boulevard and Legacy Hill Drive from PDZ/AP-O (Planned Development Zone District with Airport Overlay) to PK/AP-O (Public Park with Airport Overlay). (Quasi-Judicial)

Presenter:

Austin Cooper, Senior Planner, Planning Department

Kevin Walker, Planning Director, Planning Department

Council District 4

**Attachments:**

[Bradley Ridge Filing 5 Park Rezone Staff Report](#)

[Attachment 1 - Project Statement](#)

[Attachment 2 - Land Use Statement](#)

[Attachment 3 - Exhibit A](#)

[Attachment 4 - Exhibit B](#)

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

**6. Items Called Off Consent Calendar****7. Unfinished Business****8. New Business****Lot 1 Satellite Square Filing No. 2A - Conditional Use**

- 8.A. [CUDP-25-0003](#) A Conditional Use to allow a self-storage facility in the MX-M/SS-O/AP-O (Mixed-Use Medium Scale with Streamside and Airport Overlays) consisting of approximately 3.34 acres located northwest of South Academy Boulevard and Airport Road. (Quasi-Judicial)

Presenter:

Allison Stocker, Senior Planner, Planning Department

Council District 4

**Attachments:**

[CUDP-25-0003 Staff Report 20250428 V2](#)

[Attachment 1 - Public Comment & Comment Response](#)

[Attachment 2 - Land Use Statement](#)

[Attachment 3 - Project Statement](#)

[Attachment 4 - In Progress Development Plan Modification](#)

[7.5.601 CONDITIONAL USE](#)

[7.2.603 SS-O STREAMSIDE OVERLAY](#)

**Peach Ranch Addition No. 1 Annexation**

- 8.B. [ANEX-24-0012](#) Peach Ranch Addition No. 1 Annexation consisting of 42.43-acres located east of the Research Parkway and North Powers Boulevard Intersection off the Tutt Boulevard dead-end. (Legislative).

Presenter:

Chris Sullivan, Senior Planner, City Planning

Located in Council District No. 2

**Attachments:**      [Staff Report CPC 061125](#)  
[Attachment 1 Petition](#)  
[Attachment 2 Project Statement](#)  
[Attachment 3 Legal Description](#)  
[Attachment 4 Annexation Plat](#)  
[Attachment 5 ZC Exhibit A-B](#)  
[Attachment 6 Land Use Plan](#)  
[Attachment 7 FIA](#)  
[Attachment 8 Draft Annexation Agreement](#)  
[Mineral Estates Cert](#)  
[7.5.701 ANNEXATION OF LAND](#)

- 8.C.    [LUPL-24-0017](#)      Establishment of the Peach Ranch Land Use Plan for proposed residential use consisting of 42.43-acres located east of the Research Parkway and North Powers Boulevard Intersection off the Tutt Boulevard dead-end.  
(Legislative)

Presenter:  
Chris Sullivan, Senior Planner, City Planning  
Located in Council District No. 2

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

- 8.D.    [ZONE-24-0024](#)      The establishment of a R-Flex Low / SS-O / AP-O (Residential Flex Zone Low Density with Streamside Overlay and Airport Overlay) zone district, in association with the Peach Ranch Addition No. 1 Annexation consisting of 42.43-acres located east of the Research Parkway and North Powers Boulevard Intersection off the Tutt Boulevard dead-end.  
(Legislative)

Presenter:  
Chris Sullivan, Senior Planner, City Planning  
Located in Council District No. 2

**Attachments:**      [7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

## **Battery-Charged Electric Fencing and Security Detection Fencing Systems Ordinance**

- 8.E.    [CODE-25-0002](#)      An Ordinance amending Chapter 7 (the “Unified Development Code” or “UDC”) of the Code of the City of Colorado Springs 2001, as amended, as related to battery-charged electric fencing and security detection

fencing systems. (Legislative)

Presenter:

Johnny Malpica, Senior Comprehensive Planner, City  
Planning Department

City Wide matter

**Attachments:**

[Staff Report - Battery-Charged Electric Fencing and Security Detection  
Fencing Systems Ordinance](#)

[Attachment 1 - Ordinance](#)

[Attachment 2 - HB25-1060](#)

### **Minimum Parking Requirements in Applicable Transit Service Areas Ordinance**

**8.F. [CODE-25-0003](#)**

An Ordinance amending Chapter 7 (the “Unified Development Code” or “UDC”) of the Code of the City of Colorado Springs 2001, as amended, as related to minimum parking requirements in applicable transit service areas. (Legislative)

Presenter:

Johnny Malpica, Senior Comprehensive Planner, City  
Planning Department  
Kevin Walker, Planning Director, City Planning Department

City Wide - All Council Districts

**Attachments:**

[Staff Report - Minimum Parking Requirements in Applicable  
TSAs JPM](#)

[Attachment 1 - Ordinance](#)

[Attachment 2 - HB24-1304](#)

[Attachment 3 - Map](#)

[Attachment 4 - DOLA Technical Guidance](#)

[Attachment 6 - Home Rule Resolution by City Council 5-27-2025](#)

## **9. Presentations**

## **10. Adjourn**