



City of Colorado Springs

Regular Meeting Agenda - Final-Revised City Planning Commission

Regional Development
Center (Hearing Room)
2880 International Circle

Thursday, July 23, 2026

9:00 AM

ENT Center for the Arts
5225 N Nevada Ave
Schockley-Zalabak theater

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

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

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.

Once an item has been heard, the Chair will open the public portion of the hearing for comments. There is a two (2) minute time limit for each person.

1. Call to Order and Roll Call

2. Changes to Agenda/Postponements

- 2.A. [CPC 2740](#) A request for Postponement of the Special Appeal Hearing of the administrative decision approving the Development Plan Modification application for Corporate Ridge Filing No. 1 Lot 4 to the City Planning Commission's regular meeting of August 12, 2026.

Attachments: [Postponement Email 7.1.2026](#)

3. Communications

Nadine Hensler - Planning Commission Chair

Kevin Walker - Planning Director

4. New Business

- 4.A. Appeals of the administrative decision approving the Development Plan Modification application for Corporate Ridge Filing No. 1 Lot 4, establishing a data center use in the existing industrial building and site improvements on the approximate 21.96-acre site, BP

(Business Park) zoned, located at 1565 High Tech Way.
(Quasi-Judicial).

Council District 1

Related Files: DEPN-26-0039, APPL-26-0003, APPL-26-0004,
APPL-26-0005, APPL-26-0006, and APPL-26-0007.

Presenter:

Daniel Sexton, LUR/DRE Planning Manager, Planning Department
Kevin Walker, Planning Director, Planning Department

Attachments:

[Staff Report CPC Special Appeal Hearing Project Taurus FINAL](#)

[Attachment 1 - Appeal Application](#)

[Attachment 2 - Appeal Application](#)

[Attachment 3 - Appeal Application](#)

[Attachment 4 - Appeal Application](#)

[Attachment 5 - Appeal Application](#)

[Attachment 6 - Ordinance No. 4312 \(1971\)](#)

[Attachment 7 - Public Comments 7192026](#)

[Attachment 8 - Geologic Hazard Report](#)

[Attachment 9 - CGS Response Letter](#)

[Attachment 10 - Rapid Response Certificate](#)

[Attachment 11 - Project Statement](#)

[Attachment 12 - Approval Letter](#)

[Attachment 13 - Approved Development Plan](#)

[Attachment 14 - DLAA Acoustical Design and Impact Report](#)

[Attachment 15 – HEI Memo \(Noise\)](#)

[Attachment 16 - Development Agreement](#)

[Attachment 17 - Sound Monitoring Plan](#)

[AdministrativeDecisionAnalysisMemo](#)

[7.5.516 MODIFICATION OF APPROVED APPLICATIONS](#)

[7.5.415 APPEALS](#)

5. Executive Session

If the City Planning Commission requests legal advice from its attorney, an executive session may be needed:

In accord with City Charter art. III, § 3-60(d) and its incorporated Colorado Open Meetings Act, C.R.S. § 24-6-402(4) (b), the City Planning Commission, in Open Session, is to determine whether it will hold a Closed Executive Session. The issue to be discussed involves consultation with the City Attorney for the purpose of receiving legal advice regarding the Special Appeal Hearing for Corporate Ridge Filing No. 1 Lot 4.

The Chair of the Planning Commission shall poll the Commissioners, and, upon consent of two-thirds of the members present, may conduct a Closed Executive Session. In the event any Commissioner is participating electronically or telephonically in the Closed Executive Session, each Commissioner participating in the Closed Executive Session shall affirmatively state for the record that no other member of the public not authorized to participate in the Closed Executive Session is present or able to hear the matters discussed as part of the Closed Executive Session. If consent to the Closed Executive Session is not given, the item may be discussed in Open Session or withdrawn from consideration.

6. Adjourn