



City of Colorado Springs

Regular Meeting Agenda - Final City Planning Commission

Regional Development
Center (Hearing Room)
2880 International Circle

Wednesday, August 12, 2026

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: 864 391 496# 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

Nadine Hensler - Planning Commission Chair

Kevin Walker - Planning Director

4. Approval of Minutes

4.A. [CPC 2741](#)

Minutes for the July 2, 2026, Work Session City Planning
Commission meeting.

Presenter:

Nadine Hensler, City Planning Commission Chair

Attachments:

[CPC WS Meeting Mins 7.2.26 Draft](#)

- 4.B. [CPC 2742](#) Minutes for the July 8, 2026, City Planning Commission meeting.

Presenter:

Nadine Hensler, City Planning Commission Chair

Attachments: [CPC Meeting Mins 7.8.26 Draft](#)

5. Consent Calendar

Sugarbowl Grove - Street Name Change

- 5.A. [SUBD-26-0049](#) A Street Name Change from Sugarbowl Grove to Sugarbowl Point located northwest of the intersection of South Chelton Road and Delta Drive.

Located in Council District 4

Presenter:

Allison Stocker, Senior Planner, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments: [SUBD-26-0049 Staff Report v2](#)
[Attachment 1 Chelton Road Affordable Senior Apartments Plat](#)
[Attachment 2 Utility Plan Exhibit](#)
[Attachment 3 Project Statement](#)
[SUBD-26-0049 Presentation CPC](#)
[7.5.531 STREET NAME CHANGE](#)
[7.4.304 STREET IMPROVEMENTS](#)

501 N Wahsatch Ave - Development Standards Adjustment

- 5.B. [DVSA-25-0003](#) A Development Standards Adjustment to City Code Sections 7.2.206 and 7.4.2-A to allow a residential density of 13.33 dwelling units per acre in the R-4 (Multi-Family Low) zone district where 8 dwelling units per acre is allowed located at 501 N Wahsatch Avenue.
(Quasi-Judicial)

Located in Council District 3

Presenter:

Ethan Shafer, Urban Planner II, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments:

[Staff Report for 501 N Wahsatch Ave](#)
[Attachment 1 - History of 501 N Wahsatch Ave](#)
[Attachment 2 - Project Statement](#)
[Attachment 3 - Public Comment](#)
[Attachment 4 - Applicant Response to Public Comment](#)
[Attachment 5 - UDC Internal Policies Q1 - April 2024](#)
[Attachment 6 - Site Plan](#)
[Staff Report for 501 N Wahsatch Ave](#)
[Staff Presentation for 501 N Wahsatch Ave - DVSA EPS](#)
[7.5.525 DEVELOPMENT STANDARDS ADJUSTMENT](#)

6. Items Called Off Consent Calendar**7. Unfinished Business****La Kitchen Parking Variance****7.A. [NVAR-26-0005](#)**

A Non-Use Variance to City Code Section 7.4.1003.A to allow one (1) off-street parking space for a Restaurant use with outdoor seating where seven (7) off-street parking spaces is the required standard for the property located at 2001 West Colorado Avenue. (Quasi-Judicial)

Located in Council District 3

Presenter:

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

Attachments:

[Staff Report](#)
[Attachment 1-Vicinity Map](#)
[Attachment 2-Plan View](#)
[Attachment 3-Street View](#)
[Attachment 4-Zoning Map](#)
[Attachment 5-Project Statement](#)
[Attachment 6-Site Plan](#)
[Attachment 7-Context Map](#)
[7.5.526 NON-USE VARIANCE](#)

8. New Business**Woodmen Valley Chapel Coffee Shop - Use Variance**

8.A. [UVAR-26-0004](#)

A Use Variance to allow the establishment of a restaurant use (coffee shop) within the R-5 (Multi-Family High) zone district, consisting of 0.91 acres located at 16 E Platte Avenue. (Quasi-Judicial)

Located in Council District 3

Presenter:

Ethan Shafer, Urban Planner II, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments:

[Staff Report for UVAR-26-0004](#)

[Attachment 1 - Site Plan](#)

[Attachment 2 - Project Statement](#)

[Attachment 3 - Parking Agreement](#)

[Attachment 4 - Elevate Downtown Master Plan](#)

[Staff Presentation Woodmen Valley Chapel Use Variance EPS](#)

[7.5.527 USE VARIANCE](#)

9. Presentations**10. Executive Session****11. Adjourn**