



Item # - Landings Business Park

CITY PLANNING COMMISSION

FORMAL MEETING – February 11, 2026



LANDINGS BUSINESS PARK



QUICK FACTS

Address/Location:

West of Marksheffel Road, north of Drennan Road, and southeast of the Peterson Space Force Base (PSFB)

Zoning and Overlays

Current: MX-M/cr/GI/cr/BP/cr/APD/AP-O/APZ-1
(Mixed-Use Medium Scale with Conditions of Record,
General Industrial with Conditions of Record, Business
Park with Conditions of Record, Airport Planned
Development with Airport Overlay and Accident
Potential Subzone 1)

Proposed: PDZ AP-O APZ-1 (Planned Development Zone with Airport Overlay and Accident Potential Subzone 1)

Site Area

319.9 Acres

Proposed Land Use

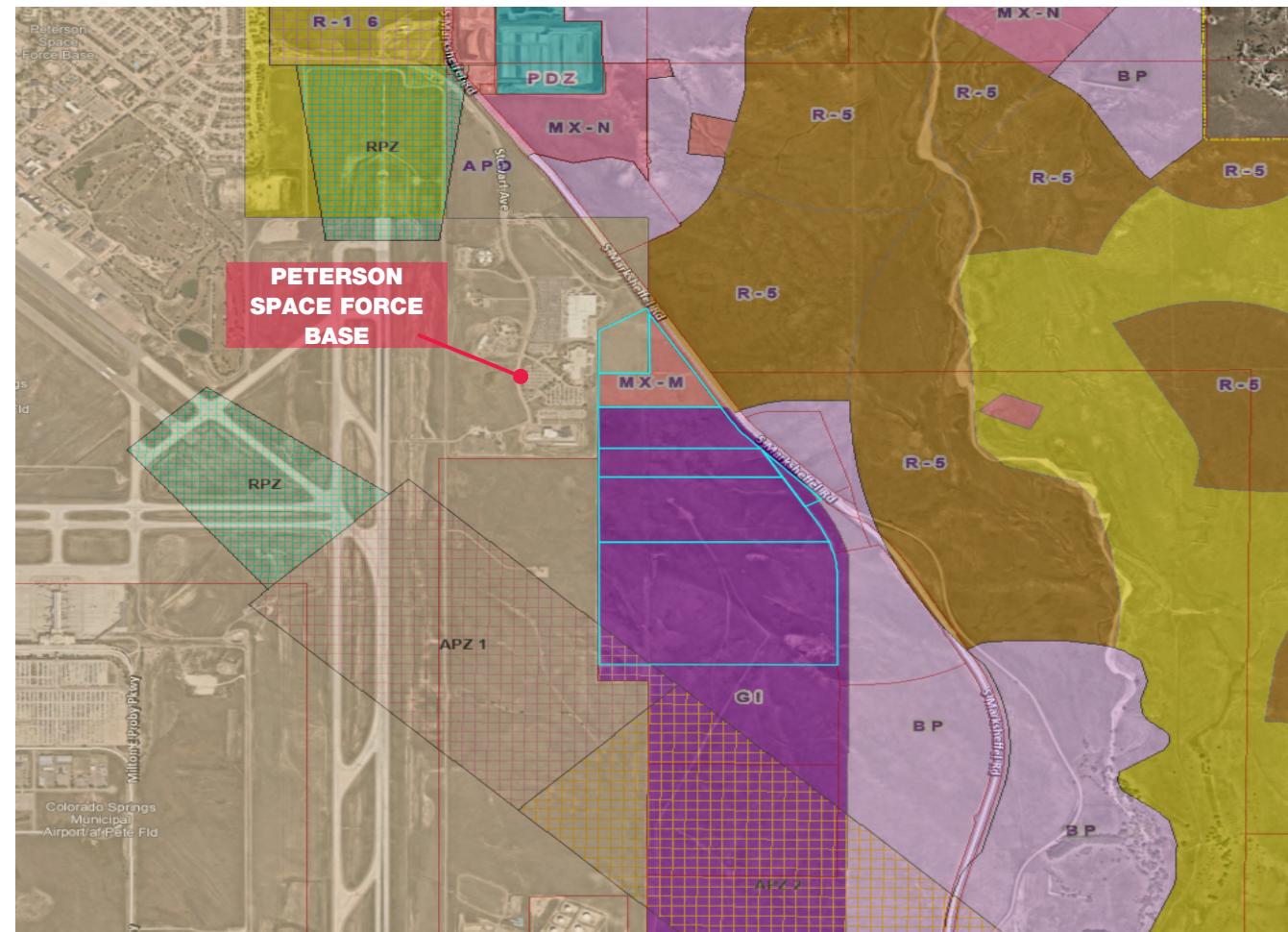
Mixed-Use

APPLICATIONS

Zoning Map Amendment

Land Use Plan

VICINITY MAP



LANDINGS BUSINESS PARK



PROJECT SUMMARY

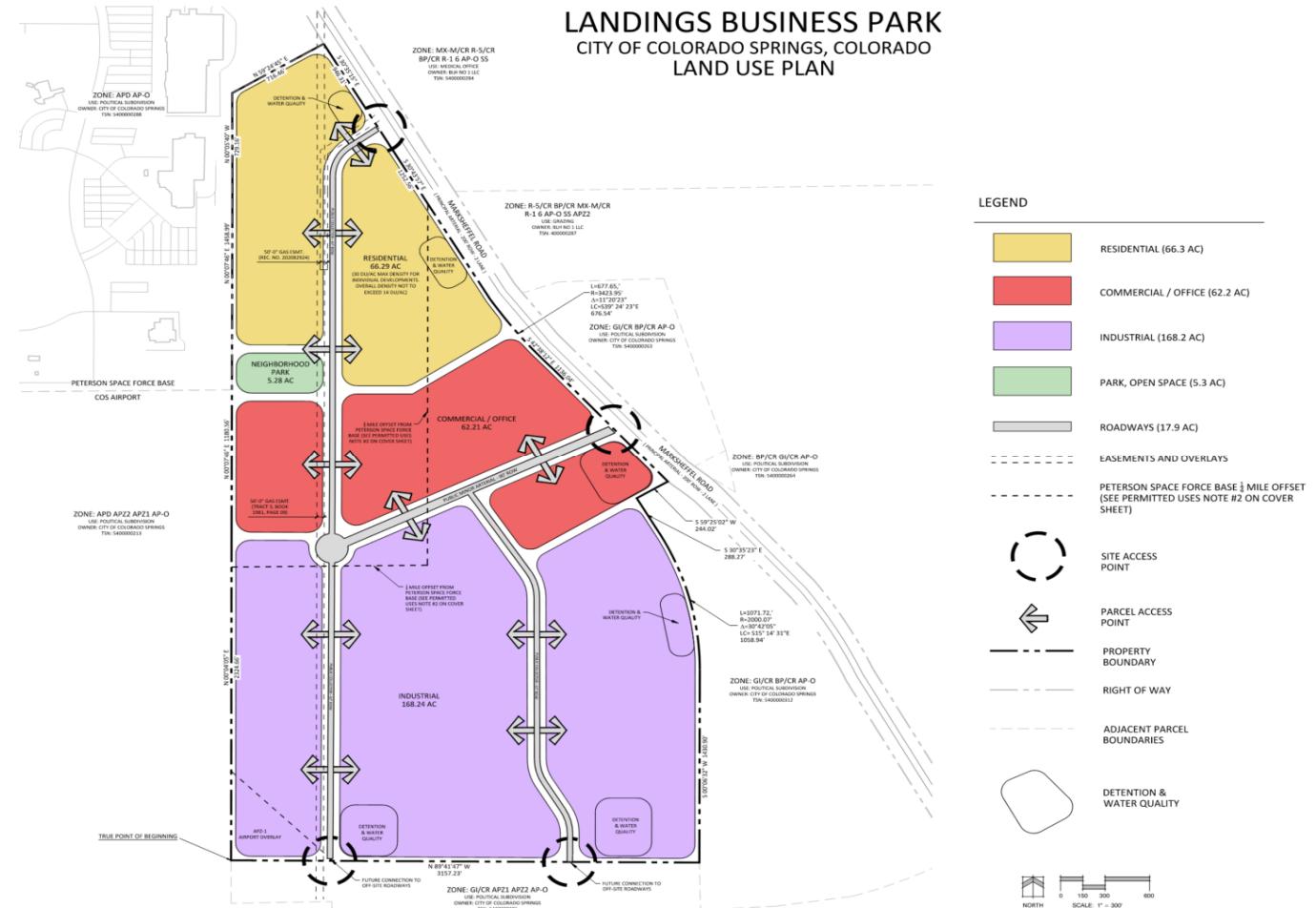
File #(s):

- ZONE-25-0024
- LUPL-25-0011

Project Proposal:

- Planned Development Zone (PDZ)
- Mixed-Use
- Categorical uses are designated throughout the site.
 - Residential:
 - Maximum of 924 residential units
 - Maximum of 14 du/ac (30 du/ac per development)
 - Maximum Height: 50-feet
 - Commercial/Industrial
 - Max Floor Area: 2,500,000 sq. ft.
 - Max Height: 80-feet

SITE PLAN



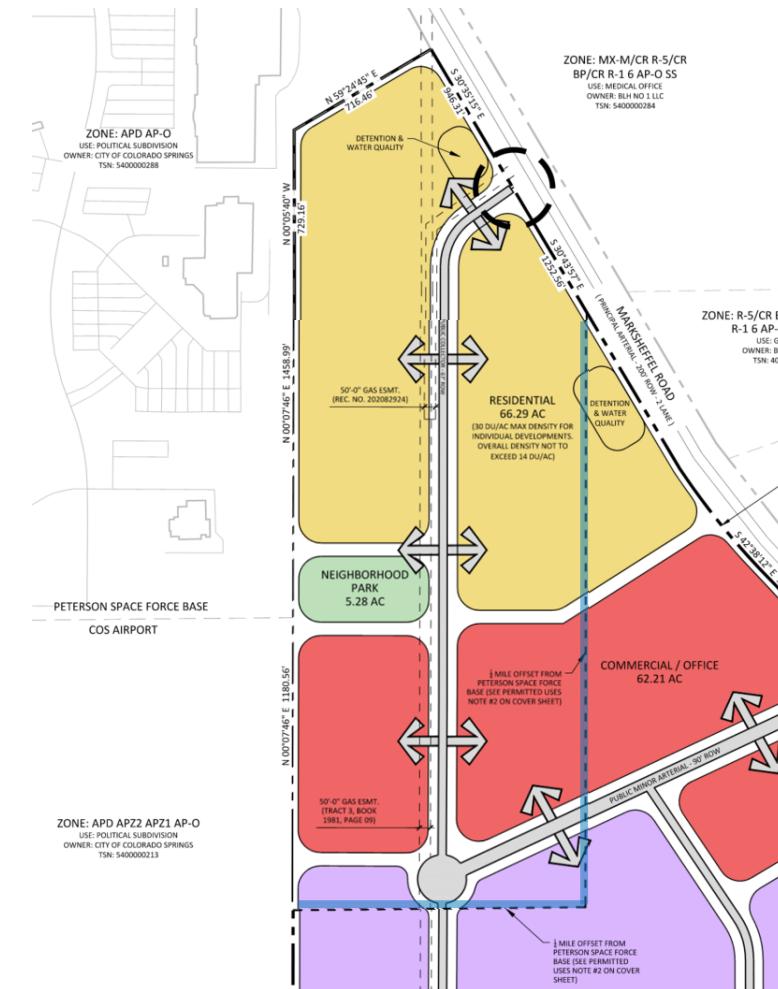
PETERSON SPACE FORCE BASE (PSFB)



ADDITIONAL INFO

- PSFB Review Comments
 - Base Security Zone (One-Quarter Mile Buffer)
 - Operational Security Risks
 - Frequency Interference
 - Traffic Impact
 - Stormwater and Potential PFAS Concerns
 - Wildlife and Aviation Hazards
 - Air Quality Requirements

PSFB QUARTER-MILE BUFFER



COMMUNITY AMENITIES OR BENEFITS REQUIRED



ADDITIONAL INFO

- UDC 7.2.705: Community Amenities or Benefits Required (*At least two (2) shall be provided*)
 - **High Quality Design Features**
 - **Community Amenities**
 - **Mix of Housing Types**
 - **Sustainable Development Practices**

PROPOSED COMMUNITY AMENITIES

PDZ COMMUNITY BENEFITS - UDC SECTION 7.2.705

1. **FLEXIBILITY & ADAPTABILITY:** FACILITATES A COMBINATION OF HOUSING OPTIONS AND NON-RESIDENTIAL USES THAT CONVENTIONAL ZONING CANNOT ACHIEVE DUE TO ZONE BOUNDARY RESTRICTIONS. ALLOWS A MIX OF INDUSTRIAL, COMMERCIAL, AND RESIDENTIAL USES WITH DESIGN FLEXIBILITY TO RESPOND TO CHANGING MARKET CONDITIONS. THE PDZ HELPS PREVENT FRAGMENTED SITE DESIGN AND REDUCES THE NEED FOR MULTIPLE ZONE AMENDMENTS THAT CAUSE DELAYS.
2. **UNIFIED HIGH-QUALITY DESIGN:** PROMOTES COHESIVE ARCHITECTURE, INTEGRATED TRANSITIONS, AND PEDESTRIAN-FRIENDLY STREETSCAPES ACROSS THE ENTIRE DEVELOPMENT AS A FUNCTION OF THE PDZ. THIS APPROACH ALIGNS WITH UDC ARTICLE 7.2.701 GOALS FOR INNOVATIVE, CONTEXT-SENSITIVE DESIGN.
3. **ECONOMIC GROWTH & JOB CREATION:** SUPPORTS TARGETED INDUSTRY CLUSTERS NEAR THE AIRPORT AND PETERSON SFB, ATTRACTING HIGH-WAGE EMPLOYERS AND FOSTERING ECONOMIC DIVERSIFICATION THROUGH DEVELOPMENT-READY LAND NEAR MAJOR EMPLOYMENT HUBS.
4. **WORKFORCE HOUSING & COMMUNITY AMENITIES:** PROVIDES UP TO 924 RESIDENTIAL UNITS NEAR EMPLOYMENT HUBS, PLUS PARKS, TRAILS, AND SERVICES FOR MILITARY FAMILIES. ADVANCES PLANCOS OBJECTIVES FOR THRIVING ECONOMY, LIVABILITY, AND SUSTAINABLE GROWTH THROUGH REGIONAL COORDINATION.
5. **EFFICIENT INFRASTRUCTURE & SUSTAINABLE DEVELOPMENT:** ENABLES PHASED DEVELOPMENT WITH IMPROVED INFRASTRUCTURE DELIVERY AND ELEVATED DESIGN STANDARDS FOR INDUSTRIAL AND COMMERCIAL BUILDINGS. THIS ALIGNS WITH CITY GOALS FOR LIVABILITY AND SUSTAINABILITY THROUGH INTEGRATION OF LAND USES.

TIMELINE OF REVIEW

Initial Submittal Date

June 17, 2025

Number of Review Cycles

Five (5)

Item(s) Ready for Agenda

January 15, 2026

STAKEHOLDER INVOLVEMENT

PUBLIC NOTICE

Public Notice Occurrences (Posters / Postcards)	Internal Review / Prior to Planning Commission Hearing
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	4 Postcards
Number of Comments Received	None

PUBLIC ENGAGEMENT

No public comments received.

AGENCY REVIEW

Traffic Engineering

- The following will be required in the development plan review:
 - A full Traffic Impact Study (TIS).
 - The details of proposed roadways and access locations will be determined through the subsequent development plans.

Airport

- Upon accepting residency within Landings Development, all adult residents and occupants shall be required to sign a notice acknowledging that Landings Development lies within an Airport Overlay Zone (AP-O) and is located less than 0.70 miles from the runway at Colorado Springs Municipal Airport and may, at times (24 hours per day), experience noise and lighting at higher levels and other activities and operations associated with aircraft and the Airport.

Peterson Space Force Base (PSFB)

- Previously discussed. Comments received and addressed but remain.

School District (#)

- The district will need cooperation getting onto Peterson Space Force base to pick up students.
- Widefield School District 3 prefers to look at taking the land owed from this development and adding it to a future school site in a different development in District 3 if the developer owns any other property for future housing developments instead of receiving fees in lieu of land should the requests be granted.
- District 3 is unable to use any land owed to the district in this proposed development due to its proximity to Colorado Springs Airport.

Parks

- Park Land Dedication requirements enforced per City Code 7.4.307.
- A new metro district neighborhood park site is proposed to meet a portion of the Park Land Dedication requirements, with fees in lieu proposed to cover the remainder. This item was brought before Parks Advisory Board on January 8th
- No overall concerns regarding the park site, park land obligations, or land use plan
- Item will be presented before Parks Advisory Board for action on Thursday, February 12th

PlanCOS COMPLIANCE

PlanCOS MAP IMAGE



PlanCOS Compliance

This project complies with the applicable visions, Big Ideas, and strategies of PlanCOS.

★ SITE LOCATION

- Majestic Landscapes
 - Parks & Open Space
 - Complete Creeks
 - Primary Trail Network
 - Legacy Loop & Ring the Springs

○ Thriving Economy

◆ Renowned Culture

- Activity Centers
 - Mature/Redeveloping
 - New/Developing
 - Reinvestment Area & Community Hub

Strong Connections

- Intercity Corridors
- City Priority Corridors
- Smart Corridor
- Bike Network
- Park-N-Ride
- Transit Hub

- Vibrant Neighborhoods
 - Downtown
 - Established Historic Neighborhood
 - Established Traditional Neighborhood
 - Established Suburban Neighborhood
 - Changing Neighborhood
 - Newer Developing Neighborhood
 - Future Neighborhood
 - Airport

Note: This map depicts a unified city boundary, including enclaves of land that have not yet been annexed.

APPLICATION REVIEW CRITERIA

UDC Section 7.5.704.D Zoning Map Amendment (Rezoning)

Criteria for Approval

1. If a Land Use Plan or amendment to a Land Use Plan accompanies the application, the Land Use Plan or amendment complies with the applicable criteria in Subsection 7.5.514C.3 (Land Use Plan Criteria).
2. The proposed rezoning is consistent with the goals and policies of the Colorado Springs Comprehensive Plan, with other plans and policies adopted by the City Council; and with the purpose statement of the proposed zone district(s).
3. The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.
4. The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).
5. If the application proposes to rezone a small area of land, the application demonstrates that the size, scale, height density, and multimodal traffic impacts of the proposed rezoning are compatible with surrounding development or can be made compatible with surrounding development through approval conditions.
6. If the application proposes to rezone a relatively small area of land, the application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Colorado Springs Comprehensive Plan goals that would be achieved by approval of the application.

Statement of Compliance

ZONE-25-0024

After evaluation of the Land Use Plan application, the application meets the review criteria .

APPLICATION REVIEW CRITERIA

UDC Section 7.5.704.D Zoning Map Amendment (Rezoning)

Criteria for Approval

7. The application is consistent with any approved Concept Plans in the area for which the map is being amended or includes or is accompanied by a provision that approved Concept Plans that have been classified as implemented do not have to be amended in order to be considered consistent with an amended zoning map.
8. If the application is for creation of an ADS-O district, the approval criteria applicable to the creation of the text of the ADS-O district in Section 7.2.607D.47.5.702 (Decision) shall also apply to consideration of the zoning map amendment required to create or amend the boundaries of the ADS-O district.
9. If rezoning to a PDZ district, the proposed PDZ district provides significant community amenities or other benefits, as determined by the Manager, that promote the achievement of Colorado Springs Comprehensive Plan goals and would not otherwise be required of the applicant under this UDC or other City or governmental regulations.
10. Complies with the additional standards of the base zone district where the property is located (see Article 7.2 (Zone Districts)) or in an overlay district that applies to the property (see Part 7.2.6 (Overlay Districts)).

Statement of Compliance

ZONE-25-0024

After evaluation of the Land Use Plan application, the application meets the review criteria .

APPLICATION REVIEW CRITERIA

UDC Section 7.5.514.C.3 Land Use Plan

Criteria for Approval

- a) Consistency with the Colorado Springs Comprehensive Plan and other plans and policies adopted by City Council;
- b) Consistency with development standards the zone district in which the property is located, or would be located after a requested zone district change;
- c) Compatibility with the land uses and development intensities surrounding the property;
- d) Impacts of the permitted or requested uses, appropriate to the type of development, the neighborhood, and the community;
- e) Adequacy of proposed ingress/egress points and traffic circulation, both on and off the site;
- f) Capacity of the existing streets, utilities, parks, schools, and other public facilities to serve the proposed development;
- g) Promotion of transitions in height, intensity, or character between proposed non-residential or mixed-use development and nearby low-density residential zone districts.

Statement of Compliance

LUPL-25-0024

After evaluation of the Zoning Map Amendment (Rezoning) application, the application meets the review criteria .

PLANNING COMMISSION MOTIONS

Optional Motions

ZONE-25-0024: Landings Business Park

Motion to Approve

Recommend approval to City Council of the zone change of 319.9 acres from MX-M/cr/GI/cr/BP/cr/APD/AP-O/APZ-1 (Mixed-Use Medium Scale with Conditions of Record, General Industrial with Conditions of Record, Business Park with Conditions of Record, Airport Planned Development with Airport Overlay and Accident Potential Zone) to PDZ AP-O APZ-1 (Planned Development Zone with Airport Overlay and Accident Potential Zone) 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.

Motion to Deny

Deny the zone change of 319.9 acres from MX-M/cr/GI/cr/BP/cr/APD/AP-O/APZ-1 (Mixed-Use Medium Scale with Conditions of Record, General Industrial with Conditions of Record, Business Park with Conditions of Record, Airport Planned Development with Airport Overlay and Accident Potential Zone) to PDZ AP-O APZ-1 (Planned Development Zone with Airport Overlay and Accident Potential Zone) based upon the finding that the request does not comply with the criteria for a Zoning Map Amendment set forth in City Code Section 7.5.704.

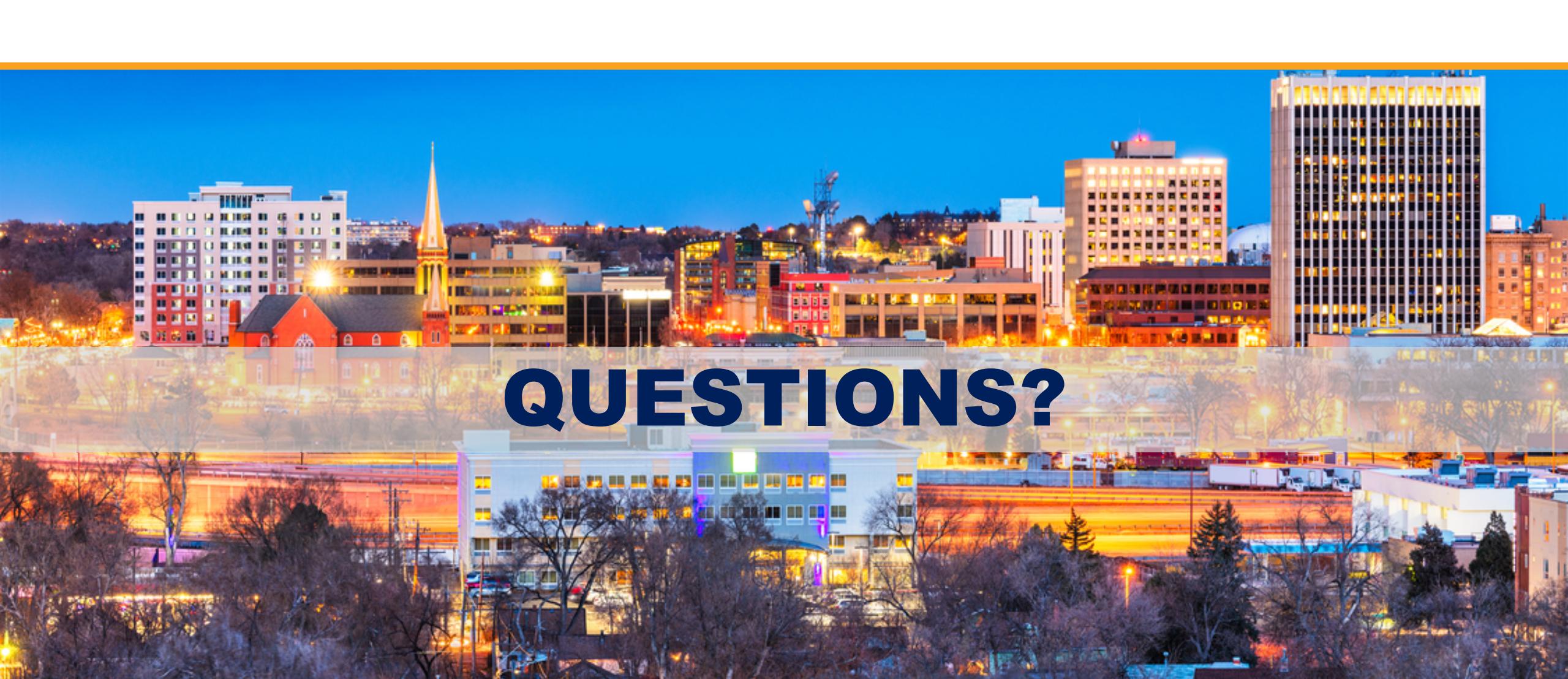
LUPL-25-0011: Landings Business Park

Motion to Approve

Recommend approval to City Council the Landing Business Park Land Use Plan based upon the finding that the proposal complies with the review criteria for Land Use Plans set forth in City Code Section 7.5.514.

Motion to Deny

Deny the Landing Business Park Land Use Plan based upon the finding that the proposal does not comply with the review criteria for Land Use Plans set forth in City Code Section 7.5.514.



QUESTIONS?

