



City of Colorado Springs

Regional Development
Center (Hearing Room)
2880 International Circle

Regular Meeting Agenda - Final Planning Commission

Wednesday, May 14, 2025

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: 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

5. Consent Calendar

Tava Mountain Battery Energy Storage Facility

5.A. [PDZZ-25-0001](#) A zone change consisting of 4.49 acres located at 1133 South Royer Street from GI (General Industrial) to PDZ (Planned)

Development Zone; non-residential; 180,000 maximum square footage; 80 feet maximum building height). (Quasi-Judicial)

Presenter:

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

Located in Council District No. 3

Attachments:

[Tava Mtn PDZZ & PDZL Staff Report ADS 20250418](#)

[Attachment 1 Land Use Plan](#)

[Attachment 2 Project Statement](#)

[Attachment 3 PublicComments](#)

[Exhibit A Zone Map Amendment Legal Description](#)

[Exhibit B Zone Map Amendment Boundaries](#)

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

[Tava Mtn PDZZ&PDZL Staff Presentation](#)

[Attachment 3A Public Comment](#)

[Attachment 3B Public Comment](#)

5.B. [PDZL-25-0002](#)

Establishment of the Tava Mountain Energy Storage Facility Planned Development Land Use Plan consisting of 4.49 acres located at 1133 South Royer Street. (Quasi-judicial)

Presenter:

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

Located in Council District No. 3

Body

Attachments:

[7.5.514 LAND USE PLAN](#)

Hobby Farms - Conditional Use

5.C. [CUDP-25-0007](#)

A Conditional Use to allow Retail Marijuana Cultivation in the BP (Business Park) zone district consisting of 1.58 acres located at 817 Wooten Road (Quasi-Judicial)

Presenter:

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

Located in Council District No. 5

Attachments: [CUDP-25-0007 Staff Report Final](#)
[Attachment 1A Signed Ordinance No. 25-10](#)
[Attachment 1B Signed Ordinance 10-107](#)
[Attachment 2 Project Statement](#)
[Attachment 3 Land Use Statement](#)
[CUDP-25-0007 Presentation ADS](#)
[7.5.601 CONDITIONAL USE](#)

Retail Marijuana Cultivation - Conditional Use

- 5.D. [CUDP-25-0008](#) A Conditional Use to allow a retail marijuana cultivation facility use in the Mixed-Use Large Scale (MX-L) zone district consisting of 0.26 acres located at 2211 East Boulder Street (Quasi-Judicial)

Presenter:
Allison Stocker, Senior Planner, Planning Department

Located in Council District 4

Attachments: [CUDP-25-0008 Staff Report Final](#)
[Attachment 1A Signed Ordinance No. 25-10](#)
[Attachment 1B Signed Ordinance 10-107](#)
[Attachment 2 - Approved Development Plan](#)
[Attachment 3 Public Comments](#)
[Attachment 4 Land Use Statement](#)
[Attachment 5 Project Statement](#)
[CUDP-25-0008 Presentation ADS](#)
[7.5.601 CONDITIONAL USE](#)

Revolution Church Child Care Center

- 5.E. [UVAR-25-0002](#) A Use Variance to allow the establishment of a Child Day Care Center, Large use in the R-E (Single-Family Estate) zone district consisting of 4.83 acres located at 2380 Montebello Drive West. (Quasi-Judicial)

Presenter:
Molly O'Brien, Planner II, Planning Department
Council District No. 1

Attachments: [Staff Report](#)
[Attachment 1 - Project Statement](#)
[Attachment 2 - Site Plan](#)
[Attachment 3 - Public Comment](#)
[7.5.527 USE VARIANCE](#)

6110 Pemberton Way - Deck Replacement

- 5.F. [NVAR-25-0001](#) A nonuse variance to allow a 15-foot rear yard building setback where a 25-foot rear yard building setback is required per the Pinon Valley PDZ (Planned Development Zone) development plan located at 6110 Pemberton Way.

Presenter:
Drew Foxx, Planner II, Planning Department

Located in Council District 1

Attachments: [Staff Report](#)
[Attachment #1 Project Statement](#)
[Attachment #2 Site Plan](#)
[7.5.526 NON-USE VARIANCE](#)

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 use in the MX-M SS-O AO (Mixed-Use Medium Scale with Streamside and Airport Overlays) consisting of approximately three (3) acres located northwest of South Academy Boulevard and Airport Road. (Quasi-Judicial)

Presenter:
Allison Stocker, Senior Planner, Planning Department
Kevin Walker, Director, Planning Department

Located in Council District 4

Attachments: [Attachment 2 Land Use Statement](#)
[Attachment 3 Project Statement](#)

Public Art Ordinance**8.B.** [25-187](#)

An Ordinance amending Chapter 7 (Unified Development Code (UDC)) of the Code of the City of Colorado Springs 2001, as amended, as related to public art. (Legislative)

Presenter:

Daniel Sexton, DRE Planning Manager, City Planning Department

Michael Montgomery, Deputy City Council Administrator

Kevin Walker, Planning Director, City Planning Department

Attachments:

[Staff Report Public Art Ordinance](#)

[Attachment 1 - UDC-PAC-Amendment-2025-05-05](#)

[Attachment 2 - Public Art Commission Meeting Minutes](#)

[Attachment 3 - Ordinance #25-138](#)

9. Presentations**10. Adjourn**