



City of Colorado Springs

30 S. Nevada Ave., Suite
102

Regular Meeting Agenda - Final Planning Commission Informal

Tuesday, July 1, 2025

9:00 AM

30 S. Nevada Ave., Suite 701

Informal CPC: All meetings are open to the public. Those who wish to participate may do so in person or via phone.

Phone: 1-720-617-3426, enter Conf ID: 838 570 348# and wait to be admitted.

Attendees participating by phone will be muted upon entry to the meeting.

No public comments are taken during the informal meetings.

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

[CPC 2568](#)

Minutes for the June 11, 2025 Planning Commission Meeting

Presenter:

Andrea Slattery, City Planning Commission Chair

5. Consent Calendar

3760 E Boulder St. - Conditional Use

5.A. [CUDP-24-0024](#)

A Conditional Use to allow office and warehouse uses in the MX-L/AP-O (Mixed-Use Large Scale with Airport Overlay) zone district consisting of an approximately 20,000 square foot lot located at 3760 East Boulder Street. (Quasi-Judicial)

Presenter:

Allison Stocker, Senior Planner, Planning Department

Kevin Walker, Planning Director, Planning Department

Council District # 4

Attachments:

[CUDP-24-0024_Staff Report_20250620](#)

[Attachment 1 - In Progress Development Plan](#)

[Attachment 2 - Land Use Statement](#)

[Attachment 3 - Project Statement](#)

[CUDP-24-0024_Presentation](#)

[7.5.601 CONDITIONAL USE](#)

10 S 23rd St Rezoning**5.B. [ZONE-25-0004](#)**

A Zone Map Amendment (Rezoning) consisting of 2,163 square feet located at 10 South 23rd Street from R-2 (Two-Family) to MX-N (Mixed-Use Neighborhood Scale). (Quasi-Judicial)

Presenter:

William Gray, Senior Planner, City Planning Department

Kevin Walker, Planning Director, Planning Department

Located in Council District 3

Attachments:

[Staff Report_10 S 23rd ST_WEG](#)

[Attachment 1 - Zone Map](#)

[Attachment 2 - Colorado City Plat](#)

[Attachment 3 - Context Map](#)

[Attachment 4 - Public Comment](#)

[Attachment 5 - Project and Land Use Statement](#)

[Attachment 6 - Rezone Legal and Drawing](#)

[Attachment 7 - The Westside Plan](#)

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

6. Items Called Off Consent Calendar**7. Unfinished Business**

8. New Business

2 Penrose Blvd Renovation - Use Variance w/ Land Use Statement

- 8.A. [UVAR-25-0004](#) A Use Variance to allow the establishment of a Nonprofit Conference and Education Center within the R-E/HS-O/WUI-O (Single-Family - Estate with Hillside and Wildland Urban Interface Overlays) consisting of 3.24 acres located at 2 Penrose Boulevard.
(Quasi-Judicial)

Project is located in Council District 3

Presenter:

Chris Sullivan, Senior Planner, Planning Department

Kevin Walker, Planning Director, Planning Department

Attachments:

[V2 Staff Report 2 Penrose Blvd Use Variance](#)

[Attachment 2 - Land Use Statement](#)

[Attachment 3 - Concept Layout](#)

[Attachment 4 - Potential Use Categories](#)

[7.5.527 USE VARIANCE](#)

9. Presentations

Landscape Manual Update

- 9.A. [CPC 2569](#) The Colorado Springs Landscape Manual is a supplement to part 7.4.9 of the City's Landscaping and Green Space code. The Landscape Manual was last updated in June 2023. Updates are being considered to clarify certain sections and make minor edits. A public engagement process was followed where stakeholders both internal and external were consulted on proposed changes.

Presenter:

Greg Stachon, Senior Landscape Architect, Planning Department

Attachments:

[COS Landscape Manual Update 05-28-2025 v2](#)

[Landscape Manual Update](#)

10. Adjourn