



# City of Colorado Springs

Regional Development  
Center (Hearing Room)  
2880 International Circle

## Regular Meeting Agenda - Final City Planning Commission

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Wednesday, June 10, 2026

9:00 AM

2880 International Cir., 2nd Floor,  
Hearing Room

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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](https://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 2732](#) Minutes for the April 8, 2026, City Planning Commission meeting.

Presenter:

Nadine Hensler, City Planning Commission Chair

**Attachments:** [CPC Minutes 4.8.26 Draft.Rev](#)

- 4.B. [CPC 2736](#) Minutes for the May 7, 2026, Work Session City Planning Commission meeting.

Presenter:  
Nadine Hensler, City Planning Commission Chair

Attachments: [WS CPC Minutes 5.7.26 Draft](#)

- 4.C. [CPC 2737](#) Minutes for the May 13, 2026, City Planning Commission meeting.

Presenter:  
Nadine Hensler, City Planning Commission Chair

Attachments: [CPC Minutes 5.13.26 Draft](#)

## **5. Consent Calendar**

## **6. Items Called Off Consent Calendar**

## **7. Unfinished Business**

## **8. New Business**

### **Cottage Court of Costilla**

- 8.A. [DVSA-26-0001](#) A Development Standards Adjustment to City Code Section 7.4.1003 to provide 11 off-street parking spaces where 18 parking spaces are required, located at 745 E Costilla Street and 404 and 410 South Prospect Street.  
(Quasi-Judicial)

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

Attachments: [7.5.525 DEVELOPMENT STANDARDS ADJUSTMENT](#)

- 8.B. [DEPN-25-0164](#) The Cottage Court on Costilla Development Plan establishing a 14-lot, single-family attached housing development consisting of 22,230 square feet (.51 acres) located at 745 East Costilla Street and 404 and 410 South Prospect Street.  
(Quasi-Judicial)

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

**Attachments:**

[Staff Report Cottage Crt](#)

[Attachment 1-Vicinity Map](#)

[Attachment 2-Plan View](#)

[Attachment 3-Zoning Map](#)

[Attachment 4-Context Map](#)

[Attachment 5-Public Comment](#)

[Attachment 6-Project Statement](#)

[Attachment 7-Development Plan](#)

[Attachment 8-Street View](#)

[Attachment 9-Prospect Street](#)

[7.5.515 DEVELOPMENT PLAN](#)

**9. Presentations**

**10. Executive Session**

**11. Adjourn**