



# City of Colorado Springs

30 S. Nevada Ave., Suite  
102

## Regular Meeting Agenda - Final City Planning Commission Work Session

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Thursday, July 2, 2026

9:00 AM

30 S. Nevada Ave., Suite 102

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CPC Work Session: 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: 426 665 961# 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**

Nadine Hensler - Planning Commission Chair

Kevin Walker - Planning Director

### **4. Consent Calendar**

#### **Liberty Logistics - Conditional Use**

- 4.A. [CUDP-26-0002](#) A Conditional Use to allow Warehousing/Wholesaling with Office accessory and Light Industry uses in the APD/AP-O/SS-O/APZ1/RPZ (Airport Planned Development Zone with Airport and Streamside Overlay and Accident Potential Zone 1 and Runway Protection Zones) zone district, consisting of 54 acres located at 5930 - 6180 Airport Road. (Quasi-Judicial)

Presenter:

Kerri Schott, Planner II, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments:      [Liberty Logistics Staff Report\\_KLS](#)  
[Attachment 1 Land Use Statement](#)  
[Attachment 2 Project Statement](#)  
[Attachment 3 Streamside Site Plan EXHIBIT](#)  
[Attachment 4 Space Force Comments](#)  
[CUDP-26-0002 Presentation staff\\_KLS](#)  
[7.5.601 CONDITIONAL USE](#)

### La Kitchen - Parking Variance

- 4.B.    [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](#)

### 752 Clark Place LLC

- 4.C.    [CUDP-26-0010](#)      A Conditional Use to allow a Heavy Vehicle Storage use in the BP/SS-O/AP-O/APZ-2 (Business Park with Streamside and Airport Overlays within the Accident Potential Subzone 2) zone district, consisting of 2.29 acres located at 752 Clark Place.

Located in Council District 5

Presenter:

Drew Foxx, Planner II, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:**      [Staff Report 752 Clark Place LLC](#)  
[Attachment 1 City File No. AR CP 20 00763](#)  
[Attachment 2 City File No. AR FP 21 00351](#)  
[Attachment 3 City File No. AR DP 21 00350](#)  
[Attachment 4 Project Statement](#)  
[Attachment 5 Land Use Statement](#)  
[752 Clark Place LLC Staff Presentation](#)  
[7.5.601 CONDITIONAL USE](#)

#### **Karl Malone Polaris - Conditional Use**

- 4.D.    [CUDP-26-0005](#)      A Conditional Use to allow Automobile and Light Vehicle Sales and Rental, Automobile and Light Vehicle Repair, and accessory Outdoor Display of Goods uses in the MX-M/AP-O (Mixed-Use Medium Scale with Airport Overlay), zone district, consisting of 34,019 square feet acres located at 1883 S. Chelton Road.  
(Quasi-Judicial)

Located in Council District 4

Presenter:

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

**Attachments:**      [Staff Report](#)  
[Attachment 1 Trip Generation Report](#)  
[Attachment 2 Land Use Plan](#)  
[Attachment 3 Project Statement](#)  
[Attachment 4 Existing Conditions Exhibit](#)  
[CPC\\_CUPD\\_26-0005 Presentation](#)  
[7.5.601 CONDITIONAL USE](#)

#### **5325 Mark Dabling Boulevard - Zone Map Amendment (Rezone)**

- 4.E.    [ZONE-25-0037](#)      A Zone Map Amendment (Rezone) consisting of 5.41 acres located at 5325 Mark Dabling Boulevard from MX-N/SS-O (Mixed-Use Neighborhood Scale with Streamside Overlay) to MX-M/SS-O (Mixed-Use Medium Scale with Streamside Overlay).  
(Quasi-Judicial)

Council District 1

Presenter:

Chris Sullivan, Senior Planner, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:**

[CPC Staff Report\\_ZONE-25-0037](#)

[Attachment 1 Project Statement](#)

[Attachment 2 Land Use Statement](#)

[Attachment 3 Zone Change Exhibits A&B](#)

[Staff PP\\_ZONE-25-0037](#)

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

### **Buckingham Industrial - Zone Map Amendment (Rezone)**

- 4.F. [ZONE-26-0012](#) A Zone Map Amendment (Rezone) consisting of 7.79 acres located at 4290, 4910, 4320, 4330, 4340 Buckingham Drive from BP/BP/cr (Business Park and Business Park with Conditions of Record) to LI/cr (Light Industrial with Conditions of Record).  
(Quasi-Judicial)

Council District 1

Presenter:

Chris Sullivan, Senior Planner, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:**

[CPC Staff Report\\_ZONE-26-0012](#)

[Attachment 1 Project Statement](#)

[Attachment 2 Land Use Plan Waiver Request \(June Update\)](#)

[Attachment 3 Exhibit A - Legal Description](#)

[Attachment 4 Exhibit B - Zone Change \(June Update\)](#)

[Attachment 5 Public Comment 1 of 2 Buckingham Rezone -](#)

[Attachment 6 Public Comment 2 of 2 Buckingham Rezone](#)

[Staff CPC Pres\\_ZONE-26-0012](#)

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

### **Galley Road - Conditional Use Application**

- 4.G. [CUDP-26-0003](#) A Conditional Use to allow Light Industry, Warehousing and Wholesaling, and accessory Outdoor Storage uses in the BP/SS-O/AP-O/APZ-2 (Business Park with Streamside, Airport and Accident Potential Subzone-2 Overlays) zone district, consisting of 2.63 acres located 4725 Galley Road.  
(Quasi-Judicial)

Council District 5

Presenter:

Chris Sullivan, Senior Planner, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:**

[CPC Staff Report\\_CUDP-26-0003](#)

[Attachment 1\\_Galley-CU-Project Statement](#)

[Attachment 2\\_Galley-CU-Land Use Statement](#)

[Attachment 3\\_Galley-CU- Site plan](#)

[Staff Pres\\_CUDP26-0003](#)

[7.5.601 CONDITIONAL USE](#)

## **5. New Business**

### **Banning Lewis Ranch Village B2**

**5.A. [MAPN-23-0001](#)**

A Major Modification to the Banning Lewis Ranch Village B2 Master Plan changing 511.9 acres to allow Residential, Commercial, Park, School, and Public Facilities uses located north of Tamlin Road and northeast of Dublin Boulevard and Banning Lewis Parkway.  
(Quasi-judicial)

Located in Council District #6

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:**

[Staff Report\\_BLR Village B2\\_TPB.2.docx](#)

[Attachment 1 - Public Comment; Public Comment Response;  
Neighborhood Mtg Summary](#)

[Attachment 2 - Banning Lewis Ranch Village B2 Fiscal Impact Analysis](#)

[Attachment 3 - Banning Lewis Ranch Village B2 Project Statement](#)

[Attachment 4 - Banning Lewis Ranch ROW Vacation Filing No 1 and 3  
-2022](#)

[Attachment 5 - Exhibit A and Exhibit B \(PDZ Rezone\)](#)

[Attachment 6 - Exhibit A and Exhibit B \(MX-M\)](#)

[Attachment 7 - Banning Lewis Ranch Village B2 PDZ Concept Plan and  
Concept Plan](#)

[Attachment 8 - Banning Lewis Ranch Master Plan Major Mofication](#)

[7.5.408 Master Plan](#)

**5.B. [PUDZ-23-0002](#)**

A Zone Change (Rezone) consisting of 501.99 acres located north of Tamlin Road and northeast of Dublin Boulevard and

Banning Lewis Parkway intersection from PDZ/R-5/cr/R-1 6/MX-M/cr/AP-O/SS-O (Planned Development Zone District; Multi-Family High with Conditions of Record; Single-Family - Medium; Mixed-Use Medium Scale with Conditions of Record, and Airport and Streamside Overlays) to PDZ/AP-O/SS-O (Planned Development Zone District and Airport and Streamside Overlays: Residential; density of 3.5-7.99 du/ac; and maximum building height of 35 feet).  
(Quasi-Judicial)

Council District 6

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:**

[7.5.603.B Findings - ZC](#)

[7.3.603 Establishment & Development of a PUD Zone](#)

**5.C. [ZONE-23-0008](#)**

A Zone Change (Rezone) consisting of 9.2 acres, northeast of Dublin Boulevard and Banning Lewis Parkway from PDZ/R-5/cr/AP-O/SS-O (Planned Development Zone District; Multi-Family High with Conditions of Record, and Airport and Streamside Overlays) to MX-M/AP-O/SS-O (Mixed-Use Medium Scale and Airport and Streamside Overlays).  
(Quasi-Judicial)

Council District 6

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:**

[7.5.603.B Findings - ZC](#)

**5.D. [COPN-23-0010](#)**

Establishment of the Banning Lewis Ranch Village B2 Concept Plan for proposed Commercial consisting of 9.2 acres located on the northeast intersection of Dublin Boulevard and Banning Lewis Parkway.  
(Quasi-judicial)

Council District 6

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:**

[7.5.501.E Concept Plans](#)

- 5.E.**     [SUBD-23-0052](#)     Vacation of 35.856 acres of public rights-of-way known as known as Vista Del Oro Boulevard, and portions of Dublin Boulevard and Banning Lewis Parkway located north of Tamlin Road and northeast of Dublin Boulevard and Banning Lewis Parkway.  
(Legislative)

Council District 6

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:**     [7.7.402.C Vacation Procedures](#)

- 5.F.**     [PDZL-24-0003](#)     Establishment of the Banning Lewis Ranch Village B2 PDZ Concept Plan for proposed Residential (3.5-7.99 du/ac density) consisting of 511.19 acres located north of Tamlin Road and northeast of Dublin Boulevard and Banning Lewis Parkway intersection.  
(Quasi-judicial)

Council District 6

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:**     [7.3.605 PUD Concept Plan](#)  
                          [7.5.501.E Concept Plans](#)

### **Banning Lewis Ranch Village C**

- 5.G.**     [LUPL-25-0008](#)     Establishment of the Banning Lewis Ranch Village C Land Use Plan for proposed Residential, Commercial, School, and Park uses consisting of 658.34 acres located north of Stetson Hills Boulevard, west of Highway 24, south of Dublin Boulevard and east of Banning Lewis Parkway.  
(Quasi-judicial)

Council District 6

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:**      [Staff Report\\_BLR Village C.docx](#)  
[Attachment 1 - Public Comments and Response to Public Comments](#)  
[Attachment 2 - FIA Combined Summary BLR Village C Scenario 1](#)  
[Attachment 3 -Combined Summary BLR Village C Scenario 2](#)  
[Attachment 4 - BLR Village C Project Statement](#)  
[Attachment 5 - Banning Lewis Ranch Village C Land Use Plan](#)  
[Attachment 6 - Banning Lewis Ranch Filing 3 ROW Vacation Plat](#)  
[Attachment 7 - Exhibit A and Exhibit B BLR Village C MX-M](#)  
[Attachment 8 - Exhibit A and Exhibit B BLR Village C R-Flex Medium](#)  
[Attachment 9 - BLR Village C Development Standards Adjustment  
Project Statement](#)  
[Attachment 10 - BLR Village C Development Standards Adjustment Plan](#)  
[BLR Village C presentation](#)  
[7.5.514 LAND USE PLAN](#)

**5.H.      [ZONE-25-0021](#)**      A Zone Map Amendment (Rezone) consisting of 111.54 acres, south of Tamlin Road and west of Highway 24 from R-E/R-1 6/cr/SS-O/AP-O (Single-Family Estate; Single-Family - Medium with Conditions of Record and Airport and Streamside) to MX-M (Mixed-Use Medium Scale). (Quasi-judicial)

Council District 6

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:**      [7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

**5.I.      [ZONE-25-0020](#)**      A Zone Map Amendment (Rezone) consisting of 546.79 acres, north of Stetson Hills Boulevard, east of Banning Lewis Parkway and south of Dublin Boulevard from R-1 6/R-5/cr/R-1 6/cr/R-E/R-5/MX-M/AP-O/SS-O (Single-Family - Medium; Multi-Family High with Conditions of Record; Single-Family -Medium with Conditions of Record; Single-Family - Estate; Multi-Family High; Mixed-Use Medium Scale and Airport and Streamside Overlays) to R-Flex Medium/AP-O/SS-O (R-Flex Medium and Airport and Streamside Overlays). (Quasi-judicial)

Council District 6

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department

Kevin Walker, Planning Director, City Planning Department

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

- 5.J.** [SUBD-24-0131](#) Vacation of 25.845 acres of public rights-of-way known as Falcon Meadows Boulevard, Vista Del Prado Boulevard, Vista Del Oro Boulevard, and portions along Dublin Boulevard and Stetson Hills Boulevard, and portions of Dublin Boulevard and Banning Lewis Parkway located south of Dublin Boulevard, east of Banning Lewis Parkway, and north of Stetson Hills Boulevard.  
(Legislative)

Council District 6

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

Attachments: [7.5.522 VACATION PLAT](#)

- 5.K.** [DVSA-25-0002](#) A Development Standards Adjustment to City Code 7.2.209.B, Table 7.2.2-I, to provide a density range of area of 3-16 dwelling unit per acre in the R-Flex Medium Zone District where 5-16 dwelling unit per acre is required located south of Dublin Boulevard, east of Banning Lewis Parkway and north of Stetson Hills Boulevard.  
(Quasi-judicial)

Council District 6

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

Attachments: [7.2.209 R-FLEX MEDIUM](#)  
[7.5.525 DEVELOPMENT STANDARDS ADJUSTMENT](#)

- 5.L.** [DVSA-25-0004](#) A Development Standards Adjustment to City Code 7.2.209.B, Table 7.2.2-I, to provided minimum lot area for residential uses of 1,000 square feet per dwelling unit in the R-Flex Medium Zone District where 1,500 square feet per dwelling unit is required located south of Dublin Boulevard, east of Banning Lewis Parkway and north of Stetson Hills Boulevard.  
(Quasi-judicial)

Council District 6

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:**

[7.2.209 R-FLEX MEDIUM](#)

[7.5.525 DEVELOPMENT STANDARDS ADJUSTMENT](#)

**5.M. [DVSA-25-0005](#)**

A Development Standards Adjustment to City Code 7.4.203.A, Table 7.4.2-E, to provide second and third floor encroachments of principle structure into the front setback up to 2 feet for length of the building where up to 30 inches but not closer than 2 feet to any property line is required located south of Dublin Boulevard, east of Banning Lewis Parkway and north of Stetson Hills Boulevard.  
(Quasi-judicial)

Council District 6

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:**

[7.4.203 EXCEPTIONS AND ENCROACHMENTS](#)

[7.5.525 DEVELOPMENT STANDARDS ADJUSTMENT](#)

**5.N. [DVSA-25-0006](#)**

A Development Standards Adjustment to City Code 7.2.209.B, Table 7.2.2-I, to provide corner lot side street, residential use, setback of 10-feet where 15-feet is required located south of Dublin Boulevard, east of Banning Lewis Parkway and north of Stetson Hills Boulevard.  
(Quasi-judicial)

Council District 6

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:**

[7.2.209 R-FLEX MEDIUM](#)

[7.5.525 DEVELOPMENT STANDARDS ADJUSTMENT](#)

**5.O. [DVSA-25-0007](#)**

A Development Standards Adjustment to City Code 7.2.209.B, Table 7.2.2-I, to provide 5-foot side yard setbacks for all sides of lots that have no street frontage or alley loaded located south of Dublin Boulevard, east of Banning Lewis Parkway and north of Stetson Hills Boulevard.  
(Quasi-judicial)

Council District 6

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

Attachments:

[7.2.209 R-FLEX MEDIUM](#)

[7.5.525 DEVELOPMENT STANDARDS ADJUSTMENT](#)

5.P. [DVSA-25-0008](#)

A Development Standards Adjustment to City Code 7.4.203.A, Table 7.4.2-E, to provide covered porch encroachments into front setbacks of up to 5-feet located south of Dublin Boulevard, east of Banning Lewis Parkway and north of Stetson Hills Boulevard.  
(Quasi-judicial)

Council District 6

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

Attachments:

[7.4.203 EXCEPTIONS AND ENCROACHMENTS](#)

[7.5.525 DEVELOPMENT STANDARDS ADJUSTMENT](#)

**AnnexCOS**

5.Q. [NPLN-26-0002](#)

The 2026 Annexation Plan, AnnexCOS, an update to the 2006 Annexation Plan and 2019 Comprehensive Plan, PlanCOS.  
(Legislative)

Located in All Council Districts

Presenter:

Kevin Walker, Planning Director, City Planning Department

Attachments:

[AnnexCOS-RES-2026-XX-XX](#)

[AnnexCOS Staff Report CPC\\_07082026\\_Sbooth\\_v2](#)

[260629 AnnexCOS AnnexationGuidelines\\_Final\\_20260629](#)

[AnnexCOS\\_CPC Meeting\\_20260708](#)

**6. Special Appeal Hearing - July 23, 2026**

**Appeals of the Administrative Decision for Corporate Ridge Filing No. 1 Lot 4**

6.A.

Appeals of the administrative decision approving the Development Plan Modification application for Corporate

Ridge Filing No. 1 Lot 4, establishing a data center use in the existing industrial building and site improvements on the approximate 21.96-acre site, BP (Business Park) zoned, located at 1565 High Tech Way.

(Quasi-Judicial)

Council District 1

Related Files: DEPN-26-0039, APPL-26-0003, APPL-26-0004, APPL-26-0005, APPL-26-0006, and APPL-26-0007.

Presenter:

Daniel Sexton, Planning Manager, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

## **7. Adjourn**