



Item 8 – Palmer High School

PLANNING COMMISSION
December 10, 2025



Palmer High School

QUICK FACTS

Address:

301 N. Nevada Ave.

Location:

2 blocks bound by Nevada Ave., Platte Ave., Weber St. and St. Vrain St.

Zoning and Overlays

Current: R-1 6, R-5, & OR

Proposed: FBZ-T2A

Site Area

8.27 acres

Proposed Land Use

Civic / School

APPLICATIONS

Zone Change, Right-of-Way Vacation,
and Land Use Plan

VICINITY MAP



Palmer High School

PROJECT SUMMARY

File #s:

ZONE-25-0026

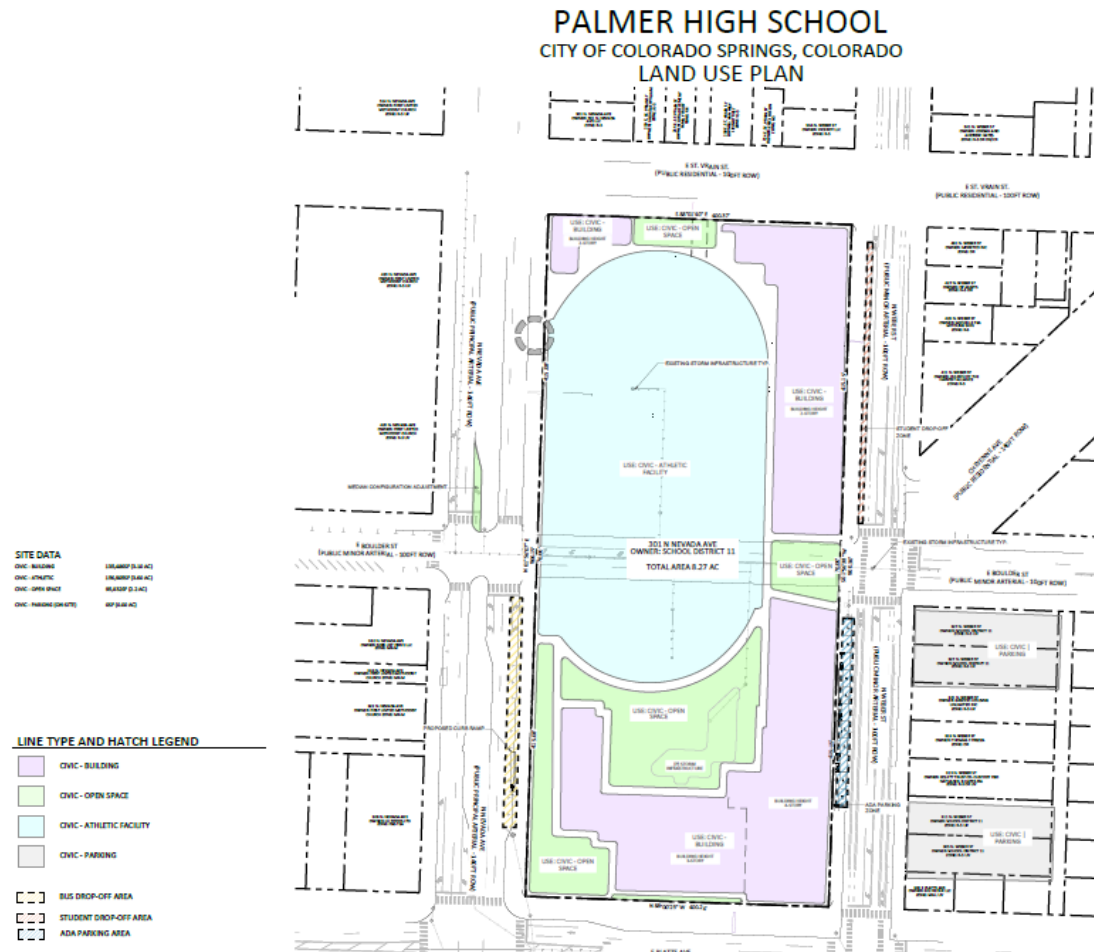
SUBD-25-0076

LUPL-25-0012

Project Proposal:

Significant renovation and improvement to the existing Palmer High School campus. Closure of E. Boulder St. between N. Nevada Ave. and N. Weber St. will create a “consolidated campus” and allow future phases of improvements including the construction of a new athletic field and track.

LAND USE PLAN



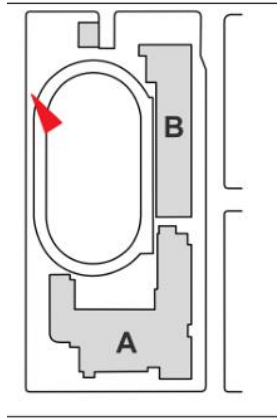
Palmer High School

ADDITIONAL INFO

Public School projects have State-granted authority for new construction to further public education

- Building permits reviewed by PPRBD as a State-certified reviewer
- Zoning does not see public school building permits
- However, only City Council can vacate public ROW
- Zone change & land use plan support vacation

RENDERING LOOKING SE



TIMELINE OF REVIEW

Initial Submittal Date

June 17, 2025

Number of Review Cycles

3

Items Ready for Agenda

October 9, 2025

STAKEHOLDER INVOLVEMENT

PUBLIC NOTICE

Public Notice Occurrences (Posters / Postcards)	Three: Internal Review / Prior to DRB Hearing / Prior to CPC Hearing
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	309 Postcards mailed on three occasions
Number of Comments Received	12+ Comments Received

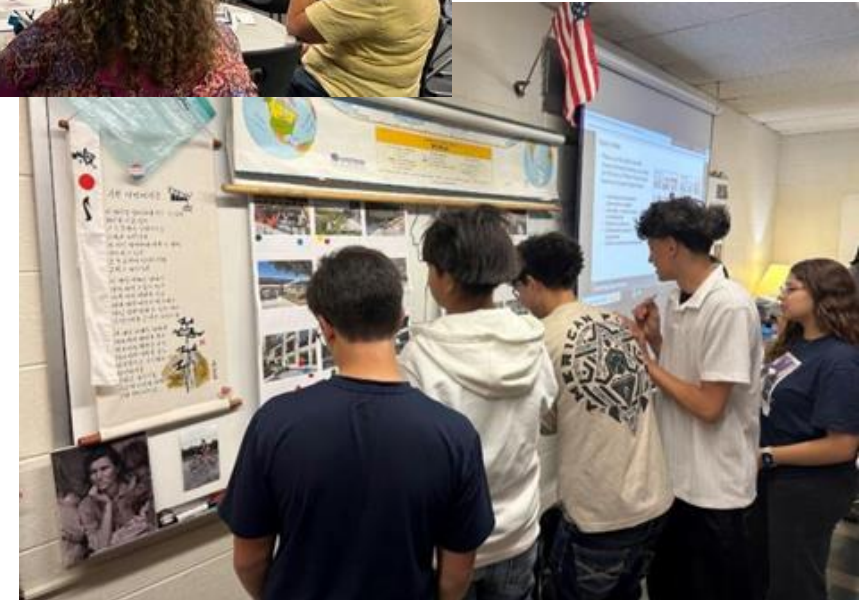
PUBLIC ENGAGEMENT

- Public engagement for this project was significant and included:
 - Creation of a Steering Committee made up of all key stakeholder groups
 - Numerous public open houses to gain input from the community and keep all parties informed of progress
 - Various digital and traditional updates via social media, email, and mailings
 - Targeted stakeholder specific meetings with key groups including: students, faculty, businesses, residents, etc.
 - 6 stakeholders spoke (3 in support, 3 opposed) at the November DRB hearing
 - Downtown Review Board recommended approval of all three applications

STAKEHOLDER INVOLVEMENT, cont.

Issues that had significant stakeholder input:

- Honoring the history of the school, it's traditions, historic elements of the campus, and alumni
- “Consolidated Campus” and vacation of E. Boulder St.
- Removal of St. Vrain residential structures and impact on the Weber/Wahsatch Historic District
- Establishment of the Form-Based Zone
- Possible future community partnerships and integration of the school into Downtown



AGENCY REVIEW

Traffic Engineering

Significant review of traffic study and proposed ROW vacation.

SWENT

No comments – project falls under D11 permit.

Engineering Development Review

Significant comment on proposed ROW vacation.

Colorado Springs Utilities

Minimal comments received during review; detailed review as part of development plan.

Fire

No comments received during review; detailed review as part of development plan.

Planning Landscape

No comments received during review; detailed review as part of development plan.

Parks

Need for PAB action on Nevada median change

Enumerations

No comments received during review.

Overlay District(s)

No comments received during review.

Other

No comments received during review.

AGENCY REVIEW, cont.

Boulder vacation had significant City analysis:

- Initial Traffic Study – April, 2025
- Traffic Study Update – September, 2025
- Review of volumes, intersection operation, and crash history in the area
- Review of operations during temporary Boulder closure during construction
- Concerns about system operation during future Platte corridor improvements
- Ability to reclaim ROW should D11 dispose of the site in the future
- Conditions of approval speak to an agreement and collaboration; likely formalized through an IGA



PlanCOS COMPLIANCE

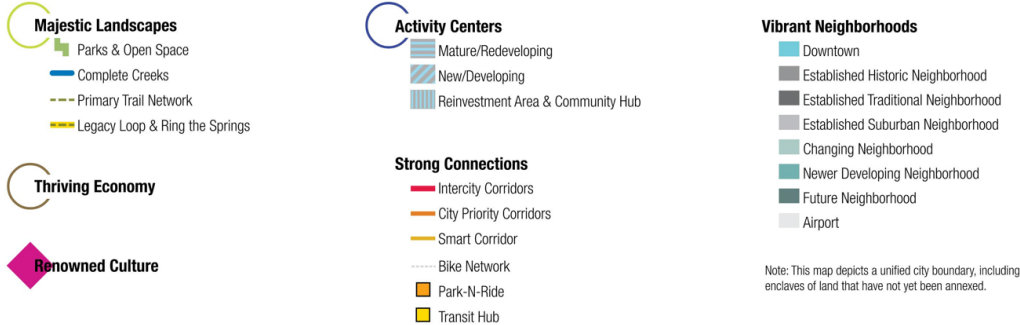
PlanCOS MAP IMAGE



PlanCOS Compliance

This project complies with the applicable visions, Big Ideas, and strategies of PlanCOS. Significant analysis included in Staff report.

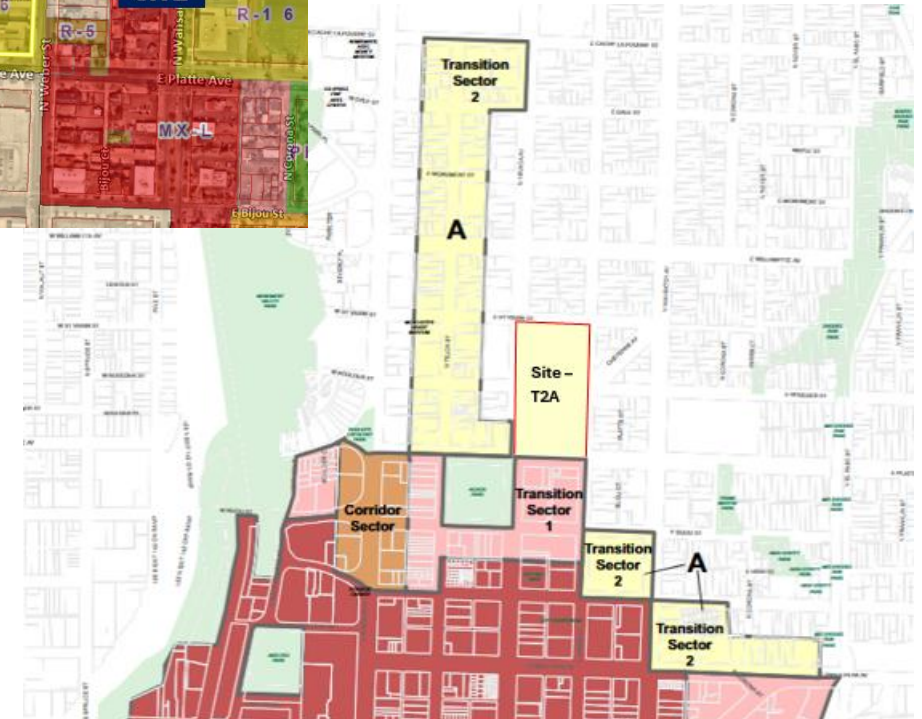
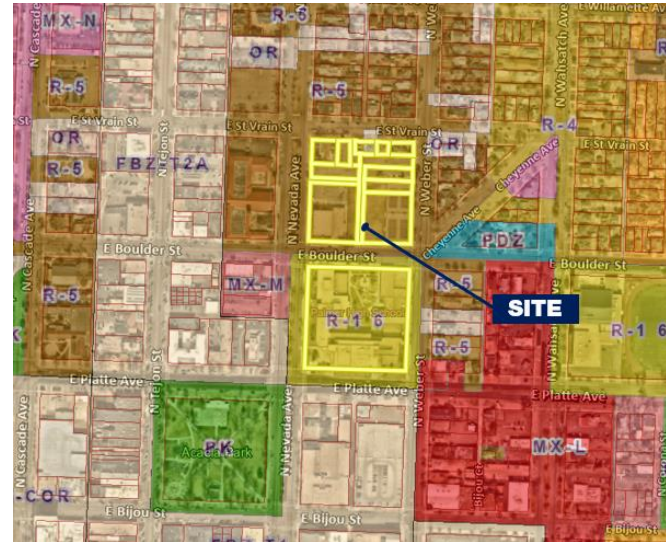
★ SITE LOCATION



ZONE CHANGE

ZONE-25-0026:

- Change existing zone: R-1 6, R-5 & OR
- To FBZ-T2A
- First Form-Based Zone change since adoption in 2009
 - FBZ updates anticipated to add multiple properties into the FBZ in 2026
- Requires hearing at DRB, CPC, and ultimately City Council approval
- Proposed T2A Sector supports use and many elements of the proposed project while also allowing a transition to adjacent, residential properties
- Development plan currently under review and includes multiple warrants (future DRB action)



APPLICATION REVIEW CRITERIA

7.5.704.D Zone Change

Criteria for Approval

1. 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).
2. The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.
3. The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).
4. 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.
5. 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.
6. 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).
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

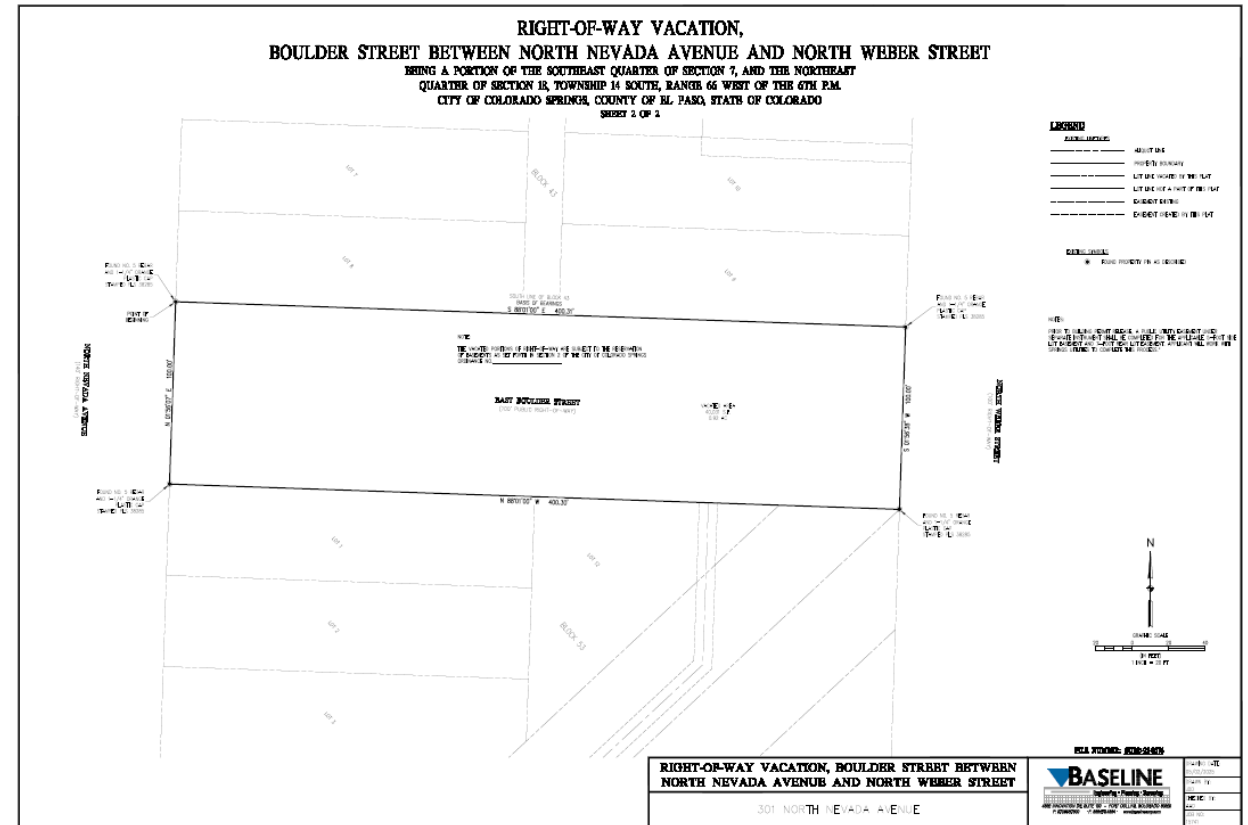
ZONE-25-0026

After evaluation of the Palmer High School Zone Change request, Staff has determined that the application meets the review criteria.

BOULDER ROW VACATION

SUBD-25-0076:

- Vacate the 100' x 400' stretch of E. Boulder St. between N. Nevada Ave. and N. Weber St.
- Reserve public utility easements
- Once vacated, County Assessor assigns ownership to adjacent owners based on origin of the dedication when initially platted (1871)
- If vacated, would establish a “consolidated campus” for Palmer High School
- Significant City and stakeholder input regarding implications of vacation
- Staff recommending three conditions of approval and multiple technical modifications
 - Likely IGA between District and City



APPLICATION REVIEW CRITERIA

7.5.522.C.5.b Vacation of Public ROW

Criteria for Approval

- (1) The right-of-way is no longer needed for public transportation purposes;
- (2) The vacation will not adversely impact use of the right-of-way for public utility and/or drainage purposes;
- (3) The vacation will not adversely impact the uniform width of the remaining portions of the public right-of-way along the block frontage for which vacation is sought;
- (4) Access to lots or properties surrounding the public right-of-way will not be adversely affected; and
- (5) The vacation is consistent with the purpose of this UDC.

Statement of Compliance

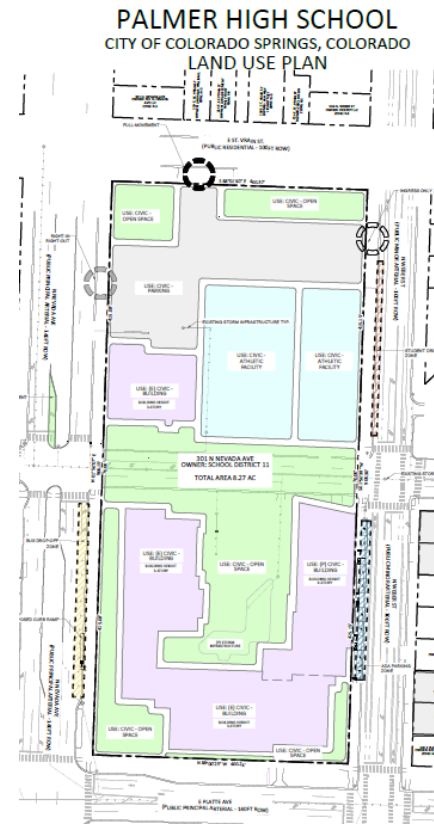
SUBD-25-0076

After evaluation of the Boulder ROW Vacation request, Staff has determined that the application could meet the review criteria with 3 Conditions of Approval.

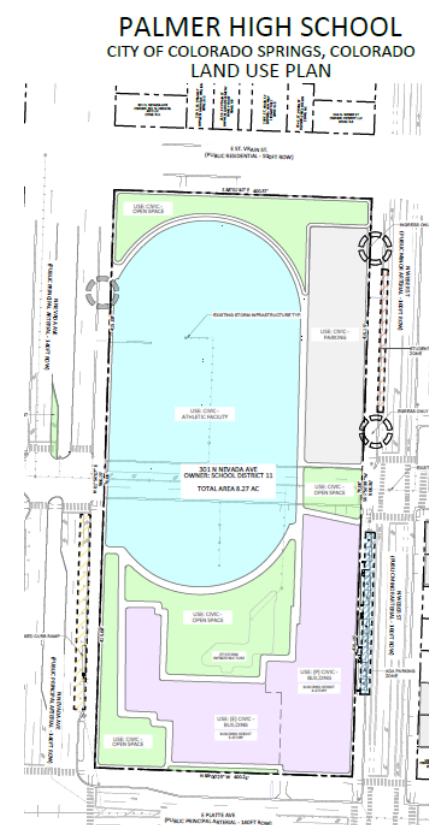
LAND USE PLAN

LUPL-25-0012:

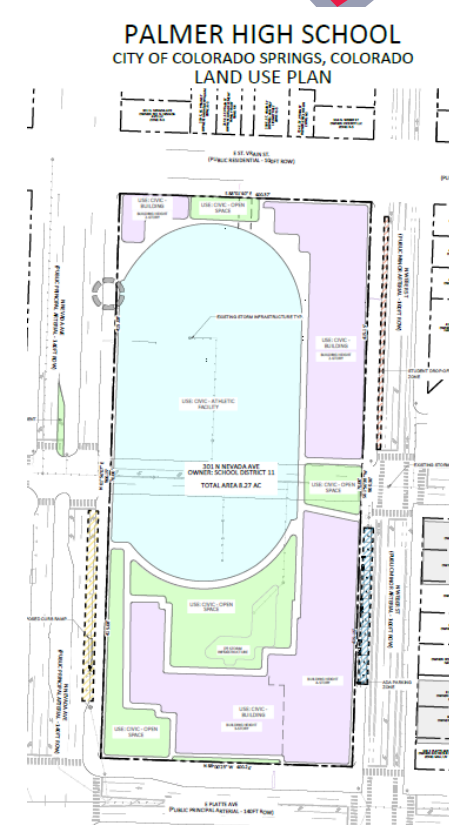
- Land Use Plan is “an outline of a proposed project” that should show:
 - Land uses
 - Development intensities
 - Access points
 - Green spaces, etc.
- The plan supports the proposed zone change and ROW vacation
- Palmer plan shows three phases: 1A, 1B, and 2
- A development plan is currently under review consistent with Phase 1A
- Phase 1B includes some additional demo, track/field, and revised parking
- Phase 2 new athletic building



Phase 1A



Phase 1B



Phase 2

APPLICATION REVIEW CRITERIA

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-25-0012

After evaluation of the Palmer High School Land Use Plan request, Staff has determined that the application meets the review criteria.

PLANNING COMMISSION OPTIONAL MOTIONS

Optional Motions

ZONE-25-0026 – Palmer High School Zone Change

Motion to Approve

Recommend approval to City Council the Zoning Map Amendment of 8.27 acres for the two blocks bound by N. Nevada Ave, E. St. Vrain St., N. Weber St., and E. Platte Ave. from R-1 6/R-5/OR (Single-Family - Medium, Multi-family High, and Office Residential) to FBZ-T2A (Form-Based Zone - Transition Sector 2A) based on the findings that the change of zone criteria in Section 7.5.704.D. of City Code are met.

Motion to Deny

Recommend denial to City Council the Zoning Map Amendment of 8.27 acres for the two blocks bound by N. Nevada Ave, E. St. Vrain St., N. Weber St., and E. Platte Ave. from R-1 6/R-5/OR (Single-Family - Medium, Multi-family High, and Office Residential) to FBZ-T2A (Form-Based Zone - Transition Sector 2A) based on the findings that the change of zone criteria in Section 7.5.704.D. of City Code

PLANNING COMMISSION OPTIONAL MOTIONS

Optional Motions

SUBD-25-0076 – Boulder Street ROW Vacation

Motion to Approve

Recommend approval to City Council the vacation of public right-of-way known as East Boulder Street consisting of approximately 0.92 acres located between N. Nevada Ave. and N. Weber St. based on the findings that the vacation criteria in Section 7.5.522.C.5.b. of City Code are met provided the following Conditions of Approval are applied:

Conditions of Approval:

1. An agreement between the City of Colorado Springs and School District 11 shall be entered into that requires School District 11 to allow public egress over the property if the space is unused for construction or permanent School District 11 activities.
2. Request that D11 collaborate with the City to provide public egress during construction of the PPRTA-fund Platte Avenue Improvements (Wahsatch to Circle) project.
3. An agreement between the City of Colorado Springs and School District 11 shall be entered into that requires School District 11 to return ownership to the City of Colorado Springs, should the district choose to dispose of the property.

Motion to Deny

Recommend denial to City Council the vacation of public right-of-way known as East Boulder Street consisting of approximately 0.92 acres located between N. Nevada Ave. and N. Weber St. based on the findings that the vacation criteria in Section 7.5.522.C.5.b. of City Code are not met.

PLANNING COMMISSION OPTIONAL MOTIONS

Optional Motions

LUPL-25-0012 – Palmer High School Land Use Plan

Motion to Approve

Recommend approval to City Council the Palmer High School Land Use Plan consisting of 8.27 acres for the two blocks bound by N. Nevada Ave, E. St. Vrain St., N. Weber St., and E. Platte Ave. based on the findings that the land use plan criteria in Section 7.5.514.C.3. of City Code are met.

Motion to Deny

Recommend denial to City Council the Palmer High School Land Use Plan consisting of 8.27 acres for the two blocks bound by N. Nevada Ave, E. St. Vrain St., N. Weber St., and E. Platte Ave. based on the findings that the land use plan criteria in Section 7.5.514.C.3. of City Code are not met.

