



City of Colorado Springs

Regional Development
Center (Hearing Room)
2880 International Circle

Regular Meeting Agenda - Final City Planning Commission

Wednesday, April 8, 2026

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: 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

Kenneth Casey - Planning Commission Chair

Kevin Walker - Planning Director

4. Approval of Minutes

4.A. [CPC 2729](#)

Minutes for the February 11, 2026, City Planning Commission meeting.

Presenter:

Kenneth Casey, City Planning Commission Chair

Attachments:

[CPC Minutes 2.11.16 Draft-Revised](#)

- 4.B. [CPC 2730](#) Minutes for the March 11, 2026, City Planning Commission meeting.

Presenter:
Kenneth Casey, City Planning Commission Chair

Attachments: [CPC Minutes 3.11.16 Draft v2](#)

5. Consent Calendar

Reagan Ranch Community Park

- 5.A. [ZONE-26-0003](#) A Zone Map Amendment (Rezone) consisting of 9.04 acres located off South Marksheffel Road southeast of Space Village Avenue from MX-M/AP-O/APZ-1 (Mixed-Use Medium Scale with Airport and Accident Potential Subzone 1 Overlays) to PK/AP-O/APZ-1 (Public Park with Airport and Accident Potential Subzone 1 Overlays).
(Quasi-Judicial)

Located in Council District 4

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

Attachments: [Staff Report RR Community Park](#)
[Attachment 1 Project Statement ZMA](#)
[Attachment 2 Land Use Statement ZMA](#)
[Attachment 3 Exhibit A and B ZMA](#)
[Attachment 4 Project Statement CUP](#)
[Attachment 5 Peterson SFB Comments Reagan Ranch Community Park 03.05.26](#)
[Attachment 6 Peterson SFB Comments Reagan Ranch Community Park 03.05.26](#)
[Attachment 7 USDA Communication](#)
[CPC Presentation Reagan Ranch Staff](#)
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

- 5.B. [CUDP-26-0001](#) A Conditional Use to allow Park use in the MX-M/AP-O/APZ-1 (Mixed-Use Medium Scale with Airport and Accident Potential Subzone 1 Overlays) zone district, consisting of 9.04 acres located off South Marksheffel Road southeast of Space Village Avenue.
(Quasi-Judicial)

Located in Council District 4

Presenter:

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

Attachments: [7.5.601 CONDITIONAL USE](#)

Peaks Recovery Center

5.C. [CUDP-25-0031](#)

A Conditional Use to allow a Detoxification Center use in the MX-N/cr (Mixed-Use Neighborhood Scale with Conditions of Record) zone district, consisting of 0.75 acres located at 6430 Brook Park Drive.
(Quasi-Judicial)

Located in Council District 1

Presenter:

Austin Cooper, Senior Planner, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: [Staff Report Peak Recovery Center](#)
[Attachment 1- Project Statement](#)
[Attachment 2 - Fire Comments](#)
[Attachment 3 - Land Use Statement](#)
[Attachment 4 - Proposed Detox Bed Locations](#)
[Powerpoint Peaks Recovery Center](#)
[7.5.601 CONDITIONAL USE](#)

6. Items Called Off Consent Calendar

7. Unfinished Business

8. New Business

Elevate Downtown Plan

8.A. [NPLN-26-0001](#)

The Elevate Downtown Plan, an update to the 2016 Experience Downtown Plan.
NPLN 26-0001.
(Legislative)

Council District 3

Presenter:

Ryan Tefertiller, Urban Planning Manager, City Planning

Department
Kevin Walker, Planning Director, City Planning Department

Attachments: [Elevate Downtown Plan CPC Staff Report 040826](#)
[2026-ElevateDowntownPlan-PublicDraft-Reduced](#)
[Elevate Downtown Staff Presentation CPC 040826](#)
[2026-Final Downtown Plan Presentation](#)
[DRB_Minutes_3.3.26 Draft](#)

Kettle Creek Addition No. 1

- 8.B. [ANEX-25-0002](#) Kettle Creek Addition No. 1 Annexation Consisting of 19.88 acres located northeast of the Kettle Creek Road and Old Ranch Road intersection.
(Legislative)

Related Files: LUPL-25-0014, ZONE-25-0028
Council District: Upon Annexation District 2

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

Attachments: [Staff Report Kettle Creek CS](#)
[Attachment 1 Petition_MGLG](#)
[Attachment 2 Petition_RP](#)
[Attachment 2b Petition Waldo](#)
[Attachment 3 Project Statement](#)
[Attachment 4 Annexation Plat](#)
[Attachment 5 FIA Combined](#)
[Attachment 6 Zone Exhibit B](#)
[Attachment 7 Zone Exhibit A](#)
[Attachment 8 Land Use Plan](#)
[Attachment 9 USFWS Effects Determination Request_Challenger at Kettle Creek_8-5-25](#)
[Attachment 10 Geo-hazard Report APPROVED](#)
[Attachment 11 TIA](#)
[Attachment 12 Overall Legal](#)
[Attachment 13 DRAFT Annexation Agreement 03.11.2026](#)
[Combined Public Comments - Kettle Creek](#)
[CPC Presentation Kettle Creek CS](#)
[7.5.701 ANNEXATION OF LAND](#)

- 8.C. [ZONE-25-0028](#) The establishment of a R-Flex Medium/SS-O/AF-O

(Residential Flex Zone Medium Scale with Streamside and United States Air Force Academy Overlay) zone district, in association with the Kettle Creek Addition No. 1 Annexation consisting of 19.88 acres located northeast of the Kettle Creek Road and Old Ranch Road intersection.

(Legislative)

Related Files: ANEX-25-0002, LUPL-25-0014

Council District: Upon Annexation District 2

Presenter:

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

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

- 8.D.** [LUPL-25-0014](#) Establishment of the Kettle Creek Annexation Land Use Plan for proposed Single-Family Residential Attached and Detached use consisting of 19.88 acres located northeast of the Kettle Creek Road and Old Ranch Road intersection.
(Legislative)

Related Files: ANEX-25-0002, ZONE-25-0028

Council District: Upon Annexation District 2

Presenter:

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

Attachments: [7.5.514 LAND USE PLAN](#)

Child and Adult Day Care Center - Code Amendment

- 8.E.** [CODE-25-0006](#) An ordinance amending Article 3 Use Regulations, Article 4 Development Standards and Incentives, and Article 6 Definitions and Rules of Constructions of Chapter 7 (the “Unified Development Code”) of the Code of the City Of Colorado Springs 2001, as amended, as related to permitted locations and standards for each Adult or Child Day Care Centers.
(Legislative)

Presenter:

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

Attachments: [Childcare Ord Staff Report](#)
[Attachment A Allowed Use Table Comparison](#)
[Attachment B Childcare Ord Factsheet](#)
[Attachment C Existing Childcare in Residential Zones Map](#)
[Attachment D State Childcare Building Requirements](#)
[Exhibit 1 - Ordinance v4](#)
[CPC Childcare Ord Presentation](#)

Single Exit and Single Stairway - Code Amendment

- 8.F. [CODE-26-0003](#) An ordinance amending Section 1404 (Code adopted by reference) of Part 14 of Article 4, Chapter 7 (the “Unified Development Code”) of the Code of the City Of Colorado Springs 2001, as amended, as related to the adoption of the Pikes Peak Regional Building Code Standards for Single Exits and Stairways.
(Legislative)
All Council Districts

Presenter:

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

Attachments: [Staff Report CPC Single Exist and Single Stairway \(RE HB25-1273\)](#)
[Attachment 1 - Single Exit and Single Stairway Ordinance](#)
[Attachment 2 - HB 2025a 1273 signed-act Single Stairwell](#)
[Attachment 3 - Legislative Justification Single Stairwell](#)
[Attachment 4 - States Advance Single-Stairway Reforms - Pew Charitable Trust](#)
[Presentation Single Exit and Single Stairway Ordinance Staff](#)
[7.5.702 AMENDMENT TO UDC TEXT](#)

9. Presentations

10. Executive Session

11. Adjourn