



# City of Colorado Springs

## Regular Meeting Agenda - Final Downtown Review Board

Regional Development  
Center (Hearing Room)  
2880 International Circle

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Tuesday, November 4, 2025

9:00 AM

2880 International Circle, 2nd Floor,  
Hearing Room

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DRB - All meetings are open to the public. Those who wish to participate may do so in person or by phone.

By Phone: Dial 1-720-617-3426, enter Conf ID: 906 373 4# 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**

**Ryan Tefertiller - Urban Planning Manager**

### **4. Approval of the Minutes**

[DRB 2303](#)

Minutes for the October 7, 2025, Downtown Review Board Meeting.

Presenter:

David Lord, Downtown Review Board Chair

**Attachments:**

[DRB Minutes 10.7.25 Draft](#)

### **5. Consent Calendar**

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

## 7. Unfinished Business

## 8. New Business

### Palmer High School

#### [ZONE-25-0026](#)

A Zone Map Amendment (rezone) 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. 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).  
(Quasi-Judicial)

Council District #3

Presenter:

Ryan Tefertiller, Urban Planning Manager, City Planning Department

Kevin Walker, Planning Director, City Planning Department

#### **Attachments:**

[Palmer HS DRB Staff Report 110425](#)

[Attachment 1 - Palmer HS Project Statement](#)

[Attachment 2 - Palmer HS Zone Change Legal Description](#)

[Attachment 3 - Palmer HS Zone Change Exhibit](#)

[Attachment 4 - Boulder ROW Vacation Plat](#)

[Attachment 5 - Palmer HS Land Use Plan](#)

[Attachment 6 - Zoning Map](#)

[Attachment 7 - Consolidated Stakeholder Input Palmer HS project 102125](#)

[Attachment 8 - Palmer HS Stakeholder Responses](#)

[Attachment 9 - Palmer HS Steering Committee](#)

[Attachment 10 - Palmer HS April 2025 Traffic Study](#)

[Attachment 11 – Palmer HS Traffic Study Update](#)

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

#### [LUPL-25-0012](#)

Establishment of the District 11 Palmer High School Land Use Plan for proposed civic uses consisting of 8.27 acres located on the two blocks bound by N. Nevada Ave, E. St. Vrain St., N. Weber St., and E. Platte Ave.  
(Quasi-Judicial)

Council District #3

Presenter:  
Ryan Tefertiller, Urban Planning Manager, City Planning  
Department  
Kevin Walker, Planning Director, City Planning Department

Attachments: [7.5.514 LAND USE PLAN](#)

[SUBD-25-0076](#)

An ordinance vacating the public right-of-way known as East Boulder Street consisting of approximately 0.92 acres located between N. Nevada Ave. and N. Weber St.  
(Legislative)

Council District #3

Presenter:  
Ryan Tefertiller, Urban Planning Manager, City Planning  
Department  
Kevin Walker, Planning Director, City Planning Department

Attachments: [7.5.522 VACATION PLAT](#)

**9. Presentations**

**10. Adjourn**