



# City of Colorado Springs

30 S. Nevada Ave., Suite  
102

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

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Thursday, April 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**

**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](#)

### **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. [CUPD-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 2026 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](#)

### Child and Adult Day Care Center - Code Amendment

- 8.B. [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](#)

### Kettle Creek Addition No. 1

- 8.C. [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](#)  
[CPC Presentation\\_Kettle Creek\\_CS](#)  
[7.5.701 ANNEXATION OF LAND](#)

**8.D.    [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.E.    [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](#)

### **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**

### **Phase 1 UDC Scrub Touchpoint**

- 9.A.    [CODE-26-0001](#)    UDC Code Scrub Phase 1

Presenter:

Shelia Booth, Comprehensive Planning & Special Projects Manager, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:**      [UDC Scrub - Phase 1 Proposed Changes Spreadsheet](#)  
[UDC Scrub Phase 1 - Presentation](#)

### **Spacious Skies**

9.B. [CPC 2731](#)

Our Spacious Skies Presentation

Presenter:  
Margaret Dolan, Chief Executive Officer, Pikes Peak  
Community Foundation.

**Attachments:**

[Our Spacious Skies Presentation](#)

[Planning Work Session Presentation Part 1](#)

[Planning Work Session Presentation Part 2](#)

**10. Executive Session**

**11. Adjourn**