



Briargate / Voyager Multi-Family Zone Change & Land Use Plan

CITY PLANNING COMMISSION

FORMAL MEETING – 05/13/2026



Briargate / Voyager Multi-Family

QUICK FACTS

Address:

1625 Springcrest Road

Location:

Northeast of the intersection of Briargate Boulevard and Voyager Parkway

Zoning and Overlays

Current: BP/cr/HR/AF-O

Proposed: MX-M/AF-O

Site Area

7.93 Acres

Proposed Land Use

Multi-Family Residential

VICINITY MAP



APPLICATIONS

Zone Map Amendment

Land Use Plan

Briargate / Voyager Multi-Family

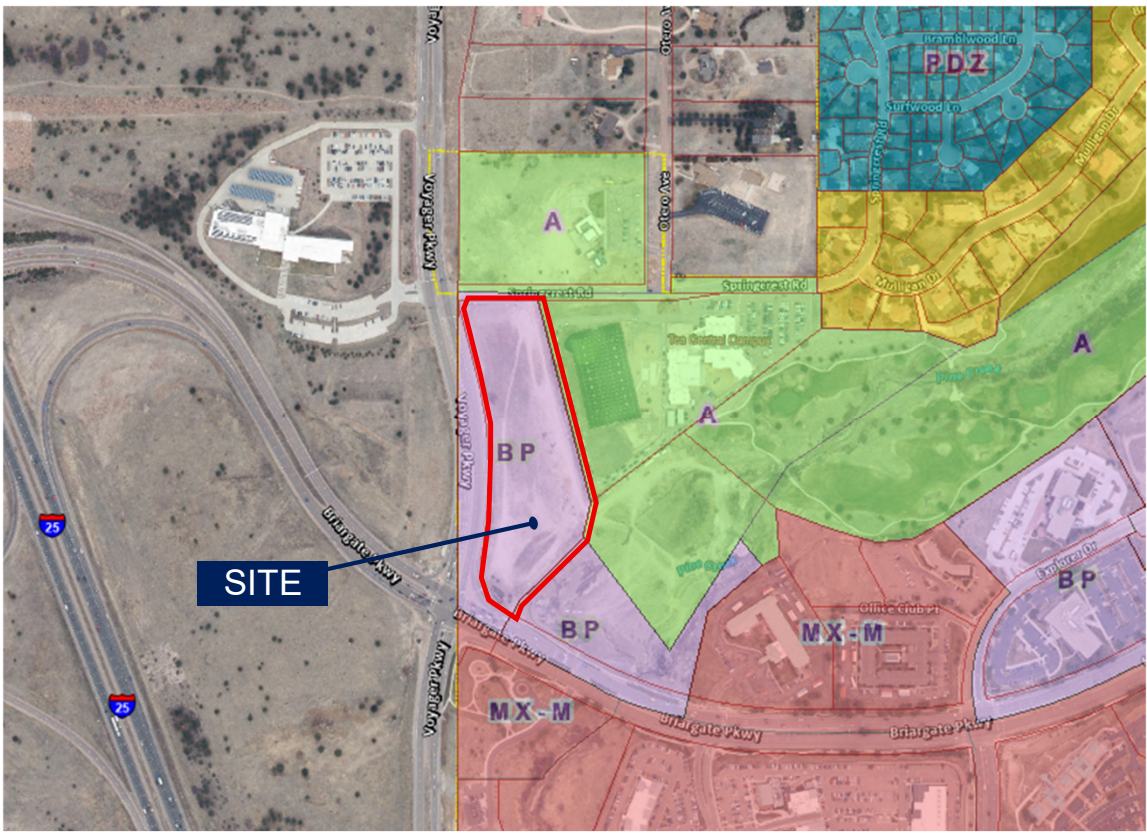


PROJECT SUMMARY

File #(s):
ZONE-25-0023
LUPL-25-0010

Project Proposal:
Zone Map Amendment and Land Use Plan to support a multi-family project that anticipates development of 236 units in two structures

ZONE MAP



TIMELINE OF REVIEW

Initial Submittal Date 06/18/2025

Number of Review Cycles 4 reviews

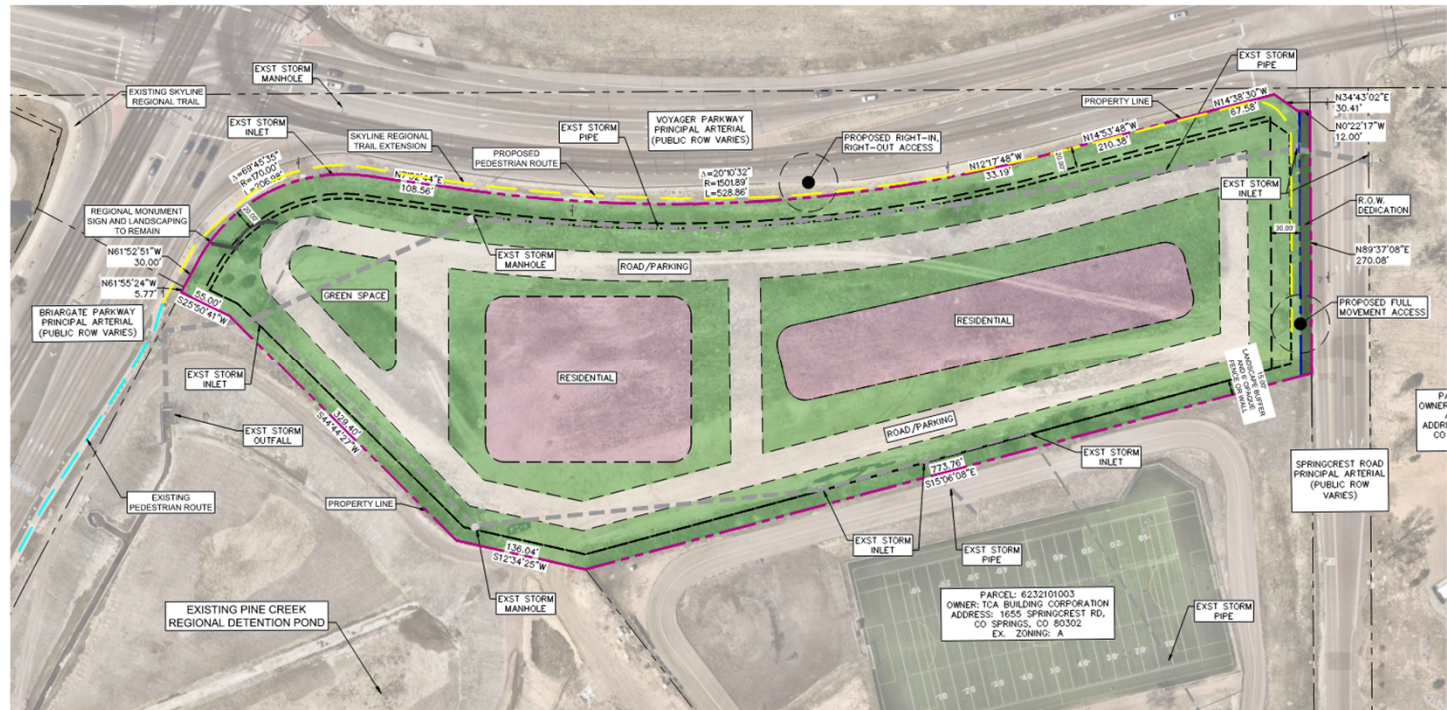
Item(s) Ready for Agenda 4/20/2026

Briargate / Voyager Multi-Family

ADDITIONAL INFO

- Master Plan designated property as “Office-Industrial / Research & Development”
- Current Zone: BP/cr/HR-O/AF-O
 - CR: Building Height is limited to 68 feet
- Proposed Zone: MX-M/AF-O
 - Remove HR-O and limit height to 50ft per base zone

LAND USE PLAN



Context Map

Otero Road
(County);
leads to Old
Ranch Road

SITE

The
Classical
Academy
Central



Otero Road – Built
to County Standards

Mulligan Drive –
Emergency Exit Only

Alamosa Drive –
Dead End

AGENCY REVIEW

Traffic Improvements:

- Restripe the existing acceleration/deceleration lane northbound to accommodate a right turn lane at the proposed right-in/right-out access along Voyager Parkway
- Stripe an eastbound right turn lane at the proposed full movement access along Springcrest Road, this turn lane will be 115 feet long
- Coordinate with CDOT for any possible roadway improvements at Briargate Pkwy/Voyager Pkwy intersection during future development plan review.
- Dedicate nine (9) feet of right-of-way with five (5) foot wide easement along northern property boundary

Misc. Improvements & Requirements:

- Development of the Skyline Regional Trail along western property line
- Replat the property to account for new right-in, right-out onto Voyager Parkway
- Parkland Dedication and School land dedication – fees in lieu

AGENCY REVIEW

Traffic Engineering

Project found to meet the City's Traffic Criteria Manual with the required improvements.

SWENT

No comments received during review.

Engineering Development Review

Comments received and addressed during the review.

Colorado Springs Utilities

No comments received during review.

Fire

No comments received during review.

School District (20)

No comments received during review.

The United States Air Force Academy

Comments received and addressed during the review.

Parks

Comments received and addressed during the review.

El Paso County

Comments received and addressed during review

Colorado Department of Transportation

Comments received and addressed during review

Colorado Springs Police Department

Comments received and addressed during review

Colorado Springs Fire Department

Comments received and addressed during review

STAKEHOLDER INVOLVEMENT

PUBLIC NOTICE

Public Notice Occurrences <i>(Posters / Postcards)</i>	Internal Review / Prior to Planning Commission Hearing
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	22 Postcards
Number of Comments Received	Over 300 Comments Received

PUBLIC ENGAGEMENT

- A large volume of public comments were received at initial review, prompting the need for a neighborhood meeting
 - Change.org petition received over 1,000 signatures against project
- The neighborhood meeting was held on August 28th, 2025 at The Classical Academy
 - Attended by approx. 70 people
 - Hosted by Kimley Horn and Blackburn Communities
- Ongoing outreach has continued with each resubmittal

STAKEHOLDER INVOLVEMENT CONT.



Traffic Safety

- Springcrest is the main entry for TCA and some neighborhoods
- Additional traffic causes convenience and safety issues
- Lack of alternative routes / Otero Road is a County Road and can't handle the traffic

Student Safety / Wellbeing

- School safety concerns regarding unknown people next door to school fields
- School traffic and parents already picking up students at alternate locations / kids walking off-site to meet parents
- New building will block views and change the school's relationship with its outdoor space

Compatibility

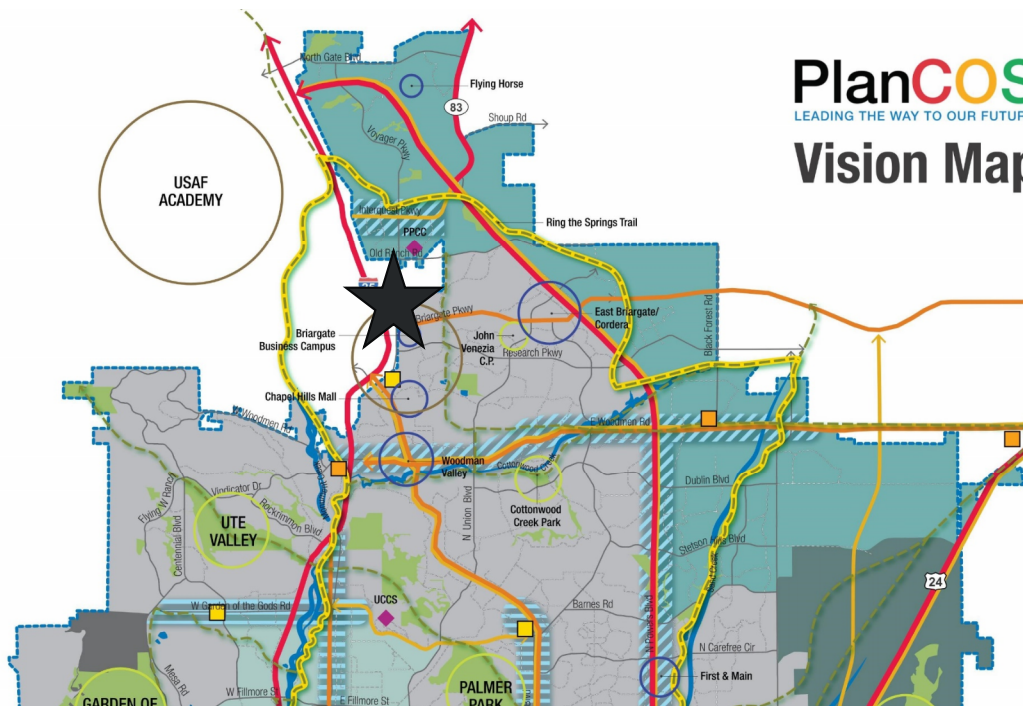
- Property to the north and east are low-density residential / County enclaves
- No other large / tall structures in the immediate area.
- Commentors noted that many schools are not located next to multi-family residential for a reason

PlanCOS COMPLIANCE

PlanCOS MAP IMAGE

PlanCOS Compliance

This project complies with the applicable visions, Big Ideas, and strategies of PlanCOS.



PlanCOS
LEADING THE WAY TO OUR FUTURE
Vision Map

SITE LOCATION

- Majestic Landscapes**
 - Parks & Open Space
 - Complete Creeks
 - Primary Trail Network
 - Legacy Loop & Ring the Springs
- Thriving Economy**
- Renowned Culture**
- Activity Centers**
 - Mature/Redeveloping
 - New/Developing
 - Reinvestment Area & Community Hub
- Strong Connections**
 - Intercity Corridors
 - City Priority Corridors
 - Smart Corridor
 - Bike Network
 - Park-N-Ride
 - Transit Hub
- Vibrant Neighborhoods**
 - Downtown
 - Established Historic Neighborhood
 - Established Traditional Neighborhood
 - Established Suburban Neighborhood
 - Changing Neighborhood
 - Newer Developing Neighborhood
 - Future Neighborhood
 - Airport

Note: This map depicts a unified city boundary, including enclaves of land that have not yet been annexed.

APPLICATION REVIEW CRITERIA

7.5.704: Zone Map Amendment

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)). (Ord. 23-03)

Statement of Compliance

ZONE-25-0023

After evaluation of the Briargate / Voyager Zone Map Amendment, the application meets the review criteria .

APPLICATION REVIEW CRITERIA

7.5.514: Land Use Plan

Criteria for Approval

1. Consistency with the Colorado Springs Comprehensive Plan and other plans and policies adopted by City Council;
2. Consistency with development standards the zone district in which the property is located, or would be located after a requested zone district change;
3. Compatibility with the land uses and development intensities surrounding the property;
4. Impacts of the permitted or requested uses, appropriate to the type of development, the neighborhood, and the community;
5. Adequacy of proposed ingress/egress points and traffic circulation, both on and off the site;
6. Capacity of the existing streets, utilities, parks, schools, and other public facilities to serve the proposed development;
7. 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-25-0010

After evaluation of the Briargate / Voyager Land Use Plan, the application meets the review criteria .

PLANNING COMMISSION OPTIONAL MOTIONS



Optional Motions

ZONE-25-0023 – Briargate / Voyager Zone Map Amendment

Motion to Approve

Recommend approval to City Council of the zone change of 7.93 acres from BP/cr/HR/AF-O (Business Park with Conditions of Record, High-rise Overlay, and the United States Air Force Academy Overlay) to MX-M/AF-O (Mixed-Use Medium Scale with the United States Air Force Academy Overlay) based upon the findings that the request complies with the criteria for a Zoning Map Amendment set forth in City Code Section 7.5.704.

Motion to Deny

Recommend denial to City Council of the zone change of 7.93 acres from BP/cr/HR/AF-O (Business Park with Conditions of Record, High-rise Overlay, and the United States Air Force Academy Overlay) to MX-M/AF-O (Mixed-Use Medium Scale with the United States Air Force Academy Overlay) based upon the findings that the request does not comply with the criteria for a Zoning Map Amendment set forth in City Code Section 7.5.704.

PLANNING COMMISSION OPTIONAL MOTIONS

Optional Motions

LUPL-25-0010 – Briargate / Voyager Land Use Plan

Motion to Approve

Recommend approval to City Council of the Briargate/Voyager Multi-Family Land Use Plan based upon the finding that the proposal complies with the review criteria for the Land Use Plans set forth in City Code Section 7.5.514.

Motion to Deny

Recommend denial to City Council of the Briargate/Voyager Multi-Family Land Use Plan based upon the finding that the proposal does not comply with the review criteria for the Land Use Plans set forth in City Code Section 7.5.514.



Questions?

