



City of Colorado Springs

Regular Meeting Agenda - Final Planning Commission

Regional Development
Center (Hearing Room)
2880 International Circle

Wednesday, April 9, 2025

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: 487 531 137# 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

Andrea Slattery - Planning Commission Chair

Kevin Walker - Planning Director

4. Approval of the Minutes

4.A. [CPC 2565](#) Minutes for the March 12, 2025 Planning Commission Meeting

Presenter:

Andrea Slattery, City Planning Commission Chair

Attachments: [CPC Minutes 3.12.25 Draft](#)

5. Consent Calendar

Rockrimmon Christian Preschool at Woodmen Valley Chapel

5.A. [CUDP-25-0002](#) A Conditional Use to allow a large childcare facility in the

MX-N/CR/HS-O/AF-O/WUI-O/CU (Mixed-Use Neighborhood Scale with a Condition of Record and Hillside, USAFA, and Wildland Urban Interface Overlays and Conditional Use) zone district consisting of 8.39 acres located at 260 E Woodmen Road. (Quasi-Judicial)

Presenter:

Drew Foxx, Planner II, Planning Department

Attachments:

[Staff Report](#)

[Attachment 1 - Project Statement](#)

[Attachment 2 - Traffic Memo](#)

[Attachment 3 - Land Use Statement](#)

[Attachment 4 - City File No. AR DP 03-542-A1\(04\)](#)

[7.5.601 CONDITIONAL USE](#)

Black Rock Coffee Conditional Use

5.B. [CUDP-25-0006](#)

A Conditional Use to allow a drive-through coffee kiosk in the MX-L/cr (Mixed-Use Large Scale with Conditions of Record) zone district consisting of 0.91 acres located at 5570 Barnes Road. (Quasi-Judicial)

Presenter:

Allison Stocker, Senior Planner, Planning Department

Kevin Walker, Planning Director, Planning Department

Attachments:

[CUDP-25-0006 Staff Report 20250303 v2](#)

[Attachment 1- Ordinance 11-15](#)

[Attachment 2 - Project Statement](#)

[Attachment 3 - Land Use Statement](#)

[Attachment 4 - Preliminary Development Plan](#)

[Attachment 5 - Traffic Impact Statement](#)

[7.5.601 CONDITIONAL USE](#)

Sunnyside AA LLC

5.C. [ZONE-25-0002](#)

A Zoning Map Amendment (Rezoning) of 0.35 acres located at 1202 North Academy Boulevard that is split zoned R-5: Multi-Family High and MX-M (Mixed-Use Medium Scale) to MX-M (Mixed-Use Medium Scale). (Quasi-Judicial)

Presenter:

Ethan Shafer, Urban Planner II, Planning Department

Attachments: [Staff Report for ZONE-25-0002](#)
[Attachment 1 - Land Use Statement](#)
[Attachment 2 - Project Description](#)
[Attachment 3 - Legal Description and Exhibit](#)
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

Sunnyside AA LLC

- 5.D. [ZONE-25-0001](#) A Zoning Map Amendment (Rezoning) of 0.41 acres located at 1222 North Academy Boulevard that is split zoned R-5: Multi-Family High and MX-M (Mixed-Use Medium Scale) to MX-M (Mixed-Use Medium Scale). (Quasi-Judicial)

Presenter:
Ethan Shafer, Urban Planner II, Planning Department

Attachments: [Staff Report for ZONE-25-0001](#)
[Attachment 1 - Land Use Statement](#)
[Attachment 2 - Project Description](#)
[Attachment 3 - Legal Description and Exhibit](#)
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

2024 E Boulder Rezoning

- 5.E. [ZONE-22-0005](#) A Zone Map Amendment (Rezoning) consisting of .39 acres (16,884 square feet) located at 2024 East Boulder Street from R-4 (Multi-Family Low) and MX-M (Mixed-Use Medium Scale to R-Flex Medium. (Quasi-Judicial)

Presenter:
William Gray, Senior Planner, City Planning

Attachments: [Staff Report 2024 E Boulder](#)
[Attachment 1-Zone Map](#)
[Attachment 2-First Addition to Knob Hill](#)
[Attachment 3-Context Map](#)
[Attachment 4-Concept Plan](#)
[Attachment 5-Project and Land Use Statement](#)
[Attachment 6-Rezone Legal and Drawing](#)
[Attachment 7-Knob Hill Plan](#)
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

6. Items Called Off Consent Calendar

7. Unfinished Business**8. New Business****Flats at Sand Creek Appeal****8.A. [APPL-25-0003](#)**

An appeal of the administrative approval for a development plan consisting of 6.94 acres located at the northeast corner of N Carefree Circle and Peterson Road.
(Quasi-Judicial)

Presenter:

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

Attachments:

[Flats at Sand Creek DP Appeal Staff Report](#)

[Attachment 1 - Project Statement](#)

[Attachment 2 - Development Plan](#)

[Attachment 3 - Appeal Letter](#)

[Attachment 4 - Public Comments](#)

[Attachment 5 - Public Comment Response](#)

[Attachment 6 - Traffic Impact Study](#)

[7.5.415 APPEALS](#)

Parkside Historic District**8.B. [ZONE-24-0018](#)**

A Zone Map Amendment (Rezoning) to designate 4.29 acres as Historic Preservation Overlay District (HP-O) located west of North Cascade Avenue and east of Monument Valley Park between West Dale Street and West St Vrain Street.
(Quasi-Judicial)

Presenter:

William Gray, Senior Planner, City Planning

District 3

Attachments:

[Staff Report Parkside Historic District](#)
[Attachment 1-Parkside District Nomination](#)
[Attachment 2-Changes Summary](#)
[Attachment 3-Context Map](#)
[Attachment 4-Public Comment](#)
[Attachment 5-Design Standards](#)
[Attachment 6-Interpretive Guide](#)
[Attachment 7-February HPB Minutes](#)
[Attachment 8-March HPB Minutes](#)
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)
[HPB Meeting Mins 2.3.25 Draft](#)
[HPB Meeting Mins 3.3.25 Draft](#)

Public Art Ordinance**8.C. [25-187](#)**

An Ordinance amending Chapter 7 (Unified Development Code (UDC)) of the Code of the City of Colorado Springs 2001, as amended, as related to public art. (Legislative)

Presenter:

Daniel Sexton, DRE Planning Manager, City Planning Department
Michael Montgomery, Deputy City Council Administrator
Kevin Walker, Planning Director, City Planning Department

Attachments:

[Staff Report Public Art Ordinance](#)
[Attachment 1 - UDC Public Art Ordinance 4.1.2025](#)
[Attachment 2 - Public Art Commission Meeting Minutes](#)
[Attachment 3 - Ordinance #25-138](#)

9. Presentations**10. Adjourn**