



City of Colorado Springs

Regional Development
Center (Hearing Room)
2880 International Circle

Meeting Minutes - Draft City Planning Commission

Wednesday, March 11, 2026

9:00 AM

2880 International Cir., 2nd Floor, Hearing Room

1. Call to Order and Roll Call

Present: 9 - Vice Chair Hensler, Commissioner Cecil, Commissioner Slattery, Commissioner Robbins, Chair Casey, Commissioner Clements, Commissioner Gigiano, Commissioner Willoughby and Commissioner Case

2. Changes to Agenda/Postponements

3. Communications

Kenneth Casey - Planning Commission Chair

Kevin Walker - Planning Director

Kevin Walker, City Planning Director, said City Council had approved the rezoning and land use plan associated with the Palmer High School property; however, the right-of-way vacation associated with this approval failed on a 4-4 vote.

Mr. Walker also announced that the City Council appeal of the Airport Road rezoning denial from the February meeting is scheduled for March 24th.

Mr. Walker added that the minutes from the February 11th meeting would be brought forward for approval in April due to timing constraints.

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](#)

Approval of the February minutes was postponed to the April meeting.

5. Consent Calendar

Motion by Vice Chair Hensler, seconded by Commissioner Slattery, to approve the Consent Calendar.

The motion passed unanimously.

Aye: 9 - Vice Chair Hensler, Commissioner Cecil, Commissioner Slattery, Commissioner Robbins, Chair Casey, Commissioner Clements, Commissioner Gigiano, Commissioner Willoughby and Commissioner Case

1790 South Academy - Conditional Use

- 5.A.** [CUDP-25-0012](#) A Conditional Use to allow the Minor Automobile and Light Vehicle Repair use with Outdoor Display of Goods accessory use in the MX-M (Mixed-Use Medium Scale) zone district consisting of 0.61 acres located at 1790 South Academy Boulevard.
(Quasi-Judicial)
Council District 4

Presenter:

Kerri Schott, Planner II, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments: [CUDP-25-0012-1790 S Academy staff report_KLS](#)

[Attachment 1. Code Enforcement Letter](#)

[Attachment 2. Land Use Statement](#)

[Attachment 3. Project Statement](#)

[Attachment 4. Public Comment](#)

[Attachment 5. Applicant Response](#)

[CUDP-25-0012 - Presentation](#)

[7.5.601 CONDITIONAL USE](#)

6. Items Called Off Consent Calendar

7. Unfinished Business

8. New Business

Creekridge at Flying Horse

- 8.A.** [ZONE-25-0038](#) An ordinance to amend the zoning map of the City of Colorado Springs pertaining to approximately 44.72 acres located north of the intersection of North Powers Boulevard and Interquest Parkway from PDZ/AF-O (Planned Development Zone with the United States Air Force Academy Overlay) to R-Flex M/AF-O (R-Flex Medium with

United States Air Force Academy Overlay). (Quasi-judicial - First reading and setting the public hearing for April 28, 2026, in accord with City Code Section 7.5.407. Hearings for the ordinance and any related applications shall be conducted at the second reading.)

Related Files: LUPL-25-0023
Located in Council District 2

Presenter:

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

Attachments: [ZONE-25-0038 Ordinance](#)

[Staff Report Creekridge at Flying Horse](#)

[Attachment A Flying Horse Master Plan](#)

[Attachment B Ordinance 20-71 Flying Horse Downtown](#)

[Attachment C Flying Horse Downtown Concept Plan](#)

[Attachment D Traffic Impact Study](#)

[Attachment E Land Use Plan](#)

[Attachment F Project Statement](#)

[Attachment G R-Flex Medium Standards](#)

[Exhibit A Legal Description](#)

[Exhibit B Zone Map](#)

[ZONE-25-0038 Staff CPC Presentation Revised](#)

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

[Excerpt Minutes - Creekside at Flying Horse - CPC 03 11 2026](#)

Allison Stocker, Senior Planner, presented the Creekridge at Flying Horse proposals, consisting of a Zone Map Amendment and a Land Use Plan a request to rezone approximately 44.72 acres north of the intersection of Interquest Parkway and Powers Boulevard from the existing Planned Development Zone with Air Force Academy Overlay (PDZ/AF-O) to R-Flex Medium with Air Force Academy Overlay (R-Flex M/AF-O). Ms. Stocker explained that the PDZ, approved in 2021 as part of the Flying Horse master plan, envisioned a mixed-use regional activity center with substantial commercial, office, and hospitality components supported by higher-density residential development. She said the PDZ requirements included high minimum densities, prescriptive mixed-use proportions, and specific building form expectations that were tied to a development vision no longer aligned with market conditions.

Ms. Stocker explained that commercial demand had shifted westward,

with Interquest Marketplace, Victory Ridge, and other activity center developments fulfilling much of the commercial and employment needs previously anticipated for this site. As a result, the mixed-use expectations of the PDZ were not as feasible anymore. The applicant therefore proposed converting the area to R-Flex Medium zoning, which would significantly reduce maximum residential density from approximately 1,500 units under the PDZ to roughly 580 units at full build-out and eliminate the commercial requirements. Ms. Stocker said that access points along Highway 83 and New Life Drive would remain consistent with previous entitlements, and the revised zoning would better match current land-use conditions. Standard notice was made. Ms. Stocker said agency review was complete, no significant objections had been raised, and the proposal aligned with PlanCOS goals for flexibility and compatibility and meets the review criteria.

Applicant's presentation

Jason Alwine, NES, representing the applicant, provided a detailed explanation of how the area had evolved since the PDZ's adoption. He noted that robust commercial nodes along I-25, Interquest Parkway, and Northgate had absorbed the demand originally forecasted for the Flying Horse subarea. Mr. Alwine explained that the existing PDZ permitted a wide range of commercial and employment uses that were now duplicative relative to surrounding development. He said requiring such uses would introduce market risks and delay meaningful development of the property. By transitioning to R-Flex Medium, the applicant could focus on a more realistic range of residential housing types, preserving open space and establishing a 3.5-acre neighborhood park while reducing overall traffic generation. Mr. Alwine described the alignment of the Black Squirrel Creek Trail through the site and confirmed that internal public streets would be designed to meet city standards.

Public Comments

No public comments.

Commissioners' Comments and Questions

Several commissioners focused on traffic and access, especially at Highway 83 and New Life Drive. Mr. Alwine and staff noted that access points remain unchanged from prior approvals and that reduced density would substantially decrease traffic compared to the PDZ.

Additional discussion centered on housing diversity, affordability, and the implementation status of the Flying Horse master plan. Ms. Stocker clarified that the master plan is considered implemented under the Unified Development Code (UDC) and that portions not subject to rezoning would remain governed by the existing concept plan.

Commissioner Slattery expressed concern that removing the mixed-use elements diminished neighborhood-serving amenities and reduced long-term land use diversity. Commissioner Slattery argued that the PDZ's vision for a more vibrant, mixed-use center aligned better with PlanCOS and that the proposed rezoning underutilized the site's strategic location. Other commissioners stated that surrounding commercial growth already meets community needs and that the revised zoning provides more certainty, reduces intensity, and aligns with current demand for housing.

Commissioner Cecil said she could not support the Creekridge at Flying Horse rezoning or land use plan because she felt the request significantly weakened the original Planned Development Zone vision by removing the mixed-use and commercial components intended to create a more balanced and amenity-supported area. Commissioner Cecil expressed concern that shifting to an exclusively residential zoning underutilized a strategically located site and reduced long-term land use diversity envisioned to align with PlanCOS or the commitments tied to the Flying Horse master plan.

Other commissioners offered contrasting views. Vice Chair Hensler stated that while the PDZ's vision was ambitious, the surrounding commercial development now provided ample services and retail options. She observed that the R-Flex Medium zoning would produce a more predictable and implementable development pattern. Commissioner Robbins agreed and noted that reducing density would lessen traffic impacts and infrastructure demands. Commissioner Willoughby added that the site's context had changed significantly since 2021, and updating zoning to reflect realistic development conditions served both the neighborhood and the city.

Motion by Vice Chair Hensler, seconded by Commissioner Clements, to recommend approval to City Council of a zone change consisting of approximately 44.72 acres located north of the intersection of North Powers Boulevard and Interquest Parkway from PDZ (Planned Development Zone) to R-Flex Medium/AF-O (R-Flex Medium with United States Air Force Academy Overlay) based upon the finding that the request complies with the criteria for a Zoning Map Amendment set forth in City Code Section 7.5.704.

The motion passed by a vote of 7-2-0-0.

Aye: 7 - Vice Chair Hensler, Commissioner Robbins, Chair Casey, Commissioner Clements, Commissioner Gigiano, Commissioner Willoughby and Commissioner Case

No: 2 - Commissioner Cecil and Commissioner Slattery

- 8.B.** [LUPL-25-002](#) Establishment of the Creekside at Flying Horse Land Use Plan for medium density residential and parks consisting of approximately 44.72 acres located north of the intersection of North Powers Boulevard and Interquest Parkway. (Quasi-judicial)

[3](#)

Council District: 2

Presenter:

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

Attachments: [Attachment E Land Use Plan](#)

[7.5.514 LAND USE PLAN](#)

Motion by Vice Chair Hensler, seconded by Commissioner Willoughby, to Recommend approval to City Council the Creekside at Flying Horse 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.

The motion passed by a vote of 7-2-0-0.

Aye: 7 - Vice Chair Hensler, Commissioner Robbins, Chair Casey, Commissioner Clements, Commissioner Gigiano, Commissioner Willoughby and Commissioner Case

No: 2 - Commissioner Cecil and Commissioner Slattery

Amendment to UDC Text - 7.5.5 Administrative Decisions

- 8.C. CODE-26-00** An ordinance amending Article 5 (Administration and Enforcement) of Chapter 7 (Unified Development Code) of the Code of the City of Colorado Springs 2001, as amended, pertaining to procedural process (Legislative)

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Located in Council Districts Citywide

Presenter:

Daniel Sexton, LUR/DRE Planning Manager, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments: CPC Staff Report_Administration and Enforcement Ordinance Update
Attachment 1 – Administration and Enforcement Ordinance Update
Administration and Enforcement Ordinance _Presentation
CC Presentation_Administration and Enforcement
Ordinance_Staff_ws
7.5.702 AMENDMENT TO UDC TEXT

Daniel Sexton, Planning Manager, presented an ordinance amending Article 5 of the Unified Development Code. He explained that following adoption of the UDC in 2023, several administrative inconsistencies and omissions were identified. He said key elements for the changes include:

- Clarifying that recommendations from the Planning Commission, Downtown Review Board, and Historic Preservation Board are not appealable actions, as final decisions rest with City Council.
- Refining the relationship between development plans and conditional uses, confirming that development plans need not automatically accompany conditional use applications unless required by the Planning Manager.
- Expanding applicability of adjustments and variances to include certain use-specific standards, enabling applicants to seek relief from numerical requirements under Commission review.
- Clarifying post-decision actions, including expiration timelines for variances and requirements for extensions.

Mr. Sexton explained that these amendments are narrowly focused on improving clarity and correcting unintentional gaps in the code.

Mr. Sexton proposed a final amendment, the removal of the modification to the requirement for “minutes at all Planning Commission proceedings”, that could be interpreted to require minutes for informal work sessions, which historically have not been recorded in that manner. Concerns were raised centered on transparency, public trust, and potential legal vulnerability.

Commissioner Cecil, Commissioner Slattery, Commissioner Case and Commissioner Robbins expressed hesitation noting that although work sessions are informal and non-voting, they still include important presentations, early staff guidance, agenda adjustments, and discussions that may meaningfully inform later decisions, suggesting these activities warrant some level of documentation. Commissioner Cecil emphasized that eliminating minutes could appear to weaken transparency and might leave the Commission exposed if informal discussions were later scrutinized. Commissioner Slattery and others added that some record of informational briefings could benefit both applicants and the public, even if less detailed than formal minutes. Commissioners agreed that the

proposal had arisen too late in the process without sufficient notice, and most supported postponing or separating the minutes provision for further review while advancing the rest of the UDC amendments.

Motion by Commissioner Cecil, seconded by Commissioner Willoughby, to recommend approval to City Council of the adoption of the Administration and Enforcement Ordinance amending Chapter 7 ("Unified Development Code") of the Code of the City of Colorado Springs 2001, as amended, relating to procedural process changes for various entitlement application types, based upon the finding that the request complies with the criteria set forth in City Code Section 7.5.702.

The motion passed unanimously.

Aye: 9 - Vice Chair Hensler, Commissioner Cecil, Commissioner Slattery, Commissioner Robbins, Chair Casey, Commissioner Clements, Commissioner Gigiano, Commissioner Willoughby and Commissioner Case

9. Presentations

10. Executive Session

11. Adjourn