



# City of Colorado Springs

30 S. Nevada Ave., Suite  
102

## Regular Meeting Agenda - Final Planning Commission Informal

---

**Thursday, May 8, 2025**

**9:00 AM**

**30 S. Nevada Ave., Suite 701**

---

Informal CPC: 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: 838 570 348# 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**

**Andrea Slattery - Planning Commission Chair**

**Kevin Walker - City Planning Director**

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

**4.A. [CPC 2566](#)**

Minutes for the April 9, 2025, Planning Commission Meeting

Presenter:

Andrea Slattery, City Planning Commission Chair

### **5. Consent Calendar**

#### **Tava Mountain Battery Energy Storage Facility**

**5.A. [PDZZ-25-0001](#)**

A zone change consisting of 4.49 acres located at 1133 South Royer Street from GI (General Industrial) to PDZ (Planned Development Zone; non-residential; 180,000 maximum square footage; 80 feet maximum building height). (Quasi-Judicial)

Presenter:

Allison Stocker, Senior Planner, Planning Department

Kevin Walker, Planning Director, Planning Department

Located in Council District No. 3

**Attachments:**      [Tava Mtn PDZZ & PDZL Staff Report ADS 20250418](#)  
[Attachment 1 Land Use Plan](#)  
[Attachment 2 Project Statement](#)  
[Attachment 3 PublicComments](#)  
[Exhibit A Zone Map Amendment Legal Description](#)  
[Exhibit B Zone Map Amendment Boundaries](#)  
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)  
[Tava Mtn PDZZ&PDZL Staff Presentation](#)  
[Attachment 3A Public Comment](#)  
[Attachment 3B Public Comment](#)

- 5.B.**      [PDZL-25-0002](#)      Establishment of the Tava Mountain Energy Storage Facility  
Planned Development Land Use Plan consisting of 4.49 acres  
located at 1133 South Royer Street. (Quasi-judicial)

Presenter:

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

Located in Council District No. 3  
Body

**Attachments:**      [7.5.514 LAND USE PLAN](#)

### **HobbyFarms - Conditional Use**

- 5.C.**      [CUDP-25-0007](#)      A Conditional Use to allow Retail Marijuana Cultivation in the  
BP (Business Park) zone district consisting of 1.58 acres  
located at 817 Wooten Road (Quasi-Judicial)

Presenter:

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

Located in Council District No. 5

**Attachments:**      [CUDP-25-0007 Staff Report Final](#)  
[Attachment 1A Signed Ordinance No. 25-10](#)  
[Attachment 1B Signed Ordinance 10-107](#)  
[Attachment 2 Project Statement](#)  
[Attachment 3 Land Use Statement](#)  
[CUDP-25-0007 Presentation ADS](#)  
[7.5.601 CONDITIONAL USE](#)

**Retail Marijuana Cultivation - Conditional Use**

- 5.D. [CUDP-25-0008](#) A Conditional Use to allow a retail marijuana cultivation facility use in the Mixed-Use Large Scale (MX-L) zone district consisting of 0.26 acres located at 2211 East Boulder Street (Quasi-Judicial)

Presenter:

Allison Stocker, Senior Planner, Planning Department

Located in Council District 4

**Attachments:**

[CUDP-25-0008 Staff Report Final](#)

[Attachment 1A Signed Ordinance No. 25-10](#)

[Attachment 1B Signed Ordinance 10-107](#)

[Attachment 2 - Approved Development Plan](#)

[Attachment 3 Public Comments](#)

[Attachment 4 Land Use Statement](#)

[Attachment 5 Project Statement](#)

[CUDP-25-0008 Presentation ADS](#)

[7.5.601 CONDITIONAL USE](#)

**Revolution Church Child Care Center**

- 5.E. [UVAR-25-0002](#) A Use Variance to allow the establishment of a Child Day Care Center, Large use in the R-E (Single-Family Estate) zone district consisting of 4.83 acres located at 2380 Montebello Drive West. (Quasi-Judicial)

Presenter:

Molly O'Brien, Planner II, Planning Department  
Council District No. 1

**Attachments:**

[Staff Report](#)

[Attachment 1 - Project Statement](#)

[Attachment 2 - Site Plan](#)

[Attachment 3 - Public Comment](#)

[7.5.527 USE VARIANCE](#)

**6110 Pemberton Way - Deck Replacement**

- 5.F. [NVAR-25-0001](#) A nonuse variance to allow a 15-foot rear yard building setback where a 25-foot rear yard building setback is required per the Pinon Valley PDZ (Planned Development Zone) development plan located at 6110 Pemberton Way.

Presenter:

Drew Foxx, Planner II, Planning Department

Located in Council District 1

**Attachments:**

[Staff Report](#)

[Attachment #1 Project Statement](#)

[Attachment #2 Site Plan](#)

[7.5.526 NON-USE VARIANCE](#)

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

## **7. Unfinished Business**

## **8. New Business**

### **Lot 1 Satellite Square Filing No. 2A - Conditional Use**

**8.A. [CUDP-25-0003](#)**

A Conditional Use to allow a self-storage use in the MX-M SS-O AO (Mixed-Use Medium Scale with Streamside and Airport Overlays) consisting of approximately three (3) acres located northwest of South Academy Boulevard and Airport Road. (Quasi-Judicial)

Presenter:

Allison Stocker, Senior Planner, Planning Department

Kevin Walker, Director, Planning Department

Located in Council District 4

**Attachments:**

[Attachment 2 Land Use Statement](#)

[Attachment 3 Project Statement](#)

### **Public Art Ordinance**

**8.B. [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-PAC-Amendment-2025-05-05](#)

[Attachment 2 - Public Art Commission Meeting Minutes](#)

[Attachment 3 - Ordinance #25-138](#)

**9. Presentations**

**10. Adjourn**