



City of Colorado Springs

Regular Meeting Agenda - Final Planning Commission

Regional Development
Center (Hearing Room)
2880 International Circle

Wednesday, December 10, 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

Kenneth Casey - Planning Commission Chair

Kevin Walker - Planning Director

4. Approval of the Minutes

4.A. [CPC 2716](#)

Minutes for the September 10, 2025, Planning Commission Meeting.

Presenter:

Kenneth Casey, City Planning Commission Chair

Attachments:

[CPC Minutes 9.10.25 Draft](#)

4.B. [CPC 2719](#)

Minutes for the October 8, 2025, City Planning Commission meeting.

Presenter:

Kenneth Casey, City Planning Commission Chair

Attachments:

[CPC Minutes 10.8.25 Draft](#)

4.C. [CPC 2721](#)

Minutes for the November 12, 2025, City Planning Commission meeting.

Presenter:

Kenneth Casey, City Planning Commission Chair

Attachments:

[CPC Minutes 11.12.25 Draft](#)

5. Consent Calendar

Exotic Cropz LLC - Conditional Use

5.A. [CUDP-25-0021](#)

A Conditional Use to allow a retail marijuana cultivation facility in the MX-M (Mixed Use Medium Scale) zone district consisting of 1.89 acres located at 1785 North Academy Boulevard.
(Quasi-Judicial)

Located in Council District 5

Presenter:

Molly O'Brien, Planner II, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments:

[Staff Report - Exotic Crops LLC Final](#)

[Attachment 1 - Land Use Statement](#)

[Attachment 2 - Project Statement](#)

[Attachment 3 - Floor Plan](#)

[Staff Presentation - CUDP-25-0021](#)

[7.5.601 CONDITIONAL USE](#)

Odyssey at North Weber

5.B. [URAP-25-0001](#)

Odyssey at North Weber Urban Renewal Plan.
(Legislative)

Located in Council District 5

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments:

[Staff Report Odyssey at North Weber TPB](#)

[Attachment 1 - Draft Urban Renewal Plan](#)

[Attachment 2 - Existing Conditions Survey](#)

[Attachment 3 - El Paso County Impact Report Draft 7-28-2025](#)

[Odyssey at North Weber presentation](#)

Rules and Procedures

5.C. [CPC 2722](#)

Rules and Procedures for the City Planning Commission.

Presenter:

Trevor Gloss, Senior Attorney, City Attorney's Office

Kevin Walker, Planning Director, City Planning Department

Attachments:

[CPC Rules 12.01.2025](#)

[Rules and Procedures of City Council 03.25](#)

6. Items Called Off Consent Calendar

7. Unfinished Business

8. New Business

Colorado Springs Temple Appeal

8.A. [APPL-25-0008](#)

An Appeal of the administrative approval for the Colorado Springs Temple Development Plan consisting of 18.6 acres located at the southwest corner of Flying Horse Club Drive and Barossa Valley Road.
(Legislative)

Located in Council District 2

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments:[Colorado Springs Temple Appeal Staff Report TPB](#)[Attachment 1 - Neighborhood Meetings Notes](#)[Attachment 2 - Public Comments](#)[Attachment 3 - Applicant Responses to Public Comments](#)[Attachment 4 - Approved Development Plan](#)[Attachment 5 - Development Plan Project Statement](#)[Attachment 6 - Appeal Application](#)[COS Temple Appeal Presentation TPB](#)[7.5.415 APPEALS](#)**School District 11 Palmer High School Expansion****8.B. [ZONE-25-0026](#)**

A Zone Map Amendment (rezone) consisting of 8.27 acres for the two blocks bound by N. Nevada Ave, E. St. Vrain St., N. Weber St., and E. Platte Ave. from R-1 6/R-5/OR (Single-Family - Medium, Multi-family High, and Office Residential) to FBZ-T2A (Form-Based Zone - Transition Sector 2A).
(Quasi-Judicial)

Located in Council District 3

Presenter:

Ryan Tefertiller, Urban Planning Manager, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments:

[Palmer HS CPC Staff Report 121025](#)
[Attachment 1 - Palmer HS Project Statement](#)
[Attachment 2 - Palmer HS Zone Change Legal Description](#)
[Attachment 3 - Palmer HS Zone Change Exhibit](#)
[Attachment 4 - Boulder ROW Vacation Plat](#)
[Attachment 5 - Palmer HS Land Use Plan](#)
[Attachment 6 - Zoning Map](#)
[Attachment 7 - Consolidated Stakeholder Input Palmer HS project 102125](#)
[Attachment 8 - Palmer HS Stakeholder Responses](#)
[Attachment 9 - Palmer HS Steering Committee](#)
[Attachment 10 - Palmer HS April 2025 Traffic Study](#)
[Attachment 11 – Palmer HS Traffic Study Update](#)
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)
[Palmer HS Presentation Deck CPC 121025](#)
[Applicant Presentation - Palmer High School Transformation](#)
[DRB Minutes_11.4.25 Draft](#)

8.C. [SUBD-25-0076](#)

An ordinance vacating the public right-of-way known as East Boulder Street consisting of approximately 0.92 acres located between N. Nevada Ave. and N. Weber St.
(Legislative)

Located in Council District 3

Presenter:

Ryan Tefertiller, Urban Planning Manager, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments:

[7.5.522 VACATION PLAT](#)

8.D. [LUPL-25-0012](#)

Establishment of the District 11 Palmer High School Land Use Plan for proposed civic uses consisting of 8.27 acres located on the two blocks bound by N. Nevada Ave, E. St. Vrain St., N. Weber St., and E. Platte Ave.
(Quasi-Judicial)

Located in Council District 3

Presenter:

Ryan Tefertiller, Urban Planning Manager, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments: [7.5.514 LAND USE PLAN](#)

Moreno and Cascade Urban Renewal Plan

- 8.E. [URAP-25-0002](#) Moreno and Cascade Urban Renewal Plan.
(Legislative)

Located in Council District 3

Presenter:

Ryan Tefertiller, Urban Planning Manager, City Planning
Department

Kevin Walker, Planning Director, City Planning Department

Attachments: [Moreno and Cascade UR District CPC Staff Report rbt](#)
[Attachment 1 - Moreno and Cascade Urban Renewal Plan](#)
[Attachment 2 - Moreno and Cascade URA Existing Conditions Survey](#)
[Attachment 3 - Moreno and Cascade El Paso County Impact Report](#)
[Draft - 7-21-2025](#)
[Moreno and Cascade UR Plan Presentation Deck CPC 121025](#)

Sign Ordinance

- 8.F. [CODE-25-0005](#) An Ordinance amending Chapter 7 (the “Unified Development
Code” or “UDC”) of the Code of the City of Colorado Springs
2001, as amended, as related to Signs.
(Legislative)

Presenter:

Kurt Schmitt, Program Administrator II, City Planning
Department

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

Kevin Walker, Planning Director, City Planning Department

Attachments: [Staff Report Sign Ordinance CODE-25-0005 KS final](#)
[Attachment 1 - Chapter 7 Sign Ordinance Draft](#)
[Attachment 2 - Chapter 3 Draft Revocable Permits Signs Ordinance](#)
[Attachment 3 - Chapter 7 Current Sign Regulations](#)
[7.5.702 AMENDMENT TO UDC TEXT](#)
[CITY PLANNING COMMISSION - CODE-25-0005 final](#)

9. Presentations

10. Adjourn

