



City of Colorado Springs

30 S. Nevada Ave., Suite
102

Regular Meeting Agenda - Final City Planning Commission Work Session

Thursday, January 8, 2026

9:00 AM

30 S. Nevada Ave., Suite 102

CPC Work Session: 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: 426 665 961# 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

1403 Mesa Avenue Short Term Rental Permit Appeal

2.A. [APPL-25-0009](#)

An Appeal of the administrative denial of the Short Term Rental Permit application for 1403 Mesa Avenue.

Located in Council District 3

Presenter:

Tamara Baxter, Planning Supervisor, City Planning
Department

Kevin Walker, Planning Director, City Planning Department

Attachments:

[Staff Report Mesa Avenue STR Permit Appeal final](#)

[Attachment 1 - Denial of STR Permit A-STRP-25-0988 email](#)

[Attachment 2- Notice of Appeal Application](#)

3. Communications

Kenneth Casey - Planning Commission Chair

Kevin Walker - Planning Director

4. Approval of Minutes

4.A. [CPC 2723](#)

Minutes for the December 10, 2025, City Planning Commission meeting.

Presenter:
Kenneth Casey, City Planning Commission Chair

5. Consent Calendar

Ridge at Waterview North Rezone

5.A. [ZONE-25-0031](#)

A Zone Map Amendment (Rezone) consisting of 21.19 acres located northeast of Bradley Road and Powers Boulevard from R-5/AP-O (Multi-Family, High with Airport Overlay) to R-FLEX-M/AP-O (R-Flex, Medium Scale with Airport Overlay).
(Quasi-Judicial)

Located in Council District 4

Presenter:
Drew Foxx, Planner II, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments:

[Staff Report Ridge at Waterview North Zone Change](#)

[Exhibit A Legal Description](#)

[Exhibit B Rezone Map](#)

[Figure 1 Project Statement](#)

[Figure 2 Annexation Ordinance No. 23-50](#)

[Figure 3 Villages at Waterview North Master Plan](#)

[Figure 4 Zoning Ordinance No. 23-54](#)

[Figure 5 Villages at Waterview North Concept Plan](#)

[Figure 6 Land Use Statement](#)

[Figure 7 Pre-Approved Development Plan](#)

[Ridge at Waterview Zone Change](#)

Polaris Pointe South Filing No. 4 (Ford Amphitheater)

- 5.B. [PDZD-25-0030](#) Polaris Pointe South Filing No 4 (Ford Amphitheater) Development Plan Major Modification to remove 58 unconstructed parking spaces from the approved parking plan of the Ford Amphitheater consisting of 18.11 acres zoned PDZ/HR-O/AF-O (Planned Development Zone District with Highrise and United States Air Force Academy Overlays) located at 13045 Spectrum Sun View. (Quasi-Judicial)

Located in Council District 2

Presenter:

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

Attachments:

[Staff Report](#)

[Attachment 1 - Project Statement](#)

[Attachment 2 - Parking and Access Plan](#)

[Attachment 3 - Development Plan Major Modification](#)

[7.5.516 MODIFICATION OF APPROVED APPLICATIONS](#)

[Presentation](#)

Nine Extracts Conditional Use Request

- 5.C. [CUDP-25-0029](#) A Conditional Use to allow for indoor Retail Marijuana Products Manufacturing where indoor Medical Marijuana Products Manufacturing exists in the MX-L (Mixed-Use Large Scale) zone district consisting of 1.12 acres located at 2430 Platte Place.

Located in Council District 4

Presenter:

Matthew Ambuul, Planner II, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments:

[Staff Report](#)

[Attachment 1 - Ordinance 25-10](#)

[Attachment 2 - Project Statement](#)

[Attachment 3 - Land Use Statement](#)

[Presentation](#)

6. Items Called Off Consent Calendar

7. Unfinished Business

8. New Business

Silver Key Apartments

- 8.A. [CUDP-25-0030](#) A Conditional Use to allow a Multi-Family Dwelling use in the OR (Office Residential) zone district located at 2126 North Weber Street.
(Quasi-Judicial)

Located in Council District 5

Presenter:

William Gray, Senior Planner, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments:

[Staff Report](#)

[Attachment 1-Zoning Map](#)

[Attachment 2-OR Ordinance](#)

[Attachment 3-2017 Development Plan](#)

[Attachment 4-Waiver of Replat](#)

[Attachment 5 Context Map](#)

[Attachment 6-Public Comment V1](#)

[Attachment 7-Public Comment V2](#)

[Attachment 8-Public Comment Applicant Response](#)

[Attachment 9-CU Project Statement](#)

[Attachment 10-CU Land Use Statment](#)

[Attachment 11-Site Plan Concept](#)

[Attachment 12-DVSA Project Statement](#)

[Attachment 13-Building Elevation Concept](#)

[Attachment 14-Massing Exhibit](#)

[Attachment 15-Madison Street](#)

[Attachment 16-North End Land Use Plan](#)

[7.5.601 CONDITIONAL USE](#)

[Staff Presentation](#)

- 8.B. [DVSA-25-0009](#) A Development Standards Adjustment to City Unified Development Code Section 7.3.301.A to allow a 49-unit, Multi-Family Dwelling when the use is limited to no more than ten (10) units in a single structure, and the compensating benefit being affordable housing, located at 2126 North Weber Street.
(Quasi-Judicial)

Located in Council District 5

Presenter:
William Gray, Senior Planner, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: [7.5.525 DEVELOPMENT STANDARDS ADJUSTMENT](#)

Southeast Strong Neighborhood Plan

- 8.C. [NPLN-25-0001](#) The Southeast Strong Neighborhood Plan, the first neighborhood planning project proposed under the PlanCOS key initiative for a Neighborhood Planning Program.
NPLN 25-0001.
(Legislative)

Presenter:
Page Saulsbury, Planner II, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: [Attachment 1 - Southast Strong Neighborhood Plan 1_14_2026](#)
[CPC Staff Report Southeast Strong Neighborhood Plan 1_14_2026](#)
[Southeast Strong Neighborhood Plan CPC Presentation 1_14_2026](#)

9. Presentations

2026 City Planning Commission Work Plan

- 9.A. [CPC 2724](#) 2026 City Planning Commission Work Plan.

Presenter:
Daniel Sexton, Planning Manager.

Attachments: [2026 Work Plan - City Planning Commission_DRAFT](#)

10. Adjourn