



City of Colorado Springs

Regional Development
Center (Hearing Room)
2880 International Circle

Regular Meeting Agenda - Final Planning Commission

Wednesday, August 13, 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

[CPC 2677](#)

Minutes for the July 9, 2025 Planning Commission Meeting

Attachments:

[CPC_Minutes_7.9.25 Draft](#)

5. Consent Calendar

3121 Illinois Avenue Duplex

- 5.A. [NVAR-25-0003](#) A Nonuse Variance to City Code Section 7.2.207 to allow for a 7-foot corner lot - side street setback where 15 feet is usually required located at 3121 Illinois Avenue. (Quasi-Judicial).

Council District # 5

Presenter:

Kerri Schott, Planner II, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments:

[NVAR-25-0003 Staff Report](#)

[Attachment 1-Project Statement](#)

[Attachment 2-NVAR-25-0003 Site Plan](#)

[Attachment 3-Neighbor Comment](#)

[Attachment 4-Neighbor Comment Response](#)

[7.5.526 NON-USE VARIANCE](#)

Liberty Self-Storage - Conditional Use

- 5.B. [CUDP-25-0011](#) A Conditional Use to allow a self-storage facility in the BP/SS-O (Business Park with Streamside Overlay) zone district consisting of four acres located at 6650 Vincent Drive. (Quasi-Judicial)

Council District # 1

Presenter:

Allison Stocker, Senior Planner, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments:

[CUDP-25-0011 StaffReport ADS_V2](#)

[Attachment 1 DP 80-280-A3\(94\)](#)

[Attachment 2 Land Use Statement](#)

[Attachment 3 Project Statement](#)

[7.5.601 CONDITIONAL USE](#)

Kennels Ordinance

- 5.C. [CODE-25-0004](#) 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 kennels. (Legislative)

Council District: City Wide

Presenter:

Austin Cooper, Senior Planner, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments:

[UDC-Kennels-ORD Final 20250731](#)

[Staff Report Kennels Final 20250731](#)

North Gate Boulevard Addition No. 10

5.D. [ANEX-25-0001](#)

North Gate Boulevard Addition No. 10 Annexation consisting of 0.33 acres of right-of-way located south of North Gate Boulevard at the intersection with Struthers Road.
(Legislative)

Council District #2

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments:

[Staff Report North Gate Boulevard Addition No 10 TPB](#)

[Attachment 1 - Vicinity Map](#)

[Attachment 2 - Project Statement](#)

[Attachment 3 - Annexation Plat](#)

[Attachment 4 - Legal Description](#)

[Attachment 5 - Petition for Annexation](#)

[7.5.701 ANNEXATION OF LAND](#)

Beth-El Mennonite Church Childcare

5.E. [ZONE-25-0014](#)

A Zone Map Amendment (Rezoning) consisting of 9.93 acres located at 4625 Ranch Drive from PDZ/CR HS-O (Planned Development Zone with Conditions of Record and the Hillside Overlay) to PDZ/CR HS-O (Planned Development Zone with Conditions of Record and the Hillside Overlay) to modify certain established conditions of record.
(Quasi-Judicial)

Council District # 1

Presenter:

Molly O'Brien, Planner II, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments:[Beth-El Mennonite Church Staff Report - ZONE 25-0014 MEO Final](#)[Attachment 1 - Ordinance 03-18](#)[Attachment 2 - Public Comment](#)[Attachment 3 – Exhibits A and B](#)[Attachment 4 - Project Statement](#)[Attachment 5 - Land Use Statement](#)[Attachment 6 - Minor Modification](#)[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)**5.F. [PDZD-25-0020](#)**

A Minor Modification to the Beth-El Mennonite Church Development Plan establishing a Child Daycare Center, Large use in the PDZ/CR HS-O (Planned Development Zone with Conditions of Record and the Hillside Overlay) zone district consisting of 9.93 acres located at 4625 Ranch Drive. (Quasi-Judicial).

Council District # 1

Presenter:

Molly O'Brien, Planner II, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments:[7.5.516 MODIFICATION OF APPROVED APPLICATIONS](#)**2402 N Nevada Rezoning****5.G. [ZONE-25-0007](#)**

A Zone Map Amendment (Rezoning) consisting of 7,000 square feet located at 2402 North Nevada Avenue from R-2 (Two-Family) to MX-N (Mixed-Use Neighborhood Scale). (Quasi-Judicial)

Council District # 5

Presenter:

William Gray, Senior Planner, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments: [Staff Report 2402 N Nevada Rezoning WEG](#)
[Attachment 1 - Zoning Map](#)
[Attachment 2 - North End Addition](#)
[Attachment 3 - Context Map](#)
[Attachment 4 - Project Statement](#)
[Attachment 5 - Land Use Statement](#)
[Attachment 6 - North End Existing Land Use](#)
[Attachment 7 - North End Future Land Use](#)
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

6. Items Called Off Consent Calendar

7. Unfinished Business

8. New Business

Miller Downs at Wyoming Lane Addition No 1

- 8.A. [ANEX-24-0016](#) Miller-Downs at Wyoming Lane Addition No. 1 Annexation consisting of 21.37 acres located at 7020 Wyoming Lane. (Legislative)

Council District # 6 (once annexed)

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments: [Staff Memo Miller Downs at Wyoming Lane TPB](#)
[Attachment 1 - Project Statement](#)
[Attachment 2 - Vicinity Map](#)
[Attachment 3 - Annexation Plat](#)
[Attachment 4 - Petition for Annexation](#)
[Attachment 5 - Zone Exhibit A and B](#)
[Attachment 6 - Land Use Plan](#)
[Attachment 7 - Fiscal Analysis](#)
[Attachment 8 - Mineral Estate Affidavit](#)
[Attachment 9 - Public Comments](#)
[Attachment 10 - Public Input Response Letter](#)
[7.5.701 ANNEXATION OF LAND](#)

- 8.B. [LUPL-25-0006](#) Establishment of the Miller Downs Land Use Plan for

proposed residential use consisting of 21.37 acres located at 7020 Wyoming Lane.
(Legislative)

Council District # 6 (once annexed)

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments:

[7.5.514 LAND USE PLAN](#)

8.C. [ZONE-25-0015](#)

Establishment of R-Flex Medium/SS-O/AP-O (R-Flex Medium with Streamside and Airport Overlays) zone district, in association with the Miller-Downs at Wyoming Lane Addition No. 1 Annexation consisting of 21.37 acres located at 7020 Wyoming Lane (Legislative)

Council District # 6 (once annexed)

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments:

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

575 Airport Creek Wireless Cellular Facility

8.D. [WCFE-25-0016](#)

A Conditional Use to allow an existing 50-foot-tall cell service tower to increase height to 80 feet tall in the MX-M/AP-O/SS-O (Mixed Use - Medium Scale with Airport and Streamside Overlays) zone consisting of 2.13 acres located at 575 Airport Creek Point. (Quasi-Judicial)

Council District # 4

Presenter:

Drew Foxx, Planner II, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments:[Staff Report](#)[Attachment #1 Airport and Powers Filing No 3 Plat](#)[Attachment #2 CPC CM1 18-00100](#)[Attachment #3 CPC CU 21-00097](#)[Attachment #4 Project Statement](#)[Attachment #5 Airport Creek Wireless Cellular Facility Development Plan](#)[Attachment #6 Estimated WCF Fall Radius](#)[Attachment #7 Photo Simulations](#)**9. Presentations****10. Appointment of Planning Commission Chair and Vice Chair****10.A. [CPC 2721](#)**

Appointment of Planning Commission Chair

Presenter:

Kevin Walker, Director, City Planning Department

10.B. [CPC 2722](#)

Appointment of Planning Commission Vice Chair

Presenter:

Presenter: Kevin Walker, Director, City Planning Department

11. Adjourn