



City of Colorado Springs

30 S. Nevada Ave., Suite
102

Regular Meeting Agenda - Final Planning Commission Informal

Thursday, October 2, 2025

9:00 AM

30 S. Nevada Ave., Suite 102

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

Kenneth Casey - Planning Commission Chair

Kevin Walker - City 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

5. Consent Calendar

Woodmen East Commercial Filing No 1

5.A. [CUDP-22-0008](#)

A Conditional Use Development Plan to allow a 362-unit residential multi-family dwelling (apartments) development and ancillary site improvements in the MX-M/AP-O (Mixed-Use Medium Scale with Airport Overlay) zone district consisting of 14.11 acres located at the southeast corner of East Woodmen Road and Mohawk Road.
(Quasi-Judicial).

Council District # 6

Presenter:

Tamara Baxter, Planning Supervisor, Planning Department
Kevin Walker, Planning Director, Planning Department

Attachments:[Staff Report - Woodmen East Commercial Multi-Family](#)[Attachment 1 - Concept Plan](#)[Attachment 2 - Public Comment](#)[Attachment 3 - Conditional Use Development Plan](#)[Attachment 4 - Project Statement](#)[7.5.704 Conditional Use Review](#)[7.5.502.E Development Plan Review](#)**Conditional Use for a Retail Marijuana Products Manufacturer****5.B. [CUDP-25-0015](#)**

A Conditional Use to allow Retail Marijuana Products Manufacturing in the MX-M (Mixed-Use Medium Scale) zone district consisting of 0.12 acres located at 2119 W Colorado Avenue. (Quasi-Judicial)

Council District #3

Presenter:

Ethan Shafer, Urban Planner II, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments:[Staff Report for CUDP-25-0015](#)[Attachment 3 - Land Use Statement](#)[Attachment 1 - Ordinance 25-10](#)[Attachment 2A - Public Comment](#)[Attachment 2B - Response to Public Comment](#)**BLR 50A Park Rezone****5.C. [ZONE-25-0019](#)**

A Zone Map Amendment (rezone) consisting of 6.07 acres located Northeast of Stetson Hills Boulevard and Last Chance Drive from PDZ/AP-O/SS-O (Planned Development Zone District with Airport and Streamside Overlays) to PK/AP-O (Public Park with Airport Overlay). (Quasi-Judicial)

Council District # 6

Presenter:

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

Attachments:

[Staff Report](#)

[Attachment 1 - Project Statement](#)

[Attachment 2 - Land Use Statement](#)

[Attachment 3 - Exhibits A & B](#)

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

980 Dublin Rezone

5.D. [ZONE-25-0016](#)

A Zone Map Amendment (rezone) consisting of 3.41 acres located Northeast of Dublin Boulevard and Vincent Drive from PF/SS-O/AF-O (Public Facilities with Streamside and United States Air Force Academy Overlays) to MX-M/SS-O/AF-O (Mixed-Use Medium Scale with Streamside and United States Air Force Academy Overlays).
(Quasi-Judicial)

Council District # 1

Presenter:

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

Attachments:

[Staff Report](#)

[Attachment 1 - Project Statement](#)

[Attachment 2 - Land Use Statement](#)

[Attachment 3 - Public Comments](#)

[Attachment 4 - Public Comment Response Letter](#)

[Attachment 5 - Exhibit A](#)

[Attachment 6 - Exhibit B](#)

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

35 E Ramona Rezoning

5.E. [ZONE-25-0012](#)

A Zone Map Amendment (Rezoning) consisting of 14,553 square feet (.33 acres) located at 35 East Ramona Avenue from R-5 SS-O (Multi-Family High with Streamside Overlay) to MX-M SS-O (Mixed-Use Medium Scale with Streamside Overlay).
(Quasi-Judicial)

Council District # 3

Presenter:

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

Attachments:

[Staff Report_35 E Ramona Rezoning_WEG Final](#)

[Attachment 1-Zoning Map](#)

[Attachment 2-Ordinance No. 80-171](#)

[Attachment 3-Ivywild Addition No 1](#)

[Attachment 4-Context Map](#)

[Attachment 5-Project Statement](#)

[Attachment 6-Land Use Plan](#)

[Attachment 7-Legal Description and Drawing](#)

[Attachment 8-Vicinity Map](#)

6. Items Called Off Consent Calendar

7. Unfinished Business

8. New Business

1210 Eagle Rock Rd Retaining Wall

8.A. [NVAR-25-0010](#)

A Non-Use Variance to City Code Section 7.2.610.D.1.d to allow a fifteen (15) foot retaining wall within the Hillside Overlay where a maximum of four (4) feet is usually required located at 1210 Eagle Rock Road.
(Quasi-Judicial)

Council District # 1

Presenter:

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

Attachments:

[Staff Report](#)
[Attachment #1 - Original Hillside Development Plan](#)
[Attachment #2 - Notice of Opposition](#)
[Attachment #3 - Public Response Letter](#)
[Attachment #4 - Code Enforcement Complaint](#)
[Attachment #5 - Hillside Development Plan](#)
[Attachment #6 - PPRBD Correspondence](#)
[Attachment #7 - Project Statement](#)
[Attachment #8 - Geologic Hazard Report](#)
[Attachment #9 - 1220 Eagle Rock Grading Plan](#)
[Attachment #10 - Landslide Susceptibility Map](#)
[Attachment #11 - Photo Simulations](#)
[7.5.526 NON-USE VARIANCE](#)
[7.2.610 HS-O HILLSIDE OVERLAY](#)

9. Presentations**Experience Downtown Plan****9.A. [CPC 2717](#)**

Update to the Experience Downtown Plan

Council District # 3

Presenter:

Mark De La Torre, Director of Denver Area Operations, MIG, Inc.

Elly Schaefer, Senior Project Manager, MIG, Inc.

Chelsea Gondeck, Director of Planning & Mobility, Downtown Partnership

Ryan Tefertiller, Urban Planning Manager, City Planning Department

Southeast Strong Neighborhood Plan**9.B. [NPLN-25-0001](#)**

The Southeast Strong Neighborhood Plan, a neighborhood planning developed as part of the PlanCOS initiative for a Neighborhood Planning Program.

Presenter:

Page Saulsbury, Planner II, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments:

[Attachment 1 - Southeast Strong Neighborhood Plan spread 2025_9](#)
[CPC Staff Report Southeast Strong Neighborhood Plan 10_8_2025](#)

10. Adjourn