



City of Colorado Springs

30 S. Nevada Ave., Suite
102

Work Session Meeting Agenda - Final City Planning Commission Work Session

Thursday, May 7, 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

3. Communications

Nadine Hensler - Planning Commission Chair

Kevin Walker - Planning Director

4. Approval of Minutes

4.A. [CPC 2732](#) Minutes for the April 8, 2026, City Planning Commission meeting.

Presenter:

Nadine Hensler, City Planning Commission Chair

Attachments: [CPC Minutes 4.8.26 Draft](#)

5. Consent Calendar

Austin Bluffs Pump Station - Zone Map Amendment

5.A. [ZONE-26-0004](#) A Zone Map Amendment (Rezone) consisting of 5.24 acres located at 4625 Stanton Road from R-E/PF/HS-O (Single-Family - Estate and Public Facilities with Hillside Overlay) and PF/PDZ/HS-O (Public Facilities and Planned Development Zone with Hillside Overlay) to PF/HS-O (Public Facilities with Hillside Overlay).

(Quasi-Judicial)

Related Files: N/A
Located in Council District 1

Presenter:

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

Attachments:

[ZONE-26-0004_Staff_Report](#)

[Attachement_1_Zone_Map](#)

[Attachment_2_Legal_Description](#)

[Attachment_3_Land_Use_Statement](#)

[Attachment_4_Development_Plan](#)

[Attachment_5_Subdivision_Plat](#)

[Attachment_6_Geohazard_Report](#)

[Attachment_7_Drainage_Variance](#)

[Attachment_8_Project_Statement](#)

[ZONE-26-0004_CPC_Presentation_v3](#)

6. Items Called Off Consent Calendar

7. Unfinished Business

8. New Business

Colorado Chronic Retail Marijuana Cultivation

8.A. [CUDP-25-0009](#)

Conditional Use to allow the Retail Marijuana Cultivation Facility land use in the MX-M (Mixed-Use Medium Scale) zone district located at 2926 Wood Avenue.

(Quasi-Judicial)

Presenter:

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

Attachments:

- [Staff Report](#)
- [Attachment 1-Vicinity Map](#)
- [Attachment 2-Zoning Map](#)
- [Attachment 3-Public Comment](#)
- [Attachment 4-Aerial View](#)
- [Attachment 5-Plan View](#)
- [Attachment 6-Context Map](#)
- [Attachment 7-Conditional Use Statement](#)
- [Attachment 8-Land Use Statement](#)
- [Attachment 9-Floor Plan](#)

Briargate / Voyager

8.B. [ZONE-25-0023](#)

A Zone Map Amendment (Rezone) for 7.93 acres located at 1625 Springcrest Road from BP/cr/HR/AF-O (Business Park with Conditions of Record, High-Rise Overlay, and the United States Air Force Academy Overlay) to MX-M/AF-O (Mixed-Use Medium Scale with the United States Air Force Academy Overlay).
(Quasi-Judicial)

Located in Council District 2

Presenter:

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

Attachments:

[Staff Report v2](#)
[Attachment A Briargate Master Plan](#)
[Attachment B Ordinance 99-139](#)
[Attachment C CPC DP 99-125](#)
[Attachment D Public Comments](#)
[Attachment E Public Comment Response Letters](#)
[Attachment F Traffic Impact Study](#)
[Attachment G Land Use Plan](#)
[Attachment H USAFA Avigation Easement](#)
[Attachment I CDOT Final Review Comments](#)
[Attachment J Project Statement](#)
[Attachment K Public Notice Affidavits](#)
[Attachment L Owner Authorization Form](#)
[Attachment M Mineral Estate Form](#)
[Attachment N BBCOA Letter of Support](#)
[Attachment O Neighborhood Meeting Sign In Sheet](#)
[Attachment P Briargate MP Signed Resolution No. 43-22](#)
[Exhibit A Legal Description](#)
[Exhibit B Zone Map](#)
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)
[Briargate Voyager CPC Presentation v2](#)

8.C. [LUPL-25-0010](#)

Establishment of the Briargate/Voyager Multi-Family Land Use Plan for proposed multi-family residential consisting of 7.93 acres located at 1625 Springcrest Road.
(Quasi-Judicial)

Located in Council District 2

Presenter:

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

Attachments:

[7.5.514 LAND USE PLAN](#)

9. Presentations

10. Elections

10.A. [CPC 2733](#)

Appointment of Planning Commission Vice Chair

Presenter:

Kevin Walker, Planning Director, City Planning Department

11. Executive Session

12. Adjourn