



# City of Colorado Springs

30 S. Nevada Ave., Suite  
102

## Regular Meeting Agenda - Final City Planning Commission Work Session

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Thursday, February 5, 2026

9:00 AM

30 S. Nevada Ave., Suite 102

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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**

**Kenneth Casey - Planning Commission Chair**

**Kevin Walker, Planning Director**

**3.A. [CPC 2727](#) Data Centers Discussion**

Presenter:

Travas Deal, Chief Operations Officer, Colorado Springs  
Utilities

Jessica Kimber, Economic Development Officer, Economic  
Development Department

### **4. Approval of Minutes**

**4.A. [CPC 2728](#) Minutes for the January 14, 2026, City Planning Commission meeting.**

Presenter:

Kenneth Casey, City Planning Commission Chair

### **5. Consent Calendar**

**5.A. [ZONE-25-0010](#) A Zone Map Amendment (Rezone) consisting of 2.93 acres**

located at the southwest corner of Vincent Drive and Dublin Boulevard from A/PDZ/R-1 6/HS-O/AF-O (Agriculture, Planned Development Zone, Single-Family Medium with Hillside and United States Air Force Academy Overlays) to MX-N/AF-O (Mixed-Use Neighborhood Scale with United States Air Force Academy Overlay).  
(Quasi-Judicial)

Council District 1

Presenter:

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

**Attachments:**

[6473 Vincent Dr. Rezone Staff Report](#)

[Attachment 1 - Project Statement](#)

[Attachment 2 - Land Use Statement](#)

[Attachment 3 - Public Comments](#)

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

[Attachment 5 - Legal Description](#)

[Attachment 6 - Legal Depiction](#)

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

[Presentation](#)

**5.C. [ZONE-25-0032](#)**

A Zone Map Amendment (Rezone) consisting of 5.75 acres (known as Cumbre Vista Park) located at 7915 Hunter Peak Trail from R-1 6/DF/AP-O (Single-Family Residential, Medium with Design Flexibility Overlay and Airport Overlay) to PK/AP-O (Public Park with Airport Overlay).  
(Quasi-Judicial)

Council District: 2

Presenter:

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

**Attachments:**

[ZONE-25-0032 Staff Report](#)

[Attachment 1 Cumbre Vista Land Use Statement](#)

[Attachment 2 Cumbre Vista Project Statement](#)

[Attachment 3 Public Comments](#)

[Exhibit A Zone Legal Description](#)

[Exhibit B Zone Map Exhibit](#)

[ZONE-25-0032 CPC Presentation](#)

- 5.E. [ZONE-25-0033](#) A Zone Map Amendment (Rezone) consisting of 4.5 acres located at 950 Spectrum Loop from PDZ (Planned Development Zone) to PK/AF-O (Public Park with United States Air Force Academy Overlay).  
(Quasi-Judicial)

Council District: 2

Presenter:

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

**Attachments:**

[ZONE-25-0033\\_Staff\\_Report](#)  
[Attachment\\_1\\_Land\\_Use\\_Statement](#)  
[Attachment\\_2\\_Project\\_Statement](#)  
[Exhibit\\_A\\_Zone\\_Legal\\_Description](#)  
[Exhibit\\_B\\_Zone\\_Map\\_Exhibit](#)  
[ZONE-25-0033\\_CPC\\_Presentation\\_v2](#)

- 5.F. [SUBD-25-0132](#) A Street Name Change from Airport Road to Headwind Way located east of the new Airport Road / HWY21-24 (Powers) Interchange.

Council District 4

Presenter:

Chris Sullivan, Senior Planner, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:**

[Staff Report Airport Rd Street Name Change](#)  
[Attachment 1 Project Statement](#)  
[Attachment 2 Legal Description](#)  
[Attachment 3 Site Map](#)  
[Street Name Change Presentation Planning](#)  
[7.4.304 STREET IMPROVEMENTS](#)  
[7.5.531 STREET NAME CHANGE](#)

- 5.G. [CUDP-25-0033](#) A Conditional Use to allow a Small Personal and Business Service use in the MX-N (Mixed-Use Neighborhood Scale) zone district located at 2402 North Nevada Avenue.  
(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 - North End Addition](#)

[Attachment 3 - Ordinance No. 25-75](#)

[Attachment 4 - Context Map](#)

[Attachment 5 - Project Statement](#)

[Attachment 6 - Land Use Statement](#)

[Attachment 7 - North End Existing Land Use](#)

[Attachment 8 - North End Future Land Use](#)

[Staff Presentation](#)

[7.5.601 CONDITIONAL USE](#)

**6. Items Called Off Consent Calendar**

**7. Unfinished Business**

**8. New Business**

**8.A. [ZONE-24-0020](#)**

**Est. Time:** 5  
minutes

Reconsideration of a Zone Map Amendment (Rezone) consisting of 2.17 acres located at 4880 Airport Road from R1-6/AP-O (Single Family - Medium with Airport Overlay) to R-5/AP-O (Multi-Family - High with Airport Overlay).  
(Quasi-Judicial)

Council District 4

Presenter:

Chris Sullivan, Senior Planner, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:**

[Staff Report - ZONE-24-0020](#)

[Zone Ord ZONE 24-0020](#)

[Signed Ordinance 25-102.pdf](#)

[Attachment 1 Updated Project Statement](#)

[Attachment 2 Land Use Statement](#)

[Attachment 3 Rezone Exhibit A\\_B](#)

[Attachment 4 Public Comment Response](#)

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

[CPC Minutes Excerpt - 4880 Airport Rd Rezone - 11.12.2025](#)

[4880 Airport Rd Rezone Presentation - Planning](#)

**8.B.**     [NVAR-25-0014](#)

A Non-Use Variance to City Code Section 7.3.304.C.1.a to allow 3,296 square feet of total garage space where 1,650 square feet is required on a 1-acre site zoned R-E/AP-O (Residential Estate with Airport Overlay) located at 5226 Brady Road.  
(Quasi-Judicial)

Located in Council District 5

Presenter:

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

**Attachments:**

[Staff Report 5226 Brady Road NVAR-25-0014](#)

[Attachment 1 - Site Plan](#)

[Attachment 2 - Project Statement](#)

[Attachment 3 - Rustic Hills Improvement Association Memorandum](#)

[Attachment 4 - Public comments and responses](#)

[Staff Presentation NVAR-25-0014](#)

[7.5.526 NON-USE VARIANCE](#)

[Applicant Presentation for 5226 Brady Rd NVAR-25-0014](#)

**8.C.**     [ZONE-25-0024](#)

A Zone Map Amendment (Rezone) consisting of 319.9 acres located west of Marksheffel Road, north of Drennan Road, and southeast of the Peterson Space Force Base from MX-M/cr/GI/cr/BP/cr/APD/AP-O/APZ-1 (Mixed-Use Medium Scale with Conditions of Record, General Industrial with Conditions of Record, Business Park with Conditions of Record, Airport Planned Development with Airport Overlay and Accident Potential Zone) to PDZ AP-O APZ-1 (Planned Development Zone with Airport Overlay and Accident Potential Zone).  
(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 Landings Business Park](#)  
[Attachment 1 Land Use Plan](#)  
[Attachment 2 PSFB Review Comments](#)  
[Attachment 3 Project Statement](#)  
[Attachment 4 Traffic Impact Study](#)  
[Attachment 5 Banning Lewis Ranch Master Plan](#)  
[Attachment 6 Contrarian MD 1-6 Resolution No. 106-25](#)  
[Attachment 7 Peak Innovation Park Master Plan](#)  
[Banning Lewis Ranch No. 1 \(Ord. 88-114\)](#)  
[Banning Lewis Ranch R-5 Zone Establishment \(Ord. 88-134\)](#)  
[Exhibit A Legal Description](#)  
[Exhibit B Zoning Map Amendment](#)  
[M-2 GI Zone Establishment \(Ord. 88-126\)](#)  
[PBC\(2\) MX-M Zone Establishment \(Ord. 88-131\)](#)  
[PIP-2 BP Zone Establishment \(Ord. 88-122\)](#)  
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)  
[Staff Presentation Landings Business Park](#)

**8.D. [LUPL-25-0011](#)**

Establishment of the Landings Business Park Land Use Plan for proposed use types classified as residential, civic, public, institutional, commercial, industrial, civic, accessory, and temporary and consisting of 319.9 acres located west of Marksheffel Road, north of Drennan Road, and southeast of the Peterson Space Force Base.  
(Quasi-judicial)

Located in Council District 4

Presenter:

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

**Attachments:**

[7.5.514 LAND USE PLAN](#)

**9. Presentations**

**9.A. [CPC 2724](#)**

2026 City Planning Commission Work Plan

Presenter:

Daniel Sexton, Planning Manager, City Planning Department

**Attachments:**

[2026 Work Plan - City Planning Commission\\_DRAFT\\_12.23.2025](#)

**9.B. [CPC 2725](#)**

2025 Annual Report

Presenter:

Daniel Sexton, Planning Manager, City Planning Department

Attachments:

[2025 Annual Report\\_CPC\\_Final\\_1.29.2026](#)

**10. Executive Session**

**11. Adjourn**