



# City of Colorado Springs

Regional Development  
Center (Hearing Room)  
2880 International Circle

## Regular Meeting Agenda - Final City Planning Commission

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Wednesday, May 13, 2026

9:00 AM

2880 International Cir., 2nd Floor,  
Hearing Room

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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](https://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: 864 391 496# 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. Elections**

#### **3.A. [CPC 2733](#)**

Appointment of Planning Commission Vice Chair

Presenter:

Kevin Walker, Planning Director, City Planning Department

### **4. Communications**

**Nadine Hensler - Planning Commission Chair**

**Kevin Walker - Planning Director**

### **5. Approval of Minutes**

- 5.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](#)

## **6. Consent Calendar**

### **Austin Bluffs Pump Station - Zone Map Amendment**

- 6.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](#)

## **7. Items Called Off Consent Calendar**

## **8. Unfinished Business**

## **9. New Business**

### **Colorado Chronic Retail Marijuana Cultivation**

- 9.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**

- 9.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](#)

**9.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](#)

**10. Presentations****11. Executive Session****12. Adjourn**