



City of Colorado Springs

30 S. Nevada Ave., Suite
102

Regular Meeting Agenda - Final Planning Commission Informal

Thursday, November 6, 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

Attachments: [CPC Minutes 9.10.25 Draft](#)

- 4.B.** [CPC 2719](#) Minutes for the October 8, 2025, City Planning Commission meeting.

Presenter:
Kenneth Casey, City Planning Commission Chair

5. Consent Calendar

Christian Brothers Automotive

- 5.A. [CUDP-25-0026](#) A Conditional Use to allow automobile and light vehicle repair, minor in the MX-M (Mixed-Use Medium Scale) zone district, consisting of 1.18 acres located at 2080 Southgate Road.
(Quasi-Judicial)

Council District #3

Presenter:

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

Attachments:

[Staff Report](#)

[Attachment 1 - Letter of Intent - Christian Brothers Automotive](#)

[Attachment 2 - CBA Services Offered](#)

[Attachment 3 - Site Plan](#)

[Attachment 4 - Project Statement](#)

[Attachment 5 - Land Use Statement](#)

[Automotive Presentation](#)

[7.5.601 CONDITIONAL USE](#)

2826 Beacon St - Lot Size Non-Use Variance

- 5.B. [NVAR-25-0004](#) A Non-Use Variance to City Code Section 7.2.205.B and 7.4.201.A to allow for subdivision of a lot with a minimum lot size of 4,375 square feet where 5,000 square feet is required in the R-2: Two Family zone district. This site is currently 9,375 square feet in size and is located at 2826 Beacon Street.
(Quasi-Judicial)

Located in Council District 5

Presenter:

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

Attachments:

[Staff Report for NVAR-25-0004](#)

[Attachment 1 - Public Comment \(Amanda Demarco\)](#)

[Attachment 2 - Response to Public Comment](#)

[Attachment 3 - Proposed Plan](#)

[Attachment 4 - Project Statement](#)

[7.5.526 NON-USE VARIANCE](#)

[Staff Presentation for 2826 Beacon St \(NVAR-25-0004\) _ES](#)

Dorado Transport - Zoning Map Amendment

- 5.C. [ZONE-25-0005](#) A zone change consisting of 7.034 acres located at 3875 Aerospace Boulevard from BP/CR AP-O SS-O (Business Park with Conditions of Record, Airport Overlay, Streamside Overlay) to BP/CR AP-O SS-O (Business Park with Conditions of Record, Airport Overlay, Streamside Overlay). This zone change is to remove existing conditions of record. (Quasi-Judicial)

Located in Council District 4

Presenter:

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

Attachments:

- [Staff Report for ZONE-25-0005](#)
- [Attachment 1 - Legal Description](#)
- [Attachment 2 - Exhibit B](#)
- [Attachment 3 - Ordinance 88-122](#)
- [Attachment 4 - Land Use Statement](#)
- [Attachment 5 - Public Comment](#)
- [Attachment 6 - Project Statement](#)
- [Attachment 7 - Banning Lews Ranch Master Plan \(CPC MP 87-00381-A22MJ18\)](#)
- [Staff Presentation for Dorodo Transport \(ZONE-25-0005\) ES](#)
- [7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

Sunny Remodel - Nonuse Variance

- 5.D. [NVAR-25-0007](#) A Non-Use Variance to City Code Sections 7.2.205.B & 7.4.201.A to allow for a 3 foot Corner Lot - Side Street setback where 15 feet is usually required in the R-2: Two-Family zone district. This site is 3,600 square feet in size and is located at 2202 West Kiowa Street. (Quasi-Judicial)

Located in Council District 3

Presenter:

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

- Attachments:**
- [Staff Report for NVAR-25-0007](#)
 - [Attachment 1 - As-Built Plans](#)
 - [Attachment 2 - Existing Exterior Elevations](#)
 - [Attachment 3 - Project Statement](#)
 - [Attachment 4 - Site Plan](#)
 - [Attachment 5 - Proposed Elevations](#)
 - [Attachment 6 - Approval for Western Side Setback Reduction](#)
 - [7.2.205 R-2 TWO-FAMILY](#)
 - [7.4.201 GENERAL DIMENSIONAL STANDARDS](#)
 - [Staff Presentation for Sunny Remodel Nonuse Variance \(NVAR-25-0007\) ES](#)

1590 N Newport Road - Conditional Use

- 5.E. [CUDP-25-0005](#)** A Conditional Use to allow for Warehousing and Wholesaling uses in the MX-M AP-O (Mixed-Use Medium Scale and Airport Overlay) zone district consisting of 0.51 acres and located at 1590 North Newport Road. (Quasi-Judicial)

Located in Council District 4

Presenter:

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

- Attachments:**
- [Staff Report for CUDP-25-0005](#)
 - [Attachment 1 - Project Statement](#)
 - [Attachment 2 - Land Use Statement](#)
 - [7.5.601 CONDITIONAL USE](#)
 - [Staff Presentation for 1590 N Newport Rd - Conditional Use \(CUDP-25-0005\) ES](#)

Franklin Residence Addition

- 5.F. [NVAR-25-0017](#)** A Non-Use Variance to City Code Sections 7.2.204.B & 7.4.201.A to allow for a 5 foot and 7 inch Front Yard setback where 15 feet is usually required in the R-1 6: Single-Family Medium zone district. This property is 4,165 square feet in size and is located at 1916 North Franklin Street. (Quasi-Judicial)

Located in Council District 5

Presenter:

Ethan Shafer, Urban Planner II, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments:

[Staff Report for NVAR-25-0009 & NVAR-25-0017](#)

[Attachment 1 - Site Plan & Elevations](#)

[Attachment 2 - Project Statement](#)

[Attachment 3 - Renderings](#)

[Staff Presentation for Franklin Residence Nonuse Variances](#)

[\(NVAR-25-0009 & NVAR-25-0017\) ES](#)

[7.5.526 NON-USE VARIANCE](#)

5.G. [NVAR-25-0009](#)

A Non-Use Variance to City Code Sections 7.2.204.B & 7.4.201.A to allow for a 10 foot and 6 inch Corner Lot - Side Street setback where 15 feet is usually required in the R-1 6: Single-Family Medium zone district. This property is 4,165 square feet in size and is located at 1916 North Franklin Street.

(Quasi-Judicial)

Located in Council District 5

Presenter:

Ethan Shafer, Urban Planner II, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments:

[7.5.526 NON-USE VARIANCE](#)

4880 Airport Rd Rezone

5.H. [ZONE-24-0020](#)

A Zone Change 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)

Located in Council District 4

Related Files: N/A

Presenter:

Chris Sullivan, Senior Planner, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments:

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

[Attachment 1 Project Statement](#)

[Attachment 2 Land Use Statement](#)

[Attachment 3 Rezone Exhibit A B](#)

[Attachment 4 Public Comment Response](#)

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

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

6. Items Called Off Consent Calendar

7. Unfinished Business

8. New Business

Colorado Springs Recovery Center

- 8.A. [DEPN-25-0083](#) The Colorado Springs Recovery Center Development Plan Major Modification establishing a Human Service Establishment, Large consisting of 3.11 acres located at 1855 Aeroplaza Drive.

Council District #4

Presenter:

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

Attachments:

[Staff Report](#)

[Attachment 1 - Project Statement](#)

[Attachment 2 - Public Comments](#)

[Attachment 3 - Response to Public Comments](#)

[Attachment 4 - Development Plan](#)

[Presentation](#)

[7.5.516 MODIFICATION OF APPROVED APPLICATIONS](#)

Percheron

- 8.B. [PDZL-25-0004](#) A Major Modification to the Percheron Land Use Plan changing the size and location of proposed land uses for 350 acres zoned PDZ/AP-O (Planned Development Zone with Airport Overlay) located north and south of East Woodmen Road and east of Banning Lewis Parkway. (Quasi-Judicial)

Council District #6

Presenter:

Molly O'Brien, Planner II, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments:

- [Percheron Staff Report](#)
- [Attachment 1 - Project Statement](#)
- [Attachment 2 - Land Use Plan](#)
- [Attachment 3 - Zone Change Exhibit](#)
- [Attachment 4 - Public Comment](#)
- [Attachment 5 - Traffic Impact Study Oct2025](#)
- [Attachment 6 - D49 Correspondence](#)
- [Staff Presentation - Percheron](#)

[7.5.16 MODIFICATION OF APPROVED APPLICATIONS](#)

- 8.C. [ZONE-25-0025](#)** A zone change consisting of 156.18 acres located to the north and south of East Woodmen Road and east of Banning Lewis Parkway from PDZ/AP-O (Planned Development Zone with Airport Overlay) to MX-L/AP-O (Mixed-Use Large Scale with Airport Overlay). (Quasi-Judicial)

Council District 6

Presenter:

Molly O'Brien, Planner II, City Planning Department
 Kevin Walker, Planning Director, City Planning Department

Attachments:

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

65 Cheyenne Mountain Boulevard

- 8.D. [NVAR-25-0005](#)** A Non-Use Variance to City Code Section 7.3.304.C.1.b to allow for a height of 29 feet with a roof pitch of less than 6:12 where 16 feet is required for a detached garage in the R-E/WUI-O (Residential Estate with Wildland Urban Interface Overlay) zone district consisting of 3.16 acres and located at 65 Cheyenne Mountain Boulevard.

Presenter:

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

Attachments: [Staff Report](#)
[Attachment 1 - HOA approval letter](#)
[Attachment 2 - Site Plan](#)
[Attachment 3 - Project Statement for Height](#)
[Attachment 4 - Project Statement for Size](#)
[Staff Presentation - Cheyenne Mountain](#)
[7.3.304 ACCESSORY USES](#)
[7.5.526 NON-USE VARIANCE](#)

- 8.E. [NVAR-25-0006](#)** A Non-Use Variance to City Code Section 7.3.304.C.1.a to allow for 3,582 square feet of garage space where 1,650 square feet is required in the R-E/WUI-O (Residential Estate with Wildland Urban Interface Overlay) zone district consisting of 3.16 acres and located at 65 Cheyenne Mountain Boulevard.

Council District No. 3

Presenter:

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

Attachments: [7.5.526 NON-USE VARIANCE](#)

9. Presentations

Sign Ordinance

- 9.A. [CODE-25-0005](#)** 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 Signs. (Legislative)

Presenter:

Kurt Schmitt, Program Administrator II, City Planning Department
 Daniel Sexton, LUR/DRE Planning Manager, City Planning Department
 Kevin Walker, Planning Director, City Planning Department

Attachments: [Staff Report Sign Ordinance CODE-25-0005 KS](#)
[Attachment 1 - Chapter 7 Sign Ordinance Draft](#)
[Attachment 2 - Chapter 3 Draft Revocable Permits Signs Ordinance](#)
[Attachment 3 - Chapter 7 Current Sign Regulations](#)
[CITY PLANNING COMMISSION - Presentation - CODE-25-0005](#)
[7.5.702 AMENDMENT TO UDC TEXT](#)

Ethics Training

9.B. [CPC 2720](#)

Annual Ethics Training

Presenter:
Trevor Gloss, City Attorney's Office

10. Adjourn