



City of Colorado Springs

Regional Development
Center (Hearing Room)
2880 International Circle

Meeting Minutes - Draft City Planning Commission

Wednesday, June 10, 2026

9:00 AM

2880 International Cir., 2nd Floor, Hearing Room

1. Call to Order and Roll Call

2. Changes to Agenda/Postponements

3. Communications

Nadine Hensler - Planning Commission Chair

Chair Hensler reminded commissioners to state their names before speaking to ensure accurate minutes. Chair Hensler noted that recent interviews for Planning Commission appointments had concluded, and three new members, one voting and two alternates, had been appointed by City Council. Chair Hensler said their terms would begin in August.

Chair Hensler wished everyone a safe and happy Independence Day and acknowledged the upcoming U.S. 250th anniversary and Colorado's 150th anniversary.

Kevin Walker - Planning Director

Kevin Walker, Planning Director, added comments regarding the newly appointed members: one voting member, Aaron Egbert, a longtime city engineer and drainage board participant, and two alternate members, Henry Reitwiesner, an architect with school district experience, and Danie Way, a member of the Shooks Run Neighborhood Association and a pilot.

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.Rev](#)

- 4.B. [CPC 2736](#) Minutes for the May 7, 2026, Work Session City Planning Commission meeting.

Presenter:

Nadine Hensler, City Planning Commission Chair

Attachments: [WS CPC Minutes 5.7.26 Draft](#)

- 4.C. [CPC 2737](#) Minutes for the May 13, 2026, City Planning Commission meeting.

Presenter:

Nadine Hensler, City Planning Commission Chair

Attachments: [CPC Minutes 5.13.26 Draft](#)

5. Consent Calendar

6. Items Called Off Consent Calendar

7. Unfinished Business

8. New Business

Cottage Court of Costilla

- 8.A. [DVSA-26-00](#)
[01](#) A Development Standards Adjustment to City Code Section 7.4.1003 to provide 11 off-street parking spaces where 18 parking spaces are required, located at 745 E Costilla Street and 404 and 410 South Prospect Street.
(Quasi-Judicial)

Presenter:

William Gray, Senior Planner, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments: [7.5.525 DEVELOPMENT STANDARDS ADJUSTMENT](#)

William Gray, Senior Planner, presented the project on a site that comprised of three formerly developed lots, most recently hosting a convenience store (Elmer's Place) and two single-family homes, all now demolished. The zoning is MX-L, surrounded mostly by R-2 zoning. The area contains a mix of single-family housing with some commercial and industrial uses toward downtown. The site sits along the Costilla corridor with bike lanes, transit access, and on-street parking. Prospect Street is a narrower queuing street with parking on both sides.

Mr. Gray said the development proposes 14 single-family attached homes on individually platted lots, with units ranging from 950-1,000 square feet. The applicant seeks a Development Standards Adjustment to apply multifamily parking standards due to the project's size and characteristics, reducing the required off-street parking from 18 to 11 spaces. Credits are

requested based on proximity to bicycle and transit facilities and available on-street parking.

Mr. Gray stated the project aligns with “missing middle” housing goals, providing modest, infill, walkable, affordable ownership opportunities. He noted that the project relies on some parking occurring on-street, and that neighborhood feedback had focused heavily on the narrowing of Prospect Street, potential traffic and alley impacts, density, and parking adequacy.

Mr. Gray said he received approximately 10 early comments and an additional set of comments immediately prior to the meeting. Themes of opposition included parking, narrow streets, and intensity of use; themes of support included infill housing, missing-middle housing, and multimodal access.

Mr. Gray said all reviewing agencies submitted comments. Traffic Engineering required clarification that on-street parking is unassigned. Stormwater requested final drainage documentation; a previous drainage concern in the area was attributed to a clogged drain. Fire Department required alley improvements for apparatus access. Utilities confirmed adequacy of service. Staff found the development plan and requested adjustment met all applicable approval criteria and consistency with PlanCOS.

Applicant's Presentation

John Olson, developer, Urban Landscapes LLC, highlighted the project's central location near Memorial Park and downtown, its walkability, and proximity to high-frequency transit. He showed images of prior site conditions and the extent of debris and deterioration removed during cleanup.

Alex Kosley spoke about the acute affordability challenges in Colorado Springs, noting that 41% of residents cannot afford a home over \$300,000, while almost no new homes are built under that price point. He said their goal is to sell one-bedroom units below \$300,000. He clarified this is not government-subsidized affordable housing, but “lowercase” affordable homeownership. He said a search of Google Street View images over multiple years showed almost no parked vehicles on Costilla or Prospect, arguing the project would not displace existing parking demand.

Lee Chapin described his 45-year construction background, including Habitat for Humanity leadership. He said their goal is to create attainable homes for workers such as teachers, firefighters, and young families. He stated the developers had committed personal financial resources into the project and that these are not rental or luxury units. Mr. Chapin emphasized

that production costs and land prices require new housing models to achieve affordability.

Mr. Olson provided extensive context about cottage court developments nationally, the site's zoning allowances, and why the team selected a 14-unit attached configuration rather than detached homes, which would require conditional use approval. He noted that MX-L zoning allows for significantly more intense development, potentially a 5-story multifamily project, and argued that the proposed 14-unit design is a significantly lower-intensity option.

Mr. Olson described the common greenway, limited H.O.A. responsibilities, landscape, snow removal, trash, and the intent for a secure but distributed bicycle storage solution. He discussed census data showing most households in the area own one vehicle, the strong bicycle and transit connections, and the narrow-street operations of Prospect. Mr. Olson acknowledged parking challenges but stated the project opens additional on-street spaces by eliminating old curb cuts.

Public Comment

Sam Friesema, resident of the 300 block of S. El Paso Avenue; member of Urban Renewal Board, Downtown Review Board, and former Hillside Neighborhood Association member, strongly supported the project, stating it aligns with PlanCOS goals for walkability, multimodal access, and diversified housing. He said hillside residents often own fewer vehicles and rely on alternate transportation. Mr. Friesema believes seven additional on-street spaces would not burden the neighborhood.

Amanda DeMarco, representing the Apartment Association of Southern Colorado, emphasized the importance of the overall housing continuum and noted that smaller ownership units help reduce pressure on rental inventory. She stated the project represents modest, reasonable development that supports workforce housing needs.

Jill Gaebler, Executive Director, Pikes Peak Housing Network, cited the widening gap between home prices and incomes and praised cottage courts for creating community-supportive environments, shared spaces, and attainable ownership opportunities. He highlighted the project's alignment with PlanCOS and the risk the developers were taking to create below-market units without subsidy.

Ray Golden, Hillside resident, author, and historian, spoke in opposition, expressing concerns about historical preservation, particularly the possibility of future demolitions of nearby historic homes. He cited the

neighborhood's deep historic roots and requested limits to prevent widespread redevelopment.

Ron Wilkinson, resident for over 40 years and representative of Ranch Foundation, Inc., said Prospect Street is extremely narrow, already congested, and difficult to navigate with larger vehicles. He feared additional vehicles from the project would cause gridlock and impede emergency access. Mr. Wilkinson expressed concern about conditions during winter weather and stated that developers "would build it and leave," while long-term residents would bear the consequences.

Steven Swift, attorney with an office at 733 Costilla Street, and owner of adjacent property, questioned whether required public notices were properly maintained, noting a sign had been torn down. He expressed concern about already full parking in front of his office due to a neighboring gym and argued the project is out of character with predominantly single-family homes nearby. He stated the project would attract young professionals rather than the population the developers described, and he warned of declining property values as a result.

Applicant Rebuttal

Mr. Olson addressed concerns about public notice, stating the initial post was many months earlier and remained intact; a later posting was torn down but quickly replaced. He reiterated that all agency reviews, including traffic and fire, had been met. Mr. Olson argued housing demand in the city is well documented and that additional housing supply is essential for long-term affordability.

Commission Discussion

Commissioner Engel stated that he had reviewed the parking requirements under Section 7.4.1003 and found Mr. Gray's explanation to be thorough, showing how the parking requirement changed from the initial "2 per unit" calculation to an 18-space multifamily-based calculation. Commissioner Engel, however, questioned whether the Commission should grant multifamily parking consideration for what is technically a single-family attached development. Commissioner Engel asked whether the applicant had considered classifying the project under the "tiny house community" use, since lot size appeared similar. Mr. Gray explained that the tiny-house criteria were not applicable because the proposed homes exceed tiny-house dimensions.

Commissioner Engel further questioned whether reducing parking from

28, if using the original single-family-attached requirement, to 11 truly met the Development Standards Adjustment criteria requiring the alternative standard to be equal or better. Commissioner Engel expressed difficulty concluding that such a reduction constituted an equal or better outcome relative to the original requirement.

Commissioner Cecil asked which provision allows the City to substitute multifamily parking standards for single-family attached units. Mr. Gray said the Development Standards Adjustment provides that latitude, subject to Commission approval. Commissioner Cecil emphasized that she needed to be able to clearly articulate how the DSA justifies using multifamily parking metrics for a single-family attached subdivision, given the ownership and lot-sale structure.

Commissioner Cecil asked how off-street parking would be assigned or function. Mr. Olson stated that the spaces would be common H.O.A. property, unassigned, and available on a first-come basis for residents and their guests, similar to multifamily parking.

Commissioner Cecil also asked about trash collection logistics, noting that the plan did not show individual can placement areas. Mr. Olson confirmed trash would be contracted through the H.O.A. using a shared enclosure, since trucks could not directly serve individual rear-yard locations.

Commissioner Cecil asked about the mail kiosk placement and whether USPS requires centralized mailboxes. Mr. Chapin confirmed that USPS mandates cluster mailboxes for this type of development.

Commissioner Cecil additionally asked whether the drainage issues raised in public comment had been fully evaluated. Mr. Olson described ongoing coordination with Stormwater and stated that a final drainage letter was pending, with all substantive issues addressed.

Commissioner Cecil mentioned that if the alley behind the project could be improved, it would be a win-win situation for the project and the neighborhood.

Chair Hensler asked whether the developers had considered how buyer preferences regarding parking might affect the project's financial viability. Mr. Kosley responded that the target buyers for small, centrally located units often own fewer vehicles and may prioritize walkability and transit access. Mr. Chapin said they studied other developments where more parking is not particularly helpful. Mr. Kosley described this project as the

best overall product that could be achieved.

Chair Hensler asked if they had considered the option of resident permit parking after hours. Mr. Olson that could be something to look into.

Commissioner Robbins stated that he had extensive experience in the neighborhood from past professional work and emphasized that many

existing homes already rely on offstreet parking located on their private

lots. Commissioner Robbins noted that many residents have one-car garages or build additional structures when possible, but the general pattern is one vehicle per household. Commissioner Robbins said he supports the development team's goal of creating attainable housing and sees value in projects that provide ownership opportunities for multi-generational families.

Commissioner Robbins encouraged the applicants to consider secure outdoor bicycle storage and stated he appreciated the significant cleanup of the previously blighted site. Commissioner Robbins suggested the applicants ensure disclosures to buyers regarding the parking system and noted that preventing investor purchases could support the project's goals, though he acknowledged that such a limitation may fall outside formal conditions.

Commissioner Gigiano indicated that most of her concerns had already been addressed through earlier discussion.

- 8.B.** [DEPN-25-01](#) The Cottage Court on Costilla Development Plan establishing a
[64](#) 14-lot, single-family attached housing development consisting of 22,230 square feet (.51 acres) located at 745 East Costilla Street and 404 and 410 South Prospect Street.
(Quasi-Judicial)

Presenter:

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

- Attachments:** [Staff Report_Cottage Crt](#)
[Attachment 1-Vicinity Map](#)
[Attachment 2-Plan View](#)
[Attachment 3-Zoning Map](#)
[Attachment 4-Context Map](#)
[Attachment 5-Public Comment](#)
[Attachment 6-Project Statement](#)
[Attachment 7-Development Plan](#)
[Attachment 8-Street View](#)
[Attachment 9-Prospect Street](#)
[7.5.515 DEVELOPMENT PLAN](#)

9. Presentations

10. Executive Session

11. Adjourn