



POLARIS POINTE SOUTH FILING NO. 4 (FORD AMPHITHEATER)

CITY PLANNING COMMISSION

FORMAL MEETING – DECEMBER 10, 2025



POLARIS POINTE SOUTH FILING NO. 4 (FORD AMPHITHEATER)

QUICK FACTS

Address:

13045 Spectrum Sun View

Zoning and Overlays

Current: PDZ/HR-O/AF-O (Planned Development Zone District with Highrise and United States Air Force Academy Overlays)

Site Area

18.03 acres

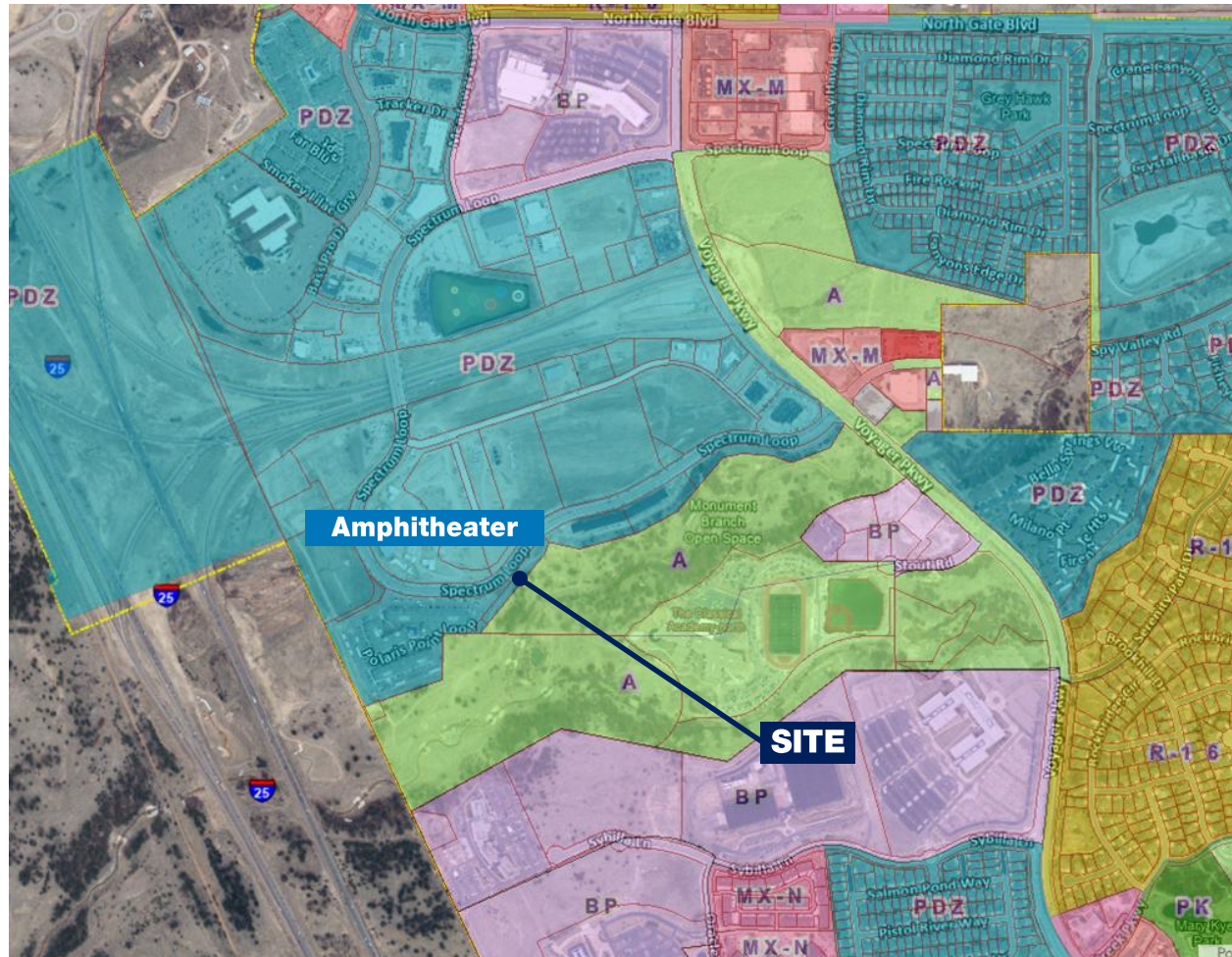
Proposed Land Use

Stadium or Auditorium (Amphitheater)

APPLICATIONS

Development Plan Major Modification

VICINITY MAP



POLARIS PONTE SOUTH FILING NO. 4 (FORD AMPHITHEATER)



TIMELINE OF REVIEW

Initial Submittal Date

August 28, 2025

Number of Review Cycles

3

Item(s) Ready for Agenda

October 28, 2025

STAKEHOLDER INVOLVEMENT

PUBLIC NOTICE

Public Notice Occurrences (Posters / Postcards)	Initial Review / Prior to Planning Commission
Postcard Mailing Radius	1,000 feet of property boundary
Number of Postcards Mailed	24
Number of Comments Received	0

PUBLIC ENGAGEMENT

- No public comments were received during the review of this application.

AGENCY REVIEW

Traffic Engineering

No comments received during review.

SWENT

Comments addressed during review.

CSU

No comments received during review.

Parks

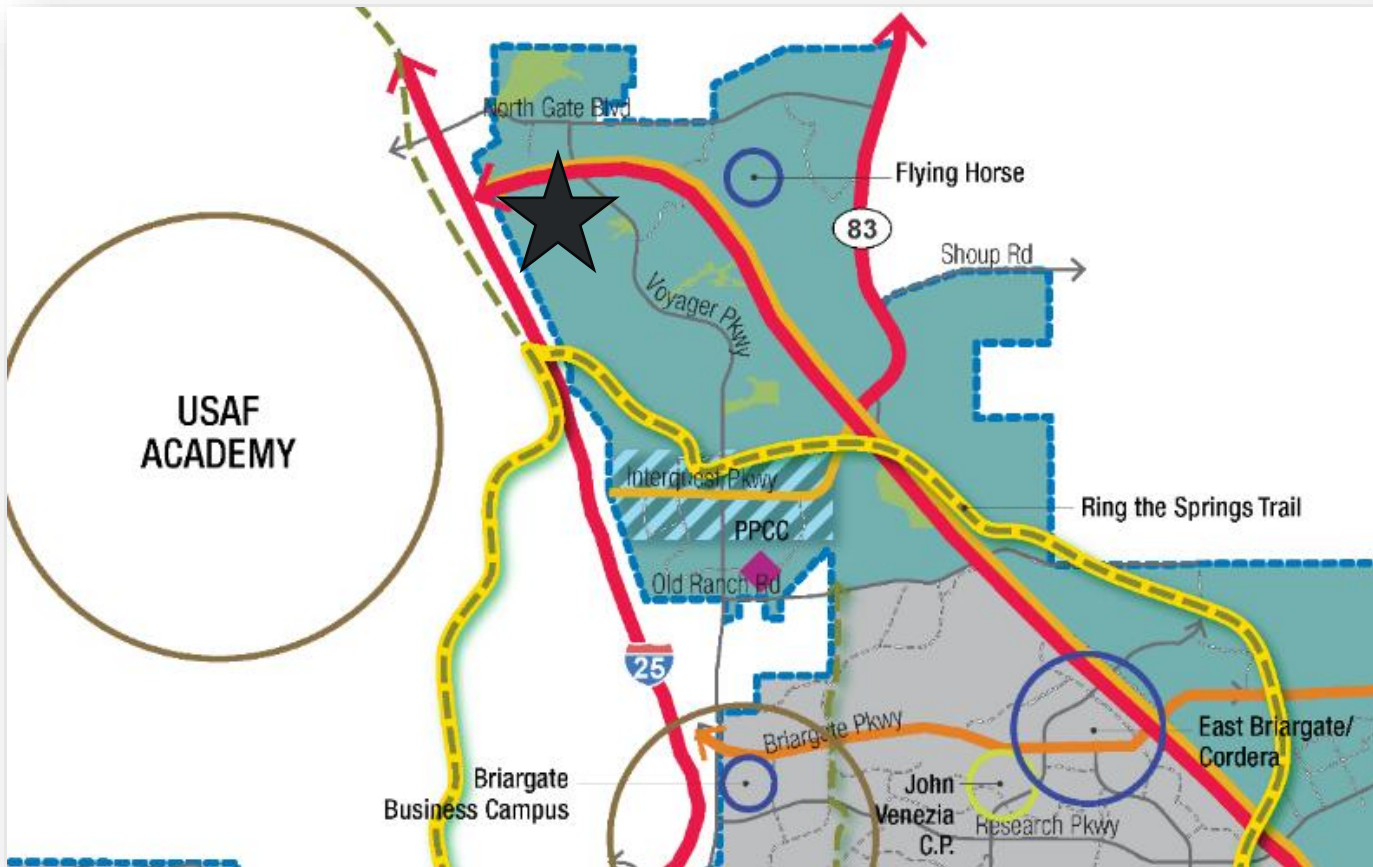
Comments addressed during review.

United States Air Force Academy

Comments addressed during review.

PlanCOS COMPLIANCE

PlanCOS MAP IMAGE



PlanCOS Compliance

This project complies with the applicable visions, Big Ideas, and strategies of PlanCOS.



SITE LOCATION

- Majestic Landscapes**
 - Parks & Open Space
 - Complete Creeks
 - Primary Trail Network
 - Legacy Loop & Ring the Springs
- Thriving Economy**
- Renowned Culture**

- Activity Centers**
 - Mature/Redeveloping
 - New/Developing
 - Reinvestment Area & Community Hub

- Strong Connections**
 - Intercity Corridors
 - City Priority Corridors
 - Smart Corridor
 - Bike Network
 - Park-N-Ride
 - Transit Hub

- Vibrant Neighborhoods**
 - Downtown
 - Established Historic Neighborhood
 - Established Traditional Neighborhood
 - Established Suburban Neighborhood
 - Changing Neighborhood
 - Newer Developing Neighborhood
 - Future Neighborhood
 - Airport

Note: This map depicts a unified city boundary, including enclaves of land that have not yet been annexed.

APPLICATION REVIEW CRITERIA

7.5.516.D Development Plan Major Modification

Criteria for Approval

- a) Complies with the provisions of this UDC and all applicable City regulations;
- b) Is consistent with any conditions in the approval or permit proposed to be modified, unless the decision-making body that imposed that condition modifies that condition;
- c) Does not create more adverse impacts on surrounding properties than the development approval or permit proposed to be modified; and
- d) Is consistent with the Colorado Springs Comprehensive Plan, other plans adopted by City Council, and the intent of the zone district in which the property is located.

Statement of Compliance

PDZD-25-0030

After evaluation of the Development Plan Major Modification the application meets the review criteria .

PLANNING COMMISSION OR CITY COUNCIL OPTIONAL MOTIONS

Optional Motions

DEPN-25-0083 – Colorado Springs Recovery Center – Major Modification

Motion to Approve

Approve the Polaris Pointe South Filing No. 4 (Ford Amphitheater) – Major Modification of a Development Plan based upon the findings that the request complies with the criteria as set forth in City Code Section 7.5.516.D.

Motion to Deny

Deny the Polaris Pointe South Filing No. 4 (Ford Amphitheater) – Major Modification of a Development Plan based upon the findings that the request does not comply with the criteria as set forth in City Code Section 7.5.516.D.

