



# City of Colorado Springs

Regional Development  
Center (Hearing Room)  
2880 International Circle

## Meeting Minutes - Draft City Planning Commission

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Wednesday, July 8, 2026

9:00 AM

2880 International Cir., 2nd Floor, Hearing Room

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### 1. Call to Order and Roll Call

**Present:** 9 - Chair Hensler, Commissioner Cecil, Vice Chair Slattery, Commissioner Robbins, Commissioner Clements, Commissioner Gigiano, Commissioner Willoughby, Commissioner Case and Commissioner Engel

### 2. Changes to Agenda/Postponements

#### **La Kitchen - Parking Variance**

- 5.B. [NVAR-26-0005](#) A Non-Use Variance to City Code Section 7.4.1003.A to allow one (1) off-street parking space for a Restaurant use with outdoor seating where seven (7) off-street parking spaces is the required standard for the property located at 2001 West Colorado Avenue. (Quasi-Judicial)

Located in Council District 3

Presenter:

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

**Attachments:** [Staff Report](#)

[Attachment 1-Vicinity Map](#)

[Attachment 2-Plan View](#)

[Attachment 3-Street View](#)

[Attachment 4-Zoning Map](#)

[Attachment 5-Project Statement](#)

[Attachment 6-Site Plan](#)

[Attachment 7-Context Map](#)

[7.5.526 NON-USE VARIANCE](#)

William Gray, Senior Planner, announced that the applicant could not attend due to medical issues and requested postponement to August 12, 2026, as there was neighbor interest in this application.

**Motion by Commissioner Robbins, seconded by Vice Chair Slattery, to postpone this item to the August 12, 2026 CPC meeting.  
The motion passed unanimously.**

**Aye:** 9 - Chair Hensler, Commissioner Cecil, Vice Chair Slattery, Commissioner Robbins, Commissioner Clements, Commissioner Gigiano, Commissioner Willoughby, Commissioner Case and Commissioner Engel

### **3. Communications**

#### **Nadine Hensler - Planning Commission Chair**

Chair Hensler formally recognized Vice Chair Andrea Slattery for six years of dedicated service, highlighting her contributions, mentorship, and leadership.

#### **Kevin Walker - Planning Director**

Kevin Walker, Planning Director, said preparations are ongoing for the Commission's July 23 special meeting and expressed appreciation for planning staff who continued to manage complex agendas and heavy workload demands.

Chair Hensler echoed these sentiments and thanked staff for their efforts.

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

- 4.A.**    [CPC 2738](#)    Minutes for the June 4, 2026, Work Session City Planning Commission meeting.

Presenter:

Nadine Hensler, City Planning Commission Chair

**Attachments:**    [CPC WS Meeting Mins 6.4.26 Draft](#)

**Motion by Commissioner Robbins, seconded by Commissioner Clements, to approve the Minutes for the June 4, 2026, Work Session City Planning Commission meeting.**

**The motion passed by a vote of 8-0-1.**

**Aye:** 8 - Chair Hensler, Commissioner Cecil, Commissioner Robbins, Commissioner Clements, Commissioner Gigiano, Commissioner Willoughby, Commissioner Case and Commissioner Engel

**Abstain:** 1 - Vice Chair Slattery

- 4.B.**    [CPC 2739](#)    Minutes for the June 10, 2026, City Planning Commission meeting.

Presenter:

Nadine Hensler, City Planning Commission Chair

**Attachments:**    [CPC Meeting Mins 6.10.26 Draft](#)

**Motion by Commissioner Robbins, seconded by Commissioner Clements, to approve the Minutes for the June 10, 2026, City Planning Commission meeting.**

**The motion passed by a vote of 6-0-3.**

**Aye:** 6 - Chair Hensler, Commissioner Cecil, Commissioner Robbins, Commissioner Clements, Commissioner Gigiano and Commissioner Engel

**Abstain:** 3 - Vice Chair Slattery, Commissioner Willoughby and Commissioner Case

## **5. Consent Calendar**

**Motion by Commissioner Robbins, seconded by Commissioner Willoughby, to approve the Consent Calendar except for items 5.B and 5.F.**

**The motion passed unanimously.**

**Aye:** 9 - Chair Hensler, Commissioner Cecil, Vice Chair Slattery, Commissioner Robbins, Commissioner Clements, Commissioner Gigiano, Commissioner Willoughby, Commissioner Case and Commissioner Engel

### **Liberty Logistics - Conditional Use**

- 5.A.** [CUDP-26-0002](#) A Conditional Use to allow Warehousing/Wholesaling with Office accessory and Light Industry uses in the APD/AP-O/SS-O/APZ1/RPZ (Airport Planned Development Zone with Airport and Streamside Overlay and Accident Potential Zone 1 and Runway Protection Zones) zone district, consisting of 54 acres located at 5930 - 6180 Airport Road.  
(Quasi-Judicial)

Presenter:

Kerri Schott, Planner II, City Planning Department

Kevin Walker, Planning Director, City Planning Department

**Attachments:** [Liberty Logistics Staff Report\\_KLS](#)

[Attachment 1 Land Use Statement](#)

[Attachment 2 Project Statement](#)

[Attachment 3 Streamside Site Plan EXHIBIT](#)

[Attachment 4 Space Force Comments](#)

[CUDP-26-0002 Presentation staff\\_KLS](#)

[7.5.601 CONDITIONAL USE](#)

### **752 Clark Place LLC**

- 5.C.** [CUDP-26-0010](#) A Conditional Use to allow a Heavy Vehicle Storage use in the BP/SS-O/AP-O/APZ-2 (Business Park with Streamside and Airport

Overlays within the Accident Potential Subzone 2) zone district, consisting of 2.29 acres located at 752 Clark Place.

Located in Council District 5

Presenter:

Drew Foxx, Planner II, City Planning Department

Kevin Walker, Planning Director, City Planning Department

**Attachments:** [Staff Report 752 Clark Place LLC](#)

[Attachment 1 City File No. AR CP 20 00763](#)

[Attachment 2 City File No. AR FP 21 00351](#)

[Attachment 3 City File No. AR DP 21 00350](#)

[Attachment 4 Project Statement](#)

[Attachment 5 Land Use Statement](#)

[752 Clark Place LLC Staff Presentation](#)

[7.5.601 CONDITIONAL USE](#)

### **Karl Malone Polaris - Conditional Use**

- 5.D. [CUDP-26-0005](#) A Conditional Use to allow Automobile and Light Vehicle Sales and Rental, Automobile and Light Vehicle Repair, and accessory Outdoor Display of Goods uses in the MX-M/AP-O (Mixed-Use Medium Scale with Airport Overlay), zone district, consisting of 34,019 square feet acres located at 1883 S. Chelton Road. (Quasi-Judicial)

Located in Council District 4

Presenter:

Allison Stocker, Senior Planner, City Planning Department

Kevin Walker, Planning Director, City Planning Department

**Attachments:** [Staff Report](#)

[Attachment 1 Trip Generation Report](#)

[Attachment 2 Land Use Plan](#)

[Attachment 3 Project Statement](#)

[Attachment 4 Existing Conditions Exhibit](#)

[CPC CUPD 26-0005 Presentation](#)

[7.5.601 CONDITIONAL USE](#)

### **5325 Mark Dabling Boulevard - Zone Map Amendment**

- 5.E. [ZONE-25-0037](#) An Ordinance to amend the zoning map of the City of Colorado Springs pertaining to approximately 5.41 acres located at 5325

Mark Dabling Boulevard from MX-N/SS-O (Mixed-Use Neighborhood Scale with Streamside Overlay) to MX-M/SS-O (Mixed-Use Medium Scale with Streamside Overlay). (Quasi-Judicial) (1st Reading only to set the public hearing date for August 25, 2026)

Located in Council District 1

Presenter:

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

**Attachments:** [Zone Ord\\_ZONE-25-0037](#)  
[CPC Staff Report\\_ZONE-25-0037](#)  
[Attachment 1\\_Project Statement](#)  
[Attachment 2\\_Land Use Statement](#)  
[Attachment 3\\_Zone Change Exhibits A&B](#)  
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)  
[Staff CC PP\\_ZONE-25-0037](#)  
[CPC Consent Meeting Mins 7.8.26 Draft](#)

## **Galley Road - Conditional Use**

- 5.G. [CUDP-26-0003](#) A Conditional Use to allow Light Industry, Warehousing and Wholesaling, and accessory Outdoor Storage uses in the BP/SS-O/AP-O/APZ-2 (Business Park with Streamside, Airport and Accident Potential Subzone-2 Overlays) zone district, consisting of 2.63 acres located 4725 Galley Road. (Quasi-Judicial)

Council District 5

Presenter:

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

**Attachments:** [CPC Staff Report\\_CUDP-26-0003](#)  
[Attachment 1\\_Galley-CU-Project Statement](#)  
[Attachment 2\\_Galley-CU-Land Use Statement](#)  
[Attachment 3\\_Galley-CU- Site plan](#)  
[Staff Pres\\_CUDP26-0003](#)  
[7.5.601 CONDITIONAL USE](#)

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

**Buckingham Industrial - Zone Map Amendment**

- 5.F. [ZONE-26-0012](#) An Ordinance to amend the zoning map of the City of Colorado Springs pertaining to approximately 7.79 acres located at 4290, 4310, 4320, 4330, and 4340 Buckingham Drive from BP/CR (Business Park with Conditions of Record) to LI/CR (Light Industrial with Conditions of Record). (Quasi-Judicial) (1st Reading only to set the public hearing date for August 25, 2026)

Located in Council District 1

Presenter:

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

**Attachments:** [Ordinance Buckingham Industrial Rezone](#)  
[CPC Staff Report ZONE-26-0012](#)  
[Attachment 1 Project Statement](#)  
[Attachment 2 Land Use Plan Waiver Request \(June Update\)](#)  
[Attachment 3 Exhibit A - Legal Description](#)  
[Attachment 4 Exhibit B - Zone Change \(June Update\)](#)  
[Attachment 5 Public Comment 1 of 2 Buckingham Rezone -](#)  
[Attachment 6 Public Comment 2 of 2 Buckingham Rezone](#)  
[Staff CC Pres. ZONE-26-0012](#)  
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)  
[Buckingham - CPC Meeting Mins 7.8.26 Draft](#)

Vice Chair Slattery requested the item to be pulled off the consent calendar.

Chris Sullivan, Senior Planner, presented a proposal to rezone approximately 7.79 acres comprising five vacant parcels on Buckingham Drive from Business Park (BP) with Conditions of Record to Light Industrial (LI) with new Conditions of Record. Mr. Sullivan explained that the parcels are bordered on three sides by industrial and commercial development, with single-family residential homes located directly to the south in the R-5 zone. He described the history of prior applications on the site and noted that original BP zoning required a 100-foot building setback from residential properties. The LI zone does not include this separation requirement. To mitigate potential impacts, the applicant proposed several prohibited uses, including group living, industrial hemp, marijuana-related uses, natural medicines, and indoor/outdoor kennels. Mr. Sullivan discussed the dimensional differences between the two zone districts, the public comments received, and the agency

review process. Staff determined that the application met rezone criteria and complies with PlanCOS, and proposed conditions for the approval.

### **Applicant Presentation**

Ben Swanson of Buckingham Land Holdings described longstanding challenges on the site, including former gravel mining and uncertain fill material that complicate geotechnical stability. He emphasized efforts made after purchase to clean the site, reduce illegal dumping, and prevent homeless encampments. Mr. Swanson stated the applicant's intent to buffer the southern residential edge by situating buildings near that boundary, placing parking north of them, and locating more intense industrial uses further north. He also clarified that while a road exists along the southern boundary, it is not an official access point to adjacent commercial developments.

### **Public Comment**

Barry Wick, resident of the area, described years of neglect under the previous owner and voiced uncertainty about the current owner's plans. He also highlighted severe drainage issues affecting the Holland Park neighborhood.

Marcia Wick, resident of the area, echoed concerns about drainage, trash blown from the nearby shopping center, vehicle headlights shining into their home, and the lack of adequate buffering from future development.

### **Applicant Rebuttal**

Mr. Swanson reiterated the applicant's commitment to properly addressing drainage through engineering and maintaining site cleanliness. He emphasized that development details remain speculative because geotechnical data would dictate the precise layout of buildings, yards, and parking. He stated the applicant's intention to be a good neighbor and incorporate adequate buffering and access improvements as part of future development plan review.

### **Commission Discussion**

Commissioner Willoughby asked whether the applicant sought rezoning to enable one of the specific uses he showed on the presentation or instead to maximize flexibility. Mr. Swanson explained that the rezoning was intended to provide broad flexibility. He acknowledged that some LI uses resemble those already allowed under BP, such as truck terminals. He stated that clarity in the LI zone helps prospective users understand

what the site can accommodate and ensures that staff and public review processes can address impacts during future development plan reviews.

Commissioner Willoughby asked staff to clarify for the public that any future development on the site would require a development plan review, meaning stormwater, landscaping, buffering, and infrastructure would be evaluated at that stage. Mr. Sullivan confirmed that a development plan, and likely a plat, would be required after rezoning. He emphasized that drainage, stormwater, buffering, and dimensional standards would be reviewed in detail at that stage. The city's landscape code requires buffering between non-compatible uses, often including a 15-foot setback and a seven-foot screening wall.

Commissioner Cecil asked about the southern access road because she did not see a curb cut behind the Safeway and wondered whether that road provided vehicular access. Mr. Swanson clarified that the dirt/gravel path behind the Safeway was not a legal public access point. It had historically been used informally, but the applicant had blocked it with concrete barricades. The legitimate access for the future site would come from Buckingham Drive to the east. The road along the southern boundary was internal to the applicant's property and intended to serve as a shared private drive and buffer, not a connection to the shopping center.

Commissioner Cecil asked whether the applicant was retaining the original 25-foot landscape buffer and whether he supported a deeper buffer given residential adjacency. Mr. Swanson stated he could support a 25-foot buffer, but the final width may depend on stormwater engineering and geotechnical constraints. He explained that their conceptual design already assumed substantial separation from the residential parcels, with a road, grading, parking, and buildings placed sequentially to increase separation. He noted that the BP conditions required a 100-foot building setback, but allowed other uses like yards, storage, parking, within that distance.

Commissioner Slattery said she believed additional uses such as animal shelters, indoor kennels, and junkyards, should be prohibited as these would be incompatible with nearby single-family homes. She also suggested retaining the existing 25-foot landscape buffer and the prior conditions. Commissioner Slattery suggested reducing the maximum height from 60 feet (LI) to 45 feet (BP), because taller buildings would be inappropriate next to residential properties. Daniel Sexton, Planning Manager, clarified that the UDC recently adopted new citywide use-specific standards for kennels and animal shelters, establishing separation and buffering requirements regardless of zone district. He advised the Commission to consider whether

absolute prohibition was still necessary given those updated regulations. Mr. Swanson said the applicant had no intention of permitting bars or junkyards but expressed hesitation about adding junkyards to the prohibited list because some businesses might have minor ancillary storage of worn materials that could be interpreted as junk. He requested the ability to rely on conditional use review rather than absolute prohibition for that particular use. Mr. Swanson confirmed he had no objection to limiting height to 45 feet and agreed the Commission could impose that condition if desired.

Commissioner Case asked whether maintaining a 100-foot separation requirement would make the project infeasible, and whether the applicant anticipated the buffer area accommodating drainage improvements. Mr. Swanson stated the 100-foot separation did not make the project infeasible but emphasized that the BP-required 100-foot setback pertained only to buildings. Their conceptual plan already exceeded 45-50 feet of separation naturally, even before adding parking or landscaping. He further agreed that the southern buffer area would likely be the preferred location for stormwater improvements.

Chair Hensler estimated the distance between the residential fence line and the southern boundary road shown on the applicant's aerial imagery to be approximately 45-50 feet and stated that the Commission should consider whether such separation, combined with parking and building placement, achieved the functional intent of the BP conditions even if numerical requirements differed. Mr. Swanson confirmed that the concept was to place buildings north of parking areas and north of the internal driveway, creating multiple layers of separation between the residences and any intense industrial activity.

Commissioner Cecil asked staff to confirm whether LI would require conditional use review for junkyards even if not prohibited. Mr. Sexton confirmed that junkyards are already a conditional use in LI and therefore require Planning Commission review if proposed. He reiterated that conditional use review provides flexibility to address compatibility concerns without outright prohibition.

Commissioner Engel expressed support for the rezone, emphasizing reliance on development plan review to address remaining concerns.

Commissioner Case stated he supported approval as proposed by staff.

Commissioner Robbins thanked the applicant for cleanup efforts and expressed support.

Commissioner Slattery stated she could not support the motion as written because not all criteria for compatibility were met, especially regarding height and adjacency to residential uses.

Commissioner Cecil similarly explained she did not believe the application met several criteria, emphasizing compatibility concerns and potential impacts on public health and safety.

**Motion by Commissioner Willoughby, seconded by Commissioner Clements, to recommend approval to City council of the zone change of 7.79 acres from BP/BP/cr (Business Park and Business Park with Conditions of Record) to LI/cr (Light Industrial with Conditions of Record), based upon the findings that the request complies with the criteria of a Zone Map Amendment set forth in City Code Section 7.5.704 and subject to the following Conditions of Record:**

**1. The following sub-use categories and their subsequently listed uses shall be prohibited:**

- a. Household Living Uses**
- b. Group Living Uses**
- c. Industrial Hemp Uses**
- d. Marijuana-Related Services Uses**
- e. Natural Medicines Uses**
- f. Kennel - Indoor and Outdoor**

**The motion passed by a vote of 7-2.**

**Aye:** 7 - Chair Hensler, Commissioner Robbins, Commissioner Clements, Commissioner Gigiano, Commissioner Willoughby, Commissioner Case and Commissioner Engel

**No:** 2 - Commissioner Cecil and Vice Chair Slattery

## **7. Unfinished Business**

## **8. New Business**

### **Banning Lewis Ranch Village B2**

- 8.A.** [MAPN-23-0001](#) A Major Modification to the Banning Lewis Ranch Village B2 Master Plan changing 511.9 acres to allow Residential, Commercial, Park, School, and Public Facilities uses located north of Tamlin Road and northeast of Dublin Boulevard and Banning Lewis Parkway.  
(Quasi-judicial)

Located in Council District #6

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:** [Staff Report BLR Village B2 TPB.2.docx](#)

[Attachment 1 - Public Comment; Public Comment Response;  
Neighborhood Mtg Summary](#)

[Attachment 2 - Banning Lewis Ranch Village B2 Fiscal Impact  
Analysis](#)

[Attachment 3 - Banning Lewis Ranch Village B2 Project Statement](#)

[Attachment 4 - Banning Lewis Ranch ROW Vacation Filing No 1 and  
3 -2022](#)

[Attachment 5 - Exhibit A and Exhibit B \(PDZ Rezone\)](#)

[Attachment 6 - Exhibit A and Exhibit B \(MX-M\)](#)

[Attachment 7 - Banning Lewis Ranch Village B2 PDZ Concept Plan  
and Concept Plan](#)

[Attachment 8 - Banning Lewis Ranch Master Plan Major Mofication  
7.5.408 Master Plan](#)

Tamara Baxter, Planning Supervisor, presented the applications for Village B2, consisting of approximately 511 acres located north of Tamlin Road and northeast of Dublin Boulevard and Banning Lewis Parkway. She explained that the master plan amendment would revise land use designations to reflect predominantly residential development with areas of commercial use. She noted that commercial land previously located elsewhere in the master plan would be moved to the intersection of Dublin Boulevard and Banning Lewis Parkway.

Ms. Baxter said the primary rezone would designate 502 acres as Planned Development Zone (PDZ) with densities ranging from 3.5 to 7.99 dwelling units per acre and a maximum building height of 35 feet. A 9.3-acre commercial node would be rezoned to MX-M, accompanied by its own concept plan. Ms. Baxter also described a 36-acre right-of-way vacation involving Vista Del Oro Boulevard and other planned streets no longer needed under updated development patterns. She noted that two neighborhood meetings had been held, generating comments regarding density, parks, infrastructure, and traffic. The applications meet the review criteria and comply with PlanCOS.

### **Applicant Presentation**

Don Ryan, LAI Design Group, described the total project area as 511 acres, composed primarily of residential land, over 500 acres, along with about nine acres of commercial area located at the southwest corner of the site. He noted that the land uses include 15 acres of parks and a 25-acre K-8 school site.

Mr. Ryan explained how Village B2 fits into the broader Banning Lewis Ranch master plan by continuing the established street, trail, park, and school planning framework that already exists in Villages A, 3, and B1. He provided a comparison between the 1988 master plan and the

updated master plan submitted with this application and described the major changes as a consolidation of uses that were previously scattered in smaller pockets, in particular, commercial areas previously located deep inside the neighborhood would be relocated to the major intersection of Banning Lewis Parkway and Dublin Boulevard, which he characterized as a more modern and appropriate land use arrangement. He emphasized that the roadway configuration has been updated from outdated 1980s planning assumptions to reflect current engineering and development practices.

Mr. Ryan highlighted three non-residential components within Village B2: the 9-acre commercial node, the 25-acre school site, and two neighborhood parks totaling 15 acres, and stated that the remaining land consists of approximately 90 acres of drainage and right-of-way, which represent required environmental corridors and street infrastructure. Mr. Ryan said, for parkland dedication, Village B2 is required to provide 12.87 acres of neighborhood parkland but instead provides 15.05 acres, creating a surplus. He said Village B2 also has a community park obligation of 15.59 acres, which will not be located within B2 itself, instead, it will be combined with community park acreage from Village C to create a single 35-acre community park in Village C.

Commissioner Engle asked about the density of the surrounding developments. Mr. Ryan compared the approved densities for Villages A, 3, and B1, noting that each of those villages contain a mix of single-family detached homes with densities around 3-5 units per acre, as well as clustered or alley-loaded homes with densities between 8-12 units per acre, averaging around 7 units per acre, and explained that the clustered homes can attain a higher density because they might be sharing driveways.

Vice Chair Slattery asked about the number of units approved versus proposed. Tyler Jones, Oakwood Homes, stated that in 1988, Villages B1 and B2 combined were permitted to contain 4,574 homes, in contrast, the updated plan anticipates approximately 2,547 homes in the same combined area.

Vice Chair Slattery asked how many houses have been built. Mr. Jones said about 200-300 homes have already been constructed in Village B1, meaning the updated plan represents a substantial down-zoning compared to historic approvals.

**Public Comment**

No public comment.

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**Discussion with Traffic Engineering**

Vice Chair Slattery asked for clarification about roadway capacity, arterial design, connectivity, and planned improvements.

Todd Frisbie, Traffic Engineering, Public Works Department, explained that an updated traffic study had been required for Village B2, and based on that study, he stated that the new arterial roads planned within the Banning Lewis Ranch framework, including Banning Lewis Parkway, Dublin Boulevard, and Stetson Hills Boulevard, were designed to accommodate the development's expected traffic volumes. Mr. Frisbie emphasized that these roadways have always been master-planned as four-lane principal arterials, sized during earlier planning periods that anticipated higher densities than those currently proposed. Because present-day densities are lower than what the 1988 plan assumed, he stated that the roadway system as updated will be able to support the new development.

Mr. Frisbie clarified that many major arterials in the city are constructed by developers, who build adjacent portions as development occurs. He noted that Dublin Boulevard now connects to Banning Lewis Parkway, and Banning Lewis Parkway now continues south to Stetson Hills Boulevard. He said a similar pattern would occur for future connections, including the eventual extension of Stetson Hills Boulevard eastward toward Highway 24 and the future extension of Dublin Boulevard from the east back to Woodmen Road. Mr. Frisbie explained that gaps in the arterial network are typically completed through a combination of developer-built segments and publicly funded improvements when necessary.

Mr. Frisbie noted that some future improvements, such as connections from Stetson Hills Boulevard to Marksheffel Road, may qualify for PPRTA (Pikes Peak Rural Transportation Authority). He added that timing for these projects is uncertain because their inclusion depends on long-range priority setting and funding availability.

Mr. Frisbie clarified that the ROW segments proposed for vacation in Village B2 were platted decades earlier, reflecting old conceptual alignments that no longer match current planning standards. He affirmed that vacating these outdated ROW segments would not eliminate future roadway connectivity. Instead, it would allow the updated master plan to install new, properly aligned roadways that better support modern traffic patterns and engineering requirements.

Commissioner Cecil asked how the commercial center connects pedestrians and cyclists to the surrounding residential neighborhoods. Mr. Frisbie said they would look into those details when the development

plans are submitted.

Ms. Baxter said on the master plan they show density range rather than exact number of units, 3.5-5 to 7.9-9 between single-family attached and detached.

Vice Chair Slattery asked the timeline for buildout. Mr. Jones said they anticipate construction to start late next year or in 2028, with the full project expected to take about 15 years to finish.

Commissioner Case asked for clarification about adjacent construction. Mr. Jones said they finished construction on Village B1 and have around 500 homes left to build in Village A.

Commissioner Gigiano asked about location and funding for the proposed schools. Mr. Jones said they have met with the school district and are trying to align to their expected timelines for their funding and development advancement. Commissioner Gigiano asked what happens if the development outpaces the school construction. Mr. Jones said they will be in constant communication with the district and will prepare the school sites with necessary roadways and utilities. Mr. Walker said the City is responsible for making sure there are sites available with all requirements for the schools, but the school district handles the rest of the project.

Commissioner Cecil asked what related applications might come before the Commission in the future. Ms. Baxter said this project will move forward to City Council and will not come back before Commission unless there is a future rezoning.

#### **Commissioner Comments**

Vice Chair Slattery said she understands the site constraint better and agrees that the application meets the criteria and offers housing options as single-family and clustered homes at a lower density while still providing the growth that the city needs. Vice Chair Slattery said she will be in support of the project.

Commissioner Case said he thinks this is a clean up from 1988's master plan and provides more flexibility for people and the need to respond to the market.

Commissioner Engel said he concurs that this is a step forward from 1988 plan, and even though park units are low, he accepts what the applicant mentioned about making up for that on Village C.

Commissioner Robbins said he appreciates the update from 1988 and

the effort to redesign and he is in support.

Chair Hensler said she appreciates preserving the water bodies, the refresh from 1988, the lower density and diversity of housing.

Commissioner Cecil explained why she considers the application meets the criteria and expressed support for the project.

**Motion by Commissioner Cecil, seconded by Commissioner Willoughby, to recommend approval to City Council the Major Modification of the Banning Lewis Ranch-Village B2 Master Plan, based upon the findings that the proposal complies with the review criteria for Master Plan as set forth in City Code Chapter 7 Section 7.5.408 (This application was reviewed and decided according to the former City Code Chapter 7, which was repealed and replaced in 2023 per Ordinance No. 23-03). The motion passed unanimously.**

**Aye:** 9 - Chair Hensler, Commissioner Cecil, Vice Chair Slattery, Commissioner Robbins, Commissioner Clements, Commissioner Gigiano, Commissioner Willoughby, Commissioner Case and Commissioner Engel

- 8.B.** [PUDZ-23-0002](#) A Zone Change (Rezone) consisting of 501.99 acres located north of Tamlin Road and northeast of Dublin Boulevard and Banning Lewis Parkway intersection from PDZ/R-5/cr/R-1 6/MX-M/cr/AP-O/SS-O (Planned Development Zone District; Multi-Family High with Conditions of Record; Single-Family - Medium; Mixed-Use Medium Scale with Conditions of Record, and Airport and Streamside Overlays) to PDZ/AP-O/SS-O (Planned Development Zone District and Airport and Streamside Overlays: Residential; density of 3.5-7.99 du/ac; and maximum building height of 35 feet). (Quasi-Judicial)

Council District 6

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:** [7.5.603.B Findings - ZC](#)  
[7.3.603 Establishment & Development of a PUD Zone](#)

**Motion by Commissioner Willoughby, seconded by Commissioner Cecil, to recommend approval to City Council the Zone Change of 501.9 acres from PDZ/R-5/cr/R-1 6/MX-M cr/AP-O/SS-O (Planned Development Zone District; Multi-Family High with Conditions of Record; Single-Family - Medium; Mixed-Use Medium Scale with Conditions of Record, and Airport and Streamside Overlays) to PDZ/AP-O/SS-O (Planned Development Zone District and Airport and Streamside Overlays: residential; density of 3.5-7.99 du/ac; and maximum building height of 35 feet) based upon the findings that the request complies with the criteria for a PDZ Zone**

**Change as set forth in City Code Chapter , Section 7.3.603, and the review criteria for a Zone Change, as set forth in City Code Section 7.5.603 (This application was reviewed and decided according to former City Code Chapter 7, which was repealed and replaced in 2023 per Ordinance No. 23-03).**

**The motion passed unanimously.**

**Aye:** 9 - Chair Hensler, Commissioner Cecil, Vice Chair Slattery, Commissioner Robbins, Commissioner Clements, Commissioner Gigiano, Commissioner Willoughby, Commissioner Case and Commissioner Engel

- 8.C.** [ZONE-23-00](#) [08](#) A Zone Change (Rezone) consisting of 9.2 acres, northeast of Dublin Boulevard and Banning Lewis Parkway from PDZ/R-5/cr/AP-O/SS-O (Planned Development Zone District; Multi-Family High with Conditions of Record, and Airport and Streamside Overlays) to MX-M/AP-O/SS-O (Mixed-Use Medium Scale and Airport and Streamside Overlays).  
(Quasi-Judicial)

## Council District 6

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:** [7.5.603.B Findings - ZC](#)

**Motion by Commissioner Robbins, seconded by Commissioner Clements, to recommend approval to City Council for the Zone Change of 9.3. acres from PDZ/R-5/cr/AP-O/SS-O (Planned Development Zone District; Multi-Family High with Conditions of Record, and Airport and Streamside Overlays) to MX-M/AP-O/SS-O (Mixed-Use Medium Scale and Airport and Streamside Overlays), based upon the findings that the request complies with the criteria for a Zone Change as set forth in City Code Chapter 7 Section 7.5.603 (This application was reviewed and decided according to former City Code Chapter 7, which was repealed and replaced in 2023 per Ordinance No. 23-03).**

**The motion passed unanimously.**

**Aye:** 9 - Chair Hensler, Commissioner Cecil, Vice Chair Slattery, Commissioner Robbins, Commissioner Clements, Commissioner Gigiano, Commissioner Willoughby, Commissioner Case and Commissioner Engel

- 8.D.**     [COPN-23-00](#)   Establishment of the Banning Lewis Ranch Village B2 Concept Plan  
                 [10](#)                   for proposed Commercial consisting of 9.2 acres located on the  
                                 northeast intersection of Dublin Boulevard and Banning Lewis  
                                 Parkway.  
                                 (Quasi-judicial)

## Council District 6

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:** [7.5.501.E Concept Plans](#)

**Motion by Commissioner Engel, seconded by Vice Chair Slattery, to recommend approval to City Council the Banning Lewis Ranch Village B2 Concept Plan to allow Commercial use within 9.3 acres, based upon the findings that the request complies with the criteria for a Concept Plan as set forth in City Code Chapter 7 Section 7.5.501(E) (This application was reviewed and decided according to former City Code Chapter 7, which was repealed and replaced in 2023 per Ordinance No. 23-03).  
The motion passed unanimously.**

**Aye:** 9 - Chair Hensler, Commissioner Cecil, Vice Chair Slattery, Commissioner Robbins, Commissioner Clements, Commissioner Gigiano, Commissioner Willoughby, Commissioner Case and Commissioner Engel

- 8.E.** [SUBD-23-00](#) Vacation of 35.856 acres of public rights-of-way known as known as  
[52](#) Vista Del Oro Boulevard, and portions of Dublin Boulevard and  
Banning Lewis Parkway located north of Tamlin Road and northeast  
of Dublin Boulevard and Banning Lewis Parkway.  
(Legislative)

Council District 6

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:** [7.7.402.C Vacation Procedures](#)

**Motion by Vice Chair Slattery, seconded by Commissioner Case, to recommend approval of the Vacation of Right-of-Way of 35.856 acres of public rights-of-way known as Vista Del Oro Boulevard, and portions of Dublin Boulevard and Banning Lewis Parkway, based upon the findings that the request complies with the criteria as set forth in City Code Section 7.7.402. (This application was reviewed and decided according to former City Code Chapter 7, which was repealed and replaced in 2023 per Ordinance No. 23-03)**

**The motion passed unanimously.**

**Aye:** 9 - Chair Hensler, Commissioner Cecil, Vice Chair Slattery, Commissioner Robbins, Commissioner Clements, Commissioner Gigiano, Commissioner Willoughby, Commissioner Case and Commissioner Engel

- 8.F.** [PDZL-24-00](#) Establishment of the Banning Lewis Ranch Village B2 PDZ Concept  
[03](#) Plan for proposed Residential (3.5-7.99 du/ac density) consisting of  
511.19 acres located north of Tamlin Road and northeast of Dublin  
Boulevard and Banning Lewis Parkway intersection.  
(Quasi-judicial)

## Council District 6

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department

Kevin Walker, Planning Director, City Planning Department

**Attachments:** [7.3.605 PUD Concept Plan](#)[7.5.501.E Concept Plans](#)

**Motion by Commissioner Case, seconded by Commissioner Clements, to recommend approval to City Council the Banning Lewis Ranch Village B2 PDZ Concept Plan based upon the findings that the proposal complies with the review criteria for PDZ Concept Plan as set forth in City Code Chapter 7 Section 7.3.605, and the review criteria for establishing a Concept Plan, set forth in City Code Section 7.5.501(E) (this application was reviewed and decided according to former City Code Chapter 7, which was repealed and replaced in 2023 per Ordinance No. 23-03). The motion passed unanimously.**

**Aye:** 9 - Chair Hensler, Commissioner Cecil, Vice Chair Slattery, Commissioner Robbins, Commissioner Clements, Commissioner Gigiano, Commissioner Willoughby, Commissioner Case and Commissioner Engel

**Banning Lewis Ranch Village C**

- 8.G.** [LUPL-25-000](#) Establishment of the Banning Lewis Ranch Village C Land Use Plan for proposed Residential, Commercial, School, and Park uses consisting of 658.34 acres located north of Stetson Hills Boulevard, west of Highway 24, south of Dublin Boulevard and east of Banning Lewis Parkway.  
[8](#) (Quasi-judicial)

## Council District 6

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department

Kevin Walker, Planning Director, City Planning Department

**Attachments:** [Staff Report\\_BLR Village C.docx](#)  
[Attachment 1 - Public Comments and Response to Public Comments](#)  
[Attachment 2 - FIA Combined Summary BLR Village C Scenario 1](#)  
[Attachment 3 -Combined Summary BLR Village C Scenario 2](#)  
[Attachment 4 - BLR Village C Project Statement](#)  
[Attachment 5 - Banning Lewis Ranch Village C Land Use Plan](#)  
[Attachment 6 - Banning Lewis Ranch Filing 3 ROW Vacation Plat](#)  
[Attachment 7 - Exhibit A and Exhibit B\\_BLR Village C MX-M](#)  
[Attachment 8 - Exhibit A and Exhibit B\\_BLR Village C\\_R-Flex Medium](#)  
[Attachment 9 - BLR Village C\\_Development Standards Adjustment Project Statement](#)  
[Attachment 10 - BLR Village C Development Standards Adjustment Plan](#)  
[BLR Village C presentation](#)  
[7.5.514 LAND USE PLAN](#)

Tamara Baxter, Planning Supervisor, introduced the second major Banning Lewis Ranch item, Village C, encompassing approximately 658 acres located south of Dublin Boulevard, north of Stetson Hills Boulevard, east of Banning Lewis Parkway, and west of Highway 24. She described the new Land Use Plan, which includes residential development, commercial areas, four neighborhood parks totaling roughly 16 acres, a 35-acre community park shared with Village B2, two school sites (one 48-acre high school site and one 25-acre PK-8 site), trail corridors, and a future fire station parcel.

Ms. Baxter explained that 546 acres would be rezoned to R-Flex Medium with airport and streamside overlays, while 111 acres near Highway 24 would be rezoned to MX-M. The applicant requested six Development Standard Adjustments to accommodate smaller lot sizes, flexible residential formats, adjusted setbacks, and upper-story encroachments consistent with product types already built in other Banning Lewis villages. She also summarized a 26-acre right-of-way vacation addressing obsolete platted streets. Neighborhood meetings revealed community concerns regarding wildfire hazards, traffic, park spacing, and drainage. The application meets the review criteria and complies with PlanCOS.

### **Applicant Presentation**

Don Ryan stated that Village C lies south of Village B2 and extends farther east to Highway 24. He repeated the comparison between the 1988 master plan and the current proposal, emphasizing that open-space areas are significantly different due to site constraints not reflected in 1988. Mr. Ryan explained that the applicant proposes MX-M

zoning in the eastern portion because CDOT will not allow access from Highway 24 except for emergency access; therefore, intense retail or commercial uses assumed in 1988 are no longer viable.

Mr. Ryan described Village C's neighborhood parks, totaling over 16 acres, distributed as four parks of roughly four acres each. He restated the 35-acre community park location near Dublin Boulevard, the 50-foot Rock Island Trail, the two school campuses totaling 72 acres, and the 5.8-acre fire station site. He provided parkland dedication calculations for both neighborhood and community parks.

Mr. Ryan stated that the R-Flex Medium zoning area spans 547 acres and the MX-M area 111 acres, and highlighted the request to modify the density range to 3-16 du/ac. He explained that the estimated unit count for Village C is 2,426 units, with an average density of 9.94 du/ac, influenced by potential higher density in the MX-M area.

### **Commissioners' Questions**

Commissioner Robbins asked whether, with no access to Highway 24, access to the MX-M area would occur from Dublin Boulevard and whether roadway connections would come from internal east-west development. Mr. Ryan said access would come from Dublin Boulevard and a proposed collector street linking Stetson Hills Boulevard to Dublin Boulevard, as development proceeds from west to east.

Commissioner Engel questioned the need to allow densities up to 16 du/ac in R-Flex Medium, stating this was higher than densities in other villages. Mr. Ryan said the upper end anticipated flexibility for cluster homes, small multiplexes, townhomes, and attached units, however, multifamily would more likely occur in the MX-M area.

Commissioner Engel asked specifically what 16 du/ac would look like in terms of construction. Mr. Ryan said it could be cluster housing, a home with four flats, a 6-plex, or similar, as well as townhomes.

Commissioner Engel expressed concern about dense development in the MX-M area, and said he would accept the traffic study if it confirmed feasibility but questioned whether access would be workable. Mr. Ryan stated the traffic analysis supported the MX-M designation and that internal collector connections would help manage access.

Commissioner Willoughby asked whether Village C's DSAs existed in earlier villages or were unique. Mr. Ryan explained older villages used Chapter 7 PDZ standards, which didn't require DSAs, but the UDC's R-Flex Medium necessitates DSAs to maintain consistent product types.

Vice Chair Slattery asked staff to clarify differences between Chapter 7 PDZ and UDC zoning, especially regarding why DSAs are now required. Mr. Sexton said PDZ under Chapter 7 did not require DSAs, while UDC conventional zoning does, to maintain compatibility with Banning Lewis product types.

Vice Chair Slattery asked why the applicant provided no unit calculations for the MX-M area. Mr. Ryan said MX-M is intended to remain maximum-flexibility zoning for long-term development at the far east of the ranch. He explained that development sequencing, future road networks, and CDOT coordination made unit projections premature, and that density calculations were done only as an average.

Commissioner Clements asked whether a 1,000-sq-ft lot provides room for a usable yard. Mr. Ryan explained that small lots correspond to high-density cluster products like duplexes or townhomes. Mr. Jones stated they already build 18-foot-wide duplex homes on lots around 1,000 sq ft, matching product types already in use in Banning Lewis Ranch.

Commissioner Cecil noted DSAs require compensating benefits and asked why this wasn't addressed. Chair Hensler deferred the answer to applicant rebuttal.

### **Public Comment**

David Osborne, owner of an adjacent RV park along Highway 24, expressed concern about future roadway access to his property, especially for trailers, and requested an open-space buffer between his property and Village C.

Jay Larson, a resident of Banning Lewis Ranch, stated concerns about compatibility with the existing community and emphasized the need for a southern emergency evacuation route. She asked the Commission to consider surveying current residents as part of future planning.

### **Applicant Rebuttal**

Tyler Jones described coordination with CDOT on the Highway 24 intersection and explaining that multiple jurisdictions and landowners are involved. He stated that natural features such as drainage corridors and the Rock Island Trail will provide open space buffers around the RV park.

Mr. Jones addressed community compatibility, explaining that Oakwood intends to continue the same variety of product types that characterize earlier villages, including small-lot homes, duplexes, alley-loaded

homes, and cluster housing. On evacuation concerns, he stated that Oakwood can build arterials only on property it owns and does not control the land south of Stetson Hills Boulevard.

Mr. Jones then addressed Commissioner Cecil's compensating-benefits question, stating that the DSAs enable housing formats that create shared open spaces, porch-forward designs, and communal living patterns that benefit neighborhood interaction. He added that Metro District-funded community facilities, such as pools, clubhouses, workout facilities, and community centers, also constitute compensating benefits and will continue in Village C.

### **Commissioner Questions and Comments**

Vice Chair Slattery asked to clarify development responsibility for Dublin Boulevard and Stetson Hills Boulevard. Mr. Frisbie explained that the developer will construct Dublin Boulevard along its frontage but will stop short of Highway 24 because CDOT will construct a stub-out in conjunction with widening. He said the future connection from that stub-out to Woodmen Road would likely occur through PPRTA or developer participation. Mr. Frisbie noted that Stetson Hills Boulevard will eventually connect to Highway 24 and that these extensions appear in the City's master plan.

Commissioner Cecil asked whether reducing corner side setbacks from 15 to 10 feet would maintain adequate visibility. Mr. Frisbie stated that sight triangles are evaluated during development plan review, and any building obstructing visibility would be required to move.

Commissioner Cecil stated she generally supported the Village C items but believed the density adjustment (Item 8.K) lacked fully demonstrated compensating benefits. She supported the remaining items.

Commissioner Willoughby said the applicant's explanations of community centers and open-space design helped her understand how DSAs met compensating-benefit criteria, and she supported all motions.

Commissioner Robbins acknowledged the applicants' efforts in preparing a long-range plan and expressed support for all proposals.

Commissioner Engel stated he supported the overall development and appreciated the introduction of varied housing types. He noted reservations about the number of UDC exceptions required but emphasized his support for the Village C applications.

**Motion by Commissioner Clements, seconded by Commissioner Case, to recommend approval to City Council the Land Use Plan of the Banning Lewis Ranch Village C Land Use Plan, based upon the**

**findings that the proposal complies with the review criteria for Land Use Plan as set forth in City Code Section 7.5.514.**

**The motion passed unanimously.**

**Aye:** 9 - Chair Hensler, Commissioner Cecil, Vice Chair Slattery, Commissioner Robbins, Commissioner Clements, Commissioner Gigiano, Commissioner Willoughby, Commissioner Case and Commissioner Engel

- 8.H.** [ZONE-25-00](#) [21](#) A Zone Map Amendment (Rezone) consisting of 111.54 acres, south of Tamlin Road and west of Highway 24 from R-E/R-1 6/cr/SS-O/AP-O (Single-Family Estate; Single-Family - Medium with Conditions of Record and Airport and Streamside) to MX-M (Mixed-Use Medium Scale).  
(Quasi-judicial)

Council District 6

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:** [7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

**Motion by Commissioner Gigiano, seconded by Commissioner Clements, to recommend approval to City Council for the zone change of 111.54 acres from R-E/R-1 6/cr/SS-O/AP-O (Single-Family Estate; Single-Family - Medium with conditions of record and Airport and Streamside) to MX-M (Mixed-Use Medium Scale), based upon the findings that the request complies with the criteria for a Zone Map Amendment as set forth in City Code (UDC) Section 7.5.704.**

**The motion passed unanimously.**

**Aye:** 9 - Chair Hensler, Commissioner Cecil, Vice Chair Slattery, Commissioner Robbins, Commissioner Clements, Commissioner Gigiano, Commissioner Willoughby, Commissioner Case and Commissioner Engel

- 8.I.** [ZONE-25-00](#) [20](#) A Zone Map Amendment (Rezone) consisting of 546.79 acres, north of Stetson Hills Boulevard, east of Banning Lewis Parkway and south of Dublin Boulevard from R-1 6/R-5/cr/R-1 6/cr/R-E/R-5/MX-M/AP-O/SS-O (Single-Family - Medium; Multi-Family High with Conditions of Record; Single-Family -Medium with Conditions of Record; Single-Family - Estate; Multi-Family High; Mixed-Use Medium Scale and Airport and Streamside Overlays) to R-Flex Medium/AP-O/SS-O (R-Flex Medium and Airport and Streamside Overlays).  
(Quasi-judicial)

Council District 6

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:** [7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

**Motion by Commissioner Cecil, seconded by Commissioner Willoughby, to recommend approval to City Council for the zone change of 546.79 from R-1 6/R-5/cr/R-1 6/cr/R-E/R-5/MX-M/AP-O/SS-O (Single-Family - Medium; Multi-Family High with Conditions of Record; Single-Family -Medium with Conditions of Record; Single-Family - Estate; Multi-Family High; Mixed-Use Medium Scale and Airport and Streamside Overlays) to R-Flex Medium/AP-O/SS-O (R-Flex Medium and Airport and Streamside Overlays) based upon the findings that the request complies with the criteria for a Zone Map Amendment as set forth in City Code Section 7.5.704. The motion passed unanimously.**

**Aye:** 9 - Chair Hensler, Commissioner Cecil, Vice Chair Slattery, Commissioner Robbins, Commissioner Clements, Commissioner Gigiano, Commissioner Willoughby, Commissioner Case and Commissioner Engel

- 8.J.** [SUBD-24-01](#) Vacation of 25.845 acres of public rights-of-way known as Falcon Meadows Boulevard, Vista Del Prado Boulevard, Vista Del Oro Boulevard, and portions along Dublin Boulevard and Stetson Hills Boulevard, and portions of Dublin Boulevard and Banning Lewis Parkway located south of Dublin Boulevard, east of Banning Lewis Parkway, and north of Stetson Hills Boulevard.  
[31](#) (Legislative)

Council District 6

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:** [7.5.522 VACATION PLAT](#)

**Motion by Commissioner Willoughby, seconded by Commissioner Cecil, to recommend approval of the Vacation of Right-of-Way of 25.845 acres of public rights-of-way known as Falcon Meadows Boulevard, Vista Del Prado Boulevard, Vista Del Oro Boulevard, and portions along Dublin Boulevard and Stetson Hills Boulevard based upon the findings that the request complies with the criteria as set forth in City Code Section 7.5.522. The motion passed unanimously.**

**Aye:** 9 - Chair Hensler, Commissioner Cecil, Vice Chair Slattery, Commissioner Robbins, Commissioner Clements, Commissioner Gigiano, Commissioner Willoughby, Commissioner Case and Commissioner Engel

- 8.K. [DVSA-25-0002](#) A Development Standards Adjustment to City Code 7.2.209.B, Table 7.2.2-I, to provide a density range of area of 3-16 dwelling unit per acre in the R-Flex Medium Zone District where 5-16 dwelling unit per acre is required located south of Dublin Boulevard, east of Banning Lewis Parkway and north of Stetson Hills Boulevard.  
(Quasi-judicial)

Council District 6

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:** [7.2.209 R-FLEX MEDIUM](#)  
[7.5.525 DEVELOPMENT STANDARDS ADJUSTMENT](#)

**Motion by Commissioner Robbins, seconded by Commissioner Willoughby, to approve the Development Standards Adjustment to City Code Section 7.2.209.B, Table 7.2.2-I, allowing the establishment of a density range of 3-16 du/ac in the R-Flex Medium Zone District based upon the finding that the request complies with the criteria for a Development Standards Adjustment set forth in City Code Section 7.5.525.**

**The motion passed unanimously.**

**Aye:** 9 - Chair Hensler, Commissioner Cecil, Vice Chair Slattery, Commissioner Robbins, Commissioner Clements, Commissioner Gigiano, Commissioner Willoughby, Commissioner Case and Commissioner Engel

- 8.L. [DVSA-25-0004](#) A Development Standards Adjustment to City Code 7.2.209.B, Table 7.2.2-I, to provided minimum lot area for residential uses of 1,000 square feet per dwelling unit in the R-Flex Medium Zone District where 1,500 square feet per dwelling unit is required located south of Dublin Boulevard, east of Banning Lewis Parkway and north of Stetson Hills Boulevard.  
(Quasi-judicial)

Council District 6

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:** [7.2.209 R-FLEX MEDIUM](#)  
[7.5.525 DEVELOPMENT STANDARDS ADJUSTMENT](#)

**Motion by Commissioner Engel, seconded by Commissioner**

Clements, to approve the Development Standards Adjustment to City Code Section 7.2.209.B, Table 7.2.2-I, allowing the establishment of a minimum lot area for residential uses of 1,000 sf per du in the R-Flex Medium Zone District based upon the finding that the request complies with the criteria for a Development Standards Adjustment set forth in City Code Section 7.5.525.

The motion passed unanimously.

**Aye:** 9 - Chair Hensler, Commissioner Cecil, Vice Chair Slattery, Commissioner Robbins, Commissioner Clements, Commissioner Gigiano, Commissioner Willoughby, Commissioner Case and Commissioner Engel

- 8.M.** [DVSA-25-0005](#) A Development Standards Adjustment to City Code 7.4.203.A, Table 7.4.2-E, to provide second and third floor encroachments of principle structure into the front setback up to 2 feet for length of the building where up to 30 inches but not closer than 2 feet to any property line is required located south of Dublin Boulevard, east of Banning Lewis Parkway and north of Stetson Hills Boulevard. (Quasi-judicial)

Council District 6

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:** [7.4.203 EXCEPTIONS AND ENCROACHMENTS](#)  
[7.5.525 DEVELOPMENT STANDARDS ADJUSTMENT](#)

**Motion by Vice Chair Slattery, seconded by Commissioner Case, to approve the Development Standards Adjustment to City Code Section 7.4.203.A, Table 7.4.2-E, allowing the establishment of encroachments of principle structure into the front setback up to 2 feet for length of the building for the second and third floors based upon the finding that the request complies with the criteria for a Development Standards Adjustment set forth in City Code Section 7.5.525. The motion passed unanimously.**

**Aye:** 9 - Chair Hensler, Commissioner Cecil, Vice Chair Slattery, Commissioner Robbins, Commissioner Clements, Commissioner Gigiano, Commissioner Willoughby, Commissioner Case and Commissioner Engel

- 8.N.** [DVSA-25-0006](#) A Development Standards Adjustment to City Code 7.2.209.B, Table 7.2.2-I, to provide corner lot side street, residential use, setback of 10-feet where 15-feet is required located south of Dublin Boulevard, east of Banning Lewis Parkway and north of Stetson Hills Boulevard. (Quasi-judicial)

## Council District 6

## Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:** [7.2.209 R-FLEX MEDIUM](#)  
[7.5.525 DEVELOPMENT STANDARDS ADJUSTMENT](#)

**Motion by Commissioner Case, seconded by Commissioner Clements, to approve the Development Standards Adjustment to City Code Section 7.2.209.B, Table 7.2.2-I, allowing the establishment of a 10-foot setback for corner lot side street, residential use, based upon the finding that the request complies with the criteria for a Development Standards Adjustment set forth in City Code Section 7.5.525.**

**The motion passed unanimously.**

**Aye:** 9 - Chair Hensler, Commissioner Cecil, Vice Chair Slattery, Commissioner Robbins, Commissioner Clements, Commissioner Gigiano, Commissioner Willoughby, Commissioner Case and Commissioner Engel

- 8.O.** [DVSA-25-0007](#) A Development Standards Adjustment to City Code 7.2.209.B, Table 7.2.2-I, to provide 5-foot side yard setbacks for all sides of lots that have no street frontage or alley loaded located south of Dublin Boulevard, east of Banning Lewis Parkway and north of Stetson Hills Boulevard.  
(Quasi-judicial)

## Council District 6

## Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:** [7.2.209 R-FLEX MEDIUM](#)  
[7.5.525 DEVELOPMENT STANDARDS ADJUSTMENT](#)

**Motion by Commissioner Clements, seconded by Commissioner Case, to approve the Development Standards Adjustment to City Code Section 7.2.209.B, Table 7.2.2-I, allowing the establishment of 5-foot side yard setbacks for all sides of lots that have no street frontage or alley loaded, based upon the finding that the request complies with the criteria for a Development Standards Adjustment set forth in City Code Section 7.5.525.**

**The motion passed unanimously.**

**Aye:** 9 - Chair Hensler, Commissioner Cecil, Vice Chair Slattery, Commissioner Robbins, Commissioner Clements, Commissioner Gigiano, Commissioner Willoughby, Commissioner Case and Commissioner Engel

- 8.P.**     [DVSA-25-00](#)     A Development Standards Adjustment to City Code 7.4.203.A, [08](#) Table 7.4.2-E, to provide covered porch encroachments into front setbacks of up to 5-feet located south of Dublin Boulevard, east of Banning Lewis Parkway and north of Stetson Hills Boulevard. (Quasi-judicial)

Council District 6

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:**     [7.4.203 EXCEPTIONS AND ENCROACHMENTS](#)  
                              [7.5.525 DEVELOPMENT STANDARDS ADJUSTMENT](#)

Meeting went into Recess

Meeting Reconvened

**Motion by Commissioner Gigiano, seconded by Commissioner Clements, to approve the Development Standards Adjustment to City Code Section 7.4.203.A, Table 7.4.2-E, allowing the establishment of covered porch encroachments into front setbacks of up to 5-feet, based upon the finding that the request complies with the criteria for a Development Standards Adjustment set forth in City Code Section 7.5.525.**

**The motion passed unanimously.**

**Aye:** 9 - Chair Hensler, Commissioner Cecil, Vice Chair Slattery, Commissioner Robbins, Commissioner Clements, Commissioner Gigiano, Commissioner Willoughby, Commissioner Case and Commissioner Engel

### **AnnexCOS**

- 8.Q.**     **NPLN-26-00**     A Resolution of the City Council of the City of Colorado Springs  
              **02**                Making Certain Findings and Adopting AnnexCOS, the 2026 Annexation Plan for the City of Colorado Springs. (Legislative)

Located in all Council Districts

Presenter:

Kevin Walker, Planning Director, City Planning Department

**Attachments:** AnnexCOS-RES  
AnnexCOS Staff Report\_CPC\_07082026\_Sbooth\_v2  
AnnexCOS\_Public Input\_CPC Hearing  
AnnexCOS\_Presentation\_20260708  
AnnexCOS\_FINAL\_20260629  
AnnexCOS Comment Letter\_LAVWCD  
AnnexCOS\_CC WORK SESSION\_07-27-2028

Kevin Walker, Planning Director, presented the 2026 Annexation Plan (AnnexCOS) that is an update to the 2006 Annexation Plan and the 2019 Comprehensive Plan (PlanCOS).

Mr. Walker explained that AnnexCOS establishes a contemporary policy framework guiding how the City evaluates and processes annexation proposals. He characterized the plan as a legislative item intended to provide long-term consistency and clarity for both applicants and the public.

Mr. Walker discussed the content of the AnnexCOS plan, which includes updated annexation guidelines, a defined framework for considering future annexation petitions, and policy direction related to the City's three-mile plan, enclaves, and relationships with El Paso County and other jurisdictions. He explained that the plan's purpose is not to authorize development, but to clarify when annexation is appropriate, how it aligns with PlanCOS, and how infrastructure, fiscal impacts, and jurisdictional responsibilities are considered.

Mr. Walker addressed the difference between annexation and urban development, emphasizing that annexation is a jurisdictional action, not a guarantee or requirement of construction. He clarified that the plan outlines how annexations should be evaluated, how they interface with the City's planning and infrastructure obligations, and how fiscal modeling will be incorporated into future annexation reviews. Mr. Walker also referenced the public outreach conducted during the drafting of AnnexCOS, noting that feedback from residents and stakeholders shaped several components of the document. He acknowledged community comments regarding infrastructure capacity, fiscal responsibility, growth patterns, and annexation boundaries. Mr. Walker stated that the plan integrates these concerns into the City's policy approach moving forward.

### **Commissioner Discussion**

Commissioner Cecil asked whether annexed land must immediately receive zoning at the time of annexation, and how annexation integrates

with land-use controls, and whether annexation agreements already commit future zoning decisions. Mr. Walker responded that annexation agreements typically include land-use guidance, but zoning actions generally occur afterward.

Commissioner Cecil asked whether the plan proposed more proactive annexation of enclaves rather than waiting for property-owner petitions. Mr. Walker clarified that the plan encourages a more proactive stance but requires case-by-case analysis. Commissioner Cecil stated she appreciated the clarity AnnexCOS provides around process and policy.

Commissioner Willoughby asked whether annexation agreements should include explicit timelines for development and whether lack of development on annexed land poses issues. Mr. Walker explained that annexation does not compel development and that failure to develop is not grounds for de-annexation. He emphasized that agreements ensure the city is not financially obligated to extend infrastructure prematurely. Commissioner Willoughby said she valued the way AnnexCOS distinguishes between annexation and urban development.

Commissioner Case asked about how enclave annexations might now be prioritized, expressing interest in knowing whether AnnexCOS creates an expectation to annex enclaves more systematically. Mr. Walker explained that the plan's policy framework does support greater consideration of enclaves but does not mandate annexation; each case still requires evaluation. Commissioner Case stated that the document's structure helped him understand the relationship between annexation, land-use authority, and city services, and he thanked Mr. Walker for the detailed explanation.

Vice Chair Slattery stated she had followed the development of AnnexCOS closely, serving as liaison during the drafting process, and expressed appreciation that the plan incorporates community feedback gathered over recent years during several high-profile annexation discussions. Vice Chair Slattery emphasized that the new policy framework recognizes annexation as jurisdictional rather than growth-driving, aligning with PlanCOS, and said she supported the plan and thanked staff for their responsiveness to public input.

Commissioner Engel stated he found the plan clear, comprehensive, and useful in establishing a consistent structure for future annexation decisions, and thanked Mr. Walker for addressing questions regarding fiscal impacts and public safety considerations.

Chair Hensler acknowledged commissioners' comments and thanked Mr. Walker for the thorough presentation and reiterated that AnnexCOS provides needed clarity and consistency for future annexation evaluation

and stated she supported the staff recommendation.

**Motion by Vice Chair Slattery, seconded by Commissioner Clements, to recommend approval to City Council the adoption of AnnexCOS, the 2026 Annexation Plan for the City of Colorado Springs, based upon the finding that the proposal complies with City Code Chapter 7 Section 7.5.706, and serves at the Three-Mile Plan as required by C.R.S. 31-12-105(1)(e).**

**The motion passed unanimously.**

**Aye:** 9 - Chair Hensler, Commissioner Cecil, Vice Chair Slattery, Commissioner Robbins, Commissioner Clements, Commissioner Gigiano, Commissioner Willoughby, Commissioner Case and Commissioner Engel

## **9. Presentations**

## **10. Executive Session**

## **11. Adjourn**