



Percheron Land Use Plan Modification and Zone Change

CITY PLANNING COMMISSION

FORMAL MEETING – November 12, 2025



Percheron Land Use Plan Modification and Zone Change

QUICK FACTS

Location:

North and South of E Woodmen Rd,
East and West and future Banning Lewis
Pkwy

Zoning and Overlays

Current: PDZ/AP-O

Proposed: MX-L/AP-O

Site Area

350 acres; 156.18 acres (zone change)

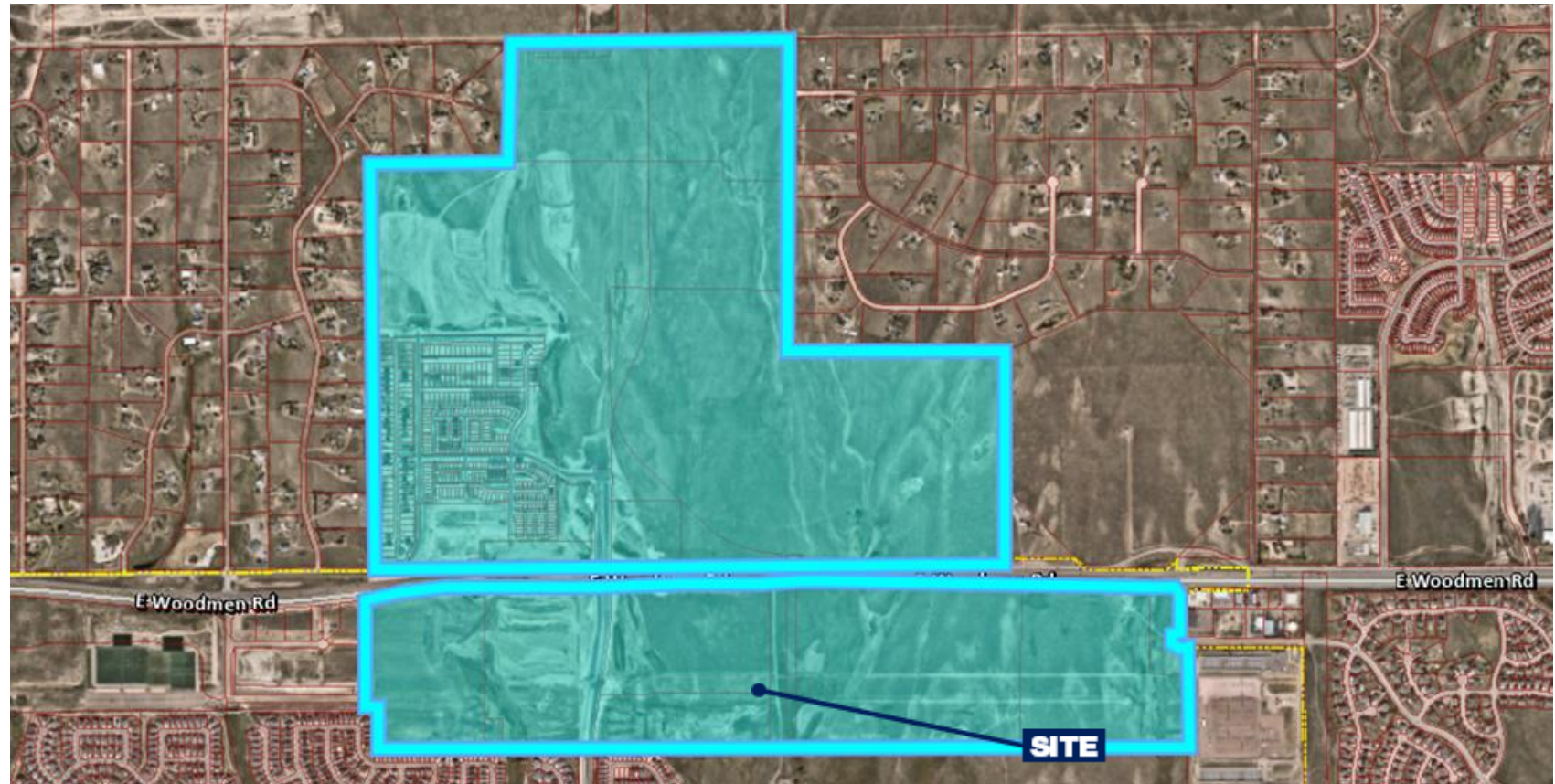
Proposed Land Use

Commercial

APPLICATIONS

Land Use Plan Modification,
Zone Change

VICINITY MAP



Percheron Land Use Plan Modification and Zone Change

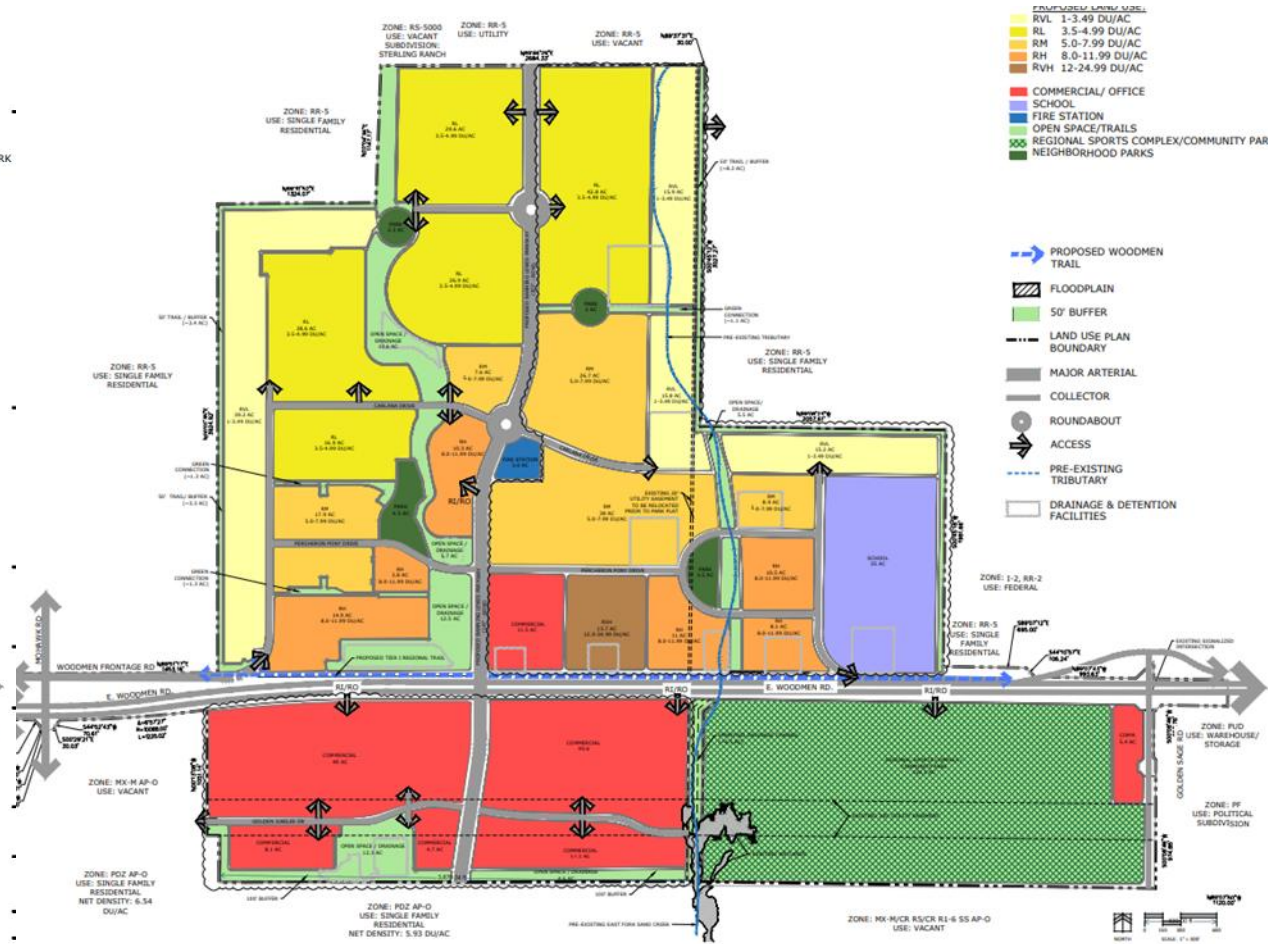
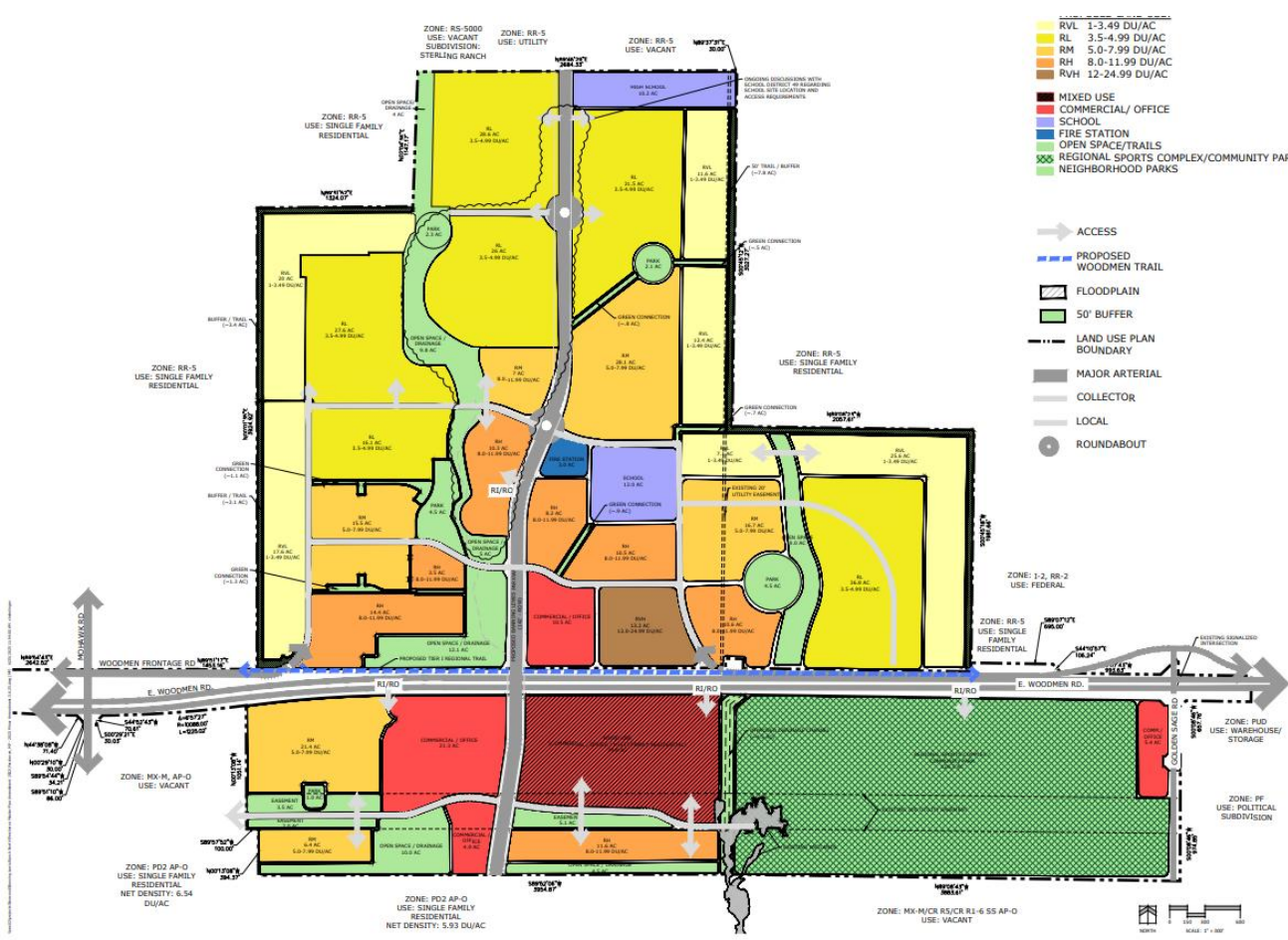
Proposed Land Use	As Approved	As Amended
Residential Very Low (RVL)	94.3	86.1
Residential Low (RL)	166.6	144.8
Residential Medium (RM)	95.1	99.1
Residential High (RH)	69.1	58.6
Residential Very High (RVH)	13.2	13.7
Total	438.3	402.3
Commercial/Office	81.9	136.4
School	22.2	35
Fire Station	3	3
Open Space / Trails / Drainage	89.1	77.4
Regional Sports Complex / Commercial	126.5	126.5
Neighborhood Parks	14.4	12.3
Public R.O.W	32.6	15.1
Total	369.7	405.7
Overall Total Acreage	808	808

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AS APPROVED

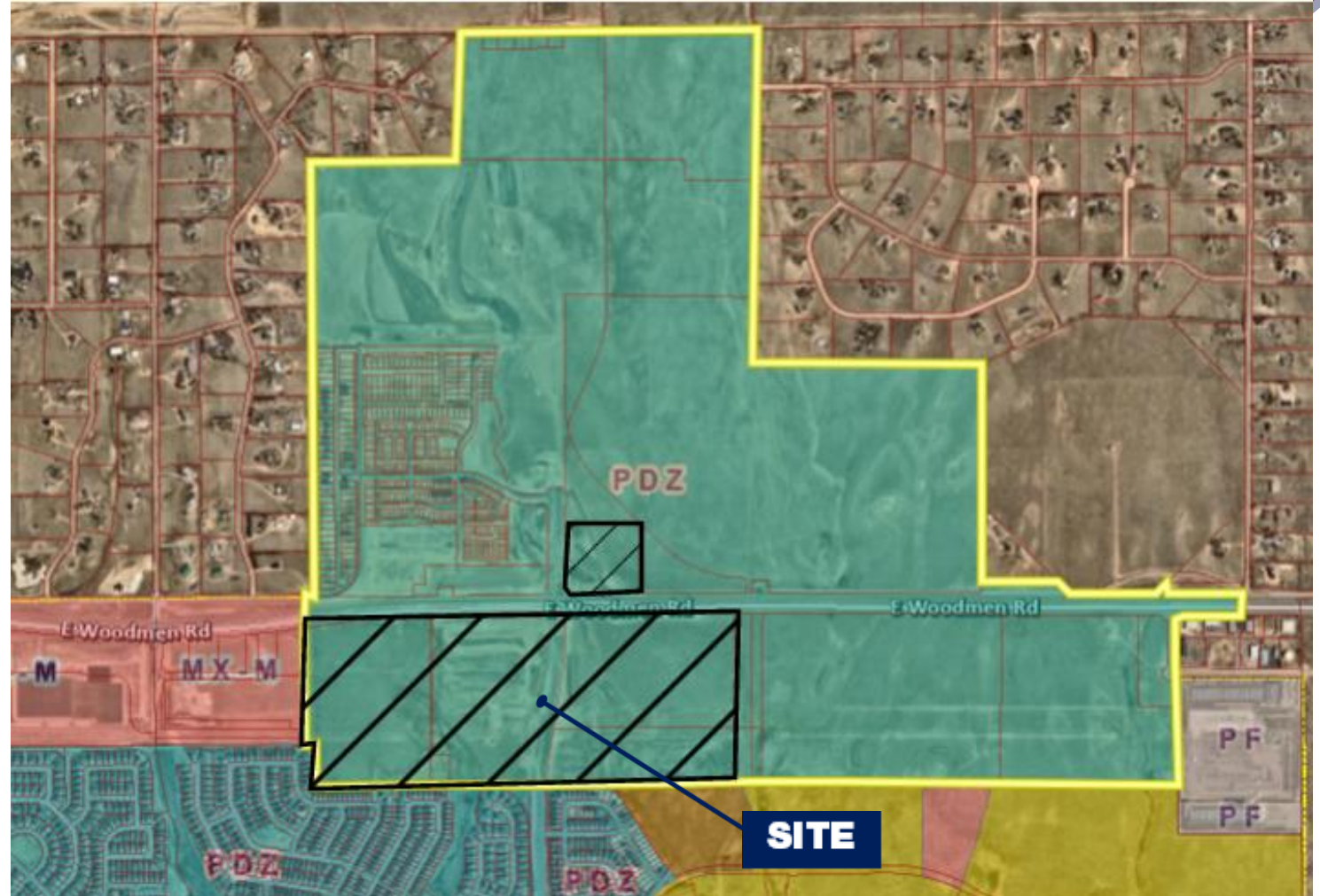
AS AMENDED



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ADDITIONAL INFORMATION

- 156.18 acres rezoned to MX-L/AP-O (Mixed-Use Large Scale with Airport Overlay)
- 39.4 acres south of Woodmen were previously intended for residential land use
- Remaining acreage was already intended to be commercial
- Permitted uses include retail, office, and restaurant



TIMELINE OF REVIEW

Initial Submittal Date

June 17, 2025

Number of Review Cycles

3

Item(s) Ready for Agenda

October 22, 2025

STAKEHOLDER INVOLVEMENT

PUBLIC NOTICE

Public Notice Occurrences (Posters / Postcards)	Internal Review / Prior to Planning Commission Hearing
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	264 Postcards
Number of Comments Received	5 Comments Received

PUBLIC ENGAGEMENT

- Concerns included negative impacts on wildlife, increased traffic volume, and the potential for crime caused by the increased commercial land use.

AGENCY REVIEW

Traffic Engineering

Comments received and addressed during review.

"All nearby intersections are expected to operate at acceptable level of service (LOS) per the city Traffic Criteria Manual. Only Woodmen Road / Golden Sage Road intersection is expected to operate at LOS F during year 2045. The developer will be responsible to apply one of the TIS mitigation options to improve traffic flow at Woodmen Road / Golden Sage Road intersection."

Colorado Springs Utilities

No comments received during review.

Fire

Comments received and addressed during review.

School District 49

No comments received during review.

Colorado Springs Police Department (CSPD)

No comments received during review.

Airport

Comments received and addressed during review.

El Paso County

Comments received and addressed during review.

PLDO/CDI Program Administrator

Comments received and addressed during review.

Parks obligations are sufficient per PLDO requirements due to reduced residential acreage.

SWENT

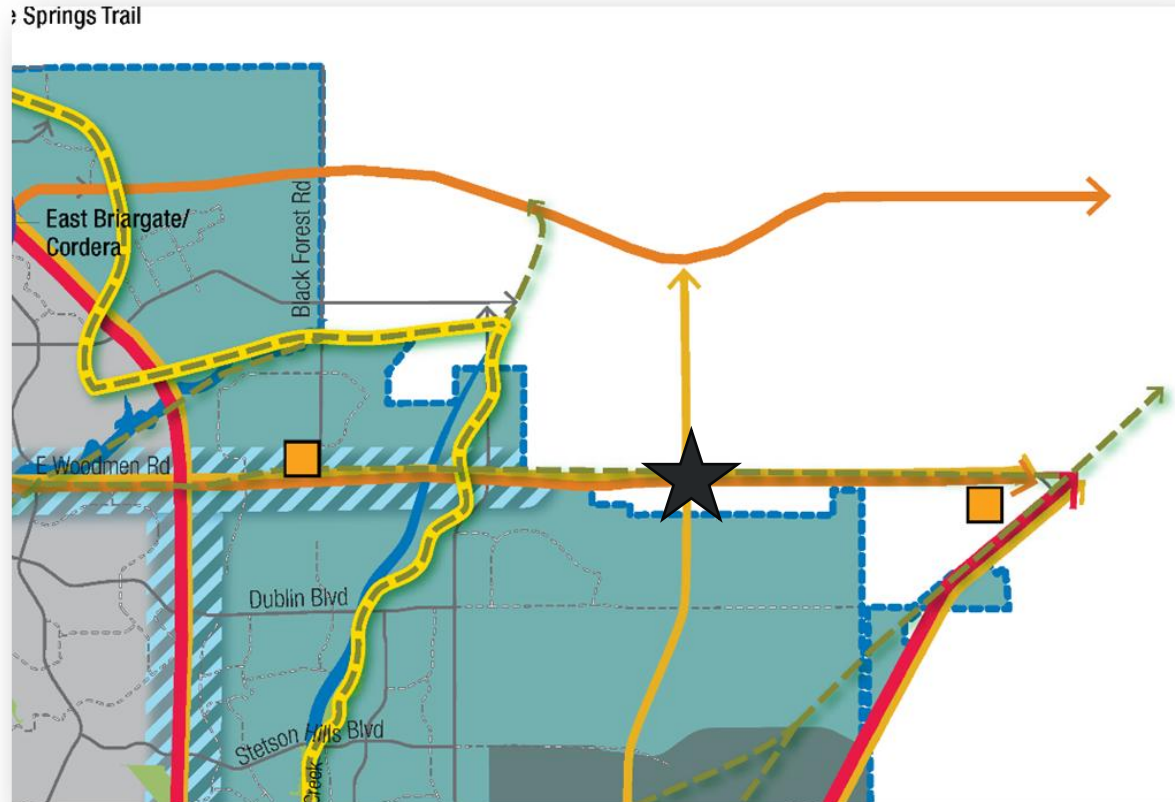
No comments received during review.

Engineering Development Review

No comments received during review.

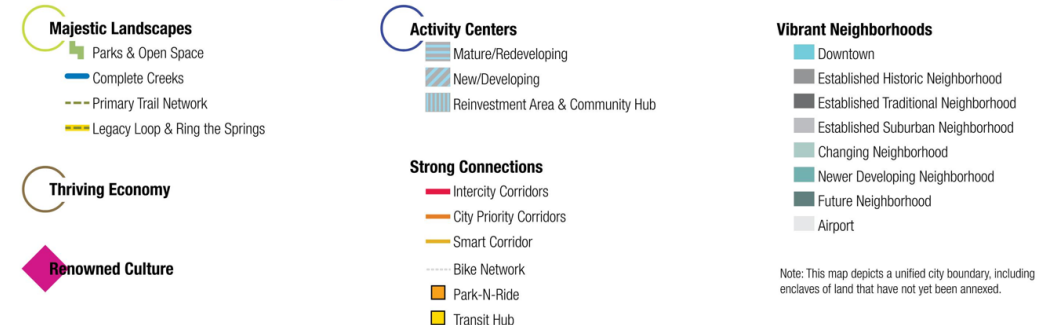
PlanCOS COMPLIANCE

PlanCOS MAP IMAGE



PlanCOS Compliance

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



APPLICATION REVIEW CRITERIA

7.5.516 Modification of Approved Applications

Criteria for Approval

Major Modification: A Major Modification may be approved if the applicable decision-making body determines that the request:

- 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

PDZL-25-0004

After evaluation of the Percheron Land Use Plan Major Modification, the application meets the review criteria .

APPLICATION REVIEW CRITERIA

7.5.704 Zone Map Amendment (Rezoning)

Criteria for Approval

1. The proposed rezoning is consistent with the goals and policies of the Colorado Springs Comprehensive Plan, with other plans and policies adopted by the City Council; and with the purpose statement of the proposed zone district(s).
2. The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.
3. The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).
4. If the application proposes to rezone a small area of land, the application demonstrates that the size, scale, height density, and multimodal traffic impacts of the proposed rezoning are compatible with surrounding development or can be made compatible with surrounding development through approval conditions.
5. If the application proposes to rezone a relatively small area of land, the application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Colorado Springs Comprehensive Plan goals that would be achieved by approval of the application.
6. If a Land Use Plan or amendment to a Land Use Plan accompanies the application, the Land Use Plan or amendment complies with the applicable criteria in Subsection 7.5.14C.3 (Land Use Plan Criteria).
7. The application is consistent with any approved Concept Plans in the area for which the map is being amended or includes or is accompanied by a provision that approved Concept Plans that have been classified as implemented do not have to be amended in order to be considered consistent with an amended zoning map.
8. If the application is for creation of an ADS-O district, the approval criteria applicable to the creation of the text of the ADS-O district in Section 7.2.607D.47.5.702 (Decision) shall also apply to consideration of the zoning map amendment required to create or amend the boundaries of the ADS-O district.
9. If rezoning to a PDZ district, the proposed PDZ district provides significant community amenities or other benefits, as determined by the Manager, that promote the achievement of Colorado Springs Comprehensive Plan goals and would not otherwise be required of the applicant under this UDC or other City or governmental regulations.
10. 10. Complies with the additional standards of the base zone district where the property is located (see Article 7.2 (Zone Districts)) or in an overlay district that applies to the property (see Part 7.2.6 (Overlay Districts)). (Ord. 23-03)

Statement of Compliance

ZONE-25-0025

After evaluation of the Percheron zone map amendment, the application meets the review criteria .

PLANNING COMMISSION OPTIONAL MOTIONS

Optional Motions

PDZL-25-0004 – Percheron Land Use Plan Modification

Motion to Approve

Recommend approval to City Council the Major Modification of the Percheron Land Use Plan based upon the findings that the proposal complies with the review criteria for Land Use Plans as set forth in City Code Section 7.5.516.

Motion to Deny

Recommend denial to City Council the Major Modification of the Percheron Land Use Plan based upon the findings that the proposal does not comply with the review criteria for Land Use Plans as set forth in City Code Section 7.5.516.

PLANNING COMMISSION OPTIONAL MOTIONS

Optional Motions

ZONE-25-0025 – Percheron Zone Change

Motion to Approve

Recommend approval to City Council the zone change of 156.18 acres from PDZ/AP-O (Planned Development Zone with Airport Overlay) to MX-L/AP-O (Mixed-Use Large Scale with Airport Overlay) based upon the findings that the request complies with the criteria for a Zoning Map Amendment as set forth in City Code Section 7.5.704.

Motion to Deny

Recommend denial to City Council the zone change of 156.18 acres from PDZ/AP-O (Planned Development Zone with Airport Overlay) to MX-L/AP-O (Mixed-Use Large Scale with Airport Overlay) based upon the findings that the request does not comply with the criteria for a Zoning Map Amendment as set forth in City Code Section 7.5.704.

