



Meeting Minutes - Draft City Planning Commission Work Session

Thursday, July 2, 2026

9:00 AM

30 S. Nevada Ave., Suite 102

1. Call to Order and Roll Call

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

2. Changes to Agenda/Postponements

3. Communications

Nadine Hensler - Planning Commission Chair

Chair Hensler recognized Commissioner Slattery, attending her final work session, and praised her for years of dedication, leadership, and mentorship.

Chair Hensler welcomed incoming commissioners Aaron Egbert, Daniel Way, and Henry Reitwiesner.

Kevin Walker - Planning Director

Kevin Walker, Planning Director, said City Council had taken its second June meeting off, resulting in fewer updates. He previewed several major policy matters, such as ADUs, that would be forthcoming.

4. Consent Calendar

Liberty Logistics - Conditional Use

- 4.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](#)

Kerri Schott, Planner II, described the request to allow warehousing/wholesaling with office accessory and light industry uses across a large Airport Road property containing multiple overlays. She noted that while permitted, the Streamside Overlay triggered the conditional use process. Agency reviews showed no objections except concerns from the Space Force related to aircraft wildlife hazards. No public comment was received.

La Kitchen - Parking Variance

- 4.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, outlined a non-use variance to allow one off-street parking space for a small restaurant at 2001 West Colorado Avenue. He explained site constraints, the requirement for a

development plan accompanying the residential-to-commercial conversion, and one written public comment in opposition.

752 Clark Place LLC

- 4.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](#)

Drew Foxx, Planner II, presented a conditional use for heavy vehicle storage within a Business Park zone containing streamside and airport-related overlays. He explained previously approved outdoor storage and clarified that heavy vehicle storage required new review. Environmental considerations related to potential pollutants were discussed. No public comments were received.

Karl Malone Polaris - Conditional Use

- 4.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](#)

Allison Stocker, Senior Planner, presented the request for vehicle sales, rental, repair, and outdoor display at 1883 S. Chelton Road. More than 150 notice letters were mailed; no public comments were received.

5325 Mark Dabling Boulevard - Zone Map Amendment (Rezone)

- 4.E. ZONE-25-00** An ordinance to amend the zoning map of the City of Colorado Springs pertaining to 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).
37 (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](#)
[Staff PP_ZONE-25-0037](#)
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)
[CPC Consent Meeting Mins 7.8.26 Draft](#)

Chris Sullivan, Senior Planner, described a rezone intended to restore development rights previously approved under pre-UDC zoning. He noted surrounding mixed-use contexts and that one tenant had contacted staff expressing uncertainty but not opposing the proposal.

Buckingham Industrial - Zone Map Amendment (Rezone)

- 4.F. ZONE-26-00 12** An ordinance to amend the zoning map of the City of Colorado Springs pertaining to 7.79 acres located at 4290, 4910, 4320, 4330, 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 CPC Pres_ZONE-26-0012
7.5.704 ZONING MAP AMENDMENT (REZONING)

Chris Sullivan, Senior Planner, explained the request to rezone multiple parcels from Business Park (with conditions of record) to Light Industrial (with conditions of record). He noted differing stakeholder opinions, including concerns about use intensity. Commissioners discussed the use table, conditions of record, and compatibility. The item was identified for more thorough review and pulled from consent.

Galley Road - Conditional Use Application

- 4.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](#)

Chris Sullivan, Senior Planner, presented a conditional use request for light industry, warehousing/wholesaling, storage, and office activities at 4725 Galley Road. Multiple overlays applied; agency responses included Space Force wildlife-attraction concerns. No public comments were received.

5. New Business

Banning Lewis Ranch Village B2

- 5.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 Modification](#)
[7.5.408 Master Plan](#)

Tamara Baxter, Planning Supervisor, introduced multiple coordinated applications for Village B2, processed under Chapter 7. These included a major master plan modification, concept plan establishment, several zone changes, and multiple right-of-way vacations. She described the 511-acre proposal supporting residential, commercial, park, school, and public facility uses.

She recapped substantial public engagement, including a large neighborhood meeting in December 2023, roughly 18 written public comments, and concerns raised by nearby residents. Commissioners asked about density ranges, transition areas, historic PDZ entitlements, and master plan evolution.

- 5.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](#)

- 5.C. [ZONE-23-0008](#) 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](#)

- 5.D. [COPN-23-0010](#) Establishment of the Banning Lewis Ranch Village B2 Concept Plan 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](#)

- 5.E. [SUBD-23-0052](#) Vacation of 35.856 acres of public rights-of-way known as known as 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](#)

- 5.F. [PDZL-24-0003](#) Establishment of the Banning Lewis Ranch Village B2 PDZ Concept 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](#)

Banning Lewis Ranch Village C

- 5.G. [LUPL-25-000](#) [8](#) 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.
(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, presented Village C, a 658-acre project reviewed under the UDC. Components included a land use plan, zone map amendments (MX-M and R-Flex Medium), development standard adjustments, and right-of-way vacations.

Ms. Baxter highlighted multiple parks, school sites, a public safety site, the Rock Island Trail, and large open-space components.

Commissioners asked about density transitions, streamside overlays, utility corridors, and park dedication. Six written comments were received, with traffic concerns near Woodmen Road noted. Traffic Engineering was scheduled to attend the upcoming hearing.

- 5.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 \(REZONING\)](#)

- 5.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 \(REZONING\)](#)

- 5.J. [SUBD-24-01](#)
[31](#) 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.
(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](#)

- 5.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](#)

- 5.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](#)

- 5.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](#)

- 5.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](#)

- 5.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](#)

- 5.P.** [DVSA-25-0008](#) A Development Standards Adjustment to City Code 7.4.203.A, 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](#)

AnnexCOS

- 5.Q. [NPLN-26-0002](#) A Resolution of the City Council of the City of Colorado Springs 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 draft AnnexCOS update and discussed major changes since the 2006 annexation plan, including economic shifts, updates to Banning Lewis Ranch agreements, city-county coordination, and recent annexation controversies.

Mr. Walker described key policy considerations such as contiguity, infrastructure extension, fiscal impacts, housing diversity, compatibility with adjacent jurisdictions, and special-circumstance flexibility. He emphasized that annexations would continue to be property-owner-initiated. Mr. Walker said some upcoming tasks are creating templates for annexation reports, fiscal impact analyses, annual monitoring, and updates to intergovernmental agreements.

6. Special Appeal Hearing - July 23, 2026

Appeals of the Administrative Decision for Corporate Ridge Filing No. 1 Lot 4

Daniel Sexton, Planning Manager, described the forthcoming appeals regarding an administrative approval for a data-center development plan modification at 1565 High Tech Way. He explained the administrative approval was issued on June 11, and five appeals were filed, one including three primary appellants and 26 co-appellants. The project

previously held two neighborhood meetings with roughly 400 and 600 attendees, about 1,000 public comments were received during administrative review, and many more after the decision.

Mr. Sexton described planned hearing procedures, where appellants and applicants will have 60 minutes for their presentations, public comment will be in-person only, with a 2-minute speaking limit per person and a total of 3 hours per side, support and opposition. He said the hearing is estimated to take about 8-10 hours.

Mr. Sexton said the hearing will be held at the ENT Center for the Arts due to expected attendance and there will be security checkpoints at the venue.

Trevor Gloss, City Attorney's Office, clarified the difference between administrative criteria and appeal criteria, emphasizing that the Commission's role was to assess whether the administrative decision was in error, not to re-review the entire original development plan.

6.A.

Appeals of the administrative decision approving the Development Plan Modification application for Corporate Ridge Filing No. 1 Lot 4, establishing a data center use in the existing industrial building and site improvements on the approximate 21.96-acre site, BP (Business Park) zoned, located at 1565 High Tech Way. (Quasi-Judicial).

Council District 1

Related Files: DEPN-26-0039, APPL-26-0003, APPL-26-0004, APPL-26-0005, APPL-26-0006, and APPL-26-0007.

Presenter:

Daniel Sexton, LUR/DRE Planning Manager, Planning Department
Kevin Walker, Planning Director, Planning Department

Attachments: [Staff Report CPC Special Appeal Hearing Project Taurus FINAL](#)

[Attachment 1 - Appeal Application](#)

[Attachment 2 - Appeal Application](#)

[Attachment 3 - Appeal Application](#)

[Attachment 4 - Appeal Application](#)

[Attachment 5 - Appeal Application](#)

[Attachment 6 - Ordinance No. 4312 \(1971\)](#)

[Attachment 7 - Public Comments 7192026](#)

[Attachment 8 - Geologic Hazard Report](#)

[Attachment 9 - CGS Response Letter](#)

[Attachment 10 - Rapid Response Certificate](#)

[Attachment 11 - Project Statement](#)

[Attachment 12 - Approval Letter](#)

[Attachment 13 - Approved Development Plan](#)

[Attachment 14 - DLAA Acoustical Design and Impact Report](#)

[Attachment 15 – HEI Memo \(Noise\)](#)

[Attachment 16 - Development Agreement](#)

[Attachment 17 - Sound Monitoring Plan](#)

[AdministrativeDecisionAnalysisMemo](#)

[7.5.516 MODIFICATION OF APPROVED APPLICATIONS](#)

[7.5.415 APPEALS](#)

7. Adjourn