

City of Colorado Springs

City Planning Commission

Meeting Minutes – Excerpt

Wednesday, September 11, 2025

8.B. ANEX-23-0027

PTAA Addition No. 1 Annexation consisting of 14.12 acres located southeast of the Stetson Hills Boulevard and North Marksheffel Road intersection.

Gabe Sevigny, Planning Supervisor, presented the PTAA Charter School Addition No. 1 located southeast of the Stetson Hills Boulevard and North Marksheffel Road intersection. The zone establishment is a Mixed-Use Medium Scale with Airport Overlay. Any future plans will need to be reviewed by the Airport. Standard public notice was sent out and no comments were received, however, just before Planning Commission, one email was received with concerns over traffic. Agency review was completed, all agencies are in support of this plan. Staff finds the application meeting criteria.

Applicant Presentation

Nina Ruiz, Executive Consultant with Vertex Consulting, gave the PTAA Annexation presentation. The 14-acre property is located in a county enclave. This will be a STEAM Charter Academy for grades 6-12 with approximately 800 students. Colorado Springs Fire Department will be the responding agency for emergencies. The school will add jobs beyond the construction timeline. This will have a positive impact and net-zero impact on the City budget. All utilities will be extended into the property with no concerns. CSU identified a 50-foot easement that will be required for a water line. It is compatible with adjacent properties. A traffic study was done, and a right-out only access will be used on Marksheffel with a stop-controlled intersection. The first school parking lot is 1,300 feet away from the public road.

Commissioners' Comments

Commissioner Rickett asked if the right-out from Marksheffel was also a right-in. Ms. Ruiz said it will be an exit only, right-out. There were discussions with City Traffic about the exit and it was identified that having both would not be a safe situation.

Ms. Ruiz said Marksheffel Road is being extended and is currently rated as an F. Once the work is completed it will have a C level rating. Some of the criteria for the application are public interest, health, safety, convenience and welfare. The school will serve the growing population for the area. It will serve as a community gathering place, STEAM education and future skilled workforce. The geologic hazard report was approved, and the drainage report indicates no impact.

Commissioner Robbins asked if Marksheffel has two lanes going north and south. Ms. Ruiz said currently it is only one lane, however, construction for two is in effect. It will be finished by the time the school will be under construction. Commissioner Robbins asked if there are any future plans for Stetson Hills to be extended up to Huber Road. She said once the adjacent development is put into production, it is anticipated that Stetson Hills will be extended further east but has not been designed yet.

Commissioner Briggs said there is already a PTAA school and asked if that school would adjust grade levels. Ms. Ruiz said the current school would adjust to Pre-K through 5th grade and the new PTAA school would be 6th through 8th grades.

Commissioner Hensler asked if Planning Commission will see a development plan in the future. Mr. Seigny said the development plan is administrative and will not go to City Planning Commission. He said after speaking with Traffic, the improvements to Stetson Hills would be 10 to 15 years out.

Public Comment

None

Motion by Commissioner Rickett, seconded by Commissioner Robbins, to recommend approval to City Council the annexation of 14.12 acres as the PTAA Addition No. 1 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Section 7.5.701.

The motion passed by a vote of 9-0.

Aye: 9 - Commissioner Briggs, Vice Chair Foos, Commissioner Hensler, Commissioner Cecil, Commissioner Rickett, Chair Slattery, Commissioner Robbins, Commissioner Sipilovic and Commissioner Casey.

8.C. ZONE-24-0006

The establishment of MX-M/AP-O (Mixed-Use Medium Scale with Airport Overlay) zone district in association with the PTAA Addition No. 1 Annexation consisting of 14.12 acres located southeast of the Stetson Hills Boulevard and North Marksheffel Road intersection.

Motion by Commissioner Rickett, seconded by Commissioner Robbins, to recommend approval to City Council the zone establishment of 14.12 acres as MX-M/AP-O (Mixed-Use Medium Scale with Airport Overlay) based upon the findings that the request complies with the criteria for zoning establishment as set forth in City Code Section 7.5.704.

The motion passed by a vote of 9-0.

Aye: 9 - Commissioner Briggs, Vice Chair Foos, Commissioner Hensler, Commissioner Cecil, Commissioner Rickett, Chair Slattery, Commissioner Robbins, Commissioner Sipilovic and Commissioner Casey.

8.D. LUPL-24-0005

Establishment of the PTAA Charter School Land Use Plan for a proposed School, Elementary or Secondary, consisting of 14.12 acres located southeast of the Stetson Hills Boulevard and North Marksheffel Road intersection.

Motion by Commissioner Rickett, seconded by Commissioner Robbins, to recommend approval to City Council the PTAA Charter School 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 7.5.514.

The motion passed by a vote of 9-0.

Aye: 9 - Commissioner Briggs, Vice Chair Foos, Commissioner Hensler, Commissioner Cecil, Commissioner Rickett, Chair Slattery, Commissioner Robbins, Commissioner Sipilovic and Commissioner Casey.