



POLARIS POINTE SOUTH FIL NO 4 (FORD AMPHITHEATER)

Planning Commission January 14, 2026

Staff Report by Case Planner: Austin Cooper



Quick Facts

Applicant

N.E.S. Inc.

Property Owner & Developer

NotesS CS | DST

Address / Location

13045 Spectrum Sun View

TSN(s)

6207302001

Zoning and Overlays

Current: PDZ/HR-O/AF-O

(Planned Development Zone

District with Highrise and United

States Air Force Academy

Overlays)

Site Area

18.03 acres

Current Land Use

Stadium or Auditorium

(Amphitheater)

Applicable Code

UDC

Council District

2

Project Summary

The Polaris Pointe South Filing No. 4 (Ford Amphitheater) Development Plan Major Modification proposal is to remove 58 unconstructed parking spaces from the established parking plan of the Ford Amphitheater located south of Spectrum Loop. Following a year-long evaluation of parking demand and event attendance, the applicant determined that 58 parking spaces are unnecessary.

File Number	Application Type	Decision Type
PDZD-25-0030	Development Plan Major Modification	Quasi-Judicial

Background

Prior Land-Use History and Applicable Actions

Action	Name	Date
Annexation	Northgate Annexation Plat No. 4	August 27, 1985
Subdivision	Polaris Pointe South Fil No 4	May 17, 2023
Master Plan	Northgate Master Plan	January 22, 2020
Prior Enforcement Action	Text	Date

Site History

On November 9, 2022, City staff presented a by-right Development Plan to the City Planning Commission to allow for an 8,000-seat outdoor entertainment amphitheater in response to substantial public engagement, including both support and opposition. In addition to the Development Plan application, there were two non-use variances submitted to allow for off-site and on-site parking reductions to support the project. The applications were approved via a split vote at City Planning Commission which was subsequently appealed and brought before City Council. The appeal was denied by City Council on January 10, 2023, by a vote of 8-1. A Major Modification to the Development Plan was reviewed and approved unanimously by City Planning Commission on June 12, 2024, regarding the relocation of off-site parking. A note on the approved Development Plan states that any modification to the Parking and Access Plan would require a modification of the Development Plan and will require City Planning Commission approval.

Applicable Code

The subject application was submitted after the implementation date (06/05/2023) of the ReTool project. The subject application was required to be reviewed under the Unified Development Code. All subsequent references within this report that are made to "the Code" and related sections are references to the Unified Development Code.

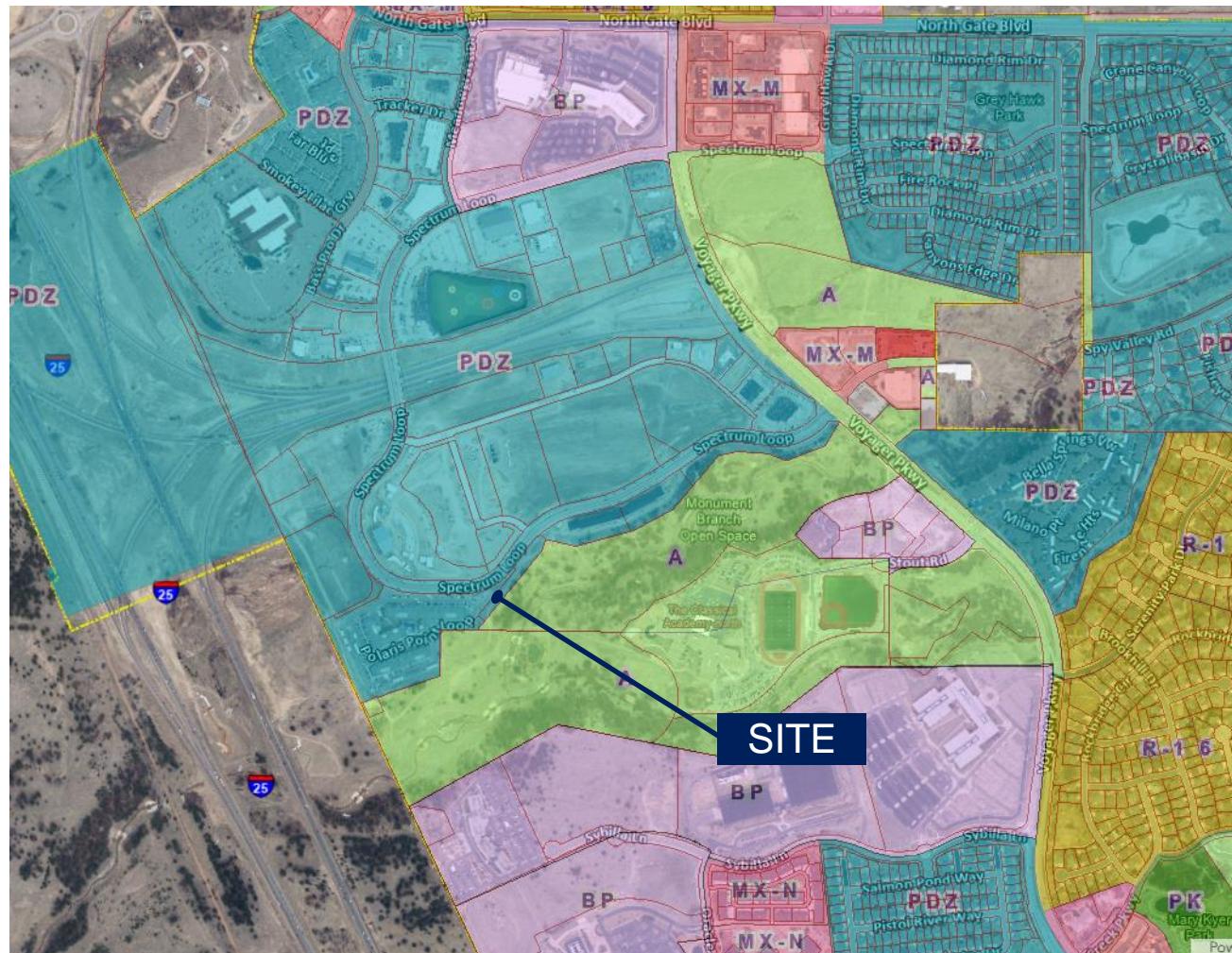
Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	Zoning	Existing Use	Special Conditions
North	PDZ/HR-O/AF-O (Planned Development Zone District with Highrise and United States Air Force Academy Overlays)	Vacant	N/A
West	PDZ/HR-O/AF-O (Planned Development Zone District with Highrise and United States Air Force Academy Overlays)	Entitled Future Commercial Development	N/A

South	PDZ/HR-O/AF-O (Planned Development Zone District with Highrise and United States Air Force Academy Overlays)	Multi-Family Residential	N/A
East	PDZ/HR-O/AF-O (Planned Development Zone District with Highrise and United States Air Force Academy Overlays)	Entitled Future Commercial Development	N/A

Zoning Map



Stakeholder Involvement

Public Notice

Public Notice Occurrences
(Poster / Postcards)

Initial Review/ Prior to City Planning Commission Public Hearing

Postcard Mailing Radius	1,000'
Number of Postcards Mailed	24
Number of Comments Received	0

Public Engagement

No comments were received during the review of this application.

Timeline of Review

Initial Submittal Date	August 28, 2025
Number of Review Cycles	3
Item(s) Ready for Agenda	October 28, 2025

Agency Review

Traffic Impact Study

No comments received. Traffic Engineering did provide the following findings to be presented as part of this staff report.

- 1- The updated Traffic Memorandum stated (with the elimination of Lot 3 58 parking spaces), all of the study area intersections will either experience a decrease or very minor increase of the site-generated traffic volumes.
- 2- All of the study area intersections are projected to operate at acceptable level of service during the peak event hours.
- 3- The elimination of Lot 3 parking spaces will still maintain adequate number of parking spaces for the site.
- 4- The site plan shows no changes to existing access points. All existing access points meet the City Traffic Criteria Manual guidelines.

United States Air Force Academy

No comments received. The noise notice and avigation easement were shown on the development plan.

Parks

Comments were addressed during the review of the application.

SWENT

Comments were addressed during the review of the application.

Colorado Springs Utilities

No comments received.

Development Plan Major Modification

Summary of Application

This application proposes the removal of "Lot 3" which is a parking lot to the south of the Ford Amphitheater intended to provide 58 parking spaces to support the needs of the music venue. The site was designed and approved as part of a separate development plan (PUDD-24-0004) which was administratively approved on September 30, 2024. After

evaluating their parking needs following over a year of venue operation, the applicant concluded that constructing this parking lot is no longer necessary based on operational date. There are no plans for future development of this planned parking area. Although the development plan for the parking lot (PUDD-24-0004) may lapse without further action, the development plan for the amphitheater needed to be amended to capture the affected parking counts and the Parking and Access Plan submitted with the application. A note on said development plan required any amendments to the associated plans (including the Parking and Access Plan) to be approved by City Planning Commission.

Application Review Criteria

[UDC Code Section 7.5.516.D]

In accordance with Chapter 7 Code Section 7.5.516.D, “*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;*

Staff Response: There are no changes being proposed to the site layout, building footprint or building elevations. The parking standards set forth in the approved Development Plan and Parking and Access Plan will continue to be met.

- 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;*

Staff Response: There are no conditions that affect this lot that are proposed to be altered or modified. There is a condition of approval within the approved development plan that requires 70% of the required parking spaces (1,400 of 2,000) to be located within a ½ mile radius of the Venue. With the removal of the 58 spaces, 1,530 will continue to be located within a ½ mile of the venue. A further 1,000 spaces are required to be located within a 2-mile radius of the site with shuttle service to the venue to serve as overflow parking. The venue maintains a 1,164-space lease with Compassion International, which satisfies the overflow parking requirement outlined in the approved Parking and Access Plan.

- c. *Does not create more adverse impacts on surrounding properties than the development approval or permit proposed to be modified; and*

Staff Response: The venue has been in operation since August 6, 2024. Although this parking lot has not been constructed, the maximum usage of the Compassion International overflow lot was 466 stalls, with average usage during a typical large concert being roughly 100-200 spaces.

- 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.*

Staff Response: The proposal aligns with the goals of the Colorado Springs Comprehensive Plan, including those related to transportation efficiency, land use optimization, and economic vitality. The venue in its current state and with the elimination of the parking lot is consistent with the Planned Development Zone District (Northgate PDZ Plan).

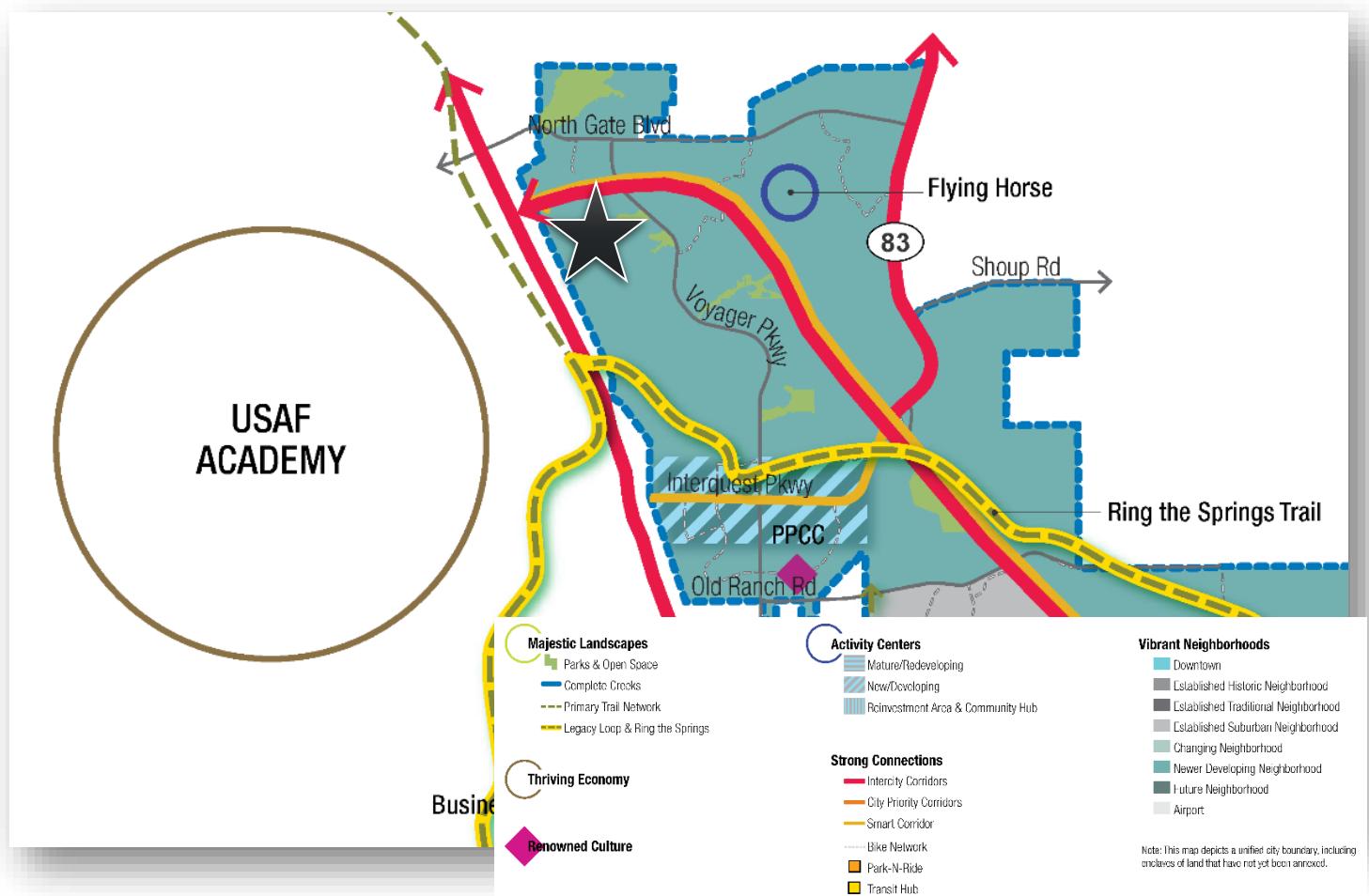
After evaluation of the Major Modification to the Approved Development Plan the application meets the review criteria.

Compliance with Relevant Guiding Plans and Overlays

This development plan amendment is consistent with the Northgate Master Plan, the Polaris Pointe at Northgate PDZ Plan as well as the Polaris Pointe/Copper Ridge Urban Renewal Plan which identifies entertainment venues and parking as proposed uses within the district. The site is within the United States Air Force Academy Overlay (AF-O) and provided the necessary evidence of the avigation easement and noise notice required from the agency.

Compliance with PlanCOS

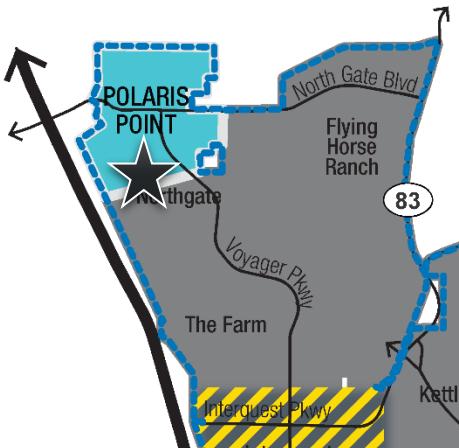
PlanCOS Vision Map



The proposed development plan major modification was evaluated for conformance with the City's current comprehensive plan (herein referred to as "PlanCOS"), adopted in January 2019. According to PlanCOS, the project site is within the Newer Developing Neighborhood Typology. The goal of this neighborhood *"is to ensure the further application of amenities and best practices within these neighborhoods in order to enhance their livability and adaptability as they mature."*

Unique Places

Unique Places is strengthened by reinvestment in magnetic activity centers that are in new and reinvented areas through the city. The 'Unique Places Framework Map' identifies this area as 'Regional Employment and Activity Centers'. Unique Places, Typology 3: Entertainment and Commercial Centers goal is "...to create, redevelop, or reinforce entertainment and large commercial places in a manner that increases their multimodal connectivity, number, quality, and extent of their defining attributes."



Predominant Typology

- Neighborhood Centers
- Community Activity Centers
- Entertainment and Commercial Centers
- Regional Employment and Activity Centers
- Downtown
- Mature/Redeveloping Corridors
- New/Developing Corridors
- Reinvestment Area and Community Hub



Predominant Typology

- Cornerstone Institutions
- Spinoffs and Startups
- The Experience Economy
- Life and Style
- Industry Icons
- Critical Support
- City Boundary
- Interstate 25
- Major Roads

Thriving Economy

Thriving Economy fosters an environment of inclusivity and economic diversity by attracting an innovative and adaptive workforce.

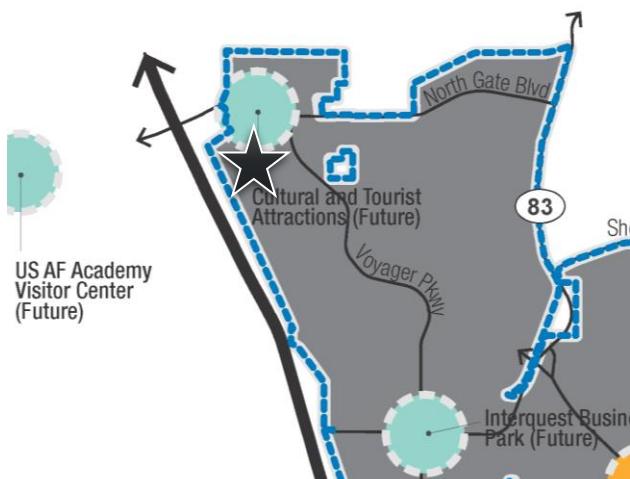
The 'Thriving Economy Framework Map' identifies this area as "Spinoffs and Startups." The goal of Typology 2: Spin Offs and Start Ups is "to become increasingly competitive at business and worker attraction in medium and high- wage jobs by supporting the creation of environments that attract them and allow them to thrive."

Thriving Economy, Typology 3: is what PlanCOS refers to as the 'Experience Economy. This typology fosters an environment of inclusivity and economic diversity by attracting an innovative and adaptive workforce.

GOAL TE-1: Build on our quality of place and existing competitive advantages.

Policy TE-1. A: Preserve and strengthen key economic sectors and strive to grow medium and high-wage jobs in targeted industry clusters.

The area surrounding the Ford Amphitheater supports Goal TE-1 through its concentration of entertainment venues by meeting Policy TE-1. A



Predominant Typology

- Defining Institutions
- Historic Districts
- Creative Districts and Corridors

- Cultural and Tourist Attractions
- Community Assets
- Pop-Up Culture

Renowned Culture

Renowned Culture promotes and embraces arts, culture and education as an essential part of the lives and identity of the city. The 'Renowned Culture Framework Map' identifies this area as a Future 'Cultural and Tourist Attraction'.

The goal of this cultural topology is "to recognize, protect, and enhance the values associated with special places in our community, including those most important to our tourism industry." The area of the amphitheater is identified as a place of "Cultural and Tourist Attractions."

GOAL RC-2: Add to, enhance, and promote Colorado Springs' institutions, attractions, and community assets integral to our local culture and civic pride.

Policy RC-2. B: Promote existing and new arts and cultural hubs, venues, and focal points as elements of activity centers throughout the city.

Strategy RC-2. B-1: Support the approval of development and public facility plans that include public art and creative and performance space as part of activity centers.

Statement of Compliance

PDZD-25-0030 Polaris Pointe South Filing No 4 (Ford Amphitheater) Major Modification

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