



65 CHEYENNE MOUNTAIN BOULEVARD

Planning Commission November 12, 2025

Staff Report by Case Planner: Matthew Ambuul



Quick Facts

Applicant

RDk Design Inc. /Russel Fletcher

Property Owner

Ryan B. and Krista F. McCallister

Developer

RDk Design, Inc.

Address / Location

65 Cheyenne Mountain Blvd

TSN

7436304012

Zoning and Overlays

Current: R-E/WUI-O (Residential Estate with Wildland Urban Interface Overlay)

Site Area

3.16 Acres

Land Use

Dwelling, Single-Family Detached

Applicable Code

UDC

Council District

District #3

Project Summary

Non-Use Variances to UDC Section 7.3.304.C.1.b to allow for a height of 29 feet for a detached garage where 16 feet is required for a roof pitch of less than 6:12, and UDC Section 7.3.304.C.1.a to allow for 3,582 square feet of total garage space where 1,650 square feet is required for a new garage located 65 Cheyenne Mountain Boulevard on a 3.16 acre lot zoned R-E/WUI-O (Residential Estate with Wildland Urban Interface Overlay).

File Number	Application Type	Decision Type
NVAR-25-0005	Non-Use Variance	Quasi-Judicial
NVAR-25-0006	Non-Use Variance	Quasi-Judicial

Background

Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	Reannexation of Southwest Annexation Area	October 27,1980
Subdivision	Pine Tree Subdivision	May 31,1988
Master Plan	N/A	N/A
Prior Enforcement Action	N/A	N/A

Site History

This site became a part of the City of Colorado Springs in 1980 via the Reannexation of Southwest Annexation Area. The original annexation was declared void by a district court judge because the City Council did not hold the proper public hearings and failed to adequately address objections raised by residents. The property was later platted as part of the Pine Tree Subdivision in 1988, establishing this 3.16-acre lot. This single-family residence was built in 1968.

Applicable Code

The subject application(s) were submitted after the implementation date (06/05/2023) of the ReTool project. All subsequent references within this report that are made to “the Code” and related sections are references to the Unified Development Code (UDC).

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	R-E/WUI-O (Residential Estate) w/ Wildland Urban Interface Overlay)	Vacant Land	N/A
West	R-E/WUI-O (Residential Estate w/ Wildland Urban Interface Overlay)	Dwelling, Single-Family detached	A Non-Use Variance approved to allow for five (5) garage doors where only four (4) are permitted.
South	R-E/WUI-O (Residential Estate w/ Wildland Urban Interface Overlay)	Dwelling, Single-Family detached	N/A
East	R-E/WUI-O (Residential Estate w/ Wildland Urban Interface Overlay)	Vacant Land	N/A

Zoning Map



Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	Two (2) times - Prior to Internal Administrative Review/ Prior to City Planning Commission Hearing
Postcard Mailing Radius	1000 feet
Number of Postcards Mailed	60 Postcards
Number of Comments Received	Two (2)

Public Engagement

City Planning received a comment concerning the size and height of the proposed detached structure, and whether the proposed detached structure was approved by the Count Pourtales Association (HOA). The proposed detached structure was reviewed and approved by the HOA on July 16th, 2025 (See attachment 1 – HOA approval letter). The other comment received was a general inquiry about the scope of the project.

Timeline of Review

Initial Submittal Date	June 3, 2025
Number of Review Cycles	Four (4)
Item(s) Ready for Agenda	October 16, 2025

Agency Review

Traffic Impact Study

Traffic reviewed this proposal and had no comments on this application.

Engineering Development Review

All comments addressed. Engineering Development review required a Geologic Hazard Waiver to be completed and submitted to the application file.

Fire

All comments addressed. Fire stated that Class A roofing material will be required for the structure, and all exterior cladding, eaves, and soffits will be made of ignition-resistant materials approved by the fire code official.

Stormwater Enterprise (SWENT)

Stated a Final Drainage Letter will be required for the proposed structure prior to construction. All other comments addressed.

Colorado Springs Utilities

All comments addressed.

Non-Use Variance Application (2)

Summary of Application

The proposed Non-Use Variance Applications (City File No. NVAR-25-0005 and NVAR-25-0006) are to allow for the construction of a new detached structure with 2,688 square feet of garage space in addition to the existing 894 square foot attached garage to the primary residence increasing the total gross square footage of garage space on the property to 3,582 square feet where 1,650 square feet is required and to allow a detached garage height of 29 feet where 16 feet is required for a roof pitch of less than 6:12.

The purpose of the detached structure is to accommodate an RV garage, private indoor basketball court, batting cage, golf simulator, lounge, and above storage. The proposed detached structure design shows an interior wall separating the RV garage from the remainder of the structure (See Attachment 2 – Site Plan). The proposed garage space for the RV garage (802 square feet) and the existing garage space (894 square feet) will only equate to 1,696 total square feet of garage space. The additional garage space is requested as there is vehicle passage into the structure the entire structure is considered as garage space. The additional height is being requested as anything shorter would compromise the intended use of the gym and indoor basketball court.

Application Review Criteria

UDC Section 7.3.304.C.1.a and UDC Section 7.3.304.C.1.b

1. *The application complies with any standards for the use in Part 7.3.3 (Use-Specific Standards).*

Per the standards found in part 7.3.3 of the UDC, detached garage structures are subject to additional square footage and height limitations. Per UDC Section 7.3.304.C.1.a, garages on a lot shall be no larger than 1,650 square feet. Per UDC Section 7.3.304.C.1.b, requires that detached garages shall have a maximum height of sixteen (16) feet with a roof pitch of less than six (6) to twelve (12), or twenty (20) feet otherwise.

City Planning staff finds that with these Non-Use Variance applications use specific criteria do not meet review criteria.

2. The property has extraordinary or exceptional physical conditions that do not generally exist in nearby properties in the same zone district.

The subject property has unique physical conditions due to its large lot size of 3.16 acres, vacant land on two (2) sides of its property boundaries, and tall mature trees scattered throughout the property. This area is comprised of R-E (Residential-Estate) zoned properties where the minimum lot size requirement is 20,000 square feet, however, most of the lots along this street and adjacent streets are much bigger in size, and have similarly large, detached structures to accompany the use of the large lots. As the code allows for a maximum of 1,650 square feet of garage space per lot no matter the size, it doesn't allow for the larger lot sizes to utilize the lot for more garage space, or a one size fits all scenario. Multiple properties in the immediate area have large, detached structures, and multiple properties have had Non-Use Variances approved for additional garage space.

After evaluation of the Non-Use Variance applications, City Planning staff finds that these applications meet the review criteria.

3. That the extraordinary or exceptional physical condition of the property will not allow a reasonable use of the property in its current zone in the absence of relief.

The Applicant has indicated by not granting these Non-Use Variance requests, the property will not be able to be used as intended, and the structure would not be able to function adequately without the increased height of the structure and the additional garage space. As the structure allows for vehicle entry, the entire structure must be counted as garage space, even though it is not the intended use of the entire structure. The structure will be placed well outside any setbacks or easements, and the tall mature trees scattered throughout the property will assist in screening the structure from neighboring properties. The properties unique physical adjacency has vacant lots to the North and East of the property, and the street separates it from the West from other properties, while the neighbors to the South is the only other lot where the property line is shared.

After evaluation of these Non-Use Variance applications, City Planning staff finds that these applications, while granting additional building allowances beyond code requirements, the Applicant's proposed building has been placed and designed to blend into the large lot, thus, meets the review criteria.

4. That the granting of the Non-Use Variance will not have an adverse impact upon surrounding properties.

The granting of these Non-Use Variances will not be detrimental to public health, safety, or the welfare of the community. Adjacent properties will still maintain their privacy and residential use as the detached structure will be placed well outside the setbacks and will have natural screening from the large lot size and trees. With the large size of the property, the lot coverage will be 9.5% where the maximum lot coverage for the R-E (Residential-Estate) zone district is 30%. All other dimensional standards for the development of the detached garage will be met. The Applicant has sited the structure to mitigate any off-site impacts, and results in little, if any, impacts on neighboring properties.

After evaluation of the Non-Use Variance applications, City Planning finds that these applications meet the review criteria.

Compliance with Development Standards

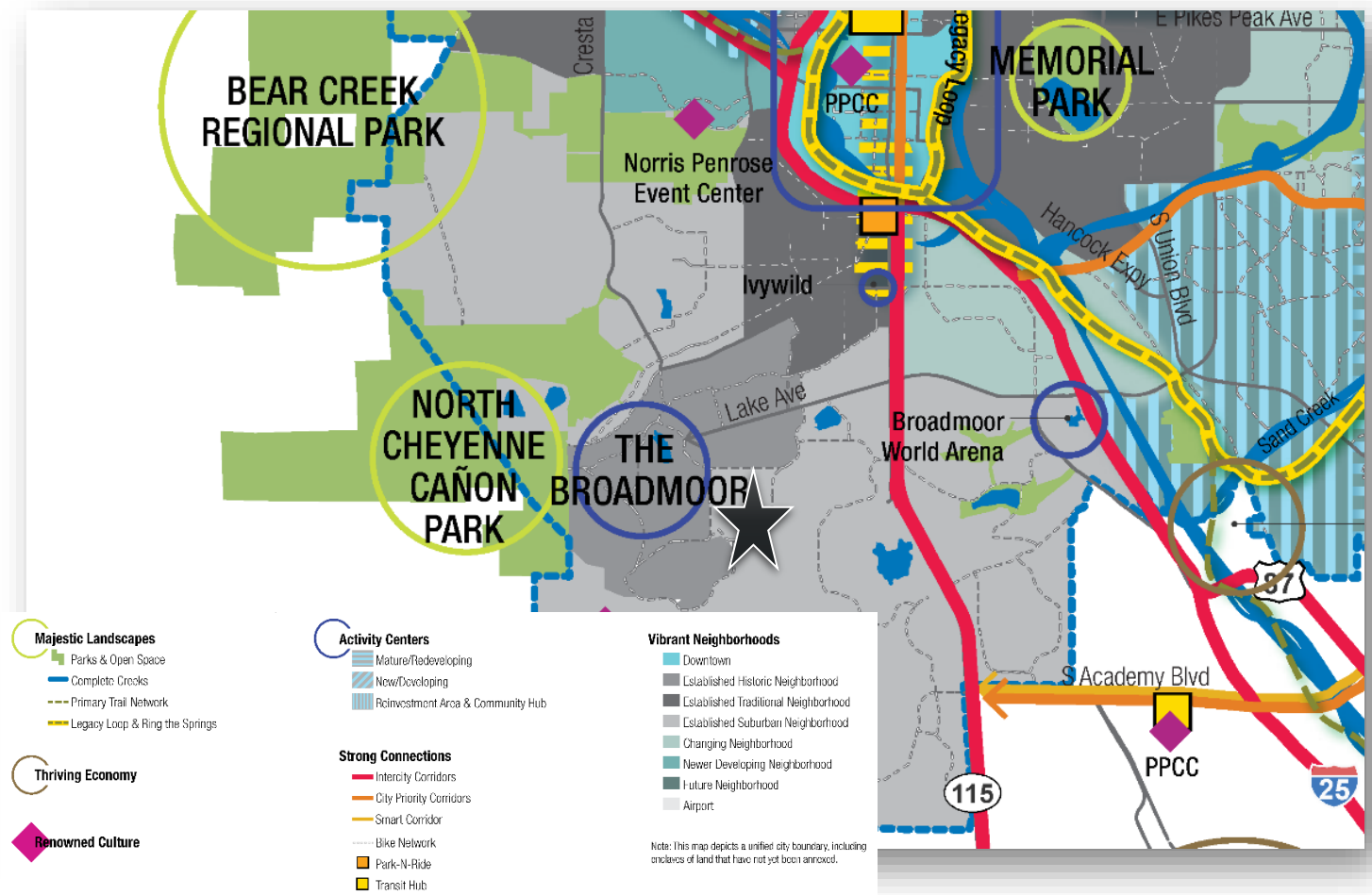
Development Standard	Required	Proposed
Gross Garage Square Footage	1,650 sq. ft.	3,582 sq. ft.
Accessory Structure Height	16-feet	29-feet
Accessory Structure Side Setback	5-feet	99-feet, 6.5 inches
Accessory Structure Rear Setback	5-feet	152-feet, 1.5 inches
Lot Coverage	30%	9.5%

Compliance with Relevant Guiding Plans and Overlays

Wildland Urban Interface Overlay (WUI-O)

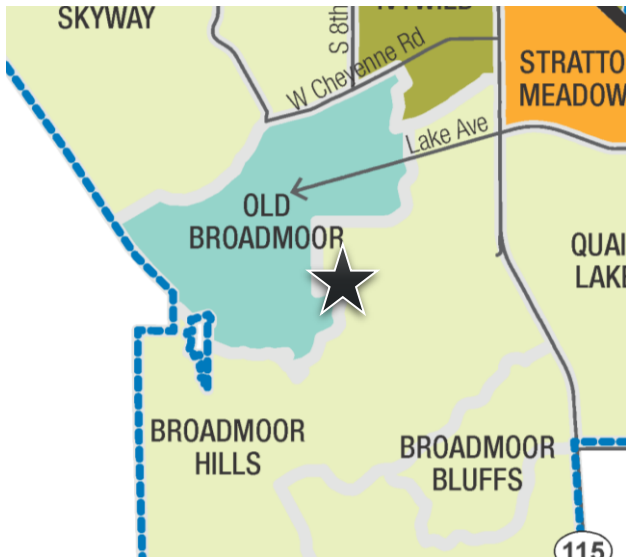
The detached structure will comply with this overlay by providing Class A roofing material, and all exterior cladding, eaves, and soffits will be made of ignition-resistant materials approved by the fire code official.

PlanCOS Vision



Staff evaluated the proposed application for conformance with the City's current comprehensive plan (herein referred to as "PlanCOS"), adopted in January 2019. According to the PlanCOS, the project site is identified as being within a "Established Suburban Neighborhood". Established Neighborhoods are predominantly built out and have been for at least a few decades. Relative to other neighborhoods, they are stable and do not anticipate high levels of land use changes. However, most Established Neighborhoods within the city should expect some degree of infill and redevelopment.

Suburban Neighborhoods are defined as a subcategory to Established Neighborhoods in PlanCOS, and include those that developed with a suburban pattern, including curvilinear streets with cul-de-sacs. These neighborhoods have matured to the point where they are not actively being developed and no longer have actively managed privately initiated master plans and ordinarily do not yet have publicly initiated master plans. These neighborhoods have a high value in maintaining the privacy of homes and safe streets for families. New development should focus on safe connections into and within these neighborhoods.



Predominant Typology

Downtown	Established Traditional Neighborhood
Newer Developing Neighborhood	Established Suburban Neighborhood
Changing Neighborhood	Airport
Established Historic Neighborhood	Future Neighborhood

Vibrant Neighborhoods

The property is located within the Broadmoor Hills Neighborhood which is classified as an established suburban neighborhood typology. Under the Vibrant Neighborhoods chapter this proposal meets the following strategy:

Strategy VN-3.E-3: Through a combination of Zoning Code changes and development review decisions, encourage and support flexible site and building designs and residential densities that are adaptable to the specific site.

Statement of Compliance

NVAR-25-0005

After evaluation of the Non-Use variance request, the application meets the review criteria with the following condition:

- a. A Final Drainage Letter must be submitted and approved by the Stormwater Enterprise prior to Building Permit issuance.

NVAR-25-0006

After evaluation of the Non-Use variance request, the application meets the review criteria with the following condition:

- a. A Final Drainage Letter must be submitted and approved by the Stormwater Enterprise prior to Building Permit issuance.