



Meeting Minutes - Draft City Planning Commission Work Session

Thursday, May 7, 2026

9:00 AM

30 S. Nevada Ave., Suite 102

1. Call to Order and Roll Call

2. Changes to Agenda/Postponements

3. Communications

Nadine Hensler - Planning Commission Chair

Chair Hensler highlighted the productive recent joint meeting with City Council and ongoing work with Kevin Walker, Planning Director, and Daniel Sexton, Planning Manager, on rules, procedures, and the nominations process. Mr. Walker said more than 30 applications are being reviewed by Council liaisons. Chair Hensler suggested postponing the annual meeting to late summer due to transitions. Trevor Gloss, City Attorney's Office, confirmed rescheduling does not require a formal vote.

Chair Hensler requested a volunteer for the UDC Scrub Committee, Commissioner Engel may participate if possible. Chair Hensler will temporarily retain her seat on the Downtown Review Board, and Commissioner Slattery will continue serving on Annex COS through its conclusion.

Kevin Walker - Planning Director

Mr. Walker said the data center development plan may require a special meeting and alternate venue due to expected public interest. He indicated the meeting will likely occur mid to late Jun or early July. He also noted Annex COS is nearing its final stage, with a July Commission hearing anticipated.

Mr. Gloss said Caitlin Moldenhauer will be representing the City Attorney's Office during the May 13th meeting.

4. Approval of Minutes

- 4.A. [CPC 2732](#) Minutes for the April 8, 2026, City Planning Commission meeting.

Presenter:

Nadine Hensler, City Planning Commission Chair

Attachments: [CPC Minutes 4.8.26 Draft](#)

5. Consent Calendar

Austin Bluffs Pump Station - Zone Map Amendment

- 5.A. [ZONE-26-0004](#) A Zone Map Amendment (Rezone) consisting of 5.24 acres located at 4625 Stanton Road from R-E/PF/HS-O (Single-Family - Estate and Public Facilities with Hillside Overlay) and PF/PDZ/HS-O (Public Facilities and Planned Development Zone with Hillside Overlay) to PF/HS-O (Public Facilities with Hillside Overlay).
(Quasi-Judicial)

Related Files: N/A

Located in Council District 1

Presenter:

Allison Stocker, Senior Planner, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments: [ZONE-26-0004 Staff Report](#)
[Attachment 1 Zone Map](#)
[Attachment 2 Legal Description](#)
[Attachment 3 Land Use Statement](#)
[Attachment 4 Development Plan](#)
[Attachment 5 Subdivision Plat](#)
[Attachment 6 Geohazard Report](#)
[Attachment 7 Drainage Variance](#)
[Attachment 8 Project Statement](#)
[ZONE-26-0004 CPC Presentation v3](#)

Allison Stocker, Senior Planner, explained that the 5.24-acre site at 4625 Stanton Road requires a rezone to correct a long-standing split-zone condition. The parcel contains an aging water tank that the city intends to replace. No community or agency objections were received. Commissioners briefly discussed the importance of proper coordination during future design to avoid issues seen with past water-storage projects.

6. Items Called Off Consent Calendar

7. Unfinished Business

8. New Business

Colorado Chronic Retail Marijuana Cultivation

- 8.A. [CUDP-25-00](#)
[09](#) Conditional Use to allow the Retail Marijuana Cultivation Facility land use in the MX-M (Mixed-Use Medium Scale) zone district located at 2926 Wood Avenue.
(Quasi-Judicial)

Presenter:

William Gray, Senior Planner, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: [Staff Report](#)

[Attachment 1-Vicinity Map](#)

[Attachment 2-Zoning Map](#)

[Attachment 3-Public Comment](#)

[Attachment 4-Aerial View](#)

[Attachment 5-Plan View](#)

[Attachment 6-Context Map](#)

[Attachment 7-Conditional Use Statement](#)

[Attachment 8-Land Use Statement](#)

[Attachment 9-Floor Plan](#)

William Gray, Senior Planner, reported that Colorado Chronic, operating a medical-marijuana grow since 2012 at 2926 Wood Avenue, seeks permission to cultivate retail marijuana without expanding its footprint, plant count, or staffing. The only physical issue is an existing parking-lot encroachment into the right-of-way, which must be corrected or permitted. Public comments raised concerns about odor, lighting, and neighborhood compatibility. Commissioners clarified that the use involves cultivation, not retail sales, and that the approval would apply only to the applicant's leased unit.

Briargate / Voyager

- 8.B. [ZONE-25-00](#)
[23](#) A Zone Map Amendment (Rezone) for 7.93 acres located at 1625 Springcrest Road from BP/cr/HR/AF-O (Business Park with Conditions of Record, High-Rise Overlay, and the United States Air Force Academy Overlay) to MX-M/AF-O (Mixed-Use Medium Scale

with the United States Air Force Academy Overlay).
(Quasi-Judicial)

Located in Council District 2

Presenter:

Allison Stocker, Senior Planner, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: [Staff Report v2](#)

[Attachment A Briargate Master Plan](#)

[Attachment B Ordinance 99-139](#)

[Attachment C CPC DP 99-125](#)

[Attachment D Public Comments](#)

[Attachment E Public Comment Response Letters](#)

[Attachment F Traffic Impact Study](#)

[Attachment G Land Use Plan](#)

[Attachment H USAFA Avigation Easement](#)

[Attachment I CDOT Final Review Comments](#)

[Attachment J Project Statement](#)

[Attachment K Public Notice Affidavits](#)

[Attachment L Owner Authorization Form](#)

[Attachment M Mineral Estate Form](#)

[Attachment N BBCOA Letter of Support](#)

[Attachment O Neighborhood Meeting Sign In Sheet](#)

[Attachment P Briargate MP Signed Resolution No. 43-22](#)

[Exhibit A Legal Description](#)

[Exhibit B Zone Map](#)

[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

[Briargate Voyager CPC Presentation v2](#)

Ms. Stocker presented a request to rezone 7.93 acres at 1625 Springcrest Road to MX-M with an associated land use plan envisioning 236 units. She noted compatibility with nearby commercial development, but significant neighborhood concerns to the north, including traffic, school safety, and intensity of use. The housing is market-rate. The project has generated high public engagement, including a well-attended neighborhood meeting and extensive correspondence. Required improvements include turn-lane restriping, right-of-way dedication for sidewalks, coordination with CDOT, and construction of the Skyline Regional Trail segment.

Commissioners requested timely receipt of any organized public

presentations, with a 24-hour minimum deadline for slide submissions.

- 8.C. [LUPL-25-001](#)
[0](#) Establishment of the Briargate/Voyager Multi-Family Land Use Plan for proposed multi-family residential consisting of 7.93 acres located at 1625 Springcrest Road.
(Quasi-Judicial)

Located in Council District 2

Presenter:

Allison Stocker, Senior Planner, Planning Department

Kevin Walker, Planning Director, Planning Department

Attachments: [7.5.514 LAND USE PLAN](#)

9. Presentations

10. Elections

- 10.A. [CPC 2733](#) Appointment of Planning Commission Vice Chair

Presenter:

Kevin Walker, Planning Director, City Planning Department

Mr. Gloss suggested moving this item earlier in the agenda.

11. Executive Session

12. Adjourn