



COLORADO SPRINGS RECOVERY CENTER

Planning Commission November 12, 2025

Staff Report by Case Planner: Austin Cooper



Quick Facts

Applicant

Aspen BHC, LLC

Property Owner

LOF2 COSP LLC

Address / Location

1855 Aeroplaza Drive

TSN

6425004024

Zoning and Overlays

Current: MX-M/AP-O (Mixed-Use Medium Scale with Airport Overlay)

Site Area

3.11 acres

Proposed Land Use

Human Services Establishment, Large

Applicable Code

UDC (Unified Development Code)

City Council District

District #4

Project Summary

A Development Plan Major Modification to the Colorado Springs Recovery Center project located at 1855 Aeroplaza Drive consisting of 3.11 acres and zoned MX-M/AP-O (Mixed-Use Medium Scale with Airport Overlay). The site was previously used as a hotel and is proposed to be redeveloped as a Human Services Establishment, Large to allow a Drug and Alcohol Treatment Facility. This facility would accommodate up to 130 residents under the care of licensed medical professionals. (Attachment 1 – Project Statement)

Per UDC Section 7.5.515.E.1, City Planning has referred final action on this application to the City's Planning Commission for final decision-making.

File Number	Application Type	Decision Type
DEPN-25-0083	Development Plan Major Modification	Quasi-Judicial

Background

Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	Pikes Peak Park Addition #10	April 1, 1971
Subdivision	Holiday Inn/Aeroplaza Plat	August 17, 2000
Master Plan	Gateway Park	Last Amended in 1996
Prior Enforcement Action	Not applicable	

Site History

This site was originally developed in 2000 as a Holiday Inn Hotel under application AR DP 00-00181 and was established as a platted lot concurrently with the development plan. The recently submitted application to modify the approved development plan is the only entitlement application affecting the site since the development plan was approved in 2000.

Applicable Code

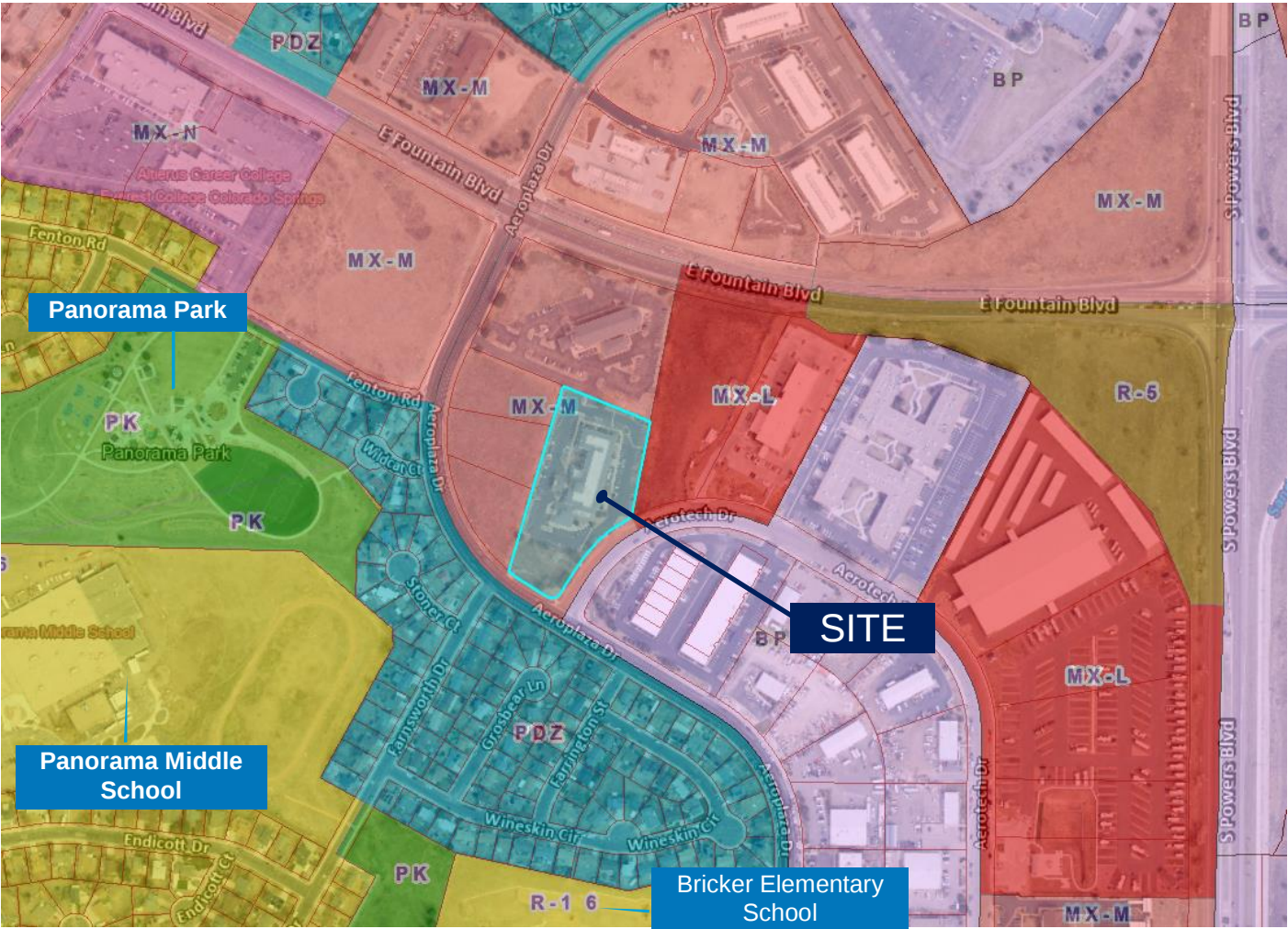
The subject application was submitted after the implementation date (06/05/2023) of the ReTool project, and as such, the application was reviewed under the Unified Development Code. All subsequent references within this report that are made to the “Code” and related sections are references to the Unified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

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	MX-M/AP-O (Mixed-Use Medium Scale with Airport Overlay)	Hotel	
West	MX-M/AP-O (Mixed-Use Medium Scale with Airport Overlay)	Vacant	
South	PDZ/AP-O (Planned Development Zone District with Airport Overlay)	Single-Family Residential	
East	MX-L/AP-O (Mixed-Use Large Scale with Airport Overlay)	Hotel	
	BP/AP-O (Business Park with Airport Overlay)	Multi-Tenant Commercial/Industrial	

Zoning Map



Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	Initial Review / Prior to Neighborhood Meeting / Prior to Planning Commission
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	148
Number of Comments Received	42

Public Engagement

Due to the high volume of comments received during the initial review comment period, a neighborhood meeting was held on August 25, 2025. Comments received from the initial public notice period and the neighborhood meeting centered around the proximity to nearby schools, Panorama Park, the safety of residents, and compliance with the most recent

Timeline of Review

Initial Submittal Date	June 18, 2025
Number of Review Cycles	3
Item(s) Ready for Agenda	October 16, 2025

Agency Review

Traffic Impact Study

No comments received.

Harrison School District 2

No comments received.

Parks

Parks reviewed this application. All comments were addressed during the review of this project.

Stormwater Enterprise (SWENT)

SWENT reviewed this application. All comments were addressed during the review of this project.

City Engineering Development Review

City Engineering reviewed this application. All comments were addressed during the review of this project.

Development Plan Major Modification

Summary of Application

The applicant is proposing a Development Plan Major Modification to change the use of the property from a Hotel use to a Human Services Establishment, Large use to accommodate a Drug and Alcohol Treatment Facility on the site. While there are no proposed changes to the site, a Development Plan Major Modification application requires the site to comply with updated landscaping requirements as set forth under UDC Section 7.4.902.A.9. Landscaping requirements will result in additional buffering to the surrounding properties.

Application Review Criteria

UDC Code Section 7.5.516.D

In accordance with UDC Section 7.5.516.D, “A Major Modification may be approved if the applicable decision-making body determines that the request” complies with the criteria listed below.

- a. Complies with the provisions of this UDC and all applicable City regulations;

There are no changes being proposed to the site layout, building footprint or building elevations. Site landscaping is proposed to be improved in accordance with the requirements for a Major Modification application.

- 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;*

There are no conditions that affect this lot that are proposed to be altered or modified. There is a condition of approval for a 46-foot easement along Fountain Boulevard that was listed on the previous development plan, but this lot is not within 46-foot of Fountain Boulevard. There is an additional note on the approved development plan that restricts access to what currently is shown on the plan. Access is not proposed to be changed with this major modification.

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

The approved development plan for this site allows for a Hotel use with 115 rooms while the Development Plan Major Modification proposes a drug and alcohol treatment facility which is categorized as a Human Services Establishment, Large within the UDC. Within the public comment response letter, (Attachment 3 – Response to Public Comments) the Applicant outlines many safety measures that would ensure that this application would not cause more adverse impacts to the surrounding property than a hotel could. The facility will be operated and monitored 24/7, have controlled entry points and delayed egress doors. Each resident is also required to go through public record checks and clinical evaluations. The Applicant acknowledged they do not admit registered sex offenders or individuals with substantial violent criminal histories.

- 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.*

The MX-M (Mixed-Use Medium Scale) zone district, which this property is zoned, permits Human Services Establishment, Large as a use allowed by right. The purpose statement for the MX-M (Mixed-Use Medium Scale) zone district, mentions that the intent is to: “..promote the adaptive reuse or redevelopment of single-use commercial centers that are vacant or underused.”

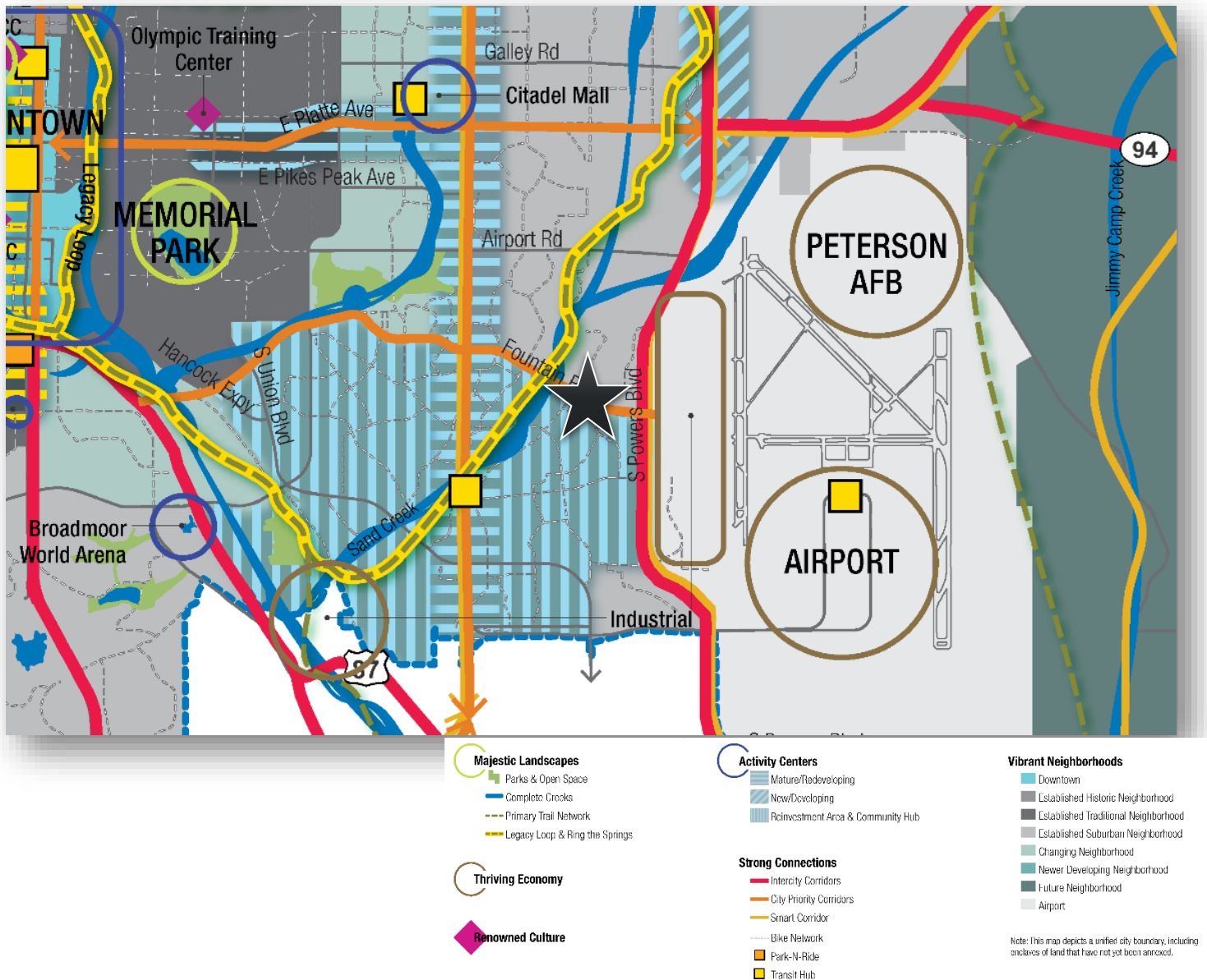
After evaluation of the proposed Development Plan Major Modification request, the application meets the review criteria. Per UDC Section 7.5.515.E.1, City Planning has referred final action on this application to the City's Planning Commission for final decision-making based on public comments received.

Compliance with Relevant Guiding Plans and Overlays

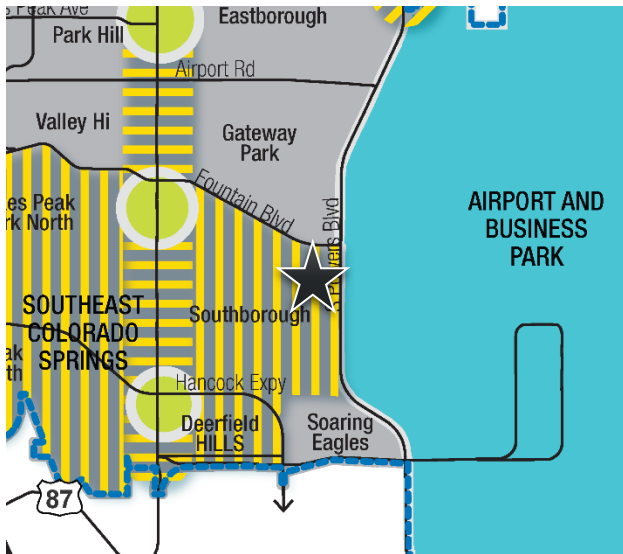
This property is within the Gateway Park Master Plan which is considered implemented and would therefore not require a master plan amendment for this change of use. This parcel is also within the AP-O (Airport Overlay). Airport staff asked for and received verification that the land has an aviation easement recorded with the property on the recorded plat.

Compliance with PlanCOS

PlanCOS Vision Map



The proposed Development Plan Major Modification application 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 Changing Neighborhoods Typology. The goal of this neighborhood *"is to retrofit, reinvent, and introduce new features to enhance the identity, quality, affordability, and attractiveness of these neighborhoods."* A goal of this neighborhood typology is for City Planning to emphasize, "implementing strategies necessary to support, incentivize, or adapt to change resulting from market forces, redevelopment, or disinvestment.



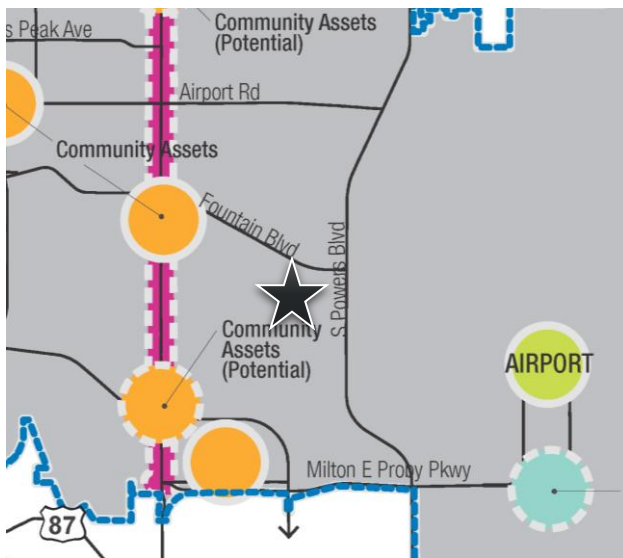
Predominant Typology



Unique Places

This project fulfills the requirements of unique places using several policies and strategies outlined in PlanCOS:

- Policy UP-2.A: Support infill and land use investment throughout the mature and developed areas of the city.
- Strategy UP-2.A-4: Actively support ongoing and potential infill projects, employ problem-solving approaches and continue to implement process improvements in support of infill and redevelopment.



Predominant Typology



Renowned Culture

This project meets the Renowned Culture chapter of PlanCOS by addressing strategy RC-5.A-3: *Support plans for facilities that proactively and holistically address the mental health needs of our community, and that are reasonably and appropriately integrated with surrounding land uses.*

Statement of Compliance

DEPN-25-0083

After evaluation of the Colorado Springs Recovery Center Major Modification of a Development Plan, the application meets the review criteria.