



COLORADO SPRINGS RECOVERY CENTER

CITY PLANNING COMMISSION
FORMAL MEETING – NOVEMBER 12, 2025



COLORADO SPRINGS RECOVERY CENTER

QUICK FACTS

Address:

8155 Aeroplaza Drive

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

APPLICATIONS

Development Plan Major Modification

VICINITY MAP



TIMELINE OF REVIEW

Initial Submittal Date

June 18, 2025

Number of Review Cycles

3

Item(s) Ready for Agenda

October 16, 2025

STAKEHOLDER INVOLVEMENT

PUBLIC NOTICE

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

PUBLIC ENGAGEMENT

- Neighborhood Meeting was held on August 25, 2025
- Comments were centered around the safety of residents, proximity to nearby schools and Panorama Park, and compliance with the most recent draft of the Southeast Strong Neighborhood Plan

AGENCY REVIEW

Traffic Engineering

No comments received during review.

SWENT

Comments addressed during review.

School District 2

No comments received during review.

Planning Landscape

Comments addressed during review.

Parks

No comments received during review.

Airport

Comments addressed during review.

PlanCOS COMPLIANCE

PlanCOS MAP IMAGE

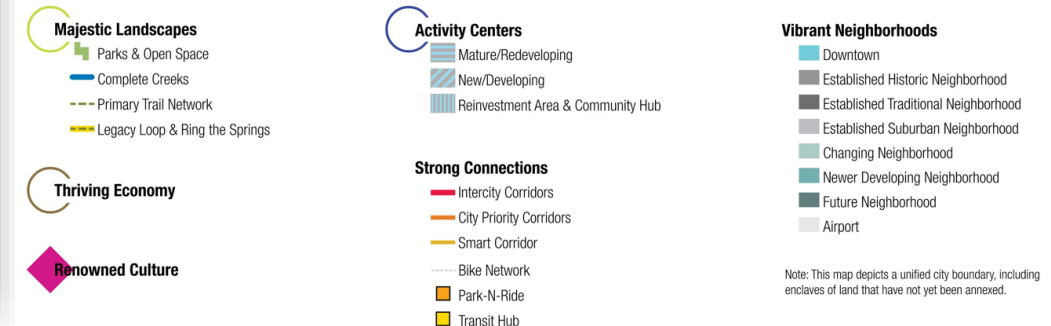


PlanCOS Compliance

This project complies with the applicable visions, Big Ideas, and strategies of PlanCOS.



SITE LOCATION



APPLICATION REVIEW CRITERIA

7.5.516.D Development Plan Major Modification

Criteria for Approval

- a) Complies with the provisions of this UDC and all applicable City regulations;
- 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;
- c) Does not create more adverse impacts on surrounding properties than the development approval or permit proposed to be modified; and
- 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.

Statement of Compliance

DEPN-25-0083

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

PLANNING COMMISSION OR CITY COUNCIL OPTIONAL MOTIONS

Optional Motions

DEPN-25-0083 – Colorado Springs Recovery Center – Major Modification

Motion to Approve

Approve the Colorado Springs Recovery Center – Major Modification of a Development Plan based upon the findings that the request complies with the criteria as set forth in City Code Section 7.5.516.D.

Motion to Deny

Deny the Colorado Springs Recovery Center – Major Modification of a Development Plan based upon the findings that the request does not comply with the criteria as set forth in City Code Section 7.5.516.D.

