



Colorado Springs Temple Appeal

CITY PLANNING COMMISSION

FORMAL MEETING – December 10, 2025



COLORADO SPRINGS TEMPLE APPEAL

QUICK FACTS

Address:

2396 Vento Way

Location:

Describe intersection and key roads

Zoning and Overlays

Current: MX-N/AF-O (Mixed-Use
Neighborhood Scale with United States Air
Force Academy Overlay)

Site Area

18.61 acres

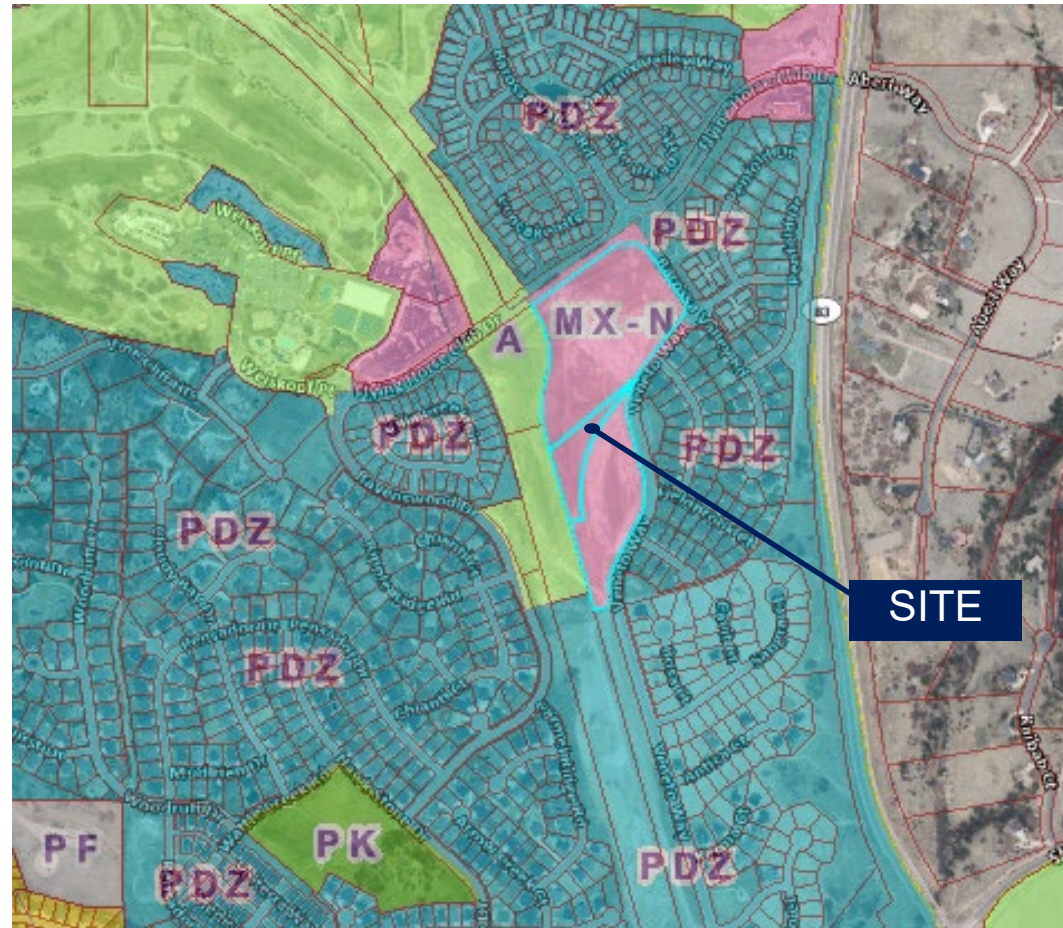
Proposed Land Use

Religious Institution

APPLICATIONS

Appeal of Administrative Decision

VICINITY MAP



COLORADO SPRINGS TEMPLE APPEAL

PROJECT SUMMARY

File #(s):

APPL-25-0008

Project Proposal:

Appeal of an administratively approved development plan

Approval issued by staff on November 6, 2025, granting approval for a religious institution consisting of :

- Temple
- Meeting House
- Maintenance Building
- Pavilion

SITE PLAN

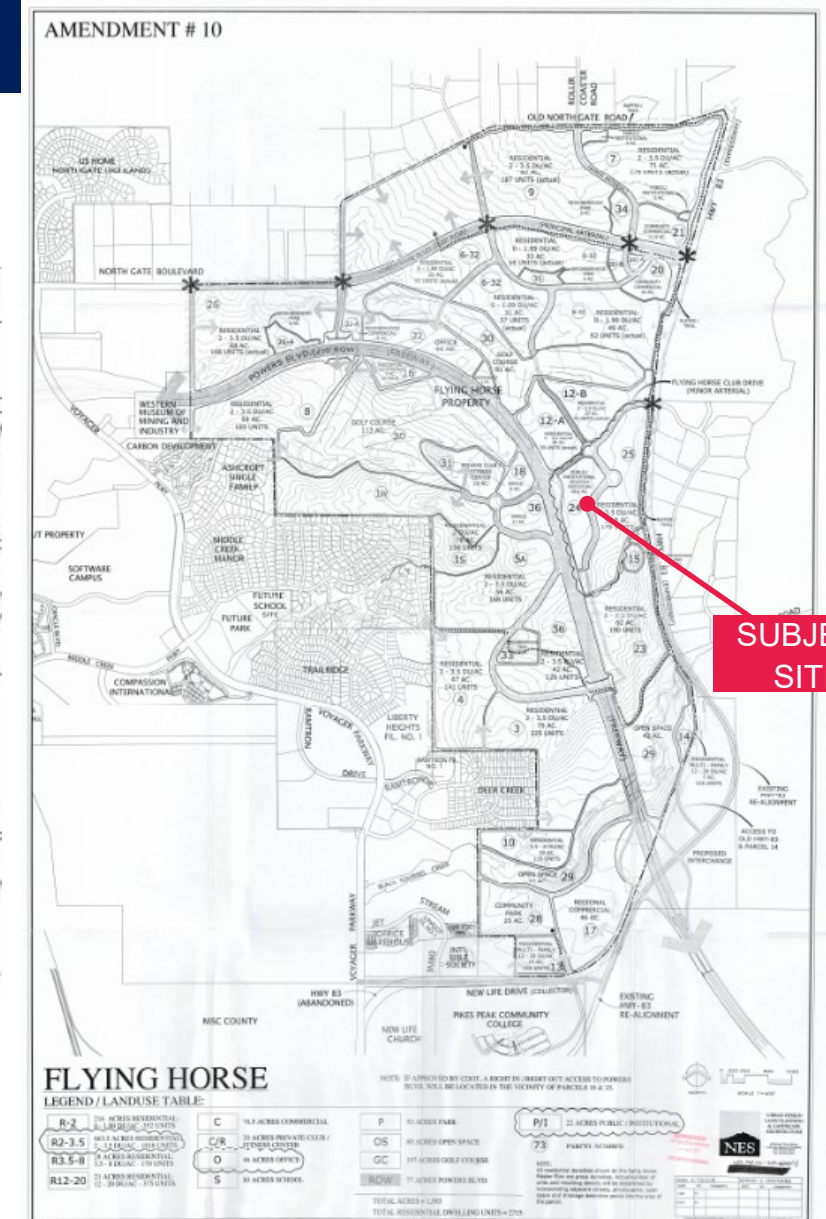


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- The map displays various land use zones in the City of San Jose. A red oval highlights a specific area labeled '25' and 'VILLAGE'. The map includes labels for other zones like 'RESIDENTIAL 0.5 - 0.9 DU/AC', 'OFFICE 30 AC', 'RESIDENTIAL 3.5 - 4.0 DU/AC', 'RESIDENTIAL 2 - 3.5 DU/AC', and 'RESIDENTIAL 0.5 - 0.9 DU/AC'. It also shows 'NEIGHBORHOOD' and 'VILLAGE' labels, and a 'CITY OF SAN JOSE' label.



COLORADO SPRINGS TEMPLE APPEAL

- A portion of the site was rezoned to OC (Office Complex), to reflect the existing OC zoning for the remainder of the property. This zoning allowed religious institutions as a permitted use. Also a permitted use in the MX-N (Mixed-Use Neighborhood Scale) zone district
- Along with the rezoning, the Flying Horse Master Plan was amended to designate 18.61 acres to 'Public/Institutional (Religious Institution)'
- A Concept Plan was also approved in 2012 for the subject property which conceptually illustrated the proposed Religious Institution Campus consisting of a worship area, meeting space and detached accessory structures.



COLORADO SPRINGS TEMPLE APPEAL

- Appellant resides more than 1,000 feet from the subject property. The Appellant provided written comments before the development plan was approved that qualifies as an “Affected Party”.
- Appellant noted that the UDC requires architecture features exceeding height limits in residential zones to be “designed or screened to minimize visibility”
- Appellant also noted that staff approved the development plan without ‘visibility-mitigation conditions’ and that the structure is more than three times the maximum height permitted.
- The Appellant challenges that the City failed to enforce neutral, generally applicable development standards that protect residential character and visual harmony.



COLORADO SPRINGS TEMPLE APPEAL

Per the UDC Section 7.4.203.B: Height Exceptions:

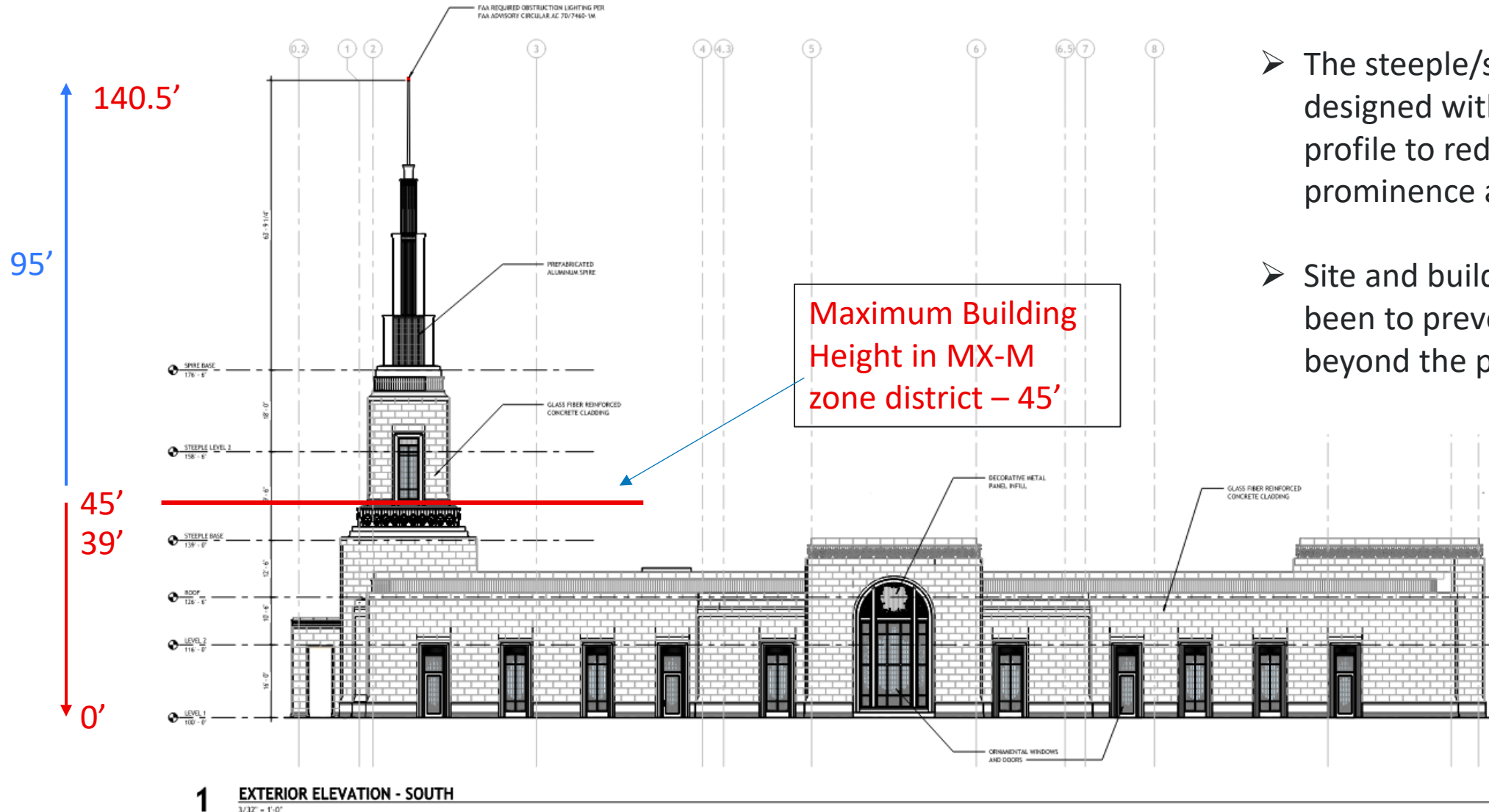
1. *No building or structure or part of a building or structure shall exceed the maximum building height within any zone district as shown in Tables 7.4.2-A through D, unless authorized in Table 7.4.2-F below or elsewhere in this UDC.*
2. *Building features that extend beyond the maximum building height pursuant to Table 7.4.2-F shall be designed or screened to minimize visibility from the R-E, R-1 9, R-1 6, R-2, and R-Flex Low zone districts, and from any portion of a PDZ district developed or designated for attached or detached single-family or two-family dwelling structures. Screening may not extend taller than the permitted exception to the maximum building height.*

Table 7.4.2-F – Authorized Exemptions to Height Requirements

Structure, Feature, or Use	Maximum Height and Conditions
Religious institution spires and towers and satellite dishes	May exceed the maximum height of the applicable zone district, provided the largest horizontal cross-section of the spire or tower does not exceed 5 percent of the footprint of the primary structure from which it rises.

- Exemption to height requirements - the height of the steeple/spire cannot exceed 5 percent of the footprint of the primary structure.
- The proposed temple has a building footprint of approximately 33,374.57 square feet.
- Per UDC, the steeple/spire could theoretically extend up to 1,668 feet, based on the 5% footprint rule, though this is not a practical design scenario.
- The application proposed a steeple/spire of 95 feet (not 140.5 feet as claimed by the Appellant). This is significantly less than what is allowed by the UDC.

COLORADO SPRINGS TEMPLE APPEAL



- The steeple/spire has been designed with a stepped back profile to reduce its visual prominence as it rises.
- Site and building lights have been to prevent light trespass beyond the property line

TIMELINE OF REVIEW

Initial Submittal Date	The initial submittal of this project was made on PADS May 7, 2025.
Administrative Decision	The Development Plan was approved on November 6, 2025.
Number of Review Cycles	Four
Item(s) Ready for Agenda	A complete Appeal application was received on November 10, 2025, and the Appeal was scheduled for Planning Commission per UDC Section 7.5.415

STAKEHOLDER INVOLVEMENT

PUBLIC NOTICE

Public Notice Occurrences (Posters / Postcards)	Poster/Postcard for initial application submittal and both neighborhood meetings; postcards for appeal
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	351 Postcards
Number of Comments Received	Approximately 82 Comments Received

PUBLIC ENGAGEMENT

- Two neighborhood meetings were conducted for this project at two locations. May 15, 2025, and August 21, 2025.
- Public comments were received throughout the process of the development plan application: 27 in opposition and 5 in favor
- Comments in opposition raised concern related to traffic, lighting, height of steeple, landscaping, and compatibility
- Applicant has provided responses to public comments.

AGENCY REVIEW

Traffic Engineering

Traffic Engineering reviewed the development plan, and all comments were addressed during the review of this project.

Stormwater Enterprise (SWENT)

SWENT reviewed the development plan, and all comments were addressed during the review of this project.

Engineering Development Review (EDR)

EDR reviewed the development plan, and all comments were addressed during the review of this project.

Colorado Springs Utilities (CSU)

CSU reviewed the development plan, and all comments were addressed during the review of this project.

Planning Landscape

Landscape Reviewer reviewed the development plan, and all comments were addressed during the review of this project.

Overlay District(s)

The project is located within the United States Air Force Academy Overlay. USAFA reviewed the development plan, and all comments were addressed during the review of this project.

Colorado Springs Fire Department (CSFS)

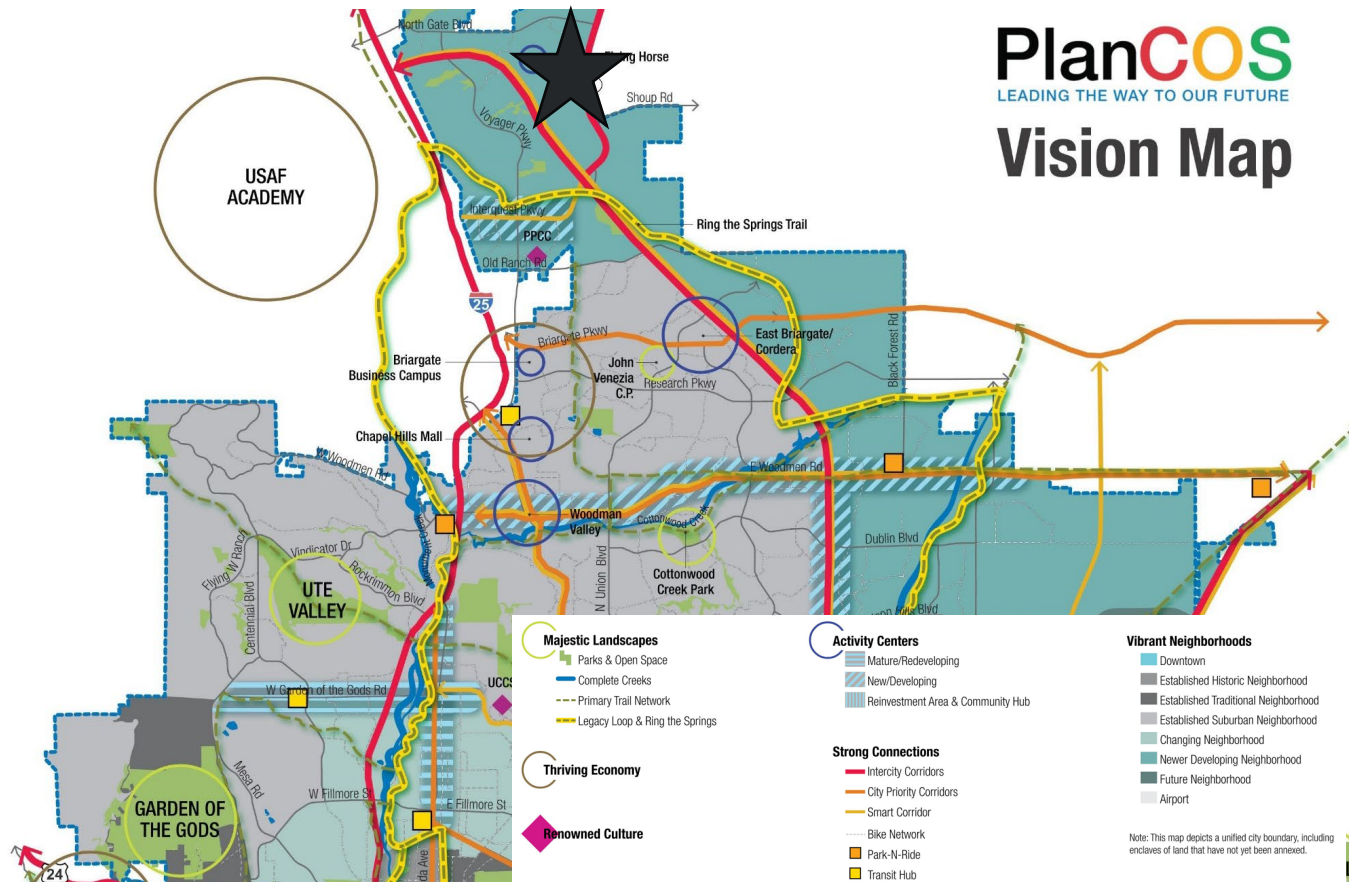
CSFS reviewed the development plan, and all comments were addressed during the review of this project.

Colorado Department of Transportation (CDOT)

CDOT reviewed the development plan, and all comments were addressed during the review of this project.

PlanCOS COMPLIANCE

PlanCOS MAP IMAGE



PlanCOS Compliance

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

- The project site lies within the “Newer Developing Neighborhood”.
- The Flying Horse development is considered a neighborhood center typology in which the *“goal of this place typology is to provide a focal point for community life and services at a neighborhood scale.”*
- These smaller-scale centers *“provide benefits and amenities for residents and other uses from a local area.”*

APPLICATION REVIEW CRITERIA

UDC Section 7.5.515: Development Plan

Criteria for Approval

- a. *The decision-making criteria in Section 7.5.409 (General Criteria for Approval) apply unless modified by this Subsection 4;*
- b. *The application complies with all applicable Use-specific standards in Part 7.3.3 related to the proposed use(s);*
- c. *The details of the site design, building location, orientation, and exterior building materials are compatible and harmonious with the surrounding neighborhood, buildings, and uses, including not-yet-developed uses identified in approved Development Plans;*
- d. *Significant off-site impacts reasonably anticipated as a result of the project are mitigated or offset to the extent proportional and practicable;*
- e. *The Development Plan substantially complies with any City-adopted plans that are applicable to the site, such as Land Use Plans, approved master plans for a specific development, neighborhood plans, corridor plans, facilities plans, urban renewal plans, or design manuals;*
- f. *The project meets dimensional standards applicable to the zone district, or any applicable requirement in an FBZ or PDZ district;*
- g. *The project grading, drainage, flood protection, stormwater quality, and stormwater mitigation comply with the City's Engineering Criteria, the drainage report prepared for the project on file with the Stormwater Enterprise Manager, and other federal, state, and City regulations;*
- h. *The project complies with all the development standards of Article 7.4 (Development Standards and Incentives), including access and connectivity requirements in Part 7.4.4 (Access and Connectivity), the landscaping and green space requirements in Part 7.4.9 (Landscaping and Green Space), and the parking and loading requirements in Part 7.4.10 (Parking and Loading);*

APPLICATION REVIEW CRITERIA

UDC Section 7.5.515: Development Plan

Criteria for Approval

- i The project complies with all applicable requirements of any Overlay District in which the property is located, as listed in Part 7.2.6 (Overlay Districts);*
- j. The project preserves, protects, integrates, or mitigates impacts to any identified sensitive or hazardous natural features associated with the site; j. j. The project connects to or extends adequate public utilities to the site. As required by Colorado Springs Utilities, the project will extend the utilities to connect to surrounding properties; and*
- k. If necessary to address increased impacts on existing roadways and intersections, the project includes roadway and intersection improvements to provide for safe and efficient movement of multi-modal traffic, pedestrians, and emergency vehicles in accordance with the Engineering Criteria, public safety needs for ingress and egress, and a City accepted traffic impact study, if required, prepared for the project*

Statement of Compliance

After evaluation of the Colorado Springs Temple Development Plan, staff determined that the project met the review criteria and approved the development plan on November 6, 2025.

APPLICATION REVIEW CRITERIA

7.5.415.A.4 – Appeal (UDC)

Criteria for Approval

Per City Code Section (UDC) 7.5.415.A (Appeals), an affected party aggrieved by a decision on an application may appeal this decision. The review criteria for a decision on an appeal is set forth in City Code Section (UDC) 7.5.415.A.2, as follows (following directly pulled from UDC):

2. Notice of Appeal

a. The notice of appeal shall state:

- (1) The specific provision(s) of this UDC that is the basis of the appeal; and
- (2) Which of the following criteria for reversal or modification of the decision is applicable to the appeal:
 - (a) The decision is contrary to the express language of this UDC; or
 - (b) The decision is erroneous; or
 - (c) The decision is clearly contrary to law; and
- (3) Describe how the criteria for the relevant application have or have not been met.

b. A recommendation to City Council to approve an application shall not be the basis for an appeal.

c. As a preliminary matter, the body hearing the appeal may choose to vote on the sufficiency of the appeal to determine if the appeal has met the requirements of this Subsection. Upon a finding of insufficiency by a majority of the body hearing the appeal, the appeal shall be rejected, and no hearing held.

PLANNING COMMISSION OPTIONAL MOTIONS

Optional Motions

APPL-25-0008 – Colorado Springs Temple Appeal

Motion to Deny

Deny the Appeal and affirm the administrative approval of the Development Plan application, based on the provisions of the City Code (UDC), and that the appellant has not substantiated that the appeal satisfies the review criteria outlined in City Code (UDC) Section 7.5.415.A.2.

Motion to Approve

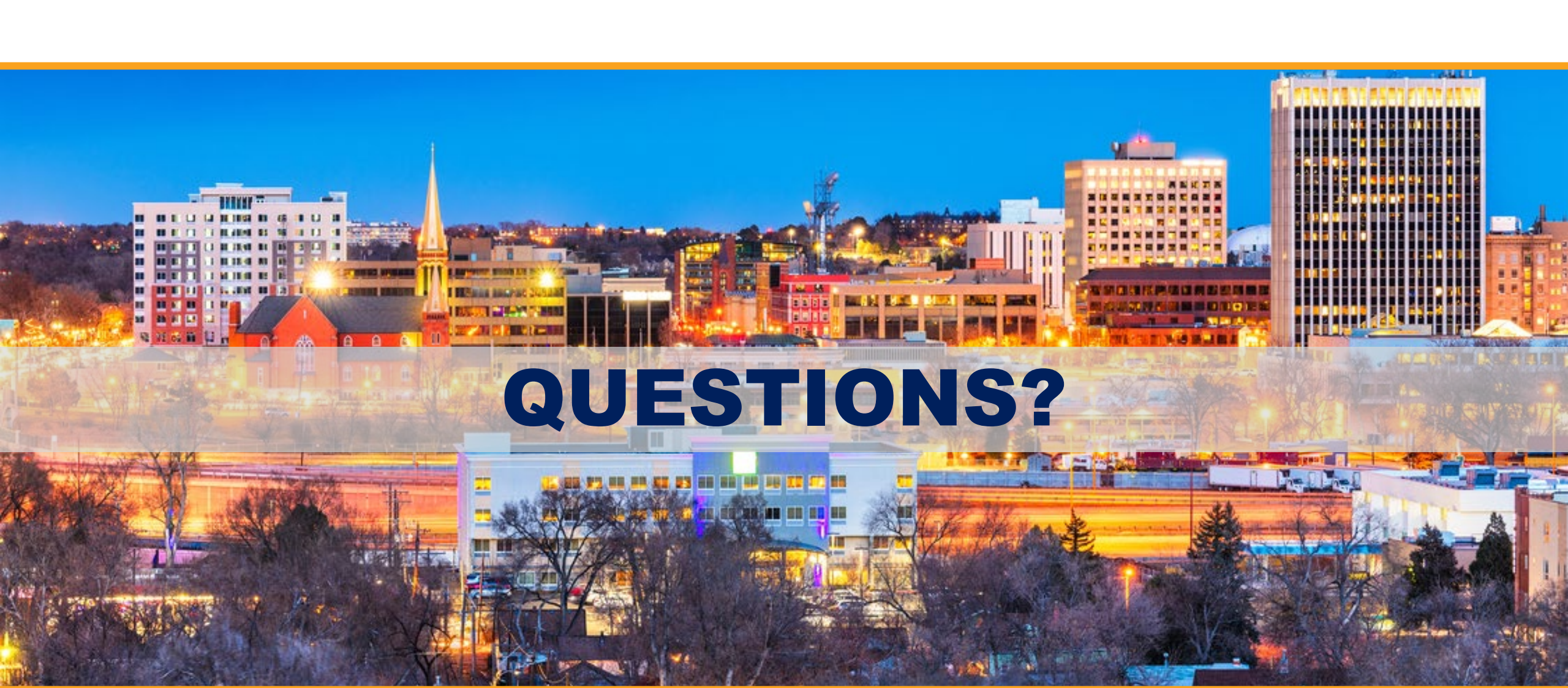
Uphold the Appeal and deny the administrative approval of the Development Plan application, based on the provisions of the City Code (UDC), and that the appellant has substantiated that the appeal satisfies the review criteria outlined in City Code (UDC) Section 7.5.415.A.2.

Modify the Decision

Deny the Appeal and modify the administrative decision, based upon the finding that the appellant has not substantiated that the appeal satisfies the review criteria outlined in City Code (UDC) Section 7.5.415.A.2., with revisions to the development plan *[as determined by City Planning Commission]*.

Motion to Reject

Reject the Appeal and affirm the administrative approval of the Development Plan application, based on the insufficiency of the request to meet the requirements of City Code (UDC) Section 7.5.415.A.2.a and c.

A wide-angle, nighttime photograph of the Colorado Springs skyline. The city is illuminated by warm yellow and orange lights from buildings and streetlights, contrasting with the deep blue twilight sky. A prominent church steeple is visible on the left, and a tall, modern skyscraper stands on the right. The foreground shows some trees and lower-level buildings, partially obscured by a semi-transparent white banner.

QUESTIONS?