



City of Colorado Springs

Regional Development
Center (Hearing Room)
2880 International Circle

Meeting Minutes - Draft City Planning Commission

Wednesday, April 8, 2026

9:00 AM

2880 International Cir., 2nd Floor, Hearing Room

1. Call to Order and Roll Call

Present: 7 - Chair Hensler, Commissioner Slattery, Commissioner Robbins, Commissioner Clements, Commissioner Gigiano, Commissioner Willoughby and Commissioner Case

Absent: 1 - Commissioner Cecil

2. Changes to Agenda/Postponements

3. Communications

Kenneth Casey - Planning Commission Chair

Kevin Walker - Planning Director

4. Approval of Minutes

4.A. [CPC 2729](#) Minutes for the February 11, 2026, City Planning Commission meeting.

Presenter:

Kenneth Casey, City Planning Commission Chair

Attachments: [CPC_Minutes 2.11.16 Draft-Revised](#)

Motion by Commissioner Slattery, seconded by Commissioner Clements, to approve the Minutes for the February 11, 2026, City Planning Commission meeting.

The motion passed by a vote of 7-0-0-1.

Aye: 7 - Chair Hensler, Commissioner Slattery, Commissioner Robbins, Commissioner Clements, Commissioner Gigiano, Commissioner Willoughby and Commissioner Case

Absent: 1 - Commissioner Cecil

4.B. [CPC 2730](#) Minutes for the March 11, 2026, City Planning Commission meeting.

Presenter:

Kenneth Casey, City Planning Commission Chair

Attachments: [CPC_Minutes 3.11.16 Draft v2](#)

No: 2 - Commissioner Robbins and Commissioner Gigiano

Absent: 1 - Commissioner Cecil

Child and Adult Day Care Center - Code Amendment

- 8.E. CODE-25-00 06** An Ordinance amending Article 3 Use Regulations, Article 4 Development Standards and Incentives, and Article 6 Definitions and Rules of Constructions of Chapter 7 (the “Unified Development Code”) of the Code of the City Of Colorado Springs 2001, as amended, as related to permitted locations and standards for each Adult or Child Day Care Centers.
(Legislative)

Presenter:

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

Attachments: Childcare_Ord_Staff_Report
Attachment_A_Allowed_Use_Table_Comparison
Attachment_B_Childcare_Ord_Factsheet
Attachment_C_Existing_Childcare_in_Residential_Zones_Map
Attachment_D_State_Childcare_Building_Requirements
Exhibit_1 - Ordinance_v4
CC_WS_Childcare_Ord_Presentation_v2

Allison Stocker, Senior Planner, described a focused UDC amendment (separate from Phase 2 updates) to expand appropriate siting of commercial daycare centers (adult/child) across zones, clarify definitions, introduce a commercial accessory daycare category co-located with civic, employment, or high-density residential uses (no affiliation required), reduce parking minimums (from 1/400 sf to 1/600 sf where appropriate), and add location-specific standards for residential areas, most notably prohibiting use of residential streets as primary access and requiring development plans when converting dwellings to commercial daycare. She illustrated barriers faced by recent applicants, such as the Revolution Church daycare that required a use variance due to affiliation limits, that emphasized state licensing and building code constraints unaffected by the UDC, and summarized stakeholder engagement and survey themes, like availability versus home-provider vacancies; support for neighborhood-scale options tempered by compatibility concerns.

Public Comment

Sherry Lynn Boyles, Joint Initiatives for Youth & Families, presented

regional childcare desert data, approximately 47,000 children under 5 versus 18,500 licensed slots, and urged scalable solutions; she endorsed zoning flexibility as the first regulatory step so providers can meet needs near homes and jobs.

Doug Schultz, Old North End and Historic Neighborhoods Partnership board, supported added availability but raised on-street parking and pickup/drop-off impacts and playground noise as principal neighborhood concerns that merit careful review and public input.

Diane Bridges, Historic Neighborhoods Partnership, received ceded time from the neighbors Jeanette Caproon and Louise Cinner. She expressed appreciation for the City's effort to update childcare regulations but emphasized the need for careful balancing in residential areas. She acknowledged the community's strong demand for more childcare options but cautioned that older neighborhoods, particularly those with narrow streets, limited on-street parking, and alley access, face distinct constraints. Ms. Bridges supported making small-scale centers more feasible in residential zones but urged that larger centers be directed to districts like R-5, where infrastructure can better accommodate higher traffic volumes. She also reiterated the importance of maintaining adequate parking requirements and limiting primary access from alleys to avoid circulation issues.

Amelia Walsh, President, Green Shade Schools, spoke in support of allowing adult daycare facilities to co-locate with existing child-focused centers. She noted that her organization has successfully operated shared-use facilities and found that coordinated pick-up and drop-off routines help minimize congestion and keep traffic moving smoothly. Ms. Walsh added that families generally do not linger on site, which helps maintain a calm and predictable circulation pattern.

Commissioners' Comments and Discussion

Commissioners generally expressed support for the intent of the amendment, noting that the shortage of childcare options in the region is both well-documented and frequently raised by constituents.

Commissioner Robbins shared that his own experience with childcare drop-off routines reflects what several public commenters described, brief, predictable traffic patterns rather than prolonged congestion. Commissioner Robbins emphasized that many families move efficiently through these sites and that concerns about lingering traffic often appear greater in theory than in practice.

Other commissioners echoed this sentiment and noted that allowing more flexibility in the location of childcare centers could help meet the needs of working families while reducing long commute patterns. Several commissioners pointed out that while childcare access is critically important, the amendment's safeguards, such as the prohibition on primary access from residential streets and required development plans for conversions in lower-density neighborhoods, serve as important tools to ensure compatibility.

Chair Hensler observed that the revised parking standards and clearer definitions help modernize the code and align it with how many centers operate today. Commissioner Hensler also acknowledged neighborhood concerns about noise and circulation but noted that licensing, building codes, and development-plan review would continue to regulate scale and safety regardless of zoning changes.

Commissioner Gigiano asked staff for clarification on how large centers could be managed in older neighborhoods with constrained street networks. Staff reiterated that the amendment does not guarantee approval in those areas; it simply allows applications to be reviewed under criteria that are now more aligned with current practice. They emphasized that large centers would still undergo a more rigorous, discretionary review.

Overall, the Commission expressed that the amendment strikes a reasonable balance, expanding opportunities for childcare providers while still giving the City the ability to evaluate traffic, parking, and neighborhood character concerns.

Motion by Commissioner Slattery, seconded by Commissioner Robbins, to recommend approval to City Council of the adoption of the Ordinance amending Chapter 7 (the "Unified Development Code") of the Code of the City Of Colorado Springs 2001, as amended, relating to permitted locations and standards for each Adult or Child Day Care Centers based upon the findings that the request complies with the criteria set forth in City Code Section 7.5.702. The motion passed by a vote of 7-0-0-1.

Aye: 7 - Chair Hensler, Commissioner Slattery, Commissioner Robbins, Commissioner Clements, Commissioner Gigiano, Commissioner Willoughby and Commissioner Case

Absent: 1 - Commissioner Cecil

Single Exit and Single Stairway - Code Amendment

- 8.F. CODE-26-00** An ordinance amending Section 1404 (Code Adopted by Reference)
03 of Part 14 (Building Codes) of Article 4 (Development Standards and