



Items 8.D & 8.E - 65 Cheyenne Mountain Blvd

CITY PLANNING COMMISSION
FORMAL MEETING – November 12th, 2025



65 Cheyenne Mountain Blvd

QUICK FACTS

Address:

65 Cheyenne Mountain Blvd

Location:

Northeast of the intersection of
Cheyenne Mountain Blvd and Marland
Road

Zoning and Overlays

Current: R-E/WUI-O (Residential Estate
with Wildland Urban Interface Overlay)

Site Area

3.16 Acres

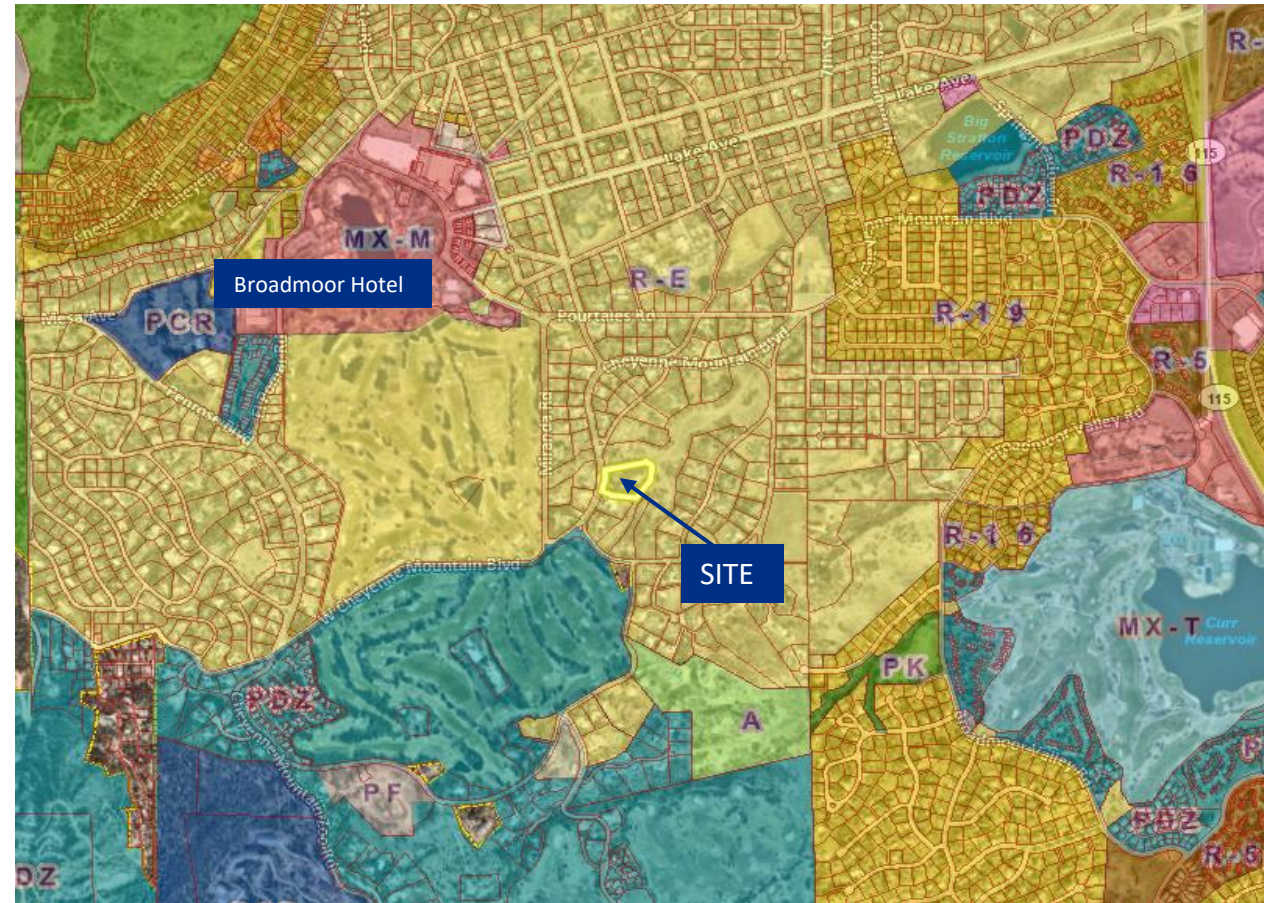
Proposed Land Use

Detached garage with lounge and private
indoor gym

APPLICATIONS

Nonuse Variance (2)

VICINITY MAP



65 Cheyenne Mountain Blvd

PROJECT SUMMARY

File #(s):

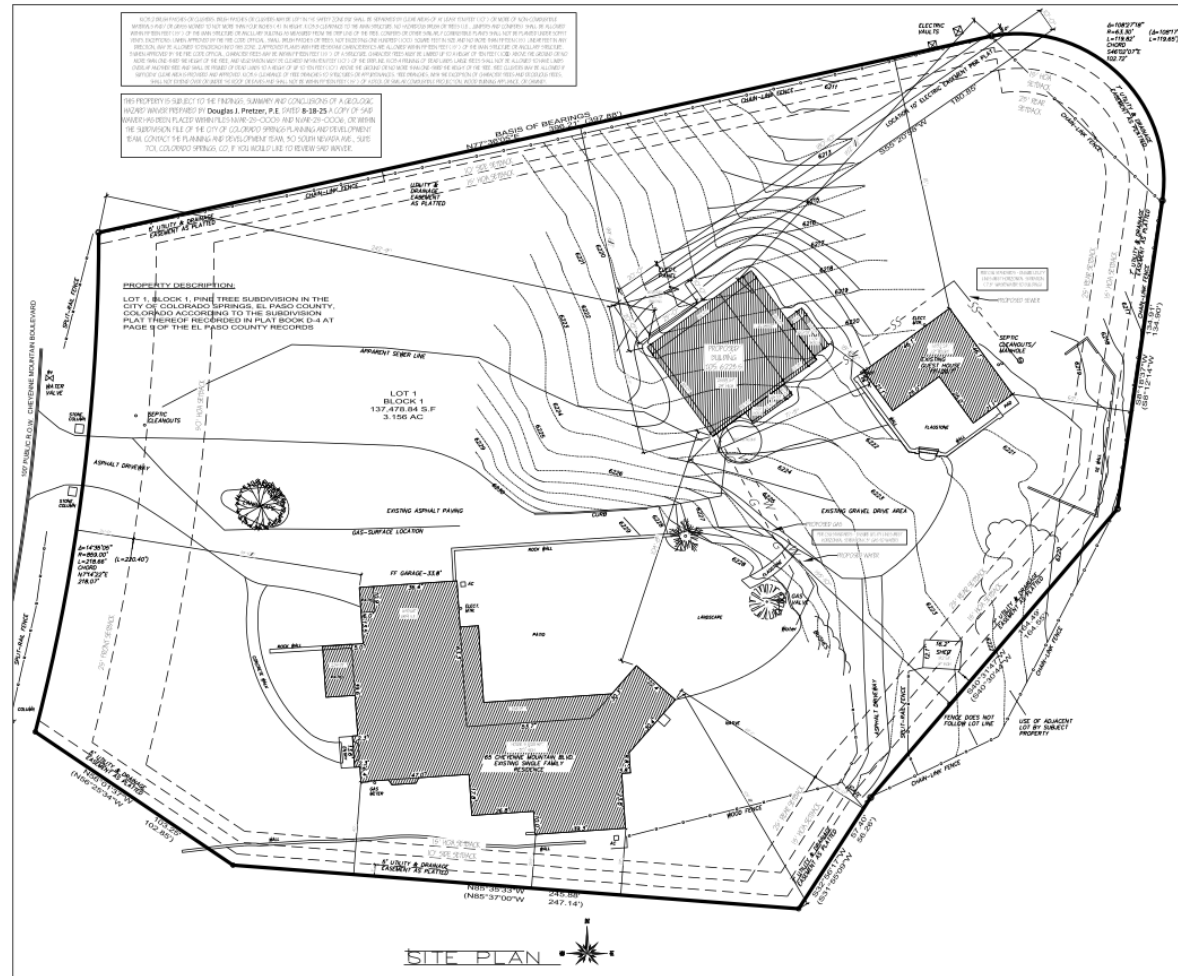
NVAR-25-0005

NVAR-25-0006

Project Proposal:

To construct a 2,688 square foot detached garage that will include an RV garage, lounge, and an indoor private gym at 29 feet in height, bringing the total garage space to 3,582 square feet.

SITE PLAN



65 Cheyenne Mountain Blvd

ADDITIONAL INFO

- **Primary Use:** Detached Single-Family Dwelling
- **Garage Space:**
Existing garage: 894 sq. ft.
Proposed garage: 2,688 sq. ft.
Total: 3,582 sq. ft.
1,650 sq. ft. total is permitted
- The proposed height of detached garage is 29-feet which is 13-feet more than what is permitted by code with a 5:12 roof pitch.

Unified Development Code

C. Carport or Garage, Accessory

1. Garages

- a. Garages shall be no larger than one thousand, six hundred and fifty (1,650) square feet for a detached single-family dwelling and no more than eight hundred (800) square feet may be dedicated per unit for an attached single-family, two-family, or multi-family dwelling.
- b. A detached garage shall have a maximum height of sixteen (16) feet if the roof pitch is less than six (6) to twelve (12), or twenty (20) feet otherwise.

TIMELINE OF REVIEW

Initial Submittal Date

June 3rd, 2025

Number of Review Cycles

Four (4)

Item(s) Ready for Agenda

October 16th, 2025

STAKEHOLDER INVOLVEMENT

PUBLIC NOTICE

Public Notice Occurrences (Posters / Postcards)	Two (2) times – Prior to Internal Administrative Review / Prior to City Planning Commission Hearing
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	60 Postcards
Number of Comments Received	Two (2)

PUBLIC ENGAGEMENT

- Two (2) public comments were received during the public notice period. One (1) comment was a general inquiry as to the scope of the project, and one (1) comment shared concern over the size of the detached garage and whether it had been approved by the Count Pourtales Association (HOA).

AGENCY REVIEW

Traffic Engineering

No comments received during review.

Stormwater Enterprise (SWENT)

Stated that a Final Drainage Letter will be required for the proposed structure prior to construction. All other comments have been addressed.

Engineering Development Review (EDR)

Stated a copy of the signed Geohazard form will need to be uploaded to the application.

Colorado Springs Utilities

All comments have been addressed.

Fire

All comments have been addressed.

Planning Landscape

No comments received during review.

Parks

No comments received during review.

Enumerations

No comments received during review.

Other

No comments received during review.

PlanCOS COMPLIANCE

PlanCOS MAP IMAGE



PlanCOS Compliance

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



SITE LOCATION

- Majestic Landscapes**
 - Parks & Open Space
 - Complete Creeks
 - Primary Trail Network
 - Legacy Loop & Ring the Springs
- Thriving Economy**
- Renowned Culture**

- Activity Centers**
 - Mature/Redeveloping
 - New/Developing
 - Reinvestment Area & Community Hub

- Strong Connections**
 - Intercity Corridors
 - City Priority Corridors
 - Smart Corridor
 - Bike Network
 - Park-N-Ride
 - Transit Hub

- Vibrant Neighborhoods**
 - Downtown
 - Established Historic Neighborhood
 - Established Traditional Neighborhood
 - Established Suburban Neighborhood
 - Changing Neighborhood
 - Newer Developing Neighborhood
 - Future Neighborhood
 - Airport

Note: This map depicts a unified city boundary, including enclaves of land that have not yet been annexed.

APPLICATION REVIEW CRITERIA

7.3.304.C.1.b Non-use Variance

Criteria for Approval

- a) The application complies with any use-specific standards for the use in Part 7.3.3 (Use-Specific Standards).
- b) The property has extraordinary or exceptional physical conditions that do not generally exist in nearby properties in the same zone district.
- c) That the extraordinary or exceptional physical condition of the property will not allow a reasonable use of the property in its current zone in the absence of relief.
- d) That the granting of the Non-Use Variance will not have an adverse impact upon surrounding properties.

Statement of Compliance

City File No. NVAR-25-0005

After evaluation of the Non-use Variance, the application meets the review criteria .

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Statement of Compliance

City File No. NVAR-25-0006

After evaluation of the Non-use Variance, the application meets the review criteria .

PLANNING COMMISSION OR CITY COUNCIL OPTIONAL MOTIONS

Optional Motions

NVAR-25-0005 – Non-use Variance for detached garage height

Motion to Approve

Approve the Non-use Variance to City Code Section 7.3.304.C.1.b allowing a 29' garage height based upon the findings that the request complies with the criteria as set forth in City Code Section 7.5.526.E with the following condition of approval:

- a. A Final Drainage Letter must be submitted and approved by the Stormwater Enterprise prior to Building Permit issuance.

Motion to Deny

Deny the Non-Use Variance to City Code Section 7.3.304.C.1.b allowing a garage height of 29' based upon the findings that the request does not comply with the criteria set forth in City Code Section 7.5.526.E.

NVAR-25-0006 – Non-use Variance for total garage space

Motion to Approve

Approve the Non-use Variance to City Code Section 7.3.304.C.1.a allowing 3,582 square feet of garage space based upon the findings that the request complies with the criteria as set forth in City Code Section 7.5.526.E with the following condition of approval:

- a. A Final Drainage Letter must be submitted and approved by the Stormwater Enterprise prior to Building Permit issuance.

Motion to Deny

Deny the Non-Use Variance to City Code Section 7.3.304.C.1.a allowing 3,582 square feet of garage space based upon the findings that the request does not comply with the criteria set forth in City Code Section 7.5.526.E.



Questions?

