



City of Colorado Springs

Regular Meeting Agenda - Final City Planning Commission

Regional Development
Center (Hearing Room)
2880 International Circle

Wednesday, September 9, 2026

9:00 AM

2880 International Cir., 2nd Floor,
Hearing Room

CPC - All meetings are open to the public. Those who wish to participate may do so in person or via phone.

Online: coloradosprings.gov/springstv | Facebook Live: Colorado Springs City Council
Facebook Page | TV: Comcast Channel 18 and 880 (HD); - Stratus IQ Channel 99 (Streaming)

By phone: Dial 1-720-617-3426, enter Conf ID: 864 391 496# and wait to be admitted.

If you would like to comment on an agenda item, please contact the case planner for the item at 719-385-5905. If you are unable to contact them, there will still be an opportunity to speak during the meeting.

Attendees participating by phone will be muted upon entry to the meeting. Please wait to be called on before speaking.

Once an item has been heard, the Chair will open the public portion of the hearing for comments. There is a three (3) minute time limit for each person. Phone attendees must press *6 to un-mute.

1. Call to Order and Roll Call

2. Annual Meeting and Appointments

2.A. [CPC 2747](#)

Appointment of Planning Commission Chair.

Presenter:

Kevin Walker, Planning Director, City Planning Department

2.B. [CPC 2748](#)

Appointment of Planning Commission Vice Chair.

Presenter:

Kevin Walker, Planning Director, City Planning Department

3. Communications

Nadine Hensler - Planning Commission Chair

Kevin Walker - Planning Director

4. Changes to Agenda/Postponements

Kettle Creek - Development Standards Adjustment

- 4.A. [DVSA-25-0010](#) A Development Standards Adjustment to City Code Table 7.2.2-I and Section 7.4.1008(E)(1)(c) to provide a seven (7) foot long driveway and reduced front garage setbacks for half of the single-family attached lots located at 2060 Old Ranch Road.

Presenter:

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

Height Allowances for Accessory Dwelling Units Ordinance

- 4.B. [CODE-26-0004](#) An Ordinance amending Chapter 7 (Unified Development Code (UDC)) of the Code of the City of Colorado Springs 2001, as amended, as related to height allowances for accessory dwelling units.
(Legislative)

All Council Districts

Presenter:

Johnny Malpica, Senior Comprehensive Planner, City Planning Department
Kevin Walker, Planning Director, City Planning Department

5. Approval of Minutes

- 5.A. [CPC 2743](#) Minutes for the August 6, 2026, Work Session City Planning Commission meeting.

Presenter:

Nadine Hensler, City Planning Commission Chair

Attachments: [CPC WS Meeting Mins 8.6.26 Draft](#)

- 5.B. [CPC 2744](#) Minutes for the August 12, 2026, City Planning Commission meeting.

Presenter:

Nadine Hensler, City Planning Commission Chair

Attachments: [CPC Meeting Mins 8.12.26 Draft](#)

- 5.C. [CPC 2749](#) Minutes for the July 23, 2026, Special City Planning Commission

meeting.

Presenter:

Nadine Hensler, City Planning Commission Chair

Attachments:

[Draft Minutes - Special CPC 7.23.2026](#)

6. Consent Calendar

Cherokee Metro District Water Tank - Zone Map Amendment

6.A. [ZONE-25-0017](#)

A Zone Map Amendment (Rezone) consisting of 4.88 acres located southeast of Tamlin Road and North Marksheffel Road from R5/cr/AP-O (Multi-Family - High with Conditions of Record and Airport Overlay) and R1-6/R5/cr/AP-O/SS-O (Single-Family - Medium, Multi-Family - High with Conditions of Record and Airport and Streamside Overlays) to PF/AP-O (Public Facilities with Airport Overlay).
(Quasi-Judicial)

Council District 6

Presenter:

Austin Cooper, Senior Planner, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments:

[CPC Staff Report ZONE-25-0017](#)

[Attachment 1 - Project Statement](#)

[Attachment 2 - Land Use Statement](#)

[Attachment 3 - Exhibits A and B](#)

[Staff Presentation](#)

[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

Creekbend

6.B. [ZONE-26-0013](#)

A Zone Map Amendment (Rezone) consisting of 3.8 acres located at 1907 South Murray Boulevard from BP/SS-O/AP-O (Business Park with Streamside and Airport Overlays) zone to MX-N/SS-O/AP-O (Mixed-Use Neighborhood Scale with Streamside and Airport Overlays) zone.
(Quasi-Judicial)

Council District 4

Presenter:

Austin Cooper, Senior Planner, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments:[Staff Report Creekbend APC](#)[Attachment 1 - Rezone Project Statement](#)[Attachment 2 - Exhibit A](#)[Attachment 3 - Exhibit B](#)[Staff Presentation](#)[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)**6.C. [LUPL-26-0004](#)**

Establishment of the Creekbend Land Use Plan for proposed single-family attached residential use consisting of 3.804 acres located at 1907 South Murray Boulevard.
(Quasi-Judicial)

Council District 4

Presenter:

Austin Cooper, Senior Planner, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments:[Attachment 4 - Land Use Plan](#)[7.5.514 LAND USE PLAN](#)**7. Items Called Off Consent Calendar****8. Unfinished Business****9. New Business****Wagner Equipment****9.A. [ZONE-25-0029](#)**

A Zone Map Amendment (Rezone) consisting of 22.37 acres located southeast of the intersection of East Platte Avenue and Wooten Road from BP/LI/cr/AP-O/APZ-1/APZ-2/SS-O (Business Park and Light Industrial with Conditions of Record, Airport Overlay, Accident Protection Zone One, Accident Protection Zone Two, and Streamside Overlay) to LI/AP-O/APZ-1/APZ-2/SS-O (Light Industrial with Airport Overlay, Accident Protection Zone One, Accident Protection Zone Two, and Streamside Overlay).
(Quasi-Judicial)

Council District No. 4

Presenter:

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

Attachments:[Wagner Equipment Staff Report](#)[Attachment 1 Towne East Master Plan](#)[Attachment 2 Ord.91-67](#)[Attachment 3 Project Statement](#)[Attachment 4 Land Use Plan](#)[Exhibit A Legal Descriptions](#)[Exhibit B Zone Map Exhibit](#)[Wagner Equipment CPC Presentation](#)[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)**9.B. [LUPL-25-0018](#)**

Establishment of the Wagner Equipment Land Use Plan for proposed heavy vehicle uses consisting of 22.37 acres located southeast of the intersection of East Platte Avenue and Wooten Road. (Quasi-Judicial)

Council District No. 4

Presenter:

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

Attachments:[Attachment 4 Land Use Plan](#)[7.5.514 LAND USE PLAN](#)**Lowell****9.C. [ZONE-24-0011](#)**

A Zone Map Amendment consisting of 1.20 acres located at 202, 251 and 252 East Las Animas Street from PDZ (Planned Development Zone; 15 dwelling units per acre, 60 feet maximum building height, single family attached and detached, apartments, condominiums, commercial, office, civic) to PDZ (Planned Development Zone; 184 dwelling units per acre, 950 square feet commercial, 65 feet maximum building height, apartments, condominiums, live/work, commercial-retail, office and service).
(Quasi-Judicial)

Council District No. 3

Presenter:

William Gray, Senior Planner, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments:

[Staff Report Lowell Commons](#)
[Attachment 1-Vicinity Map](#)
[Attachment 2-The Poet Lofts Subdivision](#)
[Attachment 3-Site View](#)
[Attachment 4-Ordinance 99-189](#)
[Attachment 5-Ordinance 01-140](#)
[Attachment 6-Bristow Lowell URA Plan](#)
[Attachment 7-Lowell Conceptual Elevation](#)
[Attachment 8-Context Map](#)
[Attachment 9-Public Comment](#)
[Attachment 10-Neighborhood Meeting](#)
[Attachment 11-Project Statement](#)
[Attachment 12-Zoning Exhibit](#)
[Attachment 13-Major Modification Plan](#)
[Attachment 14-Approved Lowell Neighborhood Land Use Plan](#)
[Attachment 15-Land Use Statement](#)
[Attachment 16-Lowell Concept Massing](#)
[Attachment 17-Lowell Urban and Architecture Design Guide](#)
[Attachment 18-Street View](#)

9.D. [LUPL-24-0010](#)

A Major Modification to the Lowell Neighborhood Land Use Plan (aka Concept Plan) to remove Lot 2, Lot 3 and Lot 4, The Poets Loft Subdivision from the Lowell Neighborhood Concept Plan consisting of 1.20 acres located at 202, 251 and 252 East Las Animas Street. (Quasi-Judicial)

Council District No. 3

Presenter:

William Gray, Senior Planner, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments:

[Attachment 13-Major Modification Plan](#)
[Attachment 14-Approved Lowell Neighborhood Land Use Plan](#)
[Attachment 15-Land Use Statement](#)
[7.5.514 LAND USE PLAN](#)
[7.5.516 MODIFICATION OF APPROVED APPLICATIONS](#)

10. Presentations**11. Executive Session**

12. Adjourn