City of Colorado Springs

Regular Meeting Agenda - Final

City Planning Commission

Regional Development Center (Hearing Room)
2880 International Circle

Wednesday, October 14, 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. Changes to Agenda/Postponements

3. Communications

Nadine Hensler - Planning Commission Chair

Kevin Walker - Planning Director

4. Approval of Minutes

4.A. CPC 2750 Minutes for the September 3, 2026, Work Session City Planning Commission meeting.

Presenter:
Nadine Hensler, City Planning Commission Chair

Attachments: CPC WS Meeting Mins 9.3.26 Draft

4.B. CPC 2751

Minutes for the September 9, 2026, City Planning Commission meeting.

Presenter:
Nadine Hensler, City Planning Commission Chair

Attachments: CPC Meeting Mins 9.9.26 Draft

5. Consent Calendar

Exotic Cropz - Conditional Use

5.A. CUDP-26-0013

A Conditional Use to allow an expansion of the existing Medical Marijuana Cultivation Facility use in the MX-M (Mixed-Use Medium Scale) zone district, consisting of 1.89 acres located at 1785 North Academy Boulevard. (Quasi-Judicial)

Located in Council District 5

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

Attachments:
CUDP-26-0013_Staff_Report
Attachment_1_CUDP-25-0021
Attachment_2_Land_Use_Statement
Attachment_3_Project_Statement
Attachment_4_Floor_Plan
CUDP-26-0013_CPC_Presentation
7.5.601 CONDITIONAL USE

Veteran's Villa - Zone Change

5.B. ZONE-26-0015

A Zone Map Amendment (Rezone) consisting of 10.06 acres located northeast of Bradley Road and Powers Boulevard from R-5/AP-O (Multi-Family, High with Airport Overlay) to MX-M/AP-O (Mixed-Use, Medium Scale with Airport Overlay). (Quasi-Judicial)

Located in Council District 4

Presenter:
Drew Foxx, Planner II, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments:
Staff Report_Veteran's Villa Zone Change
Attachment 1_Project Statement
Attachment 2_Annexation Ord. 23-50
Attachment 3_Villages at Waterview North Master Plan
Attachment 4_Villages at Waterview North Concept Plan
Attachment 5_Zoning Ordinance No. 23-54
Attachment 6_Preliminary Development Plan
Attachment 7_Preliminary Subdivision Plat
Attachment 8_Land Use Statement
Exhibit A_Legal Description
Exhibit B_Zoning Map
Presentation
7.5.704 ZONING MAP AMENDMENT (REZONING)

Valvoline Instant Oil Change - Conditional Use

5.C. CUDP-26-0012

A Conditional Use to allow an Automobile and Light Vehicle Repair, Minor, use in the MX-M (Mixed-Use Medium Scale) zone district consisting of 0.71 acres located at 3775 Austin Bluffs Parkway. (Quasi-Judicial)

Council District 5

Presenter:
Molly O'Brien, Planner II, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments:
Staff Report - CUDP-26-0012_Final
Attachment 1 - Project Statement
Attachment 2 - Land Use Statement
Attachment 3 - Conceptual Site Plan
Valvoline Oil Change - CUDP-26-0012
7.5.601 CONDITIONAL USE

411 W Bijou Street - Fence Height Variance

5.D. NVAR-26-0011

A Non-Use Variance to City Code Section 7.4.910(B)(2) to allow a fence between the front facade of the primary structure and the lot frontage to be six (6) feet in height where up to four (4) feet is allowed for the property located at 411 West Bijou Street.
(Quasi-Judicial)

Located in Council District 3

Presenter:
Ethan Shafer, Urban Planner II, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments:
Staff Report
Attachment 1 - Project Statement
Attachment 2 - Public Comment
Attachment 3 - Statement of Support (property manager)
Attachment 4 - Site Plan & Elevations
Attachment 5 - Security Context
Staff Presentation_411 W Bijou (NVAR-26-0011)

6. Items Called Off Consent Calendar

7. Unfinished Business

Kettle Creek - Development Standards Adjustment

7.A. DVSA-25-0010

A Development Standards Adjustment to City Code Table 7.2.2-I and Section 7.4.201 to provide a seven (7) foot Front - Street-loaded Garage Setback for the "Unit B" product type located at 2060 Old Ranch Road.
(Quasi-Judicial)

Located in Council District 2

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

Attachments:
Attachment_1_Site_Plan
Attachment_2_Project_Statement
City Planning Commission - Staff Report
Attachment_3_Technical_Assistance_Report
7.5.525 DEVELOPMENT STANDARDS ADJUSTMENT
7.4.201 GENERAL DIMENSIONAL STANDARDS
7.2.209 R-FLEX MEDIUM
DVSA_25-0010_CPC_Presentation_v3

Height Allowances for Accessory Dwelling Units Ordinance

7.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)

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

Attachments: Staff Report - Height Allowances for ADUs Ordinance
Attachment 1 - Ordinance
Staff Presentation

8. New Business

1022 Race Street Yard Setbacks - Non-use Variance

8.A. NVAR-26-0008

A Non-Use Variance to City Code Section 7.2.205 and Section 7.4.201 to allow a five (5) foot front yard building setback where twenty-three (23) feet is usually required for the property located at 1022 Race Street.
(Quasi-Judicial)

Located in Council District 3

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

Attachments: CPC Staff Report - 1022 Race Street
Attachment_1_Calvert_Heights_Subdivision
Attachment_2_Public_Comments
Attachment_3_Public_Comment_Response_Letters
Attachment_4_Site_Plan
Attachment_5_Front_Yard_Setback_Project_Statement
Attachment_7_Property_Survey
1022_Race_Street_CPC_presentation
7.5.526 NON-USE VARIANCE
7.2.205 R-2 TWO-FAMILY
7.4.201 GENERAL DIMENSIONAL STANDARDS

8.B. NVAR-26-0009

A Non-Use Variance to City Code Section 7.2.205 and Section 7.4.201 to allow a five (5) foot rear yard building setback where fifteen (15) feet is usually required for the property located at 1022 Race Street.
(Quasi-Judicial)

Located in Council District 3

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

Attachments:
CPC Staff Report - 1022 Race Street
Attachment_6_Rear_Yard_Setback_Project_Statement
7.5.526 NON-USE VARIANCE
7.2.205 R-2 TWO-FAMILY
7.4.201 GENERAL DIMENSIONAL STANDARDS

9. Presentations

10. Executive Session

11. Adjourn