City of Colorado Springs

City Planning Commission Work Session

IPC

Regular Meeting Agenda - Final

Thursday, November 5, 2026 **9:00 AM** **30 S. Nevada Ave., Suite 102**

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

Phone: 1-720-617-3426, enter Conf ID: 426 665 961# and wait to be admitted.

Attendees participating by phone will be muted upon entry to the meeting.

No public comments are taken during the informal meetings.

1. Call to Order and Roll Call

2. Changes to Agenda/Postponements

3. Communications

Nadine Hensler - Planning Commission Chair

Kevin Walker - Planning Director

4. Consent Calendar

Colony Hills - Zone Change

4.A. ZONE-26-0018 A Zone Map Amendment (Rezone) consisting of 0.166 acres located directly east of the intersection of Lakehurst Drive and Colony Hills Circle from R-1 6/MX-M/AP-O (Single-Family - Medium; Mixed-Use Medium Scale 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

Staff Report
Attachment 1_Project Statement
Attachment 2_Colony Hills Subdivision Plat
Attachment 3_Ord. No. 24-36_Vacation Plat
Attachment 4_Exhibit A_Legal Description
Attachment 5_Exhibit B_Zoning Map
Attachment 6_Land Use Statement
Staff Presentation
7.5.704 ZONING MAP AMENDMENT (REZONING)

4715 Stone Manor Heights - Non-Use Variance

4.B. NVAR-26-0012 A Non-Use Variance to City Code Table 7.4.2-E and Section 7.4.910(B)(2) to allow an existing six (6) foot ornamental wrought iron fence within the front yard where a maximum height of four (4) feet is required for the property located at 4715 Stone Manor Heights. (Quasi-Judicial)

Located in Council District 3

Presenter:
Kerri Schott, Planner II, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Staff Report
Attachment 1-Project Statement
Attachment 2 - Public Comments
Attachment 3 - Site Plan
Attachment 4 - Broadmoor Resort Community approval
Attachment 5 - Fence Detail
7.5.526 NON-USE VARIANCE
7.4.203 EXCEPTIONS AND ENCROACHMENTS
7.4.910 FENCES AND WALLS
Staff Presentation

Quick Quack Car Wash - Conditional Use

4.C. CUDP-26-0008 A Conditional Use to allow an Automobile and Light Vehicle Wash use in the MX-M/AF-O (Mixed-Use Medium Scale with United States Air Force Academy Overlay) zone district, consisting of 0.99 acres located at 1465 Jamboree Drive.

(Quasi-Judicial)

Located in Council District 2

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

Staff Report - CUDP-26-0008
Attachment 1_Project Statement and Land Use Statement
Attachment 2_Conceptual Site Plan
Attachment 3_Public Comment
Staff Presentation - CUDP-26-0008
7.5.601 CONDITIONAL USE

2327 N El Paso St Front Porch - Non-Use Variance

4.D. NVAR-26-0007 A Non-Use Variance to City Code Sections 7.2.204.B and 7.4.201.A to allow an 18-foot 11-inch front setback where a 24-foot front setback is required for a covered front porch extension located at 2327 N El Paso Street.
(Quasi-Judicial)

Located in Council District 5

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

Staff Report
Attachment 1 - Project Statement
Attachment 2 - Site Plan & Architectural Renderings
Presentation

5. New Business

Patriot Park - Zone Change and Land Use Plan

5.A. PDZZ-26-0002 A Zone Map Amendment (Rezoning) consisting of 7.80 acres located at 755, 775, 795 and 789 Space Center Drive from PDZ/AP-O (Planned Development Zone with Airport Overlay) to PDZ/AP-O (Planned Development Zone with Airport Overlay).
(Quasi-Judicial)

Located in Council District 5

Presenter:
Kerri Schott, Planner II, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Staff Report
Attachment 1 - Zone Change Exhibit
Attachment 2 - Land Use Plan
Attachment 3 - Project Statement ZC LUP
Attachment 4 - Vicinity Map
7.5.704 ZONING MAP AMENDMENT (REZONING)
Staff Presentation

5.B. LUPL-26-0009 A Major Modification of the Patriot Park Land Use Plan changing 7.80 acres from Industrial/Commercial Flex Space uses to Residential Single-Family attached and detached uses located at 755, 775, 795 and 789 Space Center Drive.
(Quasi-Judicial)

Presenter:
Kerri Schott, Planner II, City Planning Department
Kevin Walker, Planning Director, City Planning Department

7.5.516 MODIFICATION OF APPROVED APPLICATIONS

21st and Cucharras - Zone Change and Land Use Plan

5.C. ZONE-26-0017 A Zone Map Amendment (Rezoning) consisting of 5.44 acres located at 212, 240, 260 South 21st Street, and 2135 West Cucharras Street from LI (Light Industrial) and GI SS-O (General Industrial with Streamside Overlay) to MX-M SS-O (Mixed-Use Medium Scale with Streamside Overlay). (Quasi-Judicial)

Council District 3

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

Staff Report 21st and Cucharras
Attachment 1-Vicinity Map
Attachment 2-Site View
Attachment 3-Context Map
Attachment 4-Zone Map
Attachment 5-Public Comment
Attachment 6-Traffic Impact Study
Attachment 7-Project Statement
Attachment 8-Land Use Plan
Attachment 9-Rezone Legal Description and Drawing
Attachment 10-Westside Plan Land Use
Repsonse to Neighborhood Comments
7.5.704 ZONING MAP AMENDMENT (REZONING)
Staff Presentation

5.D. LUPL-26-0011 Establishment of the W Cucharras St / S 21st St Redevelopment Land Use Plan for future development to accommodate a mix of commercial, retail, office, and residential uses consisting of 5.44 acres located at 212, 240, 260 South 21st Street, and 2135 West Cucharras Street. (Quasi-Judicial)

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

7.5.514 LAND USE PLAN

Vineyards Research Park Subdivision Appeal

5.E. APPL-26-0010 An Appeal of the Administrative Decision for the Vineyards Research Park Subdivision Development Plan application consisting of 33.79 acres located at 3070 and 3071 Vineyard Park Drive. (Quasi-Judicial)

Located in Council District 4

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

Staff Report_Vineyards Research Park Subdivision
Attachment 1_Appeal Application
Attachment 2_Appeal Application
Attachment 3_Appeal Application
Attachment 4_Appeal Application
Attachment 5_Appeal Application
Attachment 6_Appeal Application
Attachment 7_Appeal Application
Attachment 8_Vineyard Commerce Park Addition No. 1
Attachment 9_Vineyard Commerce Park Annexation Agreement
Attachment 10_Vineyard Commerce Park Master Plan
Attachment 11_Vineyard Commerce Park Concept Plan
Attachment 12_Zone District Establishment
Attachment 13_Vineyard Property Urban Renewal Plan Ordinance No. 62-11
Attachment 14_Vineyard Property Urban Renewal Plan
Attachment 15_Vineyard Commerce Park Master Plan Amendment
Attachment 16_Vineyard Metropolitan District Creation
Attachment 17_Lot 1, Vineyard Commerce Park Subdivision No. 1
Attachment 18_Lot 1 T5 @ Colorado Springs Filing No. 2
Attachment 19_Vineyards Research Park Subdivision Development Pla
Attachment 20_Vineyards Research Park Recorded Subdivision Plat
Attachment 21_Public Notice
Attachment 22_Posting Affidavit
Attachment 23_Consolidated Public Comments
Attachment 24_Public Comment Response Letter
Attachment 25_Project Statement
Attachment 26_El Paso County Review Comments
Attachment 27_Existing Environmental Noise Survey
Attachment 28_Proposed Development Noise Analysis
Attachment 29_Draft Development Agreement
Attachment 30_Draft Sound Monitoring Plan
Attachment 31_Vineyard Commerce Park Concept Plan_First Amendment
Attachment 32_Vineyard Commerce Park Concept Plan_Second Amendment
Attachment 33_Vineyard Commerce Park Concept Plan_Third Amendment
Attachment 34_Vineyard Commerce Park Concept Plan_Fourth Amendment

Attachment 35_Vineyard Commerce Park Concept Plan_Fifth Amendment
Attachment 36_Geologic Hazard Report
Attachment 37_Final Drainage Report
Attachment 38_Final Landscape and Irrigation Plan
Attachment 39_Parking Reduction Request
Attachment 40_General Owner & Acknowledgement Authorization Documentation
Staff Presentation
7.5.415 APPEALS
7.5.303 DEVELOPMENT PLAN
Appeal Challenge Letter to City

6. Presentations

2027 Work Plan

6.A. CPC 2753 2027 City Planning Commission Work Plan.

Presenter:
Daniel Sexton, Planning Manager.

2026 Work Plan_City Planing Commission_Final
2027 Work Plan - City Planning Commission_DRAFT

UDC Updates

6.B. CPC 2754 UDC Scrub - Phase 2 Updates

Presenter:
Shelia Booth, Comprehensive Planning and Special Projects Manager

Phase 2 UDC Scrub - Forms
Phase_2_UDC Scrub - Spreadsheet
Phase 2 UDC Scrub - Presentation

7. Adjourn