City of Colorado Springs

City Planning Commission

CPC

Regular Meeting Agenda - Final

Thursday, November 12, 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 2756 Minutes for the October 8, 2026, Work Session City Planning

Commission meeting.

Presenter:
Nadine Hensler, City Planning Commission Chair

CPC WS Meeting Mins 10.8.26 Draft

4.B. CPC 2757 Minutes for the October 14, 2026, City Planning Commission meeting.

Presenter:
Nadine Hensler, City Planning Commission Chair

CPC Meeting Mins 10.14.26 Draft

5. Consent Calendar

Colony Hills - Zone Change

5.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

5.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

5.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

5.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

6. Items Called Off Consent Calendar

7. Unfinished Business

8. New Business

Patriot Park - Zone Change and Land Use Plan

8.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

8.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

8.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

8.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

Item 8.E. will not start before 1pm

Vineyards Research Park Subdivision Appeal

8.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

9. Presentations

10. Executive Session

If the City Planning Commission requests legal advice from its attorney, an executive session may be needed:

In accord with City Charter art. III, § 3-60(d) and its incorporated Colorado Open Meetings Act, C.R.S. § 24-6-402(4) (b), the City Planning Commission, in Open Session, is to determine whether it will hold a Closed Executive Session. The issue to be discussed involves consultation with the City Attorney for the purpose of receiving legal advice regarding the Special Appeal Hearing for Corporate Ridge Filing No. 1 Lot 4.

The Chair of the Planning Commission shall poll the Commissioners, and, upon consent of two-thirds of the members present, may conduct a Closed Executive Session. In the event any Commissioner is participating electronically or telephonically in the Closed Executive Session, each Commissioner participating in the Closed Executive Session shall affirmatively state for the record that no other member of the public not authorized to participate in the Closed Executive Session is present or able to hear the matters discussed as part of the Closed Executive Session. If consent to the Closed Executive Session is not given, the item may be discussed in Open Session or withdrawn from consideration.

11. Adjourn