



City of Colorado Springs

30 S. Nevada Ave., Suite
102

Regular Meeting Agenda - Final Planning Commission Informal

Thursday, December 4, 2025

9:00 AM

30 S. Nevada Ave., Suite 102

Informal CPC: 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: 838 570 348# 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

Kenneth Casey - Planning Commission Chair

Kevin Walker - Planning Director

4. Approval of the Minutes

- 4.A.** [CPC 2716](#) Minutes for the September 10, 2025, Planning Commission Meeting.

Presenter:
Kenneth Casey, City Planning Commission Chair

Attachments: [CPC_Minutes_9.10.25 Draft](#)

- 4.B.** [CPC 2719](#) Minutes for the October 8, 2025, City Planning Commission meeting.

Presenter:
Kenneth Casey, City Planning Commission Chair

Attachments: [CPC_Minutes_10.8.25 Draft](#)

- 4.C.** [CPC 2721](#) Minutes for the November 12, 2025, City Planning Commission meeting.

Presenter:
Kenneth Casey, City Planning Commission Chair

5. Consent Calendar

Exotic Cropz LLC - Conditional Use

- 5.A.** [CUDP-25-0021](#) A Conditional Use to allow a retail marijuana cultivation facility 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:
Molly O'Brien, Planner II, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: [Staff Report - Exotic Crops LLC_Final](#)
[Attachment 1 - Land Use Statement](#)
[Attachment 2 - Project Statement](#)
[Attachment 3 - Floor Plan](#)
[Staff Presentation - CUDP-25-0021](#)
[7.5.601 CONDITIONAL USE](#)

Polaris Pointe South Filing No. 4 (Ford Amphitheater)

- 5.B. [PDZD-25-0030](#) The Polaris Pointe South Filing No 4 (Ford Amphitheater) Development Plan Major Modification to remove 58 unconstructed parking spaces from the approved parking plan of the Ford Amphitheater consisting of 18.11 acres zoned PDZ/HR-O/AF-O (Planned Development Zone District with Highrise and United States Air Force Academy Overlays) located at 13045 Spectrum Sun View.
(Quasi-Judicial)

Located in Council District 2

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

Attachments: [Staff Report](#)
[Attachment 1 - Project Statement](#)
[Attachment 2 - Parking and Access Plan](#)
[Attachment 3 - Development Plan Major Modification Presentation](#)
[7.5.516 MODIFICATION OF APPROVED APPLICATIONS](#)

Odyssey at North Weber

- 5.C. [URAP-25-0001](#) Odyssey at North Weber Urban Renewal Plan.
(Legislative)

Located in Council District 5

Presenter:
Tamara Baxter, Planning Supervisor, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: [Staff Report_Odyssey at North Weber_TPB](#)
[Attachment 1 - Draft Urban Renewal Plan](#)
[Attachment 2 - Existing Conditions Survey](#)
[Attachment 3 - El Paso County Impact Report Draft_7-28-2025](#)
[Odyssey at North Weber presentation](#)

Rules and Procedures

5.D. [CPC 2722](#)

Rules and Procedures for the City Planning Commission.

Presenter:

Trevor Gloss, Senior Attorney, City Attorney's Office

Kevin Walker, Planning Director, City Planning Department

Attachments: [CPC Rules 11.14.2025](#)

6. Items Called Off Consent Calendar

7. Unfinished Business

8. New Business

Colorado Springs Temple Appeal

8.A. [APPL-25-0008](#)

An Appeal of the administrative approval for the Colorado Springs Temple Development Plan consisting of 18.6 acres located at the southwest corner of Flying Horse Club Drive and Barossa Valley Road.

(Legislative)

Located in Council District 2

Presenter:

Tamara Baxter, Planning Supervisor, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments: [Colorado Springs Temple Appeal Staff Report TPB](#)
[Attachment 1 - Neighborhood Meetings Notes](#)
[Attachment 2 - Public Comments](#)
[Attachment 3 - Applicant Responses to Public Comments](#)
[Attachment 4 - Approved Development Plan](#)
[Attachment 5- Development Plan Project Statement](#)
[Attachment 6 - Appeal Application](#)
[COS Temple Appeal Presentation TPB](#)
[7.5.415 APPEALS](#)

School District 11 Palmer High School Expansion

8.B. [ZONE-25-0026](#)

A Zone Map Amendment (rezone) consisting of 8.27 acres for the two blocks bound by N. Nevada Ave, E. St. Vrain St., N. Weber St., and E. Platte Ave. from R-1 6/R-5/OR (Single-Family - Medium, Multi-family High, and Office Residential) to FBZ-T2A (Form-Based Zone - Transition Sector 2A).

(Quasi-Judicial)

Located in Council District 3

Presenter:

Ryan Tefertiller, Urban Planning Manager, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments: [Palmer HS CPC Staff Report 121025](#)
[Attachment 1 - Palmer HS Project Statement](#)

[Attachment 1 - Palmer HS Project Statement](#)
[Attachment 2 - Palmer HS Zone Change Legal Description](#)
[Attachment 3 - Palmer HS Zone Change Exhibit](#)
[Attachment 4 - Boulder ROW Vacation Plat](#)
[Attachment 5 - Palmer HS Land Use Plan](#)
[Attachment 6 - Zoning Map](#)
[Attachment 7 - Consolidated Stakeholder Input Palmer HS project 102125](#)
[Attachment 8 - Palmer HS Stakeholder Responses](#)
[Attachment 9 - Palmer HS Steering Committee](#)
[Attachment 10 - Palmer HS April 2025 Traffic Study](#)
[Attachment 11 – Palmer HS Traffic Study Update](#)
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)
[Palmer HS Presentation Deck CPC 121025](#)
[Applicant Presentation - Palmer High School Transformation](#)

- 8.C.** [SUBD-25-0076](#) An ordinance vacating the public right-of-way known as East Boulder Street consisting of approximately 0.92 acres located between N. Nevada Ave. and N. Weber St.
(Legislative)

Located in Council District 3

Presenter:
Ryan Tefertiller, Urban Planning Manager, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: [7.5.522 VACATION PLAT](#)

- 8.D.** [LUPL-25-0012](#) Establishment of the District 11 Palmer High School Land Use Plan for proposed civic uses consisting of 8.27 acres located on the two blocks bound by N. Nevada Ave, E. St. Vrain St., N. Weber St., and E. Platte Ave.
(Quasi-Judicial)

Located in Council District 3

Presenter:
Ryan Tefertiller, Urban Planning Manager, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: [7.5.514 LAND USE PLAN](#)

Moreno and Cascade Urban Renewal Plan

- 8.E.** [URAP-25-0002](#) Moreno and Cascade Urban Renewal Plan.
(Legislative)

Located in Council District 3

Presenter:
Ryan Tefertiller, Urban Planning Manager, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: [Moreno and Cascade UR District CPC Staff Report rbt](#)

[Attachment 1 - Moreno and Cascade Urban Renewal Plan](#)

[Attachment 2 - Moreno and Cascade URA Existing Conditions Survey](#)

[Attachment 3 - Moreno and Cascade El Paso County Impact Report](#)

[Draft - 7-21-2025](#)

[Moreno and Cascade UR Plan Presentation Deck CPC 121025](#)

Sign Ordinance

8.F. [CODE-25-0005](#)

An Ordinance amending Chapter 7 (the “Unified Development Code” or “UDC”) of the Code of the City of Colorado Springs 2001, as amended, as related to Signs.

(Legislative)

Presenter:

Kurt Schmitt, Program Administrator II, City Planning

Department

Daniel Sexton, LUR/DRE Planning Manager, City Planning

Department

Kevin Walker, Planning Director, City Planning Department

Attachments:

[Staff Report_Sign Ordinance CODE-25-0005_KS_final](#)

[Attachment 1 - Chapter 7 Sign Ordinance Draft](#)

[Attachment 2 - Chapter 3 Draft Revocable Permits Signs Ordinance](#)

[Attachment 3 - Chapter 7 Current Sign Regulations](#)

[7.5.702 AMENDMENT TO UDC TEXT](#)

[CITY PLANNING COMMISSION - CODE-25-0005_final](#)

9. Presentations

10. Adjourn