



# City of Colorado Springs

## Regular Meeting Agenda - Final Planning Commission

Regional Development  
Center (Hearing Room)  
2880 International Circle

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Tuesday, April 16, 2024

9:00 AM

Regional Development Center (Hearing  
Room)  
2880 International Circle

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### How to Watch the Meeting

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](https://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: 375 704 624# 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**

**Peter Wysocki - Planning + Neighborhood Services Director**

### **4. Approval of the Minutes**

**4.A. [CPC 2262](#)**

Minutes for the March 13, 2024 Planning Commission Meeting

Presenter:

Andrea Slattery, City Planning Commission Chair

**Attachments:**

[CPC 3.13.24 Minutes - Draft](#)

### **5. Consent Calendar**

- 5.A.**    [ZONE-23-0024](#)            An ordinance to amend the zoning map of the City of Colorado Springs pertaining to 1.21 acres located at 805 Citadel Drive East from MX-N AP-O (Mixed-use Neighborhood Scale with Airport Overlay) to MX-M AP-O (Mixed-use Medium Scale with Airport Overlay) (Quasi-Judicial - First Reading only to set City Council public hearing for May 28, 2024 and providing notice of the ordinance.)

**Est. Time:** 10  
minutes

Presenter:

Gabe Sevigny, Planning Supervisor Planning + Neighborhood Services

Peter Wysocki, Planning Director, Planning + Neighborhood Services

**Attachments:**

[805 Citadel Dr E - Ordinance](#)

[Exhibit A](#)

[Exhibit B](#)

[Staff Report - 805 Citadel Dr E](#)

[Attachment 1 - Site Plan](#)

[Attachment 2 - Project Statement](#)

[Attachment 3 - Land Use Statement](#)

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

- 5.B.**    [CUDP-24-0001](#)            A Conditional Use to allow for automobile and light vehicle repair, minor in the MX-M CR AP22 AO (Mixed-Use Medium Scale / Conditions of Record / Airport Protection Zone 2 with Airport Overlay) consisting of .575 acres located at 1197 Space Center Drive. (Quasi-Judicial)

Presenter: Drew Foxx, Planner II, Planning + Neighborhood Services

**Attachments:**

[Staff Report Take 5 at Space Center](#)

[Attachment 1 Land Use Statement](#)

[Attachment 2 Project Statement](#)

[7.5.601 CONDITIONAL USE](#)

## **6. Items Called Off Consent Calendar**

## **7. Unfinished Business**

## **8. New Business**

**8.A.** [ZONE-24-0004](#)**Est. Time:** 10  
minutes

An ordinance to amend the zoning map of the City of Colorado Springs relating to 6.87 acres located at 4145 Arrowswest Drive from BP/WUI-O (Business Park with Wildland Urban Interface Overlay) to MX-M/WUI-O (Mixed Use Medium Scale with Wildland Urban Interface Overlay).  
(Quasi-Judicial - First Reading only to set City Council public hearing date for June 11, 2024)

**Presenter:**

William Gray, Senior Planner, Planning + Neighborhood Services Department  
Peter Wysocki, Planning Director, Planning + Neighborhood Services Department

**Attachments:**

[Arrowswest Rezone Ordinance](#)  
[Staff Report - Arrowswest Apartments](#)  
[Attachment 1-Annexation Map](#)  
[Attachment 2-Zoning Map](#)  
[Attachment 3-Shops at Arrowswest Filing No 1](#)  
[Attachment 4-Shops at Arrowswest Filing No 1 Development Plan](#)  
[Attachment 5-Public Comment](#)  
[Attachment 5A-Star Berdon Document](#)  
[Attachment 5B-McLain Document](#)  
[Attachment 5C-Eddie Hurt Document](#)  
[Attachment 6-2023 Public Comment](#)  
[Attachment 7-Neighborhood Meeting No. 3](#)  
[Attachment 8-2022 Public Comment](#)  
[Attachment 9-Traffic Impact Study](#)  
[Attachment 10-Final Drainage Report](#)  
[Attachment 11-Geologic Hazard Study](#)  
[Attachment 12-Grading Consistent with Geologic Hazard Report Recommendations](#)  
[Attachment 13-CGS Review Letter](#)  
[Attachment 14-Project Statement](#)  
[Attachment 15-Vicinity Map](#)  
[Attachment 16-Zone Map Amendment Exhibit](#)  
[Attachment 17-Development Plan](#)  
[Attachment 18-Context Map](#)  
[Attachment 19-Cross Section](#)  
[Attachment 20-2024 Public Comment](#)  
[Attachment 21-Kat Gayle correspondence](#)  
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

- 8.B.**     [DEPN-24-0039](#)     The Arrowswest Apartment Development Plan establishing a multi-family development with 222-dwelling units in seven (7) buildings consisting of 9.47 acres located at 4145 Arrowswest Drive.  
(Quasi-Judicial)
- Presenter:  
William Gray, Senior Planner, Planning + Neighborhood Services
- Attachments:**     [7.5.515 DEVELOPMENT PLAN](#)
- 8.C.**     [ANEX-23-0030](#)     Amara Addition No. 1 Annexation located along Bradley Road, east of S. Marksheffel Road, consisting of 0.644 acres.  
(Legislative)
- Presenter:  
Katie Carleo, Planning Manager, Planning + Neighborhood Services  
Peter Wysocki, Director of Planning + Neighborhood Services
- Attachments:**     [Staff Report Amara Annexation \(A.MP.ZC\)](#)  
[Amara Annexation Addition No. 1 - Plat](#)  
[Attachment 1 - Amara Annexation Vicinity](#)  
[Attachment 2 - Amara Project Statement](#)  
[Attachment 3 - City Annexations by Decade](#)  
[Attachment 4 - 3-Mile Buffer](#)  
[Attachment 5 - Amara Additions](#)  
[Attachment 6 - Amara Master Plan](#)  
[Attachment 7 - Amara Master Plan-Conceptual](#)  
[Attachment 8 - CSFD Amara Response](#)  
[Attachment 9 - CSPD Amara Response](#)  
[Attachment 10 - Amara Park and Trails](#)  
[Attachment 11 - Amara Roadway Exhibit](#)  
[Attachment 12 - School District Letters](#)  
[Attachment 13 - City of Fountain Corespondence](#)  
[Attachment 14 - Public Notice Posters](#)  
[Attachment 15 - Public Comments](#)  
[Attachment 16 - Public Comment Response](#)  
[Attachment 17 - Draft Amara Annexation Agreement](#)  
[7.6.203-Annexation Conditions](#)
- 8.D.**     [ANEX-23-0031](#)     Amara Addition No. 2 Annexation located along Bradley Road, east of S. Marksheffel Road, consisting of 0.957 acres.  
(Legislative)

Presenter:  
 Katie Carleo, Planning Manager, Planning + Neighborhood Services  
 Peter Wysocki, Director of Planning + Neighborhood Services

**Attachments:** [Amara Annexation Addition No. 2 - Plat](#)  
[7.6.203-Annexation Conditions](#)

**8.E.** [ANEX-23-0032](#) Amara Addition No. 3 Annexation located along Bradley Road, east of S. Marksheffel Road, consisting of 3.519 acres.  
 (Legislative)

Presenter:  
 Katie Carleo, Planning Manager, Planning + Neighborhood Services  
 Peter Wysocki, Director of Planning + Neighborhood Services

**Attachments:** [Amara Annexation Addition No. 3 - Plat](#)  
[7.6.203-Annexation Conditions](#)

**8.F.** [ANEX-23-0033](#) Amara Addition No. 4 Annexation located along Bradley Road, east of S. Marksheffel Road, consisting of 1.878 acres.  
 (Legislative)

Presenter:  
 Katie Carleo, Planning Manager, Planning + Neighborhood Services  
 Peter Wysocki, Director of Planning + Neighborhood Services

**Attachments:** [Amara Annexation Addition No. 4 - Plat](#)  
[7.6.203-Annexation Conditions](#)

**8.G.** [ANEX-23-0034](#) Amara Addition No. 5 Annexation located along Bradley Road, east of S. Marksheffel Road, consisting of 7.381 acres.  
 (Legislative)

Presenter:  
 Katie Carleo, Planning Manager, Planning + Neighborhood Services  
 Peter Wysocki, Director of Planning + Neighborhood Services

**Attachments:** [Amara Annexation Addition No. 5 - Plat](#)  
[7.6.203-Annexation Conditions](#)

**8.H.** [ANEX-23-0035](#) Amara Addition No. 6 Annexation located along Bradley Road, east of S. Marksheffel Road, consisting of 7.448 acres.  
 (Legislative)

Presenter:  
 Katie Carleo, Planning Manager, Planning + Neighborhood Services  
 Peter Wysocki, Director of Planning + Neighborhood Services

**Attachments:**      [Amara Annexation Addition No. 6 - Plat](#)  
                                  [7.6.203-Annexation Conditions](#)

- 8.I.      [ANEX-23-0036](#)      Amara Addition No. 7 Annexation located along Bradley Road, east of S. Marksheffel Road, consisting of 9.192 acres. (Legislative)

Presenter:  
 Katie Carleo, Planning Manager, Planning + Neighborhood Services  
 Peter Wysocki, Director of Planning + Neighborhood Services

**Attachments:**      [Amara Annexation Addition No. 7 - Plat](#)  
                                  [7.6.203-Annexation Conditions](#)

- 8.J.      [ANEX-23-0037](#)      Amara Addition No. 8 Annexation located along Bradley Road, east of S. Marksheffel Road, consisting of 4.951 acres. (Legislative)

Presenter:  
 Katie Carleo, Planning Manager, Planning + Neighborhood Services  
 Peter Wysocki, Director of Planning + Neighborhood Services

**Attachments:**      [Amara Annexation Addition No. 8 - Plat](#)  
                                  [7.6.203-Annexation Conditions](#)

- 8.K.      [ANEX-23-0038](#)      Amara Addition No. 9 Annexation located along Bradley Road, east of S. Marksheffel Road, consisting of 2.223 acres. (Legislative)

Presenter:  
 Katie Carleo, Planning Manager, Planning + Neighborhood Services  
 Peter Wysocki, Director of Planning + Neighborhood Services

**Attachments:**      [Amara Annexation Addition No. 9 - Plat](#)  
                                  [7.6.203-Annexation Conditions](#)

- 8.L.      [ANEX-23-0039](#)      Amara Addition No. 10 Annexation located along Bradley Road, east of S. Marksheffel Road, consisting of 7.117 acres. (Legislative)

Presenter:

Katie Carleo, Planning Manager, Planning + Neighborhood Services  
 Peter Wysocki, Director of Planning + Neighborhood Services

**Attachments:** [Amara Annexation Addition No. 10 - Plat](#)  
[7.6.203-Annexation Conditions](#)

**8.M.** [ANEX-23-0040](#) Amara Addition No. 11 Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 145.176 acres.  
 (Legislative)

Presenter:  
 Katie Carleo, Planning Manager, Planning + Neighborhood Services  
 Peter Wysocki, Director of Planning + Neighborhood Services

**Attachments:** [Amara Annexation Addition No. 11 - Plat](#)  
[7.6.203-Annexation Conditions](#)

**8.N.** [ANEX-23-0041](#) Amara Addition No. 12 Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 105.274 acres.  
 (Legislative)

Presenter:  
 Katie Carleo, Planning Manager, Planning + Neighborhood Services  
 Peter Wysocki, Director of Planning + Neighborhood Services

**Attachments:** [Amara Annexation Addition No. 12 - Plat](#)  
[7.6.203-Annexation Conditions](#)

**8.O.** [ANEX-23-0042](#) Amara Addition No. 13 Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 85.462 acres.  
 (Legislative)

Presenter:  
 Katie Carleo, Planning Manager, Planning + Neighborhood Services  
 Peter Wysocki, Director of Planning + Neighborhood Services

**Attachments:** [Amara Annexation Addition No. 13 - Plat](#)  
[7.6.203-Annexation Conditions](#)

**8.P.** [ANEX-23-0043](#) Amara Addition No. 14 Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 2.633 acres.

(Legislative)

Presenter:

Katie Carleo, Planning Manager, Planning + Neighborhood Services

Peter Wysocki, Director of Planning + Neighborhood Services

**Attachments:** [Amara Annexation Addition No. 14 - Plat](#)  
[7.6.203-Annexation Conditions](#)

**8.Q.** [ANEX-23-0044](#) Amara Addition No. 15 Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 188.445 acres.  
 (Legislative)

Presenter:

Katie Carleo, Planning Manager, Planning + Neighborhood Services

Peter Wysocki, Director of Planning + Neighborhood Services

**Attachments:** [Amara Annexation Addition No. 15 - Plat](#)  
[7.6.203-Annexation Conditions](#)

**8.R.** [ANEX-23-0045](#) Amara Addition No. 16 Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 191.096 acres.  
 (Legislative)

Presenter:

Katie Carleo, Planning Manager, Planning + Neighborhood Services

Peter Wysocki, Director of Planning + Neighborhood Services

**Attachments:** [Amara Annexation Addition No. 16 - Plat](#)  
[7.6.203-Annexation Conditions](#)

**8.S.** [ANEX-23-0046](#) Amara Addition No. 17 Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 153.337 acres.  
 (Legislative)

Presenter:

Katie Carleo, Planning Manager, Planning + Neighborhood Services

Peter Wysocki, Director of Planning + Neighborhood Services

**Attachments:** [Amara Annexation Addition No. 17 - Plat](#)  
[7.6.203-Annexation Conditions](#)



- 8.T.** [ANEX-23-0047](#) Amara Addition No. 18 Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 372.380 acres.  
(Legislative)
- Presenter:  
Katie Carleo, Planning Manager, Planning + Neighborhood Services  
Peter Wysocki, Director of Planning + Neighborhood Services
- Attachments:** [Amara Annexation Addition No. 18 - Plat](#)  
[7.6.203-Annexation Conditions](#)
- 8.U.** [ANEX-23-0048](#) Amara Addition No. 19 Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 305.431 acres.  
(Legislative)
- Presenter:  
Katie Carleo, Planning Manager, Planning + Neighborhood Services  
Peter Wysocki, Director of Planning + Neighborhood Services
- Attachments:** [Amara Annexation Addition No. 19 - Plat](#)  
[7.6.203-Annexation Conditions](#)
- 8.V.** [ANEX-23-0049](#) Amara Addition No. 20 Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 86.744 acres.  
(Legislative)
- Presenter:  
Katie Carleo, Planning Manager, Planning + Neighborhood Services  
Peter Wysocki, Director of Planning + Neighborhood Services
- Attachments:** [Amara Annexation Addition No. 20 - Plat](#)  
[7.6.203-Annexation Conditions](#)
- 8.W.** [ANEX-23-0050](#) Amara Addition No. 21 Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 337.474 acres.  
(Legislative)
- Presenter:  
Katie Carleo, Planning Manager, Planning + Neighborhood Services  
Peter Wysocki, Director of Planning + Neighborhood Services

**Attachments:**      [Amara Annexation Addition No. 21 - Plat](#)  
[7.6.203-Annexation Conditions](#)

**8.X.**    [ANEX-23-0051](#)      Amara Addition No. 22 Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 816.132 acres.  
 (Legislative)

Presenter:  
 Katie Carleo, Planning Manager, Planning + Neighborhood Services  
 Peter Wysocki, Director of Planning + Neighborhood Services

**Attachments:**      [Amara Annexation Addition No. 22 - Plat](#)  
[7.6.203-Annexation Conditions](#)

**8.Y.**    [ANEX-23-0052](#)      Amara Addition No. 23 Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 390.593 acres.  
 (Legislative)

Presenter:  
 Katie Carleo, Planning Manager, Planning + Neighborhood Services  
 Peter Wysocki, Director of Planning + Neighborhood Services

**Attachments:**      [Amara Annexation Addition No. 23 - Plat](#)  
[7.6.203-Annexation Conditions](#)

**8.Z.**    [LUPL-24-0006](#)      Establishment of the Amara Master Plan for proposed commercial, industrial, civic, single-family residential, multi-family residential, parks and open spaces within the City of Colorado Springs. The property is located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road, and consists of 3172.796 acres.  
 (Legislative)

Presenter:  
 Katie Carleo, Planning Manager, Planning + Neighborhood Services  
 Peter Wysocki, Director of Planning + Neighborhood Services

**Attachments:**      [Attachment 6 - Amara Master Plan](#)  
[7.5.408 Master Plan](#)

**8.A.A.** [ZONE-24-0008](#)      The establishment of the A (Agricultural) zone district, in association with Amara Addition No. 1-23 Annexations, consisting of 3172.796 acres located near the northeast corner of Squirrel

Creek Road and Link Road, south of Bradley Road. (Legislative)

Presenter:

Katie Carleo, Planning Manager, Planning + Neighborhood Services

Peter Wysocki, Director of Planning + Neighborhood Services

**Attachments:**

[Exhibit A - Amara Zoning Legal](#)

[Exhibit B - Amara Zoning Depiction](#)

[7.5.603.B Findings - ZC](#)

**9. Presentations**

**10. Adjourn**