



# City of Colorado Springs

30 S. Nevada Ave., Suite  
102

## Work Session Meeting Agenda - Final Planning Commission Informal

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Thursday, April 4, 2024

9:00 AM

30 South Nevada Ave, Suite 102

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### How to Watch the Meeting

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: 706 956 685# 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.

### REVIEW OF FORMAL AGENDA ITEMS

#### 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

##### 805 Citadel Drive East

5.A. [ZONE-23-0024](#)

A zone change consisting of 1.21 acres located at 805 Citadel Drive East from MX-N AO (Mixed-use Neighborhood Scale with Airport Overlay) to MX-M AO (Mixed-use Medium Scale with Airport Overlay). (Quasi-Judicial)

Presenter: Ann Odom, Planner II, Planning + Neighborhood

## Services

**Attachments:**[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 \(REZONING\)](#)**Take 5 - Space Center Drive****5.B. [CUDP-24-0001](#)**

A Conditional Use to allow for automobile and light vehicle repair, minor in the MX-M CR APZ2 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****Arrowswest Apartments****8.A. [ZONE-24-0004](#)**

A Zone Map Amendment (Rezoning) consisting of 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)

Presenter:  
William Gray, Senior Planner, Planning + Neighborhood Services

**Attachments:**

[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](#)  
[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](#)

**Amara Annexation****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  
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 Coorespondence  
Attachment 14 - Public Notice Posters  
Attachment 15 - Public Comments  
Attachment 16 - Public Comment Response

**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

**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

**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

**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

**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

**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

**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

**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

**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.AA. 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**