

City of Colorado Springs

Remote Meeting Only



Regular Meeting Agenda

Thursday, March 18, 2021

8:30 AM

Remote Meeting - Call 720-617-3426

Conf ID: 815 137 01#

Planning Commission

How to Watch the Meeting...

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- CenturyLink Channel 18

How to Comment on Agenda Items

Those who wish to comment during the meeting should call 720-617-3426 and enter Conf ID: 815 137 01# and wait to be admitted into the meeting

or

Copy and paste or type into your web browser to join the MS Teams meeting via the Web:
https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjE5ZjBjNWYtZWU4Zi00Y2VILWlxNDAtNjl3NmI0OWFkY2Yw%40thread.v2/0?context=%7b%22Tid%22%3a%2290f74bf0-a593-4c12-9591-fb8ef4ba6ad1%22%2c%22oid%22%3a%22864b5de6-2ecc-4f9f-b29d-5e3e4727b016%22%7d

For those who participate by calling in, you will be muted upon entry to the meeting.

Once an item has been heard, the Chair will open the public portion of the hearing for those who wish to comment. There is a three (3) minute time limit for each person.

In order to speak, you must press *6 on your phone to unmute yourself.

1. Call to Order

2. Approval of the Minutes

- 2.A. [CPC 21-122](#) Minutes for the December 17, 2020 Planning Commissioner Hearing

Presenter:

Reggie Graham, Planning Commission Chairman

Attachments: [CPC_Minutes_draft_12.17.20.rev](#)

- 2.B. [CPC 21-183](#) Minutes for the January 21, 2021 Planning Commission Meeting

Presenter:

Reggie Graham, Chair, City Planning Commission

Attachments: [CPC_Minutes_draft](#)

3. Communications

Peter Wysocki - Director of Planning and Community Development

4. CONSENT CALENDAR

These items will be acted upon as a whole, unless a specific item is called for discussion by a Commissioner/Board Member or a citizen wishing to address the Commission or Board. (Any items called up for separate consideration shall be acted upon following the Consent Vote.)

Caliber at Briargate

4.A. [CPC CU
20-00171](#)

A conditional use development plan for a 200-unit multi-family community located at 9292 Grand Cordera Parkway and consisting of 7.65 acres.

(Quasi-Judicial)

Presenter:

Matthew Alcuran, Planner II, Planning and Community Development

Attachments: [CPC Staff Report_Caliber at Briargate](#)
[CU Development Plan_Caliber at Briargate](#)
[Project Statement_Caliber at Briargate](#)
[Context Map](#)
[PlanCOS Vision Map](#)
[Public Comments](#)
[Applicant Responses](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)

Load N Lock

4.B. [CPC CU
20-00094](#)

A conditional use development plan for a miniwarehouse in the OC (Office Complex) zone district at 3980 Galley Road.

(Quasi-Judicial)

Presenter:

Katelynn Wintz, Senior Planner, Planning & Community Development

Attachments: [CPC Report Load n Lock](#)
[Conditional Use Development Plan](#)
[Project Statement](#)
[PlanCOS vision Map](#)
[Airport Comments](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)

- 4.C. [CPC NV
20-00165](#) A non-use variance from City Code Section 7.4.206(K) to allow recycled asphalt surface material in the drive aisles and maneuvering aisles where paving is required at 3980 Galley Road.

(Quasi-Judicial)

Presenter:

Katelynn Wintz, Senior Planner, Planning & Community Development

Attachments: [7.4.206.K General Prov-Restrictions-Prohibitions \(Paving\)](#)
[7.5.802.B Nonuse Variance Criteria](#)
[7.5.802.E GuidelinesforReview_NonuseVariance](#)

Pinnacle Parking Plan

- 4.D. [CPC ZC
20-00179](#) A zone change for the Pinnacle Parking Plan changing 0.68-acre from R-5 (Multi-Family Residential) to OC (Office Complex), located to the north of the Paseo Road and Melissa Drive intersection.

(Quasi-Judicial)

Presenter:

Bill Gray, Senior Planner, Planning & Community Development
Department

Attachments: [CPC Staff Report PinnacleParkingPlan](#)
[Concept Plan](#)
[Project Statement](#)
[PlanCOS Vision Map](#)
[Public Comments](#)
[Context Map](#)
[7.5.603.B Findings - ZC](#)

- 4.E. [CPC CP
20-00180](#) A concept plan for the Pinnacle Parking Plan project illustrating the development of a surface parking lot addition to accommodate employee parking for Pinnacle Eye Center and Surgery Center, located adjacent to the north of the Paseo Road and Melissa Drive intersection.

(Quasi-Judicial)

Presenter:

Bill Gray, Senior Planner, Planning & Community Development
Department

Attachments: [Concept Plan](#)
[7.5.501.E Concept Plans](#)

Rodeway Inn

- 4.F. [CPC CU 20-00138](#) Conditional Use Development Plan to allow a multi-family land use within the PBC (Planned Business Center) zone district located at 2409 East Pikes Peak Avenue.

(Quasi-Judicial)

Presenter:

Tasha Brackin, Senior Planner, Planning and Community Development

Attachments: [CPC Staff Report 2409 E Pikes Peak Project Statement](#)
[Public Comments](#)
[Development Plan](#)
[PlanCOS Vision Map](#)
[Context Map](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)
[NEIGHBOR EMAIL FW CPC CU 20-00138 Rodeway Inn](#)

ITEMS CALLED OFF CONSENT**5. UNFINISHED BUSINESS****2424 Garden of the Gods**

- 5.A. [CPC MP 06-00065-A1 MJ20](#) A Major Master Plan Amendment to the Mountain Shadows Master Plan, changing 125 acres from Office Industrial Park (OIP) to Open Space, Office, Public Institution, Residential and Community & Neighborhood Commercial, located at 2424 Garden of the Gods Road.

(Legislative)

Presenter:

Katelynn Wintz, Senior Planner, Planning & Community Development

Attachments: [CPC March Staff report 2424GOG 03.18.21](#)
[March Revision Master Plan Amendment 03.18.21](#)
[March Revision Concept Plan 03.18.21](#)
[Visual Impact Analysis 03.18.21](#)
[Conceptual Layouts 03.18.21](#)
[VisualImpactAnalysis NES Comments 03.18.21](#)
[Coordinated MSCA response to 2424GOG revisions 03-03-21](#)
[Zoning Rebuttal, Visual Analysis Rebuttal 03.18.21](#)
[MSCS Rebuttal Letter to CPW 3-1-2021](#)
[PublicComment 03.18.21](#)
[Public Comments-2 03.18.21](#)
[CPC Report 2424 GOG](#)
[Master Plan Amendment](#)
[Zone Change](#)
[PUD Concept Plan](#)
[Project Statement](#)
[PlanCOS vision Map](#)
[CPW SheepImpactReview](#)
[Context Map](#)
[CGS Letter](#)
[Permitted Use Comparison](#)
[Public Comment 1](#)
[Public Comment 2](#)
[Public Comment 3](#)
[7.5.408 Master Plan](#)
[MSCA document Presentation Appendix](#)
[MSCA document HOA Presentation](#)
[MSCA document Petition to stop the rezone](#)
[New Public Comments](#)
[MSCA document Bicycle Safety](#)
[MSCA document Bighorn Sheep](#)
[MSCA document Hillside Overlay](#)
[Consultant Presentation 2424](#)
[MSCA Sponsored petition](#)

5.B. [CPC PUZ
20-00176](#)

A PUD Zone Change for the 2424 West Garden of the Gods project, changing 125 acres of land from PIP1/HS (Planned Industrial Park, Hillside Overlay), A/HS (Agriculture, Hillside Overlay) and PUD/HS (Planned Unit Development, Hillside Overlay) to PUD/HS (Planned Unit Development, Hillside Overlay); Maximum Density 15-16.99

dwelling units per acre; 420 maximum dwelling units; Maximum Commercial Building Square Footage of 950,000 square feet; Maximum Building Height of 45 feet; located at 2424 Garden of the Gods Road.

(Quasi-Judicial)

Presenter:

Katelynn Wintz, Senior Planner, Planning & Community Development

Attachments: [Exhibit A - Legal Description](#)
[Exhibit B - Zone Change Depiction](#)
[7.3.603 Establishment & Development of a PUD Zone](#)
[7.5.603.B Findings - ZC](#)

**5.C. [CPC PUP](#)
[20-00177](#)**

A PUD Concept Plan for the 2424 West Garden of the Gods project illustrating the development framework for 125 acres of land with a mixture of commercial, residential and open space uses, located at 2424 Garden of the Gods Road.

(Quasi-Judicial)

Presenter:

Katelynn Wintz, Senior Planner, Planning & Community Development

Attachments: [March Revision Concept Plan 03.18.21](#)
[Conceptual Layouts 03.18.21](#)
[PUD Concept Plan](#)
[7.5.501.E Concept Plans](#)
[7.3.605 PUD Concept Plan](#)

6. NEW BUSINESS CALENDAR - None

7. PRESENTATIONS/UPDATES - None

8. Adjourn