

City of Colorado Springs

*Plaza of the Rockies
South Tower, 5th Floor
Blue River Board Room
121 S Tejon St, Colorado Springs, CO 80901*



Regular Meeting Agenda

Thursday, May 19, 2022

8:30 AM

Open to Public

Call 720-617-3426 Conf ID: 785 230 166 #

Planning Commission

How to Watch the Meeting...

Coloradosprings.gov/springstv | SPRINGS TV - Comcast Channel 18 / 880 (HD)
- StratusIQ Channel 76/99 (Streaming)

How to Comment on Agenda Items

Those who wish to comment during the meeting should call 720-617-3426 and enter Conf ID: 785 230 166# 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://rb.gy/ifa9h1>

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 and Roll Call

2. Changes to Agenda/Postponements

3. Communications

Mike Tassi - Assistant Director of Planning

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.)

Minutes

- 4.A. [22-290](#) Minutes for the April 21, 2022, Planning Commission hearing.

Presenter:

Scott Hente, Chair of the City Planning Commission

739 & 741 East High Street

- 4.B. [CPC UV 21-00149](#) A use variance for an existing accessory dwelling unit where a duplex is already constructed located at 739 & 741 East High Street.
(Quasi-Judicial)

Presenter:

Matthew Alcuran, Planner II, Planning and Community Development

- Attachments:** [CPC Staff Report](#)
[Use Variance Development Plan Itr](#)
[Project Statement](#)
[Public Comments](#)
[PlanCOS Vision Map](#)
[Applicant's Response Letter](#)
[7.5.803.B Use Variance Review Criteria](#)
[7.5.502.E Development Plan Review](#)

- 4.C.** [CPC NV](#)
[21-00150](#) A nonuse variance to City Code 7.3.104.A. allowing a 0-foot side yard setback where 5-feet is required in the R-2 (Two-Family Residential) zone district located at 739 & 741 East High Street. (Quasi-Judicial)

Presenter:
 Matthew Alcuran, Planner II, Planning and Community Development

- Attachments:** [7.5.802.B Nonuse Variance Criteria](#)
[7.5.802.E GuidelinesforReview NonuseVariance](#)
[7.3.104.A Agricultural-Residential-Spec Use-Traditional Neighborhood zone st](#)

- 4.D.** [CPC NV](#)
[21-00151](#) A nonuse variance to City Code 7.3.104.A. allowing a 0-foot rear yard setback where 25-feet is required in the R-2 (Two-Family Residential) zone district located at 739 & 741 East High Street. (Quasi-Judicial)

Presenter:
 Matthew Alcuran, Planner II, Planning and Community Development

- Attachments:** [7.3.104.A Agricultural-Residential-Spec Use-Traditional Neighborhood zone st](#)
[7.5.802.B Nonuse Variance Criteria](#)
[7.5.802.E GuidelinesforReview NonuseVariance](#)

- 4.E.** [AR NV](#)
[22-00237](#) A nonuse variance to City Code 7.3.104.A. allowing a 5,000 square foot lot for an existing duplex where 7,000 square feet is required in the R-2 (Two-Family Residential) zone district located at 739 & 741 East High Street. (Quasi-Judicial)

Presenter:
 Matthew Alcuran, Planner II, Planning and Community Development

- Attachments:** [7.5.802.B Nonuse Variance Criteria](#)
[7.5.802.E GuidelinesforReview NonuseVariance](#)
[7.3.104 A-R-SU-TND Development Standards](#)

Dogtopia

- 4.F. [CPC CU
22-00039](#) A conditional use development plan to establish a kennel at 5780 E. Woodmen Road.

(Quasi-Judicial)

Presenter:

Daniel Besinaiz, Senior Planner, Planning & Community Development

Attachments: [CPC Staff Report_Final](#)
[Project Statement](#)
[PlanCOS Vision Map](#)
[Conditional Use Development Plan_ltr](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)

1951 Allegheny - Fiber Optic Facility

- 4.G. [CPC ZC
22-00068](#) A zone change from PUD/R/HS (Planned Use Development, Estate Single-Family Residential with Hillside Overlay) to PF (Public Facilities) for 5.7-acres located at 1951 Allegheny Drive.

Presenter:

Peter Lange, Planner II, Planning & Community Development

Attachments: [Staff Report_CSU ALLEGHENY AND YELLOWPINE](#)
[Zone Change](#)
[Concept Plan Statement](#)
[Project Statement](#)
[PlanCOS Vision Map](#)
[Public Comment](#)
[Public Comment Response](#)
[Context Map](#)
[7.5.603.B Findings - ZC](#)

- 4.H. [CPC CP
22-00086](#) A concept plan statement for a Colorado Springs Utilities (CSU) fiber-optic facility located at 1951 Allegheny Drive.

Presenter:

Peter Lange, Planner II, Planning & Community Development

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

Lexington Vistas

- 4.I. [CPC ZC](#)
[22-00001](#) A zone change from R-5/P (Multi-Family with Planned Provisional Overlay) to R-5 (Multi-Family Residential) for 6.49-acres located southwest of the intersection of Lexington Drive and Parliament Drive.

(Quasi-Judicial)

Presenter:
Katelynn Wintz, Planning Supervisor, Planning & Community Development

Attachments: [CPC Report_ Lexington Vistas](#)
[Project Statement](#)
[Vision Map](#)
[Zone Change Depiction](#)
[Concept Plan](#)
[7.5.603.B Findings - ZC](#)

- 4.J. [CPC CP](#)
[22-00002](#) Concept plan for 6.49-acres containing a mix of religious institution and residential land uses located southwest of the intersection of Parliament Drive and Lexington Drive.

(Quasi-Judicial)

Presenter:
Katelynn Wintz, Planning Supervisor, Planning & Community Development

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

Avanterra

- 4.K. [CPC CU](#)
[22-00033](#) A conditional use development plan for multi-family development located at 6565 E Woodmen Road.

Presenter:
Katelynn Wintz, Planning Supervisor, Planning & Community Development

Attachments: [Avanterra staff report](#)
[Project Statement](#)
[Conditional Use DP](#)
[Public Comments](#)
[Vision Map](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)

5. ITEMS CALLED OFF CONSENT

6. UNFINISHED BUSINESS

214 North 20th Street - STR Appeal

- 6.A. [CPC AP 22-00045](#) An appeal of the administrative denial of the Short Term Rental permit application for 214 North 20th Street due to an existing short term rental located within 500', pursuant to City Code Sections 7.5.1704.C.

(Quasi-Judicial)

Presenter:

Carli Hiben, Program Coordinator, Planning and Community Development

Attachments: [214 N 20th St Appeal](#)
[Postponement Request](#)
[Staff Report - 214 N 20th St](#)
[214 N 20th Street - 500' Buffer 8.5x11](#)
[214 N 20th St Public Comments](#)
[7.5.1704.C ShortTermRentalPermitReviewCriteria](#)
[7.5.906 \(A\)\(4\) Administrative Appeal](#)

7. NEW BUSINESS CALENDAR

Woodmen East Commercial Annexation

- 7.A. [CPC A 21-00048](#) Woodmen East Commercial Center Annexation located southeast of the Mohawk Road and East Woodmen Road intersection consisting of 30.74-acres.
(Legislative)

Presenter:

Katelynn Wintz, Planning Supervisor, Planning & Community

Development

Attachments: [WEC Annexation staff report](#)
[Annexation](#)
[Project Statement](#)
[WEC Fiscal Impacts](#)
[Traffic Impact Study](#)
[Zone Change Exhibits A & B](#)
[Concept Plan](#)
[7.6.203-Annexation Conditions](#)

- 7.B. [CPC ZC](#)
[21-00141](#) Zone change establishing the PBC/AO (Planned Business Center, Airport Overlay) zone district located southeast of the Mohawk Road and East Woodmen Road intersection consisting of 30.74-acres. (Legislative)

Presenter:
Katelynn Wintz, Planning Supervisor, Planning & Community Development

Attachments: [Exhibit A - Legal ZC](#)
[Exhibit B - Zone Change Depiction](#)
[7.5.603.B Findings - ZC](#)

- 7.C. [CPC CP](#)
[21-00142](#) Concept Plan establishing future commercial and residential uses, located southeast of the Mohawk Road and East Woodmen Road intersection consisting of 30.74-acres. (Quasi-Judicial)

Presenter:
Katelynn Wintz, Planning Supervisor, Planning & Community Development

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

4239 Apache Plume - Daycare

- 7.D. [CPC CU](#)
[22-00032](#) A Conditional Use Development Plan to establish a large home daycare located at 4239 Apache Plume Drive

Presenter:
Katelynn Wintz, Planning Supervisor, Planning & Community Development

- Attachments:** [Apache Plume Daycare Staff Report](#)
[Project Statement](#)
[Conditional Use Development Plan](#)
[Public Comments](#)
[Comment Response](#)
[Petition](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)

8. PRESENTATIONS/UPDATES - None

9. Adjourn