



City of Colorado Springs

Regional Development
Center
2880 International Circle
Colorado Springs, CO
80910

Meeting Minutes - Draft Planning Commission

Wednesday, November 9, 2022

9:00 AM

Regional Development Center
(Hearing Room)
2880 International Circle

Sunset Amphitheater

7.A. [AR PUD
22-00062](#)

An appeal of City Planning Commission's decision to approve a PUD Development Plan for Polaris Pointe South Filing No. 4, for an 8,000-seat outdoor entertainment amphitheater with ancillary site improvements on 18 acres in the PUD (Planned Unit Development) zone district located at the southeast corner of Voyager Parkway and Spectrum Loop intersection.

(Quasi-Judicial)

Related Files: AR NV 22-00480; AR NV 22-00481

Presenter:

Tamara Baxter, Senior Planner, Planning & Community
Development Department

Peter Wysocki, Director, Planning and Community Development
Department

Attachments: [Appeal Statement - Campbell/Fuqua](#)
[Appellant Summary 11.09.22 CPC Mtg](#)
[101722 Quote From Dr Russ Sojourner Transcript TCA Board meeting on Sunset](#)
[CC Staff Presentation Sunset Amphitheater Appeal ppt](#)
[Appellant Sunset Amphitheater Appeal v3 Presentation](#)
[Applicant City Council Presentation Final to City](#)
[Development Requirements](#)
[CPC Staff Report Sunset Amphitheater TPB](#)
[Project Statement PUD Development Plan](#)
[Project Statement Nonuse Variances](#)
[PUD Development Plan](#)
[CSPD Letter Nov 7](#)
[Security Contracts](#)
[Shared Parking Agreements](#)
[Public Comments](#)
[PublicComments 11.09.22](#)
[Public Comments thru 1.3.23](#)
[CONTEXT MAP](#)
[Environmental Noise Assessment](#)
[Parking & Access Plan](#)
[Traffic Technical Memorandum](#)
[FAQ Handout](#)
[7.5.906 \(B\) Appeal of Commission-Board](#)
[7.3.606 PUD Development Plan](#)
[7.5.502.E Development Plan Review](#)

Motion by Commissioner Briggs, seconded by Vice Chair McMurray, to continue this item to the next City Planning Commission hearing to be held on December 14, 2023, to allow commissioners the opportunity to review the sound impact study and provide the developer the opportunity to return with a maximum onsite parking plan, as well as a plan to include increased parking capacity on Spectrum Loop. The motion failed by a vote of 4:5:0:0

Aye: 4 - Commissioner Almy, Commissioner Briggs, Commissioner Foos and Vice Chair McMurray

No: 5 - Commissioner Hensler, Chair Hente, Commissioner Raughton, Commissioner Rickett and Commissioner Slattery

Motion by Commissioner Slattery, seconded by Commissioner Raughton, to approve the PUD Development Plan for the Polaris Pointe South Filing No. 4 project, based upon the findings that the request meets the review criteria for granting a PUD Development Plan as set forth in City Code Section 7.3.606, and the review criteria for granting a Development Plan, as set forth in City Code Section 7.5.502(E), with the following conditions of approval:

1. The LSC Transportation Consultants, Inc. Traffic Technical Memorandum dated October 14, 2022, shall be updated to include the traffic counts adjustments and split ratio; additional analysis for Powers off-ramp/Voyage Parkway intersection; and include the project queue analysis in Table 5 of the memorandum which shall be approved by City Traffic Engineering prior to the approval of the project.

2. An agreement between the venue operator and the City of Colorado Springs shall be executed prior to plan approval. The agreement will outline operational parameters, including but not limited to: parking, noise, traffic movement, and requirements for annual reporting. This agreement must be executed prior to the approval of the project. The motion passed by a vote of 6:3:0:0

Aye: 6 - Commissioner Almy, Commissioner Briggs, Commissioner Hensler, Chair Hente, Commissioner Raughton and Commissioner Slattery

No: 3 - Commissioner Foos, Vice Chair McMurray and Commissioner Rickett

7.B. [AR NV 22-00480](#)

An appeal of City Planning Commission’s decision to a nonuse variance to City Code Section 7.4.204(C)(1)(d)(2) for the Polaris Pointe South Filing No. 4 project to allow shared parking on properties within 2 miles where four hundred feet (400’) is the maximum distance and to increase the maximum reduction of the minimum on-site parking requirements to eighty-five percent (85%) where thirty-five percent (35%) is allowed. The site is zoned PUD (Planned Unit Development) and is located at the southwest bend of Spectrum Loop, west of Voyager Parkway, consisting of 18-acres.

(Quasi-Judicial)

Related Files: AR PUD 22-00062; AR NV 22-00481

Presenter:

Tamara Baxter, Senior Planner, Planning & Community Development Department

Peter Wysocki, Director, Planning and Community Development Department

Attachments: [Project Statement Nonuse Variances](#)

[7.5.906 \(B\) Appeal of Commission-Board](#)

[7.4.204 Alternative Parking Options](#)

[7.5.802.B Nonuse Variance Criteria](#)

[7.5.802.E GuidelinesforReview NonuseVariance](#)

Motion by Commissioner Slattery, seconded by Commissioner Raughton, to approve the Nonuse Variance to City Code Section 7.4.204(C)(1)(d)(2) for the Polaris Pointe South Filing No. 4 project to allow shared parking on properties within 2 miles where 400' is the maximum distance and to increase the maximum reduction of the minimum on-site parking requirements to 85

percent (85%) where thirty-five percent (35%) is allowed, based upon the findings that the request meets the review criteria for granting a Nonuse Variance as set forth in City Code Section 7.5.802, with the following condition of approval:

1. An agreement between the venue operator and the City of Colorado Springs shall be executed prior to plan approval. The agreement will outline operational parameters, including but not limited to: parking, noise, traffic movement, and requirements for annual reporting. This agreement must be executed prior to the approval of the project.

Part of that agreement includes capacity based upon the parking agreements in place. The motion passed by a vote of 5:4:0:0

- Aye:** 5 - Commissioner Almy, Commissioner Hensler, Chair Hente, Commissioner Raughton and Commissioner Slattery
- No:** 4 - Commissioner Briggs, Commissioner Foes, Vice Chair McMurray and Commissioner Rickett

7.C. [AR NV 22-00481](#)

An appeal of City Planning Commission’s decision to approve a nonuse variance to City Code Section 7.4.204(B) for the Polaris Pointe South Filing No. 4 project to increase the distance to allow on-street parking to half (½) mile of the subject property boundary. The site is zoned PUD (Planned Unit Development) and is located at the southwest bend of Spectrum Loop, west of Voyager Parkway, consisting of 18-acres.

(Quasi-Judicial)

Related Files: AR PUD 22-00062; AR NV 22-00480

Presenter:
 Tamara Baxter, Senior Planner, Planning & Community Development Department
 Peter Wysocki, Director, Planning and Community Development Department

- Attachments:** [Project Statement Nonuse Variances](#)
[7.5.906 \(B\) Appeal of Commission-Board](#)
[7.4.204 Alternative Parking Options](#)
[7.5.802.B Nonuse Variance Criteria](#)
[7.5.802.E GuidelinesforReview NonuseVariance](#)

Motion by Commissioner Slattery, seconded by Commissioner Raughton, that this Planning Case be approved Approve the Nonuse Variance to City Code Section 7.4.204(B) for the Polaris Pointe South Filing No. 4 project to increase the distance to allow on-street parking to half (1/2) mile of the subject property boundary, based upon the findings that the request meets the review criteria for granting a Nonuse Variance as set forth in City Code Section 7.5.802., with the following condition of approval:

1. An agreement between the venue operator and the City of Colorado Springs shall be executed prior to plan approval. The agreement will outline operational parameters, including but not limited to parking, noise, traffic movement, and requirements for annual reporting. This agreement must be executed prior to the approval of the project.

In addition, the agreement should include at least as many onsite parking as what was documented while the nuances of this agreement are being finalized and are amenable with the City and the developer. The motion passed by a vote of 5:4:0

Aye: 5 - Commissioner Almy, Commissioner Hensler, Chair Hente, Commissioner Raughton and Commissioner Slattery

No: 4 - Commissioner Briggs, Commissioner Foos, Vice Chair McMurray and Commissioner Rickett