



# City of Colorado Springs

City Hall  
107 N. Nevada Avenue  
Colorado Springs, CO  
80903

## Meeting Minutes - Draft Planning Commission

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Thursday, July 19, 2018

8:30 AM

Council Chambers

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- 4.A. [CPC MPA 04-00043-A4 MN18](#) A minor Master Plan Amendment to the Hill Properties Master Plan to change the density allowance on 7.23 acres from 3.5-7.99 du/acre to 0-1.99 du/acre located at the terminus of Glen Vista Point, south of the intersection of North 30th Street and Garden of the Gods Boulevard.

(Quasi-Judicial)

Related Files: CPC PUZ 18-00008, CPC PUD 18-00009

Presenter:

Michael McConnell, Planner II, Land Use Review

This item was passed on the Consent Calendar and referred to City Council.

**Motion by Fletcher, seconded by Smith,  
Recommend approval to City Council the minor master plan amendment from a residential use of 3.5-7.99 dwelling units per acre to a residential use of 0-1.99 dwelling units per acre based on the findings that the master plan amendment request complies with the review criteria for a Master Plan Amendment in City Code Section 7.5.408.**

**The motion passed by a vote of 7:0:2**

- 4.B. [CPC PUZ 18-00008](#) An ordinance amending the zoning map of the City of Colorado Springs pertaining to 7.23 acres located at the terminus of Glen Vista Drive from R5/cr (Multi-family Residential with conditions of record) and R/cr (Estate, Single-Family Residential with conditions of record) to PUD (Planned Unit Development: Single-Family Residential; maximum density of 0-1.99; and maximum building height of 28 feet).

(Quasi-Judicial)

Related Files: CPC MPA 04-00043-A4MN18, CPC PUD 18-00009

Presenter:

Michael McConnell, Planner II, Land Use Review

This item was passed on the Consent Calendar and referred to City Council.

**Motion by Fletcher, seconded by Smith,  
Recommend approval to City Council the zone change from R5/CR (Multi-Family Residential with Conditions of Record) & R/CR (Estate Single-Family Residential**

with Conditions of Record) to PUD (Planned Unit Development) southeast of the intersection of North 30th Street and Garden of the Gods Road based on the findings that the zone change criteria in Code Section 7.5.603(B) and the review criteria in City Code Section 7.3.603 have been met.

The motion was passed unanimously on the Consent Calendar.

**4.C.** [CPC PUD 18-00009](#)

Northpointe Development Plan consisting of 12 single-family homes on 7.23 acres at the terminus of Glen Vista Point, south of the intersection of North 30th Street and Garden of the Gods Boulevard.

(Quasi-Judicial)

Related Files: CPC MPA 04-00043-A4MN18, CPC PUZ 18-00008

Presenter:

Michael McConnell, Planner II, Land Use Review

This item was passed on the Consent Calendar and referred to City Council.

**Motion by Fletcher, seconded by Smith,  
Recommend approval to City Council the PUD Development Plan to allow the construction of 12 single family homes southeast of the intersection of North 30th Street and Garden of the Gods Road based on the findings that this project meets the development plan review criteria in City Code Section 7.5.502 and the review criteria in City Code Section 7.3.606(E).**

The motion passed by a vote of 7:0:2