

CITY OF COLORADO SPRINGS PLANNING COMMISSION

MINUTES / RECORD-OF-DECISION

**THURSDAY, SEPTEMBER 15, 2016,
CITY HALL COUNCIL CHAMBERS
107 NORTH NEVADA AVENUE,
COLORADO SPRINGS, COLORADO 80903
CHAIRMAN PHILLIPS CALLED THE MEETING TO ORDER AT 8:36 A.M.
THE MEETING ADJOURNED AT 10: 50 A.M.**

PRESENT:

Phillips, Henninger, Markewich, Shonkwiler, Walkowski, Smith, McDonald, Gibson, Graham

ABSENT: NONE

ALSO IN ATTENDANCE:

Mr. Peter Wysocki, Planning and Development Director
Mr. Marc Smith, City Senior Corporate Attorney

NEW BUSINESS CALENDAR

DATE: September 15, 2016
ITEM: 6.B.1 – 6.B.
FILE NO.: CPC MPA 06-00206-A8MN16; CPC PUZ 16-00092; CPC PUP 16-00093
PROJECT: Forest Meadows
STAFF: Dan Sexton

STAFF PRESENTATION:

Dan Sexton, Senior Planner gave a Power Point presentation

APPLICANT PRESENTATION:

Andrea Barlow with NES, INC gave a Power Point presentation. She gave the history of the zoning; what the Master Plan allowed and was approved along with what was approved by a previous concept plan. Ms. Barlow showed they approved type of uses for the area and the approved plating of the four lots.

The current proposal will have no access off Woodmen Rd, 24 acres of the 38 acres site will be developed with the remaining to be for open space with trail access that will be more a passive recreation area but will become more defined with the development plan; the wetlands will be preserved.

Main concerns by the neighbors were this would be apartment, traffic issues; they wanted more parks, drainage in the area, traffic problems and the loss of taxes for the Metro District.

The developer addressed each of the neighbors' concerns by showing how each item will be mitigated and the reasoning behind each decision.

Questions:

Commissioner Shonkwiler asked about the maintenance of the 14 acres. Ms. Barlow said there were three options. They've moved away from the city taking it as part of the parks department

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but the hope is it will be transferred to metro district and the other option is it could be part of the HOA but it will be maintained on a minimal level.

Commissioner Walkowski asked he wanted to make sure there will connectivity between the neighborhoods to the north to this open space so as you work on the development plan interconnectivity will be important.

Commissioner Graham asked about the detention ponds. Ms. Barlow said the detention ponds are city detention ponds and this property is between the two existing ponds and the property drains to the south so it won't be able to drain into those two ponds. They will look how they detain the stormwater run-off. Commissioner Graham asked if they were going to install a water quality pond on the site. Ms. Barlow said yes. Commissioner Graham asked if that was the same as a detention pond. Water quality is to treat the water before it gets into the city system which is different from retaining the water to regulate the flow of the stormwater and even though slightly different they are often combined.

Citizens in Support: None

Citizens in Opposition: None

Questions of Staff:

Commissioner Walkowski asked if the development plan will be approved administratively. Mr. Sexton said yes. Commissioner Walkowski said much of what the criteria they have will be implemented at the development plan stage and he wanted to make sure all of the items are in compliance with what is done today.

Rebuttal: None

DISCUSSION AND DECISION OF THE PLANNING COMMISSION:

Commissioner Markewich said the proposal seems better than what was previously suggested to be there. He's glad there is no access off Woodmen Road and fits the neighborhood much better. He will be in support based on the minor master plan amendment; the zone change and the concept plan meet all the review criteria for each one

Motion by Commissioner Walkowski, seconded by Commissioner Graham, to recommend approval to City Council the minor master plan amendment to the Woodmen Heights Master Plan, based upon the finding that the amendment meets the review criteria for granting a master plan amendment as set forth in City Code Section 7.5.408.

Aye: Phillips, Henninger, Shonkwiler, Walkowski, Smith, Markewich, McDonald, Gibson,
Graham No: None Motion Passed

Motion by Commissioner Walkowski, seconded by Commissioner McDonald, to Recommend approval to City Council the zone change from PUD/AO-CAD (Planning Unit Development with Airport Overlay – Commercial Airport District) to PUD/AO (Planning Unit Development with Airport Overlay: Townhouse and Two-Family Attached Dwellings, 7.99 dwelling units per acre, and 30-foot height maximum), based upon the findings that the change of zone request

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complies with the three (3) review criteria for granting a zone change as set forth in City Code Section 7.5.603 and the development of a PUD zone as set forth in City Code Section 7.3.603.

Aye: Phillips, Henninger, Shonkwiler, Walkowski, Smith, Markewich, McDonald, Gibson, Graham No: None Motion Passed

Motion by Commissioner Walkowski, seconded by Commissioner Henninger, to recommend approval to City Council the PUD concept plan for the Forest Meadows South project, based upon the findings that the PUD concept plan meets the review criteria for granting a PUD concept plan as set forth in City Code Section 7.3.605 and meets the eight (8) review criteria for granting a concept plan as set forth in City Code Section 7.5.501(E)

Aye: Phillips, Henninger, Shonkwiler, Walkowski, Smith, Markewich, McDonald, Gibson, Graham No: None Motion Passed

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