

# 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, March 17, 2022**

**8:30 AM**

**Hybrid Meeting - 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

- 2.A. [CPC CA 22-00016](#) Postpone an Ordinance creating new Part 19 (Community Development Impact Fees) of Article 5 (Administration and Procedures) of Chapter 7 (Planning Development and Building) of the Code of the City of Colorado Springs 2001, as amended, pertaining to Community Development Impact Fees

Presenter:

Charae McDaniel, Chief Financial Officer

Peter Wysocki, Planning and Community Development Director

## 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.)

### Minutes

- 4.A. [CPC 22-155](#) Minutes for the January 20, 2022, City Planning Commission meeting.

Presenter:

Scott Hente, Chair of the City Planning Commission

**Attachments:** [CPC\\_Minutes\\_01.20.22\\_draft](#)

- 4.B. [CPC 22-156](#) Minutes for the February 17, 2022, City Planning Commission meeting.

Presenter:

Scott Hente, Chair of the City Planning Commission

**Attachments:** [CPC\\_Minutes\\_02.17.22\\_draft](#)

### American Medical Response

- 4.C. [CPC UV 22-00020](#) A Use Variance Development Plan for the American Medical Response project to permit an administrative and safety services use type in the PIP-2/HS (Planned Industrial Park with Hillside Overlay) zone district, located at 980 Elkton Drive.

(Quasi-Judicial)

Presenter:

William Gray, Senior Planner, Planning & Community Development Department

**Attachments:** [Staff Report AMR UV 02282022](#)

[Use Variance Development Plan](#)

[Project Statement](#)

[Vicinity Map](#)

[PlanCOS Vision Map](#)

[Context Map](#)

[7.5.803.B Use Variance Review Criteria](#)

[7.5.502.E Development Plan Review](#)

[7.5.801 Purpose - Variance](#)

### Cottages at Woodmen Heights

- 4.D. [CPC PUZ 21-00175](#) A zone change pertaining to 38.5 acres from PUD/SS/AO (Planned Unit Development: 45-foot maximum height; PBC land uses and residential; 9.1 dwelling units per acre with Streamside and Airport Overlays) to PUD/SS/AO (Planned Unit Development: 38-foot maximum height; PBC land uses and residential; 8.8 dwelling units per acre with Streamside and Airport Overlays).

(Quasi-Judicial)

Presenter:

Chelsea Stromberg, Senior Planner, Planning & Community Development

- Attachments:** [CPC Report\\_CAWH](#)  
[Project Statement](#)  
[PlanCOS vision Map](#)  
[Exhibit B - PUD Zone Change](#)  
[Development Plan](#)  
[Context Map](#)  
[7.5.603.B Findings - ZC](#)  
[7.3.603 Establishment & Development of a PUD Zone](#)

- 4.E.** [CPC PUD 20-00054-A1 MN21](#) The Cottages at Woodmen Heights Development Plan for 38.5 acres containing a mix of commercial and residential land uses generally located southwest of the intersection of Woodmen Road and Marksheffel Road.

(Quasi-Judicial)

Presenter:  
 Chelsea Stromberg, Senior Planner, Planning & Community Development

- Attachments:** [Development Plan](#)  
[7.5.502.E Development Plan Review](#)  
[7.3.606 PUD Development Plan](#)

**Ellston Park**

- 4.F.** [CPC PUZ 20-00084](#) A PUD zone change for 29.375 acres of land associated with the Ellston Park project to rezone from C6 (General Business) to PUD (Planned Unit Development: Single-Family Attached and Detached, 3.0-6.0 dwelling units per acre, and maximum building height of 35 feet), located at 777 Vondelpark Drive.

(Quasi-Judicial)

Presenter:  
 Daniel Sexton, Planning Supervisor, Planning & Community Development

**Attachments:** [CPC Report Ellston Park](#)  
[PUD Zone Change](#)  
[PUD Concept Plan](#)  
[Project Statement](#)  
[Vision Map](#)  
[Public Comments](#)  
[CGS Letter](#)  
[Context Map](#)  
[7.3.603 Establishment & Development of a PUD Zone](#)  
[7.5.603 Findings - ZC](#)

- 4.G.** [CPC PUP](#)  
[21-00186](#) A PUD Concept Plan for the Ellston Park project illustrating a residential development on 29.375 acres of lands to consist of single-family attached and detached residential units and ancillary site improvements, located at 777 Vondelpark Drive.

(Quasi-Judicial)

Presenter:

Daniel Sexton, Planning Supervisor, Planning & Community Development

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

## Rio Vista

- 4.H.** [CPC ZC](#)  
[21-00177](#) A zone change requesting changing 1.279-acres from OC/cr/AO (Office Complex with conditions of record and Airport Overlay) and R5/cr/AO (Multi-family Residential with conditions of record and Airport Overlay) to PBC/AO (Planned Business Center with Airport Overlay), located at 3611 Rio Vista Drive.

(Quasi-Judicial)

Presenter:

Tamara Baxter, Planning Supervisor, Planning & Community Development

**Attachments:** [3611 Rio Vista Staff Report TPB](#)  
[Concept Plan Minor Amendment](#)  
[Zone Change Exhibit](#)  
[Project Statement](#)  
[PlanCOS Vision Map](#)  
[Public Comments](#)  
[Public Comment Response](#)  
[Ordinance 16-91](#)  
[7.5.603.B Findings - ZC](#)  
[Exhibit A - Legal Desc](#)  
[Exhibit B - Zone Change](#)

- 4.I. [AR CP](#) A Concept Plan Minor Amendment to the Southwest Powers  
[11-00482-A3](#) Boulevard and North Carefree Concept Plan to allow for a future car  
[MN21](#) wash, located 3611 Rio Vista Drive.

(Quasi-Judicial)

Presenter:

Tamara Baxter, Planning Supervisor, Planning & Community  
Development

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

### Shuga's Expansion

- 4.J. [CPC UV](#) The Shuga's Use Variance Development Plan totaling 12,828  
[21-00138](#) square feet on the southwest corner of S. Cascade Ave. and W. Rio  
Grande St.

(Quasi-Judicial)

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning and Community  
Development Department

**Attachments:** [CPC Staff Report Shugas RBT](#)  
[FIGURE 1 - Shuga's Use Variance Development Plan](#)  
[FIGURE 2 - Shuga's Project Statement](#)  
[FIGURE 3 - Shuga's Zoning Exhibit](#)  
[FIGURE 4 - PlanCOS Vision Map](#)  
[FIGURE 5 - DP Letter of Support](#)  
[7.5.803.B Use Variance Review Criteria](#)

- 4.K. [CPC NV  
21-00139](#) The Shuga's Non-Use Variance to allow 1,100 square feet of expanded outdoor seating which requires 6 additional off-street parking stalls where 0 off-street parking stalls are provided.

(Quasi-Judicial)

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning and Community Development Department

**Attachments:** [7.5.802.B Nonuse Variance Criteria](#)  
[7.5.802.D Parking & Storage](#)  
[7.5.802.E GuidelinesforReview\\_NonuseVariance](#)

### **Airport Creek Apartments**

- 4.L. [CPC CU  
21-00097](#) A conditional use development plan for the Airport Creek Apartments project illustrating a 134-unit multi-family development and ancillary public and private site improvements. The site is located southwest of the Airport Drive and South Powers Avenue intersection and consists of 5.78 acres.

(QUASI-JUDICIAL)

Presenter:

Tasha Brackin, Senior Planner, Planning & Community Development

**Attachments:** [CPC Report Airport Creek Apts CUDP  
Development Plan](#)  
[Project Statement](#)  
[Plan COS Vibrant Neighborhoods Map](#)  
[PlanCOS Vision Map](#)  
[7.5.704 Conditional Use Review](#)  
[7.5.502.E Development Plan Review](#)

## **5. ITEMS CALLED OFF CONSENT**

## **6. UNFINISHED BUSINESS None**

## **7. NEW BUSINESS CALENDAR**

### **Creekwalk North Appeal**

- 7.A. [AR DP  
21-00551](#) An appeal of the administrative approval of the Creekwalk Filing 1 Development Plan which illustrates the construction of a new 23,175 square foot grocery store on a 2.7-acre site located on the

southwestern corner of S. Nevada Ave. and E. Ramona Ave.

(Quasi-Judicial)

Presenter:

Ryan Tefertiller, Planning Manager, Planning and Community Development Department

**Attachments:** [Creekwalk North Appeal CPC Staff Report 031722](#)  
[Creekwalk North Appeal to Planning Commission Application](#)  
[FIGURE 1 - Creekwalk North Appeal Statement](#)  
[FIGURE 2 - Creekwalk North Response letter](#)  
[FIGURE 3 - Creekwalk Filing 1 DP APPROVED 012022](#)  
[FIGURE 4 - Creekwalk Filing 1 plat APPROVED 012022](#)  
[FIGURE 5 - Creekwalk North Zoning Exhibit](#)  
[FIGURE 6 - Appellants Request for Postponement](#)  
[FIGURE 7 - Creekwalk Response to Postponement](#)  
[FIGURE 8 - Creekwalk BID Response to Postponement](#)  
[FIGURE 9 - Creekwalk North Filing No 1 2021.12.16 ApprovedDrainageRpt](#)  
[7.5.906 \(A\)\(4\) Administrative Appeal](#)  
[7.5.502.E Development Plan Review](#)

**7.B.** [AR FP](#)  
[21-00552](#)

An appeal of the administrative approval of the Creekwalk Filing 1 subdivision plat which created one lot and one tract on a 2.7-acre site located on the southwestern corner of S. Nevada Ave. and E. Ramona Ave.

(Quasi-Judicial)

Presenter:

Ryan Tefertiller, Planning Manager, Planning and Community Development Department

**Attachments:** [7.5.906 \(A\)\(4\) Administrative Appeal](#)

### Overlook at Spring Creek

**7.C.** [CPC V](#)  
[21-00213](#)

A vacation of public right-of-way for Springs Vista Street, retaining public utility and public access easements, consisting of 0.131 acres or 5,724 square feet.

(LEGISLATIVE)

Presenter:

Tasha Brackin, Senior Planner, Planning & Community Development



**Attachments:** [Vacation Plat](#)  
[7.7.402.C Vacation Procedures](#)

- 7.D.** [CPC PUZ](#)  
[21-00081](#) A PUD zone change of 2.97 acres from PUD (Planned Unit Development - Commercial) to PUD (Planned Unit Development: Residential - 35-unit, single-family, small lot, detached; 11.79 units/acre, maximum height of 36 feet) with ancillary public and private site improvements. The property is located at the northwest corner of South Union Boulevard and Hancock Expressway.

(QUASI-JUDICIAL)

Presenter:  
 Tasha Brackin, Senior Planner, Planning & Community Development

**Attachments:** [CPC Staff Report Overlook](#)  
[Development Plan](#)  
[Project Statement](#)  
[Public Comments](#)  
[Zone Change Exhibit](#)  
[Concept Plan Amendment](#)  
[Parking-Exhibit](#)  
[Vacation Plat](#)  
[7.5.603.B Findings - ZC](#)  
[7.5.603 Findings - ZC](#)

- 7.E.** [CPC PUP](#)  
[05-00176-A1](#)  
[MJ21](#) A concept plan amendment for Overlook at Spring Creek changing the land uses from Commercial to Residential located at the northwest corner of South Union Boulevard and Hancock Expressway.

(QUASI-JUDICIAL)

Presenter:  
 Tasha Brackin, Senior Planner, Planning & Community Development

**Attachments:** [Concept Plan Amendment](#)  
[7.5.501.E Concept Plans](#)  
[7.3.605 PUD Concept Plan](#)

- 7.F.** [CPC PUD](#)  
[21-00080](#) An amended PUD development plan for Overlook at Spring Creek for a 35-unit single-family detached small-lot residential development and ancillary public and private site improvements. The property is located at the northwest corner of South Union Boulevard and Hancock Expressway.

(QUASI-JUDICIAL)

Presenter:

Tasha Brackin, Senior Planner, Planning & Community Development

**Attachments:** [PUD\\_Development\\_Plan\\_ltr](#)  
[7.3.606 PUD Development Plan](#)  
[7.5.502.E Development Plan Review](#)

### Space Village Addition No. 1 Annexation

- 7.G. [CPC A](#)  
[21-00153](#) Space Village Addition No. 1 Annexation located northeast of the Space Village Avenue and Marksheffel Road intersection consisting of 21.82 acres.  
(Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning & Community Development

**Attachments:** [CPC Staff Report Space Village Addition No. 1 final](#)  
[Project Statement](#)  
[Enclave 2020](#)  
[Exhibit A - Legal Description Annexation Reagan Ranch](#)  
[Exhibit B - Annexation Plat](#)  
[FIA Memo](#)  
[Annexation Agreement Draft](#)  
[Reagan Ranch Concept Plan](#)  
[Airport Advisory Commission](#)  
[Aerial](#)  
[Context Map](#)  
[Exhibit A - ZC Legal Desc](#)  
[Exhibit B - Zone Depiction](#)  
[7.6.203-Annexation Conditions](#)

- 7.H. [CPC ZC](#)  
[21-00165](#) Space Village zone change establishing the PIP-2/APZ2/AO (Planned Industrial Park / Accident Potential Subzone 2 with Airport Overlay) zone district located northeast of the Space Village Avenue and Marksheffel Road intersection consisting of 14.665 acres.  
(Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning & Community Development

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

- 7.I. [CPC CP  
20-00137-A1  
MJ21](#) The Reagan Ranch Concept Plan Amendment to amend the concept plan adding the proposed area as office/industrial use, located northeast of the Space Village Avenue and Marksheffel Road intersection consisting of 28.08 acres.  
(Quasi-Judicial)

Presenter:  
Gabe Sevigny, Planning Supervisor, Planning & Community Development

**Attachments:** [Reagan Ranch Concept Plan](#)  
[7.5.501.E Concept Plans](#)  
[7.5.503.C Concept & Development Plan App Rev Procedures](#)

### **PlanCOS & Master Plan Updates**

- 7.J. [22-094](#) An informational presentation for the 2021 PlanCOS Annual Report

Presenter:  
Hannah Van Nimwegen, Senior Planner, Planning & Community Development  
Carl Schueler, Comprehensive Planning Manager, Planning & Community Development

**Attachments:** [2021 PlanCOS Annual Report](#)

- 7.K. [22-126](#) A resolution updating and confirming the legislative status of the City of Colorado Springs' adopted privately-initiated land use master plans

(Legislative)

Presenter:  
Hannah Van Nimwegen, Senior Planner, Planning & Community Development  
Carl Schueler, Comprehensive Planning Manager, Planning & Community Development

**Attachments:** [CPC Staff Report](#)  
[Master Plan Status Updates Attachment](#)

### **8. PRESENTATIONS/UPDATES None**

**9. Adjourn**