

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, February 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. Communications

Peter Wysocki, Director of Planning & Community Development

3. Changes to Agenda/Postponements

- 3.A. [CPC AP 21-00174](#) Withdraw an appeal of the administrative denial of the Short Term Rental permit for 116 South Fourteenth Street as a permit has been issued and the appeal withdrawn by the appellant.

(Quasi-Judicial)

Presenter:
Carli Hiben, Program Coordinator, Planning and Community Development

- Attachments:** [Appeal Withdraw](#)
[STR-1246-Permit](#)
[Staff Report - 116 S 14th St STR Denial](#)
[Ueland Appeal 11.12.2021](#)
[Ueland Appeal Statement](#)
[Public Comments](#)
[116 S 14th Street - 500' Buffer](#)
[7.5.906 \(A\)\(4\) Administrative Appeal](#)
[7.5.1702.B ShortTermRentalPermitRequired](#)
[7.5.1704.C ShortTermRentalPermitReviewCriteria](#)

3.B. [CPC AP 21-00182](#) Withdraw an appeal of the administrative denial of the Short Term Rental permit for 1609 West Kiowa Street as the appeal has been withdrawn per the request of the appellant.
 (Quasi-Judicial)

Presenter:
 Carli Hiben, Program Coordinator, Planning and Community Development

- Attachments:** [Withdraw Request](#)
[Staff Report - 1609 W Kiowa St STR Denial](#)
[1609 W Kiowa STR Appeal](#)

3.C. [CPC AP 20-00178](#) Withdraw an appeal of a Notice and Order for violation of a carport for the property located at 1325 Challenger Drive per the appellant's request and due to City code has subsequently changed and the City is not pursuing enforcement action under the old code.

(Quasi-Judicial)

Presenter:
 Mitch Hammes, Neighborhood Services Manager, Planning & Community Development

- Attachments:** [1325 Challenger \(text withdrawal of CPC appeal\)](#)

3.D. [CPC AP 21-00001](#) Withdraw an appeal of a Notice and Order for violation of a carport for the property located at 1315 Challenger Drive per the appellant's request and due to City code has subsequently changed and the City is not pursuing enforcement action under the old code.

Presenter:
 Mitch Hammes, Neighborhood Services Manager, Planning & Community Development

Attachments: [Withdrawal Letter](#)
[Appeal of Notice and Order - 1315 Challenger Ave - Kurt Arnoldussen - Receive](#)
[Notice and Order - Arnoldussen - dated 12-22-20 - case number 2009754](#)

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.)

- 4.A. [CPC 22-057](#) Minutes for the December 16, 2021, City Planning Commission Hearing

Presenter:
N/A

Attachments: [CPC Minutes 12.16.21 draft](#)

- 4.B. [CPC CU 21-00194](#) A conditional use development plan for a large daycare home with a maximum of twelve (12) children and infants located at 9262 Pacific Crest Drive. The site is zoned PUD/AO (Planned Unit Development with Airport Overlay) and is 0.10 acres in size.
(Quasi-Judicial)

Presenter:
Tamara Baxter, Senior Planner, Planning & Community Development

Attachments: [CPC Staff Report_Polly's Preschool](#)
[Conditional Use Development Plan](#)
[Project Statement](#)
[PlanCOS Vision Map](#)
[Context Map](#)
[7.5.502.E Development Plan Review](#)
[7.5.704 Conditional Use Review](#)

5. ITEMS CALLED OFF CONSENT

6. UNFINISHED BUSINESS

7. NEW BUSINESS CALENDAR

- 7.A. [CPC CA 22-00016](#) 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

Attachments: [ImpactFeesORD-2022-02-01](#)

[For Information Only - ImpactFeesRES-2022-02-01](#)

[COS Impact Fee - 02-07-2022](#)

7.B. [CPC AP
22-00013](#)

An appeal of the administrative denial of the Short Term Rental permit application for 2775 Helmsdale Drive due to a single-family zoning designation, pursuant to City Code Section 7.5.1704.D.
(Quasi-Judicial)

Presenter:

Carli Hiben, Program Coordinator, Planning and Community
Development

Attachments: [Staff Report - 2775 Helmsdale Dr](#)

[2775 Helmsdale Dr Appeal](#)

[Appeal Statement](#)

[PlanCOS Vision Map 8.5x11](#)

[7.5.906 \(A\)\(4\) Administrative Appeal](#)

[7.5.1704.D. ShortTermRentalPermitReviewCriteria](#)

8. PRESENTATIONS/UPDATES

9. Adjourn