

City of Colorado Springs

Due to COVID-19 Health Concerns, this meeting will be held remotely.



Regular Meeting Agenda

Thursday, December 17, 2020

8:30 AM

Remote - Call 720-617-3426

Enter Conf ID: 866 286 596#

Planning Commission

Those who wish to join/comment during the meeting by phone should wait to be admitted into the meeting after calling in.

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.*

How to Watch the Meeting...

Coloradosprings.gov/springstv | SPRINGS TV - Comcast Channel 18 / 880 (HD)
- CenturyLink Channel 18

How to Comment on Agenda Items

Those who wish to comment during the meeting should call 720-617-3426 and enter Conf ID: 866 286 596# 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://teams.microsoft.com/l/meetup-join/19%3ameeting_ZTljMDk1ZTMtZjllYy00ZTcwLWExMTUtNjk5Zjg1Y2QyNzBi%40thread.v2/0?context=%7b%22Tid%22%3a%2290f74bf0-a593-4c12-9591-fb8ef4ba6ad1%22%2c%22Oid%22%3a%22864b5de6-2ecc-4f9f-b29d-5e3e4727b016%22%7d

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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

2. Approval of the Minutes

- 2.A. [CPC 20-682](#) Minutes for the October 15, 2020 City Planning Commission meeting.

Presenter:

Reggie Graham, Chair of the City Planning Commission

3. Communications

Peter Wysocki - Director of Planning and Community Development

CLOSED EXECUTIVE SESSION

21-002

In accord with City Charter art. III, § 3-60(d) and its incorporated Colorado Open Meetings Act, C.R.S. § 24-6-402(4)(b), the City Planning Commission, in Open Session, is to determine whether it will hold an electronic Closed Executive Session. The issue to be discussed involves consultation with the City Attorney for the purpose of receiving legal advice related to land use exactions.

The Chairperson of the Commission shall poll the Commission members, and, upon consent of two-thirds of the members present, may conduct an electronic Closed Executive Session. Each Commission member participating in the electronic Closed Executive Session shall affirmatively state for the record that no other member of the public not authorized to participate in the electronic Closed Executive Session is present or able to hear the matters discussed as part of the electronic Closed Executive Session. If consent to the electronic Closed Executive Session is not given, the item may be discussed in Open Session or withdrawn from consideration.

Presenter:

Ben Bolinger, Senior Attorney, Office of the City Attorney

Attachments: [12102020CPCClosed](#)

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.)

Rio Vista

4.A. [CPC ZC
20-00116](#)

A Zone Change of 7.38 acres from PUD/AO (Planned Unit Development with an Airport Overlay) to PBC/AO (Planned Business Center with Airport Overlay), located southwest of the Rio Vista Drive and Barnes Road intersection.

(Quasi-judicial)

Presenter:

Gaby Serrano, Planner II, Planning & Community Development

Attachments: [CPC Report Rio Vista](#)
[Zone Change Exhibit](#)
[Concept Plan](#)
[Zone Change Project Statement](#)
[Concept Plan Project Statement](#)
[PlanCOS Vision Map](#)
[Public Comments](#)
[PlanCOS Vision Map](#)
[Context Map](#)
[7.5.603 Findings - ZC](#)

- 4.B. [CPC CP
20-00117](#) A Concept Plan for Rio Vista Commercial illustrating the envisioned lot configuration and land uses for the development of 7.38 acres located southwest of the Rio Vista Drive and Barnes Road intersection.

(Quasi-Judicial)

Presenter:

Gaby Serrano, Planner II, Planning & Community Development

Attachments: [Concept Plan Project Statement](#)
[Concept Plan](#)
[7.5.501.E Concept Plans](#)

Flats at Dublin Commons

- 4.C. [CPC CU
20-00129](#) A Conditional Use Development Plan for the Flats at Dublin Commons project consisting of a 60-unit multi-family residential development on 5.26-acres zoned PBC (Planned Business Center) and located at the southwest corner of Article Drive and Tutt Boulevard.

(Quasi-Judicial)

Presenter:

Daniel Sexton, Principal Planner, Planning & Community Development

Attachments: [CPC Report Flats@DublinCommons](#)
[Conditional Use Development Plan](#)
[Project Statement](#)
[PlanCOS Vision Map](#)
[Public Comments](#)
[Context Map](#)
[7.5.502.E Development Plan Review](#)
[7.5.704 Conditional Use Review](#)

Village on Uintah

- 4.D. [CPC CU
20-00073](#) A Conditional Use Development Plan for the Village on Uintah, a 12-unit multi-family residential duplex project located at 3606 Galley Road.

(Quasi-Judicial)

Presenter:

Katelynn Wintz, Senior Planner, Planning & Community Development

Attachments: [CPC Report_Village on Uintah](#)
[Conditional Use Development Plan 8.5 x 11](#)
[Project statement](#)
[PlanCOS Vision Map](#)
[Public Comments](#)
[Vicinity Map](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)

Project Academy

- 4.E. [CPC UV
20-00158](#) A Use Variance Development Plan for Project Academy to allow a delivery station facility in the PBC/AO (Planned Business Center with Airport Overlay) zone district, addressed as 715 South Academy Boulevard.

(Quasi-Judicial)

Presenter:

Tasha Brackin, Senior Planner, Planning and Community Development

Attachments: [CPC Report_Project Academy](#)
[Development Plan](#)
[Project Statement](#)
[PlanCOSThrivingEcomony_Map_8.5x11](#)
[PlanCOSVision_Map_8.5x11](#)
[PlanCOSNeighborhoods_Map_8.5x11](#)
[Neighbor Comments](#)
[Context Map](#)
[7.5.803.B Use Variance Review Criteria](#)
[7.5.502.E Development Plan Review](#)

ITEMS CALLED OFF CONSENT

5. UNFINISHED BUSINESS

Park Land Dedication Items

- 5.A. [CPC CA
19-00135](#) An ordinance repealing and reordaining Part 12 (Park and School Site Dedications) of Article 7 (Subdivision Regulations) of Chapter 7 (Planning, Development and Building) of the Code of the City of

Colorado Springs 2001, as amended, pertaining to park land dedication.

(Legislative)

Presenter:

Peter Wysocki, Director of Planning and Community Development
Chris Lieber, N.E.S. Inc.

Attachments: [PLDO_ORD](#)
[Meeting Presentation Planning Commission 12-17-2020](#)
[PLDO Criteria Manual](#)

- 5.B. [20-679](#) Neighborhood Parks Geographic Service Areas map associated with the Park Land Dedication requirements of City Code.

(Legislative)

Presenter:

Peter Wysocki, Director of Planning and Community Development
Chris Lieber, N.E.S. Inc.

Attachments: [Neighborhood Park Service Areas Map](#)

- 5.C. [20-680](#) Park land fee schedule associated with the Park Land Dedication requirements of City Code.

(Legislative)

Presenter:

Peter Wysocki, Director of Planning and Community Development
Chris Lieber, N.E.S. Inc.

Attachments: [Exhibit A 5.5 AC PER 1000 LAND DEDICATION 2018 ACS Data](#)
[Exhibit B 7.5 AC PER 1000 LAND DEDICATION 2018 ACS Data](#)

6. NEW BUSINESS CALENDAR

Dublin Springs Independent Living

- 6.A. [CPC CU](#)
[20-00079](#) A Conditional Use Development Plan for Dublin Springs Independent Living, a 149-unit age-restricted multi-family residential apartment project located at 6410 and 6450 Source Center Point.

(Quasi-Judicial)

Presenter:

Katelynn Wintz, Senior Planner, Planning & Community Development

- Attachments:** [CPC Report_Dublin Springs](#)
[Conditional Use Development Plan](#)
[Project Statement](#)
[PlanCOS Vision Map](#)
[Public Comments](#)
[Context Map](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)

6.B. [CPC NV](#)
[20-00080](#) A Nonuse Variance from City Code Section 7.4.102(C).2 allowing two ornamental features with a maximum height of 14.5-feet where up to 5-feet is permitted, located at 6410 and 6450 Source Center Point.

(Quasi-Judicial)

Presenter:

Katelynn Wintz, Senior Planner, Planning & Community Development

- Attachments:** [7.4.102 Fences or Walls](#)
[7.5.802.E GuidelinesforReview_NonuseVariance](#)
[7.5.802.B Nonuse Variance Criteria](#)

6.C. [CPC R](#)
[20-00162](#) An Administrative Relief request to allow a maximum building height of 45.3-feet where 45-feet is permitted, located at 6410 and 6450 Source Center Point.

(Quasi-Judicial)

Presenter:

Katelynn Wintz, Senior Planner, Planning & Community Development

- Attachments:** [7.3.204 OC-Industrial-SpecPurpose Development Standards](#)
[7.5.1101 Purpose - Administrative Relief](#)

6.D. [CPC R](#)
[20-00163](#) An Administrative Relief request to allow 204 parking spaces where 237 parking spaces are required, located at 6410 and 6450 Source Center Point.

(Quasi-Judicial)

Presenter:

Katelynn Wintz, Senior Planner, Planning & Community Development

- Attachments:** [7.5.1101 Purpose - Administrative Relief](#)
[7.4.203 Parking Space Req by Use](#)

Overlook at Centennial and Fillmore

- 6.E.** [CPC MPA
04-00043-A6
MJ20](#) A Major Master Plan Amendment to the Hill Property Master Plan, changing 43.1 acres from Office and Hospital to Residential and Open Space, located northeast of the Centennial Boulevard and Fillmore Street intersection.

(Quasi-Judicial)

Presenter:

Daniel Sexton, Principal Planner, Planning & Community Development

Attachments: [CPC Report_Overlook at Centennial & Fillmore
Master Plan Amendment
Exhibit B - PUD Zone Change
PUD Concept Plan
Project Statement
PlanCOS Vision Map
CGS Letter
Fiscal Impact Analysis
Context Map
7.5.408 Master Plan](#)

- 6.F.** [CPC PUZ
20-00119](#) A PUD Zone Change for the Overlook at Centennial & Fillmore project changing 43.1 acres of land from PUD (Planned Unit Development) to PUD (Planned Unit Development: Residential and Open Space uses; Maximum Density of 15-24.99 Dwelling Units Per Acre; Maximum Building Height of 75 Feet), located northeast of the Centennial Boulevard and Fillmore Street intersection.

(Quasi-Judicial)

Presenter:

Daniel Sexton, Principal Planner, Planning & Community Development

Attachments: [Exhibit A - PUD Zone Change Legal
Exhibit B - PUD Zone Change
7.3.603 Establishment & Development of a PUD Zone
7.5.603 Findings - ZC](#)

- 6.G.** [CPC PUP
20-00120](#) A PUD Concept Plan for the Overlook at Centennial & Fillmore project illustrating the development framework for 43.1 acres of land with a mixture of residential uses, located northeast of the Centennial

Boulevard and Fillmore Street intersection.

(Quasi-Judicial)

Presenter:

Daniel Sexton, Principal Planner, Planning & Community
Development

Attachments: [PUD Concept Plan_8.5 x 11](#)
[7.3.605 PUD Concept Plan](#)
[7.5.501.E Concept Plans](#)

7. PRESENTATIONS/UPDATES - None

8. Adjourn