

City of Colorado Springs

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Regular Meeting Agenda

Wednesday, July 13, 2022

9:00 AM

Regional Development Center Hearing Room
2880 International Circle
Planning Commission

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- 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: 503 838 788# 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.

1. Call to Order and Roll Call

2.A. Approval of the Minutes

2.A.A. [22-290](#) Minutes for the April 21, 2022, Planning Commission hearing.

Presenter:

Scott Hente, Chair of the City Planning Commission

Attachments: [CPC Minutes_04.21.22_draft](#)

2.B. Changes to Agenda/Postponements

Victory Ridge Park

2.B.A. [CPC ZC 22-00097](#) Postpone a zone change for Victory Ridge Park relating to 7.98-acres located northeast of the Thunder Mountain Avenue and Daydreamer Drive intersection from PUD (Planned Unit Development) to PK (Public Park).

(Quasi-Judicial)

Presenter:

Katelynn Wintz, Planning Supervisor, Planning & Community Development

Attachments: [CPC Report_Victory Ridge Park](#)
[Project Statment](#)
[Victory Ridge Zone Change](#)
[Vision Map](#)
[7.5.603.B Findings - ZC](#)

Dublin North No. 5 Annexation

- 2.B.B.** [CPC A](#)
[21-00137](#) Postpone Dublin North No. 5 Addition Annexation located at 6685 Templeton Gap Road consisting of 5.89-acres.
(Legislative)

Presenter:

Katelynn Wintz, Planning Supervisor, Planning & Community Development

Attachments: [StaffReport_Dublin North 5](#)
[Project Statement](#)
[Development Plan](#)
[Fiscal Impact Analysis](#)
[Zone Change](#)
[Traffic Impact Study](#)
[7.6.203-Annexation Conditions](#)

- 2.B.C.** [CPC PUZ](#)
[21-00171](#) Postpone Dublin North No. 5 Addition - Pikes Vista zone change establishing the PUD/AO (Planned Unit Development, Airport Overlay: attached and detached single-family residential, 40-foot maximum building height, 7.7 dwelling units per acre) zone district located at 6685 Templeton Gap Road consisting of 5.89-acres.
(Legislative)

Presenter:

Katelynn Wintz, Planning Supervisor, Planning & Community Development

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

- 2.B.D.** [CPC PUD](#)
[21-00172](#) Postpone the Pikes Vista PUD Development Plan establishing single-family residential uses, located at 6685 Templeton Gap Road intersection consisting of 5.89-acres.
(Quasi-Judicial)

Presenter:

Katelynn Wintz, Planning Supervisor, Planning & Community Development

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

Amara Annexation**2.B.E. [CPC A](#)
[21-00197](#)**

Postpone the Amara Addition No. 1 Annexation located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road consisting of 1.193 acres.
(Legislative)

Presenter:

Katie Carleo, Land Use Review Planning Manager, Planning & Community Development

Attachments: [CPC Staff Report Amara Annexation \(A.MP.ZC\) KAC](#)

[Amara Annexation Plat Add. No. 1](#)

[Amara Project Statement](#)

[Amara Annexation Vicinity Map](#)

[Public Notice Posters](#)

[Public Comments](#)

[Public Comment Response](#)

[3-Mile Buffer](#)

[Amara Annexation Plats Add. No. 1-11](#)

[Amara Additions](#)

[Surrounding Ownership and Future Roads](#)

[Draft Amara Annexation Agreement](#)

[Amara Master Plan](#)

[Amara Master Plan-Conceptual](#)

[Amara Park and Trails](#)

[School District Letters](#)

[7.6.203-Annexation Conditions](#)

**2.B.F. [CPC A](#)
[21-00198](#)**

Postpone the Amara Addition No. 2 Annexation located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road consisting of 4.160 acres.
(Legislative)

Presenter:

Katie Carleo, Land Use Review Planning Manager, Planning & Community Development

Attachments: [Amara Annexation Plat Add. No. 2](#)

[Draft Amara Annexation Agreement](#)

[Amara Annexation Vicinity Map](#)

[7.6.203-Annexation Conditions](#)

- 2.B.G.** [CPC A](#)
[21-00199](#) Postpone the Amara Addition No. 3 Annexation located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road consisting of 8.633 acres.
(Legislative)
- Presenter:
Katie Carleo, Land Use Review Planning Manager, Planning & Community Development
- Attachments:** [Amara Annexation Plats Add. No. 3](#)
[Draft Amara Annexation Agreement](#)
[Amara Annexation Vicinity Map](#)
[7.6.203-Annexation Conditions](#)
- 2.B.H.** [CPC A](#)
[21-00200](#) Postpone the Amara Addition No. 4 Annexation located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road consisting of 24.430 acres.
(Legislative)
- Presenter:
Katie Carleo, Land Use Review Planning Manager, Planning & Community Development
- Attachments:** [Amara Annexation Plats Add. No. 4](#)
[Draft Amara Annexation Agreement](#)
[7.6.203-Annexation Conditions](#)
- 2.B.I.** [CPC A](#)
[21-00201](#) Postpone the Amara Addition No. 5 Annexation located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road consisting of 124.759 acres.
(Legislative)
- Presenter:
Katie Carleo, Land Use Review Planning Manager, Planning & Community Development
- Attachments:** [Amara Annexation Plats Add. No. 5](#)
[Draft Amara Annexation Agreement](#)
[7.6.203-Annexation Conditions](#)
- 2.B.J.** [CPC A](#)
[21-00202](#) Postpone the Amara Addition No. 6 Annexation located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road consisting of 218.046 acres.
(Legislative)
- Presenter:
Katie Carleo, Land Use Review Planning Manager, Planning & Community Development

Attachments: [Amara Annexation Plats Add. No. 6](#)
[Draft Amara Annexation Agreement](#)
[7.6.203-Annexation Conditions](#)

- 2.B.K.** [CPC A](#)
[21-00203](#) Postpone the Amara Addition No. 7A Annexation located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road consisting of 95.566 acres.
(Legislative)

Presenter:
Katie Carleo, Land Use Review Planning Manager, Planning & Community Development

Attachments: [Amara Annexation Plats Add. No. 7A](#)
[Draft Amara Annexation Agreement](#)
[7.6.203-Annexation Conditions](#)

- 2.B.L.** [CPC A](#)
[22-00108](#) Postpone the Amara Addition No. 7B Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 254.149 acres.
(Legislative)

Presenter:
Katie Carleo, Land Use Review Planning Manager, Planning & Community Development

Attachments: [Amara Annexation Plats Add. No. 7B](#)
[Draft Amara Annexation Agreement](#)
[7.6.203-Annexation Conditions](#)

- 2.B.M.** [CPC A](#)
[21-00204](#) Postpone the Amara Addition No. 8 Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 400.348 acres.
(Legislative)

Presenter:
Katie Carleo, Land Use Review Planning Manager, Planning & Community Development

Attachments: [Amara Annexation Plats Add. No. 8](#)
[Draft Amara Annexation Agreement](#)
[7.6.203-Annexation Conditions](#)

- 2.B.N.** [CPC A](#)
[21-00205](#) Postpone the Amara Addition No. 9 Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 515.841 acres.
(Legislative)

Presenter:

Katie Carleo, Land Use Review Planning Manager, Planning & Community Development

Attachments: [Draft Amara Annexation Agreement](#)
[7.6.203-Annexation Conditions](#)

2.B.O. [CPC A](#)
[21-00206](#)

Postpone the Amara Addition No. 10 Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 719.719 acres.
(Legislative)

Presenter:

Katie Carleo, Land Use Review Planning Manager, Planning & Community Development

Attachments: [Amara Annexation Plat Add. No. 10](#)
[Draft Amara Annexation Agreement](#)
[7.6.203-Annexation Conditions](#)

2.B.P. [CPC A](#)
[21-00207](#)

Postpone the Amara Addition No. 11 Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 858.642 acres.
(Legislative)

Presenter:

Katie Carleo, Land Use Review Planning Manager, Planning & Community Development

Attachments: [Amara Annexation Plat Add. No. 11](#)
[Draft Amara Annexation Agreement](#)
[7.6.203-Annexation Conditions](#)

2.B.Q. [CPC MP](#)
[21-00208](#)

Postpone the establishment of the Amara Master Plan for proposed commercial, industrial, civic, single-family residential, multi-family residential, parks and open spaces within the City of Colorado Springs. The property is located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road, and consists of 3172.796 acres.
(Legislative)

Presenter:

Katie Carleo, Land Use Review Planning Manager, Planning & Community Development

Attachments: [Amara Master Plan](#)
[Amara Master Plan-Conceptual](#)
[7.5.408 Master Plan](#)

- 2.B.R.** [CPC ZC](#)
[21-000209](#) Postpone the establishment of an A (Agriculture) zone district, in association with the Amara Annexations, located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road, consisting of 3172.796 acres.
(Legislative)

Presenter:
Katie Carleo, Land Use Review Planning Manager, Planning & Community Development

Attachments: [Amara Additions](#)
[Amara Annexation Vicinity Map](#)
[7.5.603.B Findings - ZC](#)

2525 N Nevada Ave - STR Appeal

- 2.B.S.** [CPC AP](#)
[22-00107](#) Postpone an appeal of the administrative denial of the Short Term Rental permit applications for 2525 & 2527 North Cascade Avenue for an ownership change, pursuant to City Code Sections 7.5.1702.B and 7.5.1704.D.

(Quasi-Judicial)

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

Attachments: [Staff Report - 2525 N Cascade Ave STR Denial](#)
[2022-06-23 Amended Appeal Statement](#)
[STR Affidavit - Non Transfer of Ownership_11Feb2022](#)
[STR Ownership Transfer Interpretation and Policy_14Feb2022](#)
[PlanCOS Vision Map_8.5x11](#)
[7.5.906 \(A\)\(4\) Administrative Appeal](#)
[7.5.1702.B ShortTermRentalPermitRequired](#)
[7.5.1704.D. ShortTermRentalPermitReviewCriteria](#)

3. Communications

Peter Wysocki - Director of Planning & 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.)

Glory Drive Home Daycare

- 4.A. [CPC CU 22-00065](#) A conditional use development plan for the Black Forest Montessori licensed large daycare home with attendance of seven (7) to twelve (12) children located at 8139 Glory Drive consisting of 0.13 acres. (Quasi-Judicial)

Presenter:

Austin Cooper, Planner II, Planning & Community Development.

Attachments: [CPC Staff Report Black Forest Montessori Project Statement](#)
[Site Plan](#)
[PlanCOS Vision Map](#)
[Public Comments](#)
[Responses to Neighbors Daycare Comments](#)
[7.5.502.E Development Plan Review](#)
[7.5.704 Conditional Use Review](#)

Little Explorers Daycare

- 4.B. [CPC CU 22-00071](#) A conditional use development plan for a licensed large daycare home with attendance of seven (7) to twelve (12) children and infants and is located at 8166 Lockport Drive. (Quasi-Judicial)

Presenter:

Daniel Besinaiz, Senior Planner, Planning & Community Development

Attachments: [Little Explorers Daycare - CPC Staff Report Conditional Use Development Plan](#)
[Project Statement](#)
[PlanCOS Vision Map](#)
[Public Comment](#)
[Public Comment Response](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)

The Preserve at Mesa Creek

- 4.C.** [CPC PUZ
21-00187](#) A zone change for 45.66-acres located southeast of Grand Vista Circle and W. Fillmore Street from PUD/SS/HS (Planned Unit Development: Multi-Family with Streamside and Hillside Overlay) to PUD/SS/HS (Planned Unit Development: Single-Family and Multi-Family with Streamside and Hillside Overlay). (Quasi-judicial)

Presenter:

Caleb Jackson, AICP, Senior Planner, Planning & Community Development

Attachments: [Staff Report_PreserveAtMesaCreek](#)

[Vicinity Map](#)

[PROJECT STATEMENT](#)

[Public Comment](#)

[Preserve at Mesa Creek Single-Family PUD Zone Change](#)

[Preserve at Mesa Creek Single-Family PUD Concept Plan - Part 1 of 3](#)

[Preserve at Mesa Creek Single-Family PUD Concept Plan - Part 2 of 3](#)

[Preserve at Mesa Creek Single-Family PUD Concept Plan - Part 3 of 3](#)

[The Preserve SF - Development Plan - Part 1 of 5 - letter](#)

[The Preserve SF - Development Plan - Part 2 of 5 - letter](#)

[The Preserve SF - Development Plan - Part 3 of 5 - letter](#)

[The Preserve SF - Development Plan -Landscape Part 4 of 5 - letter](#)

[The Preserve SF - Development Plan -Landscape Part 5 of 5_ltr](#)

[PlanCOS Vision Map](#)

[PlanCOS Areas of Capacity and Change](#)

[PlanCOS Vibrant Neighborhoods Framework](#)

[PlanCOS Majestic Landscapes](#)

[7.3.603 Establishment & Development of a PUD Zone](#)

[7.5.603.B Findings - ZC](#)

- 4.D.** [CPC PUP
19-00026-A1
MJ21](#) A PUD concept plan amendment for 45.66-acres located southeast of Grand Vista Circle and W. Fillmore Street to allow approximately 123 single-family dwelling units. (Quasi-judicial)

Presenter:

Caleb Jackson, AICP, Senior Planner, Planning & Community Development

- Attachments:** [Preserve at Mesa Creek Single-Family PUD Concept Plan - Part 1 of 3](#)
[Preserve at Mesa Creek Single-Family PUD Concept Plan - Part 2 of 3](#)
[Preserve at Mesa Creek Single-Family PUD Concept Plan - Part 3 of 3](#)
[7.3.605 PUD Concept Plan](#)
[7.5.501.E Concept Plans](#)

- 4.E.** [AR PUD](#) A PUD development plan amendment for 45.66-acres located
[20-00023-A1](#) southeast of Grand Vista Circle and W. Fillmore Street to allow 123
[MJ21](#) single-family dwelling units.
 (Quasi-judicial)

Presenter:
 Caleb Jackson, AICP, Senior Planner, Planning & Community
 Development

- Attachments:** [The Preserve SF - Development Plan - Part 1 of 5](#)
[The Preserve SF - Development Plan - Part 2 of 5](#)
[The Preserve SF - Development Plan - Part 3 of 5](#)
[The Preserve SF - Development Plan - Part 4 o 5](#)
[The Preserve SF - Development Plan - Part 5 of 5](#)
[7.3.606 PUD Development Plan](#)
[7.5.502.E Development Plan Review](#)

Meadow Wing Circle Daycare

- 4.F.** [CPC CU](#) A conditional use development plan for a licensed large daycare
[22-00054](#) home with attendance of a maximum of twelve (12) children. The site
 is zoned PUD/AO (Planned Use Development with Airport Overlay)
 and is located at 8475 Meadow Wing Circle.

 (Quasi-Judicial)

Presenter:
 Peter Lange, Planner II, Planning & Community Development

Attachments: [CPC Staff Report 8475 Meadow Wing Circle](#)
[Conditional Use Development Plan](#)
[Finalized Site Plan](#)
[Project Statement](#)
[PlanCOS Vision Map](#)
[David T comment](#)
[Steinlein comment](#)
[Widmer MeadowWingDaycare](#)
[Master Declaration of Covenants, Conditions and Restrictions for Banning Lewis](#)
[Response to comment letter](#)
[Gmail - Child Care Variance for 8475 Meadow Wing Drive, Colorado Springs Co](#)
[Context Map](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)

Home 2 Hotel

- 4.G.** [CPC CP 97-00025-A1 MJ22](#) A major amendment to the existing New Discovery Concept Plan to allow for the development of a proposed four-story hotel on a portion of a 6.08 acre site located at 1913 Aerotech Drive.

(Quasi-Judicial)

Presenter:

Matthew Alcuran, Planner II, Planning and Community Development

Attachments: [CPC Staff Report Home2Hotel](#)
[Home 2 Hotel CP Project Statement](#)
[Home 2 Hotel DP Project Statement](#)
[Home 2 Hotel - Development Plan](#)
[Public Comment](#)
[Home 2 Hotel Applicant's Response Letter](#)
[7.5.501.E Concept Plans](#)

- 4.H.** [CPC DP 22-00043](#) A development plan application proposing a Home 2 Hotel four-story hotel with 119 guest rooms consisting of 2.75 acres and located at 1913 Aerotech Drive.

(Quasi-Judicial)

Presenter:

Matthew Alcuran, Planner II, Planning and Community Development

Attachments: [Home 2 Hotel - Development Plan](#)
[7.5.502.E Development Plan Review](#)

Costilla 10-Plex

- 4.I. [CPC CU](#)
[22-00030](#) A conditional use development plan for a 10-unit three-story apartment complex. The site is zoned C6 (General Business) and located at 703 East Costilla Avenue consisting of 0.02-acre-lot
- (Quasi-Judicial)

Presenter:

Matthew Alcuran, Planner II, Planning and Community Development

Attachments: [CPC Staff Report_Costilla 10-Plex](#)
[Costilla 10-Plex Development Plan](#)
[Costilla 10-Plex Project Statement](#)
[Public Comments](#)
[Applicant's Response Letter](#)
[On Street Parking Credit Submittal Request](#)
[Public Comment_Neal Rabin](#)
[Public Comment Bob & Josie Rodriguez](#)
[7.5.502.E Development Plan Review](#)
[7.5.704 Conditional Use Review](#)

- 4.J. [CPC NV](#)
[22-00031](#) A nonuse variance from 7.3.104.A to allow a 17'-10" corner front yard setback where 20 feet is required located at 703 East Costilla Avenue.
- (Quasi-Judicial)

Presenter:

Matthew Alcuran, Planner II, Planning and Community Development

Attachments: [7.3.104 A-R-SU-TND Development Standards](#)
[7.5.802.B Nonuse Variance Criteria](#)
[7.5.802.E GuidelinesforReview NonuseVariance](#)

5. ITEMS CALLED OFF CONSENT

6. UNFINISHED BUSINESS

7. NEW BUSINESS CALENDAR

1115 Cragin Road - Appeal

- 7.A. [AR APR 22-00128](#) An appeal of the administrative approval of an amendment to Plat Restriction allowing for the placement of a new 192-square-foot shed within a 75-foot “no-build” area on a 21,132 square-foot site located at 1115 Cragin Road.

(Quasi-Judicial)

Presenter:

Drew Foxx, Planner II, Planning & Community Development

Attachments: [Appeal Jim Pearl 1115 Cragin Rd](#)
[Appellant Pearl Packet](#)
[Staff Report 1115 Cragin Rd](#)
[Site Plan](#)
[Project Statement](#)
[PlanCOS Vision Map](#)
[Public Comments](#)
[Public Response](#)
[Master Plans Falcon Estates Refiling No 2](#)
[City File No. CPC S 93-159](#)
[City File No. DS S 95-192](#)
[Approved Plan 1055 Cragin Rd](#)
[7.7.503 Amending Plat Restrictions](#)
[7.5.906 \(A\)\(4\) Administrative Appeal](#)

Tutt Blvd Townhomes

- 7.B. [CPC MP 02-00254-A4 MJ22](#) A major amendment to the Powerwood 2 Master Plan located west of the intersection of Tutt Boulevard and Sorpresa Lane.

(Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning & Community Development

Attachments: [CPC Staff Report Tuttt Blvd Townhomes](#)
[Powerwood 2 Master Plan](#)
[Zone Change](#)
[Concept Plan](#)
[Project Statement](#)
[Neighbor Comments](#)
[Fiscal Impact Analysis](#)
[Surrounding Use](#)
[Vision Map](#)
[Areas of Change](#)
[Vibrant Neighborhoods Framework1](#)
[7.5.408 Master Plan](#)

- 7.C. [CPC ZC
22-00011](#) A rezoning of 13.45 acres from A-AO (Agricultural with Airport Overlay) to R-5 AO (Multi-Family Residential with Airport Overlay), located west of the intersection of Tuttt Boulevard and Sorpresa Lane
- (Quasi-Judicial)

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

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

- 7.D. [CPC CP
22-00012](#) A concept plan for Tuttt Boulevard Townhomes for 13.45 acres as multi-family, located west of the intersection of Tuttt Boulevard and Sorpresa Lane.
- (Quasi-Judicial)

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

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

N 30th Street Apartments

- 7.E. [CPC CU
21-00193](#) A conditional use development plan for the N 30th Apartments project to permit a multi-family residential development. The site is zoned PBC (Planned Business Center) is 2.75 acres in size and located at 5075 North 30th Street.

(Quasi-Judicial)

Presenter:

William Gray, Senior Planner, Planning and Community Development

Attachments: [CPC Staff Report_N 30th Apartments](#)
[Conditional Use Development Plan.ltr](#)
[Project Statement](#)
[PlanCOS Vision Map](#)
[Public Comment](#)
[Public Comment Response](#)
[N30thStApts_AdditionalComments](#)
[Context Map](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)

7.F. [AR R](#)
[22-00340](#)

An administrative relief to City Code Section 7.3.104 for the N 30th Apartments project to permit a 49'-4" maximum building height where the maximum allowed is 45 feet. The site is zoned PBC (Planned Business Center) is 2.75 acres in size and located at 5075 North 30th Street.

(Quasi-Judicial)

Presenter:

William Gray, Senior Planner, Planning and Community Development

Attachments: [7.5.1102 FindingsNecessaryToGrantAdminRelief](#)
[7.3.204 OC-Industrial-SpecPurpose Development Standards](#)

7.G. [AR R](#)
[22-00341](#)

An administrative relief to City Code Section 7.3.104 for the N 30th Apartments project to permit a 20.3' front yard setback at the southeast corner of the multi-family building where the minimum required is 25'. The site is zoned PBC (Planned Business Center) is 2.75 acres in size and located at 5075 North 30th Street.

(Quasi-Judicial)

Presenter:

William Gray, Senior Planner, Planning and Community Development

Attachments: [7.3.204 OC-Industrial-SpecPurpose Development Standards](#)
[7.5.1102 FindingsNecessaryToGrantAdminRelief](#)

7.H. [AR R](#)
[22-00342](#)

An administrative relief to City Code Section 7.3.204 for the N 30th Apartments project to permit a 22.6' front yard setback at the northeast corner of the building where the minimum required is 25'. The site is zoned PBC (Planned Business Center) is 2.75 acres in size and located at 5075 North 30th Street.

(Quasi-Judicial)

Presenter:

William Gray, Senior Planner, Planning and Community Development

Attachments: [7.3.204 OC-Industrial-SpecPurpose Development Standards](#)
[7.5.1102 FindingsNecessaryToGrantAdminRelief](#)

7.I. [AR R](#)
[22-00403](#)

An administrative relief to City Code Section 7.3.102.C.2 for the N 30th Apartments project to permit an ornamental feature to exceed the base height by 5'-9" where the maximum allowed is 5'. The site is zoned PBC (Planned Business Center) is 2.75 acres in size and located at 5075 North 30th Street.

(Quasi-Judicial)

Presenter:

William Gray, Senior Planner, Planning and Community Development

Attachments: [7.4.102 General Standards](#)
[7.5.1102 FindingsNecessaryToGrantAdminRelief](#)

8. PRESENTATIONS/UPDATES

9. Adjourn