



## Meeting Minutes - Final Planning Commission

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Wednesday, October 9, 2024

9:00 AM

2880 International Cir., 2nd Floor, Hearing Room

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### Summit View Addition No.1

- 8.D. **ANEX-23-00** An ordinance annexing to the City of Colorado Springs that area  
**21** known as Summit View Addition No. 1 Annexation consisting of 32  
acres located northeast of Stetson Hills Boulevard and Templeton  
Gap Road.  
(Legislative)

Related files: ANEX-23-0021RF, ZONE-23-0035, LUPL-23-0011

Presenter:

Chris Sullivan, Senior Planner, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

Chris Sullivan, Senior Planner, presented the Summit View Addition No. 1 annexation, zone change, and land use plan. This is located northeast of Stetson Hills Boulevard and Templeton Gap Road and west of North Powers Boulevard. The area is currently zoned as a county enclave and is being proposed to be a residential flex medium with an airport overlay with single or multi-family uses. There are six properties with primary access on Apaloosa Drive and Templeton Gap Road. Standard public notifications and neighborhood meetings were done. 70 community members attended the meeting and 46 comments were received. The primary concerns included additional traffic to Templeton Gap Road, lack of infrastructure for water and sewer demands, evacuation, and density concerns. Agency reviews were conducted, and no major concerns were shown. This project complies with PlanCOS. Staff finds the application meets the review criteria.

### Commissioner Comments

Commissioner Cecil asked how this application met the criteria for 7.5.514G. Chair Slattery asked that the question be tabled until they heard from the applicant.

**Applicant Presentation**

Nina Ruiz, Vertex Consulting gave an overview of the proposed development. There are six parcels on approximately 32 acres. 253 single-family homes are being proposed with six acres of open space and a 0.5-mile of trail to be added. Ms. Ruiz provided a summary of the neighborhood meeting stating there was some misinformation on housing types, access, and annexing other rural lots. There were concerns about buffers and traffic. Ms. Ruiz said adjustments were added to address concerns such as a privacy fence, larger buffer, product type adjusted to the two-story townhome, reduced density, and an amended traffic study. She said CSU already services the area for gas and electricity. CSFD and CSPD also respond to the area. The fiscal impact analysis is a positive cumulative cash flow for the City and supports the larger employers in the area. Ms. Ruiz said the project is in compliance with PlanCOS. She said the rural residents felt that this project was not compatible with their zoning, but that is the nature of an enclave, and it is the job of the developer to do the best they can to ensure that there is an adequate buffer. However, it is unrealistic to believe that going to five acres and developing in the city is going to work. Ms. Ruiz said there is a transition of density in the surrounding areas. The landscaping and fencing address the buffer question from Commissioner Cecil.

Brandon Wilson, Traffic Engineer and Project Manager, SM Rocha, LLC, gave an overview of the traffic impact study. The traffic study was done on Tuesday, June 27, 2023, during the morning and evening rush hours. There is a proposed extension of Corinth Drive with full movement onto Templeton Gap Road. Mr. Wilson said neighbors expressed traffic concerns which included speeding and running stop signs. Potential solutions included a new stop sign along Templeton Gap Road, which the City has already added, and frequent monitoring of intersections by law enforcement during peak hours of traffic.

Ms. Ruiz said the criteria for the proposed zone have been met for drainage, traffic, and geological needs.

**Public Comments**

John Martin, a resident of Appaloosa Drive for 27 years, said he did not receive a letter. He said the county does not maintain access he and the

other residents do. He is concerned about the construction vehicles using the road for turnarounds and damaging the road he and other residents are responsible for maintaining. Mr. Martin also expressed concerns about the traffic on Templeton Gap Road. He said the traffic study did not include the end of Templeton Gap Road or school traffic.

Nelson Kent, a resident of the Saddleback Community, is opposed to the annexation because no changes have been made to the plans for the development. He said the density proposed for the development is too high and compared it to the density issue of the Marshall Fire. Mr. Kent expressed concerns about ingress and egress during evacuations. He said there is a ditch that goes north across the street along Apalossa Drive.

Julie Michaud, owner of four lots on Appaloosa Drive, said their property is not underutilized. This project is going to affect their quality of life. She expressed concerns about the traffic and referenced notes from the developer and El Paso County asking to address issues at Dublin and Powers which were not addressed in the traffic study. There is another development at Dublin and Templeton Gap Road with 110 units and will impact Templeton Gap Road to Stetson Hills Road. Ms. Michaud said the traffic study is not accurate and Templeton Gap Road cannot be extended.

Jane Juris, President of Saddleback HOA, said she does not see police officers stopping anyone on Templeton Gap Road. She expressed concern about a fire and evacuating. She said there needs to be another traffic study at the corner of Dublin and Templeton Gap down to Templeton Gap and Austin Bluffs. A traffic light was installed after someone died, yet people do not stop at the lights. Ms. Juris said they cannot handle 820 more cars during school hours and working hours.

John Parra, resident of Templeton Gap Road, said the traffic issues need to be addressed. Mr. Parra said the apartment complex on Austin Bluffs and Templeton Gap Road is a retirement center and is self-contained. The commercial properties that were discussed earlier is just a gas station and there are not a lot of businesses that sell goods. He said the Colorado Springs Fire Department takes care of the area whereas the Colorado Springs Police Department does not respond to calls and is handled by the Sheriff's Department. Mr. Parra said there is an issue with speeding and traffic control needs to be during business hours and when school is in

session. He said there is no disclosure on the project with details of the lots and said information is being hidden.

Mark Rivera, owner in the area, said he purchased his property in 1999. He said the high-density development increases traffic load and fire evacuation dangers. The traffic study needs to be done during the school year. Mr. Rivera said the development shows 250 families in an area that is zoned for six families. He said the map shows a road and sidewalk which is not a buffer zone.

Pamela Orr, who lives across Austin Bluffs, said the traffic study was done in the wrong time frame. She said the Colorado Springs Police Department had 106 calls from August 1st to August 15th from Rangewood to Austin Bluffs and Ruby to the Sierra Ridge neighborhood. Ms. Orr said 58% of the calls were traffic-related. She said adding to the development will significantly increase the traffic. Ms. Orr said the application comment report does not show the drainage, pond, and bridge fees were paid and would like to be shown where to find that. She said some of her neighbors have been approached about purchasing their properties and it is changing their lifestyle.

Pete Barcelona, a resident of Appaloosa Drive, said his business will be affected by the development because they rescue wolves. He said it is wrong to take away their livelihood. He said the traffic is an issue and stop signs that have been added to Templeton Gap have not helped. Mr. Barcelona said adding a thousand more people driving in the area will affect evacuations and winter conditions. He said the City wants to develop every piece of open land and this will have a negative impact on the wildlife.

#### **Applicant Rebuttal**

Nathan Steele, representing the ownership group of the developer, said they are not proposing any heights beyond two stories and the density is consistent with the area. He said there is a local office in Colorado Springs, and they value the feedback from residents in the area. He said staff did go door to door to disclose the development, but they did not contact them about purchasing their land.

Greg Dossey, Vertex Consulting Services, invited Mr. Wilson to speak on

the traffic concerns. Mr. Wilson said the traffic study did include Dublin and Powers and was identified to be an issue with capacity and delay, but with CDOT's improvements, operational capacity issues are expected to be mitigated. Mr. Wilson said the traffic data collected on Templeton Gap Road showed 4,200 trips per day. The City's Traffic Criteria manual identifies the capacity as 10,000 trips per day, meaning the road is at 42% capacity. The development will add approximately 1,500 trips per day, which will maintain the daily capacity. Mr. Wilson said they are working with the City to mitigate the Templeton Gap and Austin Bluffs intersection with possible improvements or more green time on the lights. The traffic study is still in the review process and comments will be addressed accordingly. Mr. Wilson said they are willing to do another traffic study during the school year, they intended to show higher traffic during the summer months.

Mr. Dossey said they have made adjustments to the development after the neighborhood meetings. He said the City is growing around them, but this development is meeting the capacity requirements. He acknowledged the traffic is not easy in the area, however, there is a new alignment of Appaloosa Drive that is solving an issue in the area. He said the neighborhood meeting was well attended and residents knew what was going on in the area. He said there are several county roads that are not maintained. The solution is to annex the roads into the city so they can be maintained. Mr. Dossey said no one is trying to take away other lots to the concern of Ms. Michaud. He said the traffic study reaffirmed the lack of traffic in June and the traffic is probably bad during the school year. He said to Mr. Rivera's concerns about the area's changing character, that the area is already surrounded on two sides by heavy-density development. He said there is not a requirement for disclosure of intent on buying property, but they have been transparent on the development. Mr. Dossey said they feel that this is a continuation of smart infill in the corridor.

### **Commissioner Comments**

Chair Slattery asked if there was someone online who could speak on fire and evacuation questions and in the meantime invited Mr. Frisbie to answer questions. Chair Slattery asked if the traffic study was comprehensive and what the requirements were. Mr. Frisbie said the current version of the traffic study area was comprehensive. Chair Slattery

asked if there are thoughts from the City to modify Templeton Gap Road due to speeding issues. Mr. Frisbie said there was initial mitigation done in 2021 with the addition of stop signs. He said there have not been additional speed studies since that time. He said he could have staff do additional speed studies. If there is a speeding issue, the standards may allow for vertical directors such as speed bumps or crosswalks. Chair Slattery asked if another traffic study could be done during the school season. Mr. Frisbie said there could be some value in taking a count during the school year to see if there is a difference. He said because the area is not adjacent to the schools that there may not be a significant difference. Chair Slattery said this could be a condition of the motion to do a traffic study before this item goes to council. Mr. Frisbie said yes, they have access to years' worth of data on school traffic in the area.

Vice Chair Foos asked if there is a time frame for the grade separations in the area. Mr. Frisbie said the plan for Powers from Woodmen to Airport would be a grade-separated freeway. Dublin is not in the CDOT current ten-year funded plan.

Commissioner Hensler asked if his team sees any issues with the addition of this development at the intersection from a traffic perspective. Mr. Frisbie said that based on their review they did not find that the development would create a significant traffic impact in the area.

Commissioner Hensler asked if there is an ability to do additional speed reduction measures. Mr. Frisbie said yes and knows there are localized queuing issues related to spacing and access points. He said access should be restricted to a right in, right out and is something that they have in their mind, but have not made any movement on it.

Commissioner Rickett said this creates a bigger issue in that location. Mr. Frisbie said the development could create an additional 1,900 trips per day.

Commissioner Casey asked if the acceleration and deceleration lengths on Templeton Gap Road and Austin Bluffs intersection, Stetson Boulevard and Powers intersection, and Austin Bluffs and Templeton Gab intersections, are the responsibility of the City or the applicant. Mr. Frisbee said he would need to pull the study, but likely the City would have to take on existing conditions.

Commissioner Cecil said she was surprised to see the transition in the scale in density, is to put up a wall can be jarring, but if that was the preference it could be acceptable.

Chair Slattery asked where the wall is located on the plan. Ms. Ruiz said the wall would be along the perimeter of the development. She said there is an existing wall along the Saddleback Townhomes development, so there will not be a wall on the northern property boundary.

Mr. Dossey said if these lots were to be developed in the county, you could build a higher structure closer to the property today than you could with what is being proposed. The zoning district in the county would allow a 30-foot structure, 25 feet away from the property line. What is being proposed today is a minimum of 60 feet and in some cases, it is further, and only 40-foot height. Mr. Dossey said one of the traffic items they are responsible for is lengthening the turn lane at Austin Bluffs and Templeton Gap Road.

Commissioner Rickett said this is a unique area in Colorado Springs and understands that development will happen, but we are forgetting some of the eclectic areas and part of PlanCOS is trying to keep unique neighborhoods. Commissioner Rickett cautions if there is an end to development and the increase of traffic to one of the worst areas in the City.

Chair Slattery asked Steven Smith, Fire Protection Engineer, Colorado Springs Fire Department, to comment on the land use plan and this application in relation to density and evacuations. Mr. Smith said he could not speak to evacuations as it is an operations protocol. He said there were discussions with the developer and there are two points of access provided and fire is in support of the development.

Chair Slattery said the annexation makes sense in the area and the goals of closing enclaves, but struggles with the density and the layout encroaching on the neighborhood.

Commissioner Rickett said he agrees that there is not a great buffering system and he does not see the development come back to the commission.

Mr. Walker said the commission does not have the right to hear the development plan, but there is a right to appeal. It is possible for this to come back to the Planning Commission if the neighbors do not feel that they have been given adequate answers to their questions.

Commissioner Hensler asked if they could opt to not hear the land use plan and have it come back with additional information. Chair Slattery said yes, they have the discretion not to hear the item and it is a recommendation to City Council unless it is postponed.

Trevor Gloss, City Attorney, said City code requires the land use plan be heard at the same time as the annexation by City Council which is why the items are bundled together.

Commissioner Hensler said there is an opportunity to utilize the area and is in favor of the project.

Vice Chair Foos said further investigation needs to be done on the traffic study and does not support the zone change or land use plan.

Commissioner Cecil said she does not feel that the land use plan is configured in a way that works with the existing surroundings and will be supporting the zone establishment but will not be supporting the land use plan.

Chair Slattery said it is a great area for annexations but there are other options for the zone. There is a high intensity along the eastern portions and will vote accordingly.

Commissioner Rickett said he is against the zone and land use plan.

Commissioner Sipilovic said while he did vote to approve the annexation and zone, he said the land use plan needs work for traffic and needs to be more substantial prior to submission to the Planning Commission.

Chair Slattery said there were suggestions by City Traffic to work with them for further review before going to Council.

Commissioner Hensler said it appears that the recommended motion is subject to technical modifications and asked Chair Slattery if she



suggested stronger language. Chair Slattery asked where the technical modifications were. Commissioner Hensler said they may not be called out specifically and referred to Mr. Sullivan. Mr. Sullivan said at the time the motions were drafted there were outstanding items in the traffic report that needed to be reviewed, since then they have been through another review cycle and have been approved. There are no technical modifications at this time. Chair Slattery said there was a recommendation for further review and potential spot counts as determined by City Traffic Engineering.

**Motion by Commissioner Sipilovic, seconded by Commissioner Cecil, to recommend approval to City Council the annexation of 32 acres as the Summit View Addition No. 1 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Section 7.5.701. The motion passed by a vote of 8:1:0:0.**

- Aye:** 8 - Vice Chair Foos, Commissioner Hensler, Commissioner Cecil, Chair Slattery, Commissioner Robbins, Commissioner Sipilovic, Commissioner Casey and Commissioner Gigiano
- No:** 1 - Commissioner Rickett

**8.E. ZONE-23-00 35** An ordinance amending the zoning map of the City of Colorado Springs relating to 32.76 acres located north and east of Templeton Gap Road and Stetson Hills Boulevard establishing the R-Flex Medium/AP-O (Residential Flex Zone Medium with Airport Overlay) district (Legislative)

Related Files: ANEX-23-0021RF, ANEX-23-0021, LUPL-23-0011

Presenter:  
 Chris Sullivan, Senior Planner, City Planning Department  
 Kevin Walker, Planning Director, City Planning Department

**Motion by Commissioner Hensler, seconded by Commissioner Casey, to recommend approval to City Council the establishment of 32.76 acres as a R-Flex-Med/AP-O (R-Flex Medium with Airport Overlay) zone district based upon the findings that the request complies with the criteria for a Zoning Map Amendment as set forth in City Code Section 7.5.704, subject to technical modifications required by City Planning Licensed Surveyor, and Traffic Engineering prior to review by City Council. The motion passed by a vote of 5:4:0:0.**

- Aye:** 5 - Commissioner Hensler, Commissioner Cecil, Commissioner Robbins, Commissioner Sipilovic and Commissioner Casey
- No:** 4 - Vice Chair Foos, Commissioner Rickett, Chair Slattery and Commissioner Gigiano

- 8.F. **LUPL-23-0011** Establishment of the Summit View Land Use Plan for proposed Single-Family and Multi-Family Use consisting of 32.76 acres located northeast of Stetson Hills Boulevard and Templeton Gap Road.  
(Legislative)

Related Files: ANEX-23-0021RF, ANEX-23-0021, ZONE-23-0035

Presenter:

Chris Sullivan, Senior Planner, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Motion by Commissioner Hensler, seconded by Commissioner Robbins, to recommend approval to City Council the Summit View Development Land Use Plan based upon the findings that the proposal complies with the review criteria for Land Use Plans as set forth in City Code Section 7.5.514, To include updated Traffic counts.. The motion failed by a vote of 6:3:0:0.**

**Aye:** 3 - Commissioner Hensler, Commissioner Robbins and Commissioner Casey

**No:** 6 - Vice Chair Foos, Commissioner Cecil, Commissioner Rickett, Chair Slattery, Commissioner Sipilovic and Commissioner Gigiano