

City of Colorado Springs

*Regional Development Center
2880 International Circle
Colorado Springs, CO 80910*



Regular Meeting Agenda - Final

Wednesday, October 11, 2023

9:00 AM

**Regional Development Center (Hearing Room)
2880 International Circle
Planning Commission**

How to Watch the Meeting...

Coloradosprings.gov/springstv | SPRINGS TV - Comcast Channel 18 / 880 (HD)
- StratusIQ Channel 76/99 (Streaming)

OPTIONS FOR ATTENDING THE MEETING:

All meetings are open to the public. Those who wish to participate may do so in-person, online, or via phone.

Conference Call: Dial 1-720-617-3426, enter Conf ID: 910 370 844# and wait to be admitted.

MS Teams: Copy and paste or type into your web browser to join the MS Teams meeting online:
<https://rebrand.ly/CityPlanningCommission-2023>

Attendees participating by telephone or MS Teams will be muted upon entry to the meeting. Please wait to be called on before speaking.

If you know you would like to comment on an agenda item, please contact the case planner for the item at 719-385-5905. If you are unable to contact them, there will still be an opportunity to speak during the meeting.

1. Call to Order and Roll Call

2.A. Approval of the Minutes

2.A.A [23-517](#)

Minutes for the September 13, 2023, Planning Commission Meeting

Presenter:

Scott Hente, Chair, City Planning Commission

Attachments: [CPC Minutes 9.13.23 DRAFT](#)

2.B. Changes to Agenda/Postponements

3. Communications - Peter Wysocki, Planning + Neighborhood Services Director

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. [CUDP-23-0014](#) A Conditional Use to allow a carwash in the MX-M (Mixed-Use Medium Scale) zone district consisting of 1.91 acres located at 3924 Pony Tracks Drive. (Quasi-Judicial)

(Quasi-Judicial)

Presenter:

Tamara Baxter, Senior Planner, Planning and Community Development

Attachments:

[CPC Staff Report Autowash 3924 Pony Tracks](#)

[Project Statement](#)

[Public Comments](#)

[Response to Public Comment](#)

[CONTEXT MAP](#)

[7.5.601 CONDITIONAL USE](#)

- 4.B. [CUDP-23-0006](#) A Conditional Use development plan to allow for multifamily development in the LI (Light Industrial) zone district consisting of 21.95 acres located on the southwest corner of Arch Street and Spectra Drive. (Quasi-Judicial)

Presenter:

Austin Cooper, Planner II, Planning and Development.

Attachments:

[STAFF REPORT 2525 South Blvd Good](#)

[Figure 1 - Project Statement](#)

[Figure 2 - Public Comments](#)

[Figure 3 - Public Comment Response Letter](#)

[Figure 4 - Traffic Impact Analysis](#)

[Figure 5 - Development Plan](#)

[7.5.704 Conditional Use Review](#)

- 4.C. [CUDP-23-0018](#) A Conditional Use to allow an automobile and light vehicle wash land use in the MX-M (Mixed-Use Medium Scale) zone district consisting of 9.29-acres located at 2520 Airport Rd. (Quasi-Judicial).

Presenter:

Johnny Malpica, AICP, Planner II, Land Use Review

Attachments:

[Staff Report CUDP-23-0018 Quick Quack Carwash JPM](#)

[Figure 1 Correspondence CUDP-23-0018](#)

[Figure 2 V2 Vicinity Map CUDP-23-0018](#)

[7.5.601 CONDITIONAL USE](#)

- 4.D. [CUDP-23-0013](#) A Conditional Use to allow an automobile and light vehicle wash in the MX-M (Mixed-use Medium Scale) zone district consisting of 0.84 acres located at 515 Airport Creek Pt (Quasi-Judicial)

Presenter:

Chris Sullivan, Senior Planner, Planning and Community Development

Attachments:

[Staff Report_CUDP-23-0013_Auto Wash](#)

[Figure 1 - V2 515 Airport Creek Autowash project statement-conditional use without DP 08-30-23](#)

[Figure 2 - V2 20230110 CSAM PRJ 22340 ALTA SURVEY 515 AIRPORT CREEK POINT699](#)

[Figure 2a - Sample Visual Depiction Airport Creek site sketch 05-09-23](#)

[7.5.601 CONDITIONAL USE](#)

- 4.E. [ANEX-23-0002](#) Capital Drive Addition No. 2 Annexation consisting of 6.63 acres located north of Constitution Avenue and east of Marksheffel Road.

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Neighborhood Services Department

Attachments:

[StaffReport_CapitalDrive ANEX](#)

[Exhibit A - Legal Capital Drive Addition No 2](#)

[Exhibit B - Plat Capital Drive Addition No 2](#)

[Vicinity Map](#)

[7.6.203-Annexation Conditions](#)

- 4.F. [ANEX-23-0003](#) Capital Drive Addition No. 3 Annexation consisting of 1.01 acres located north of Constitution Avenue and east of Marksheffel Road.

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Neighborhood Services Department

Attachments:

[StaffReport_CapitalDrive ANEX](#)

[Exhibit A - Legal Capital Drive Addition 3](#)

[Exhibit B - Plat Capital Drive Addition 3](#)

[Vicinity Map](#)

[7.6.203-Annexation Conditions](#)

Approval of the Consent Agenda

5. Items Called Off Consent Calendar

6. Unfinished Business

7. New Business

- 7.A. [ZONE-23-0012](#) A Zone Change consisting of 1.23 located at 4760 Flintridge Drive from MX-N (Mixed-Use Neighborhood) to MX-M (Mixed-Use Medium Scale).

Presenter:
Austin Cooper, Planner II, Planning and Development.

Attachments: [Quik Trip Staff Report](#)
[Figure 1 - Project Statement](#)
[Figure 2 - Public Comments](#)
[Figure 3 - Public Comment Response](#)
[Figure 4 - Exhibit A](#)
[Figure 5 - Exhibit B](#)
[Figure 6 - Trip Generation Comparison](#)
[7.3.603 Establishment & Development of a PUD Zone](#)

- 7.B. [DEPN-23-0083](#) The Quik Trip Development Plan establishing a gas station convenience store consisting of 1.23 acres located at 4760 Flintridge Drive (Quasi-Judicial)

Presenter:
Austin Cooper, Planner II, Planning and Development.

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

- 7.C. [DEPN-23-0157](#) A Major Modification to the CSU Wilson Tank Development Plan to increase the height of the water tank from a maximum of height of 45-feet to 60-feet consisting of 3.63 acres located at 6560 Alabaster Way.
(Quasi-Judicial)

Presenter:
William Gray, Senior Planner, Planning + Neighborhood Services Department

Attachments:

[Wilson Tank Mjr Mod Staff Report](#)
[Ordinance No. 93-25](#)
[Wilson Reservoir and Pump Station Development Plan](#)
[Mountain Shadows Master Plan](#)
[Approved Development Plan](#)
[Approved Final Plat](#)
[Approval Letter](#)
[Stop Work Demand](#)
[Notice and Order](#)
[Public Comment](#)
[Planning and Public Comment Response](#)
[Geologic Hazard Study](#)
[Project Statement](#)
[DP Major Modification](#)
[Wilson Tank Renderings](#)
[7.5.516 MODIFICATION OF APPROVED APPLICATIONS](#)

- 7.D. [APPL-23-0005](#) An appeal of the Notice of Violation and Order to Abate for the CSU Wilson Water Tank Development Plan consisting of 3.63 acres located at 6560 Alabaster Way.
(Quasi-Judicial)

Presenter:
William Gray, Senior Planner, Planning and Community Development

Attachments:

[Wilson Tank Appeal Staff Report](#)
[Appeal Statement](#)
[Pre-Application Summary](#)
[7.5.415 APPEALS](#)

8. Updates/Presentations

9. Adjourn