

City of Colorado Springs

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



Regular Meeting Agenda

Wednesday, March 8, 2023

9:00 AM

Hearing Room - 2nd Floor

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: 503 838 788# 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/CS_PlanningCommission

Attendees participating by telephone or MS Teams 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 comments. There is a three (3) minute time limit for each person. Telephone attendees must press *6 to un-mute.

If you know you would like to comment on an agenda item, please email your name, the item you would like to comment on, and your telephone number or MS Teams' name to Elena.Lobato@coloradosprings.gov. If you are unable to email, there will still be an opportunity to speak during the meeting.

1. Call to Order and Roll Call

2A. Approval of the Minutes

2A.A. [CPC 23-145](#) Minutes for the February 8, 2023, Planning Commission Meeting

Presenter:

Scott Hente, Chair of the City Planning Commission

Attachments: [CPC Minutes 2.8.23 DRAFT](#)

2B. Changes to Agenda/Postponements

Kettle Creek North

6.A. [AR PUD 20-00538](#) Postpone a referral from City Council of a 61.71 acre PUD Development Plan for the Kettle Creek North subdivision illustrating 247 single-family detached lots.

(Quasi-Judicial)

Presenter:

Katelynn Wintz, Planning Supervisor, Planning & Community Development

Attachments: [KettleCreek PostponementRequest](#)
[KW_CPC Staff Report - Kettle Creek](#)
[KettleCreekNorth_DP](#)
[JulyCC Appeal Minutes](#)
[Kettle Creek North Update -- Traffic Report Update](#)
[Potential Kettle Creek North and North Fork Evacuation Routes](#)
[PublicComments_2023](#)
[Appeal Statement](#)
[CPC Staff Report - Kettle Creek](#)
[Approved Development Plan](#)
[Approved Final Plat](#)
[Appeal Statement](#)
[Surrounding Area & Context Map](#)
[Public Comments](#)
[Additional Public Comments](#)
[Briargate Master Plan](#)
[April 2020 City Planning Commission Minutes](#)
[June 9, 2020 City Council Minutes](#)
[Project Statement](#)
[CDOT Decision on Powers Boulevard Access](#)
[North Fork-Kettle Creek Potential Evacuation Routes](#)
[7.3.606 PUD Development Plan](#)
[7.5.502.E Development Plan Review](#)

- 6.B.** [AR FP](#)
[20-00539](#) Postpone a referral from City Council of a 21.33 acre final plat application for the Kettle Creek North Filing No. 1 subdivision illustrating 74 single-family detached lots.

(Quasi-Judicial)

Presenter:
 Katelynn Wintz, Planning Supervisor, Planning & Community Development

Attachments: [Approved Final Plat](#)
[7.7.303 Final Plat Req - Subdivision Plats Review Criteria](#)

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.)

Falcon Trucking

- 4.A. [MAPN-22-000](#) [8](#) A Master Plan Major Amendment for the Falcon Trucking at BLR project to revise land use designations from commercial, commercial and/or residential-high, and residential-medium to commercial and/or residential high, and residential medium. The site is 35.73 acres in size and located southeast of the North Marksheffel Road and Barnes Road intersection. (Quasi-Judicial)

Presenter:

William Gray, Senior Planner, Planning and Community Development

Attachments: [Staff Report_FalconTrucking at BLR](#)
[Project Statement](#)
[Master Plan Amendment](#)
[Fiscal Impact Analysis](#)
[Exhibit A - Legal](#)
[Exhibit B - Zone Change](#)
[PUD Concept Plan Amendment](#)
[PublicComment_FalconTrucking_AshleyMalik](#)
[Context Map](#)
[PlanCOS Vision Map](#)
[Vicinity Map](#)
[7.5.408 Master Plan](#)

- 4.B. [ZONE-22-002](#) [1](#) A Zone Change for the Falcon Trucking at BLR project changing 35.73 acres from PUD/AO (Planned Unit Development: Single-Family Residential, 3.5-7.99 du/ac, maximum building height 35-feet; Multifamily Residential, 12-24.99 du/ac, maximum building height 45-feet; and commercial, 40,000 square feet, maximum building height 45 feet with Airport Overlay) to PUD/AO (Planned Unit Development: Commercial, 40,000 square feet maximum, 45 feet maximum building height; and Residential, maximum density 24.99 du/ac, maximum building height 45-feet with Airport Overlay), located southeast of the North Marksheffel Road and Barnes Road intersection. (Quasi-Judicial)

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

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

- 4.C. [PUDC-22-000](#)
[5](#) A PUD Concept Plan Major Amendment for the Falcon Trucking at BLR project graphically representing a proposed commercial and/or residential, and residential development. The site is 35.73 acres in size and located southeast of the North Marksheffel Road and Barnes Road intersection.
(Quasi-Judicial)

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

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

5. ITEMS CALLED OFF CONSENT

6. UNFINISHED BUSINESS

7. NEW BUSINESS CALENDAR

Mikado Drive Home Daycare

- 7.A. [CUDP-22-001](#)
[5](#) A conditional use development plan for the Mikado Drive Large Home Daycare project with a maximum of twelve (12) children. The site is zoned R1-6000/HS (Single-Family Residential with Hillside Overlay) and is located at 50 East Mikado Drive.

(Quasi-Judicial)

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

Attachments: [CPC Staff Report 50 Mikado Drive](#)
[Project Statement](#)
[Conditional Use DP](#)
[Vision Map COS](#)
[Context Map](#)
[Community Comments](#)
[Applicant Response to comment letter](#)
[PublicComments_Support](#)
[PublicComments_Opposition](#)
[7.5.704 Conditional Use Permit Review Criteria](#)
[7.5.502\(E\) Development Plan Review Criteria](#)

Unified Development Code - Zone Implementation

- 7.B. [ZONE-23-000](#) An Ordinance amending the Zoning Map of the City Of Colorado Springs to implement the Unified Development Code as it defines zone districts

[6](#)

(Legislative)

Presenter:

Morgan Hester, Planning Supervisor
Ben Bolinger, City Attorney

Attachments: [CPC Staff Report](#)
[ZC-UDC_PCRzoning-2023-03-07](#)
[Exhibit A - Zone District Conversions](#)

8. PRESENTATIONS/UPDATES - None

9. Adjourn