

# City of Colorado Springs

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



## Regular Meeting Agenda

**Wednesday, December 14, 2022**

**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](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](mailto: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 22-791](#) Minutes for the October 12, 2022, City Planning Commission meeting.

Presenter:

Scott Hente, Chair of the City Planning Commission

**Attachments:** [CPC Minutes 10.12.22 draft amended](#)

[CPC Minutes 10.12.22 draft](#)

### 2B. Changes to Agenda/Postponements

## 3. Communications

Mike Tassi - Assistant Director of Planning and 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.)

**2050 Southgate Road Mini-Warehouse**

- 4.A. [CPC CU 22-00064](#) A conditional use development plan for a 68,890 square foot mini-warehouse in the C-5 (Intermediate Business) zone district located at 2050 Southgate Road, Suite 170.

(Quasi-Judicial)

Presenter:

Matthew Alcuran, Planner II, Planning and Community Development

**Attachments:** [CPC Staff Report](#)  
[Project Statement](#)  
[Conditional Use Development Plan](#)  
[Landscape Plan](#)  
[PlanCOS Vision Map\\_2050 Southgate Road, Suite 170 Project](#)  
[7.5.704 Conditional Use Review](#)  
[7.5.502.E Development Plan Review](#)

**Davis at Briargate**

- 4.B. [CUDP-22-000 2](#) A conditional use development plan for a multi-family development consisting of 246 units; the site is zoned PBC (Planned Business Center) and is located at 9121 Highlands Ridge Heights consisting of 13.43 acres.

(Quasi-Judicial)

Presenter:

Gabe Sevigny, Planning Supervisor Planning and Community Development

**Attachments:** [Staff Report Davis at Briargate](#)  
[Project Statement](#)  
[Conditional Use Development Plan](#)  
[Traffic Study](#)  
[Vision Map](#)  
[7.5.704 Conditional Use Review](#)  
[7.5.502.E Development Plan Review](#)

**Rio Vista Townhomes**

- 4.C. [CUDP-22-000 4](#) A conditional use development plan for a multi-family residential development in a PBC/AO (Planned Business Center with Airport

Overlay) district located in the southwest corner of Rio Vista Drive and Barnes Road.

(Quasi-Judicial)

Presenter:  
Tamara Baxter, Senior Planner, Planning and Community Development

**Attachments:** [Staff Report Rio Vista Townhomes](#)  
[Project Statement](#)  
[Conditional Use Development Plan](#)  
[CGS Letter 11.23.22](#)  
[Public Comment](#)  
[Public Comment Response](#)  
[Context Map](#)  
[7.5.704 Conditional Use Review](#)  
[7.5.502.E Development Plan Review](#)

#### **Street Name Change - Starpoint Way**

- 4.D. [CPC SN 22-00111](#) A street name change from Intruder View to Starpoint Way located within the Woodmen Ridge Apartments Filing No. 2 at 7480 Hornet Point.

(Quasi-Judicial)

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

**Attachments:** [CPC Staff Report Starpoint Way Street Name Change](#)  
[Project Statement letter](#)  
[Site Plan](#)  
[Context Map](#)  
[PlanCOS Vision Map](#)  
[7.7.704.D.7 Street Name Changes Review Criteria](#)

#### **Lighthouse Early Care and Education**

- 4.E. [UVAR-22-0006](#) A use variance development plan to allow for the Lighthouse Early Care and Education commercial daycare center and ancillary childcare services on a R-4 (Multi-Family Residential) zoned property located at 506 East Moreno Avenue.

(Quasi-Judicial)

Presenter:

Matthew Alcuran, Planner II, Planning and Community Development

**Attachments:** [CPC Staff Report\\_LighthouseEarlyCare&Education](#)  
[Project Statement](#)  
[Use Variance Development Plan](#)  
[Building Floor Plan](#)  
[PlanCOS Vision Map](#)  
[7.5.803.B Use Variance Review Criteria](#)  
[7.5.502.E Development Plan Review](#)

## **5. ITEMS CALLED OFF CONSENT**

## **6. UNFINISHED BUSINESS**

### **Hancock Commons Urban Renewal Area**

- 6.A.** [URA 22-728](#) Hancock Commons Urban Renewal Area Plan for the development of 25.01-acres of land with commercial and residential uses with the boundaries of the plan area being divided by Hancock Expressway with Chelton Road to the east and Clarendon Drive to the west.

(Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning & Community Development

**Attachments:** [CPC Staff Report Hancock Commons URA RGS](#)  
[Hancock Commons Plan Final with Legal](#)  
[Hancock Commons Urban Renewal Area](#)  
[TIF Draft Financial Model](#)  
[Conditions Survey](#)  
[HancockCommons\\_Concept Plan\\_Approved](#)  
[Vision Map](#)

## **7. NEW BUSINESS CALENDAR**

### **Short Term Rental Appeal**

- 7.A.** [APPL-22-000](#)  
[2](#) An appeal of the administrative approval of the Short Term Rental permit application for 5135 Wild Rose Lane.

(Quasi-Judicial)

Presenter:

Carli Hiben, Program Coordinator, Planning and Community Development

**Attachments:** [Staff Report - 5135 Wild Rose STR](#)  
[Appeal Statement](#)  
[Signed STR Petition-25 Sept 22](#)  
[Code Enforcement Cases 5135 Wild Rose Lane](#)  
[Owner Occupied Affidavit](#)  
[Owner Response to Appeal](#)  
[PlanCOS Vision Map](#)  
[Public Comments](#)  
[7.5.906 \(A\)\(4\) Administrative Appeal](#)

### **1756 Silversmith Apartments Appeal**

- 7.B. [APPL-22-000](#) An appeal of the administrative approval of the 1756 Silversmith Apartments major development plan located at 1756 Silversmith Road.  
[3](#)

Presenter:

Katelynn Wintz, Planning Supervisor, Planning & Community Development

**Attachments:** [Staff Report\\_1756SilversmithAppeal](#)  
[Silversmith Appeal Statement](#)  
[PlanCOS Vision Map](#)  
[2019 Approval - Fairways at Flying Horse](#)  
[Public Comment](#)  
[Flying Horse - Appeal Response Letter with exhibits\(24973721.1\)](#)  
[Letter of Support for Flying Horse Development](#)  
[Approval Letter](#)  
[2022 Amendment Approved Plan Set](#)  
[7.5.906 \(A\)\(4\) Administrative Appeal](#)

## **8. PRESENTATIONS/UPDATES**

## **9. Adjourn**