

City of Colorado Springs

*Plaza of the Rockies
South Tower, 5th Floor
Blue River Board Room
121 S Tejon St, Colorado Springs, CO 80901*



Regular Meeting Agenda

Thursday, October 21, 2021

8:30 AM

Hybrid Meeting/Open to the Public:
Call 720-617-3426, Conf ID: 815 137 01#

Planning Commission

How to Watch the Meeting...

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- CenturyLink Channel 18

How to Comment on Agenda Items

Those who wish to comment during the meeting should call 720-617-3426 and enter Conf ID: 815 137 01# and wait to be admitted into the meeting

or

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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 yourself.

1. Call to Order

2. Approval of the Minutes

- 2.A. [CPC 21-632](#) Minutes for the August 19, 2021 City Planning Commission

Presenter:

Scott Hente, Chair

Attachments: [CPC Minutes 08.19.21_draft](#)

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.)

Kissing Camels - Red Rock Point

- 4.A. [CPC PUZ 21-00008](#) A zone change for 12.89 acres associated with the Kissing Camels - Red Rock Point 4 from R (Estate Single-Family Residential) to PUD (Planned Unit Development: Single-Family Residential, 30-foot Maximum Building Height, and 3.87 Dwelling Units per Acre), located

at the northeast corner of Hills Circle and West Fillmore Street.

(Quasi-Judicial)

Presenter:
 Daniel Sexton, Planning Supervisor, Planning & Community
 Development

- Attachments:** [CPC Report_Kissing Camels - Red Rock Point FL 4](#)
[Zoning Exhibit](#)
[ProjectStatement](#)
[Concept Plan](#)
[Vision Map](#)
[Public Comments1](#)
[Context Map](#)
[7.3.603 Establishment & Development of a PUD Zone](#)
[7.5.603.B Findings - ZC](#)

- 4.B.** [CPC PUP
21-00104](#) A PUD concept plan for the Kissing Camels - Red Rock Point 4 for an envisioned single-family detached residential development on a 12.89-acre parcel located at the northeast corner of Hills Circle and West Fillmore Street.

(Quasi-Judicial)

Presenter:
 Daniel Sexton, Planning Supervisor, Planning & Community
 Development

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

ITEMS CALLED OFF CONSENT

5. UNFINISHED BUSINESS

Postponements

- 5.A.** [CPC PUD
20-00109](#) Postpone a PUD development plan for the Creekside at Rockrimmon project to the November 18, 2021 Planning Commission meeting.

(Quasi-judicial)

Presenter:

Kerri Schott, Planner II, Planning & Community Development

5.B. [CPC AP
21-00064](#)

An appeal of a Notice and Order to Abate Zoning Violation for the property located at 1830 Palmer Park Boulevard for failure to maintain off street park and maneuvering areas.

(Quasi-Judicial)

Presenter:

Kurt Arnoldussen, Senior Code Enforcement Officer, Planning and Community Development

1823 N Wahsatch ADU

5.C. [CPC CU
21-00078](#)

A conditional use development plan for an integrated accessory dwelling unit in an R1-6000 (Single-Family Residential) zone district located at 1823 North Wahsatch Avenue.

(Quasi-Judicial)

Presenter:

Ann Odom, Planner II, Planning and Community Development.

Attachments: [1823 N Wahsatch Staff Report](#)

[CU Project Statement](#)

[NV Project Statement](#)

[Vision Map](#)

[Public Comments](#)

[Development Plan](#)

[Nonuse Variance](#)

[Context Map](#)

[7.5.704 Conditional Use Review](#)

[7.5.502.E Development Plan Review](#)

[7.3.105.M Accessory Dwelling Units](#)

5.D. [CPC NV
21-00079](#)

A non-use variance for the 1823 North Wahsatch integrated accessory dwelling unit allowing a 2.8-foot setback where 5-feet is required per City Code Section 7.3.104(A).

(Quasi-Judicial)

Presenter:

Ann Odom, Planner II, Planning and Community Development.

- Attachments:** [NV Project Statement](#)
[Nonuse Variance](#)
[7.3.104.A Agricultural-Residential-Spec Use-Traditional Neighborhood zone sta](#)
[7.5.801 Purpose - Variance](#)
[7.5.802.B Nonuse Variance Criteria](#)
[7.5.802.E GuidelinesforReview NonuseVariance](#)

5.E. [CPC NV 21-00145](#) A non-use variance for the 1823 North Wahsatch integrated accessory dwelling unit allowing a 4.1-foot setback where 5-feet is required per City Code Section 7.3.104(A).

(Quasi-Judicial)

Presenter:
 Ann Odom, Planner II, Planning and Community Development.

- Attachments:** [NV Project Statement](#)
[Nonuse Variance](#)
[7.3.104.A Agricultural-Residential-Spec Use-Traditional Neighborhood zone sta](#)
[7.5.801 Purpose - Variance](#)
[7.5.802.B Nonuse Variance Criteria](#)
[7.5.802.E GuidelinesforReview NonuseVariance](#)

5.F. [CPC NV 21-00146](#) A non-use variance for the 1823 North Wahsatch integrated accessory dwelling unit allowing a 15.5-foot setback where 25-feet is required per City Code Section 7.3.104(A).

(Quasi-Judicial)

Presenter:
 Ann Odom, Planner II, Planning and Community Development.

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

6. NEW BUSINESS CALENDAR

Parks Annexations

Corral Bluffs

- 6.A.** [CPC A
21-00086](#) Corral Bluffs Addition No. 1 Annexation located north of Highway 94 and east of Corral Valley Road consisting 926.10 acres.
(Legislative)

Presenter:

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

Attachments: [CPC Staff Report_City Parks Annexations_KAC](#)
[CORRAL BLUFFS ADD. NO. 1 ANNEXATION PLAT](#)
[FIA Memo_Corral Bluffs](#)
[CITY OWNED PROPERTY WITHIN EL PASO COUNTY 8](#)
[CITY PARKS ANNEXATIONS](#)
[PARKS ANNEXATIONS 3-MILE BUFFER MOVEMENT](#)
[MAJESTIC LANDSCAPES FRAMEWORK MAP](#)
[7.6.203-Annexation Conditions](#)

- 6.B.** [CPC ZC
21-00087](#) Corral Bluffs zone change establishing the PK (Park) zone district located north of Highway 94 and east of Corral Valley Road consisting 926.10 acres.
(Legislative)

Presenter:

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

Attachments: [7.5.603.B Findings - ZC](#)

Jimmy Camp Creek

- 6.C.** [CPC A
21-00088](#) Jimmy Camp Creek Addition No. 1 Annexation located east of Highway 24 and southwest of S. Blaney Road consisting of 413.76 acres.
(Legislative)

Presenter:

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

- Attachments:** [CPC Staff Report City Parks Annexations KAC](#)
[JIMMY CAMP CREEK ADD. NO. 1 ANNEXATION PLAT](#)
[FIA Memo Jimmy Camp Creek](#)
[CITY OWNED PROPERTY WITHIN EL PASO COUNTY 8](#)
[CITY PARKS ANNEXATIONS](#)
[PARKS ANNEXATIONS 3-MILE BUFFER MOVEMENT](#)
[MAJESTIC LANDSCAPES FRAMEWORK MAP](#)
[7.6.203-Annexation Conditions](#)

6.D. [CPC ZC 21-00089](#) Jimmy Camp Creek zone change establishing the PK (Park) zone district located east of Highway 24 and southwest of S. Blaney Road consisting of 413.76 acres.
 (Legislative)

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

- Attachments:** [7.5.603.B Findings - ZC](#)

North Gate Open Space

6.E. [CPC A 21-00090](#) North Gate Open Space Addition No. 1 Annexation located north of North Gate Boulevard and southwest of the terminus of Walsen Road consisting of 9.43 acres.
 (Legislative)

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

- Attachments:** [CPC Staff Report City Parks Annexations KAC](#)
[NORTH GATE OPEN SPACE ADD. NO. 1 ANNEXATION PLAT](#)
[FIA Memo North Gate Open Space](#)
[CITY OWNED PROPERTY WITHIN EL PASO COUNTY 8](#)
[CITY PARKS ANNEXATIONS](#)
[PARKS ANNEXATIONS 3-MILE BUFFER MOVEMENT](#)
[MAJESTIC LANDSCAPES FRAMEWORK MAP](#)
[7.6.203-Annexation Conditions](#)

6.F. [CPC ZC 21-00091](#) North Gate Open Space zone change establishing the PK (Park) zone district located north of North Gate Boulevard and southwest of the terminus of Walsen Road consisting of 9.43 acres.
 (Legislative)

Presenter:

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

Attachments: [7.5.603.B Findings - ZC](#)

Black Canyon Quarry

- 6.G.** [CPC A](#)
[21-00092](#) Black Canyon Quarry Addition No. 1 Annexation located northwest of Black Canyon Road and Garden Drive consisting of 91.11 acres. (Legislative)

Presenter:

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

Attachments: [CPC Staff Report City Parks Annexations KAC](#)
[BLACK CANYON QUARRY ADD. NO. 1 ANNEXATION PLAT](#)
[FIA Memo Black Canyon Quarry](#)
[CITY OWNED PROPERTY WITHIN EL PASO COUNTY 8](#)
[CITY PARKS ANNEXATIONS](#)
[PARKS ANNEXATIONS 3-MILE BUFFER MOVEMENT](#)
[MAJESTIC LANDSCAPES FRAMEWORK MAP](#)
[7.6.203-Annexation Conditions](#)

- 6.H.** [CPC ZC](#)
[21-00093](#) Black Canyon Quarry zone change establishing the PK (Park) zone district located northwest of Black Canyon Road and Garden Drive consisting of 91.11 acres. (Legislative)

Presenter:

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

Attachments: [7.5.603.B Findings - ZC](#)

Bear Creek Canyon

- 6.I.** [CPC A](#)
[21-00094](#) Bear Creek Canyon Addition No. 1 Annexation located southwest of Highway 24 and 21st Street consisting of 1,369.65 acres. (Legislative)

Presenter:

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

Attachments: [CPC Staff Report City Parks Annexations KAC](#)
[BEAR CREEK CANYON ADD. NO. 1 ANNEXATION PLAT](#)
[FIA Memo_Bear Creek](#)
[CITY OWNED PROPERTY WITHIN EL PASO COUNTY 8](#)
[CITY PARKS ANNEXATIONS](#)
[PARKS ANNEXATIONS 3-MILE BUFFER MOVEMENT](#)
[MAJESTIC LANDSCAPES FRAMEWORK MAP](#)
[7.6.203-Annexation Conditions](#)

- 6.J.** [CPC ZC](#)
[21-00095](#) Bear Creek Canyon zone change establishing the PK (Park) zone district located southwest of Highway 24 and 21st Street consisting of 1,369.65 acres.
 (Legislative)

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

Attachments: [7.5.603.B Findings - ZC](#)

116 S Fourteenth St - Short Term Rental Appeal

- 6.K.** [CPC AP](#)
[21-00157](#) An appeal of the administrative denial of the Short Term Rental permit for 116 South Fourteenth Street for an ownership change, pursuant to City Code Sections 7.5.1702.B and 7.5.1704.C.

(Quasi-Judicial)

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

Attachments: [Staff Report - 116 S 14th St STR](#)
[Ueland Appeal Statement](#)
[116 S 14th Street - 500' Buffer](#)
[PlanCOS Vision Map](#)
[7.5.1702.B ShortTermRentalPermitRequired](#)
[7.5.1704.C ShortTermRentalPermitReviewCriteria](#)
[7.5.906 \(A\)\(4\) Administrative Appeal](#)

Carport Code Amendment

- 6.L.** [CPC CA](#)
[21-00130](#) An ordinance amending Section 201 (Definitions Enumerated) of Part 2 (Definitions) of Article 2 (Basic Provisions, Definitions and Land Use Types and Classifications), Section 105 (Additional Standards for Specific Uses Allowed in Residential Zones) of Part 1

(Residential Districts) of Article 3 (Land Use Zoning Districts), Section 105 (Threshold of Review) of Part 1 (Purpose; Review Authorities) of Article 5 (Administration and Procedures), and creating a new Part 18 (Front Yard Carports) of Article 5 (Administration and Procedures) of Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs 2001, as amended, pertaining to front yard carports

Presenter:

Mitch Hammes, Manager, Neighborhood Services

Peter Wysocki, Director of Planning and Community Development

Mike Tassi, Assistant Director of Planning

Attachments: [CarportCh7-2021-10-12 \(CPC\)](#)

7. PRESENTATIONS/UPDATES - None

8. Adjourn