



City of Colorado Springs

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

Meeting Minutes - Draft Planning Commission

Thursday, August 19, 2021

8:30 AM

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

Date Joint Venture Addition No. 1 Annex

- 6.A. [CPC A](#) An ordinance annexing the area known as Date Joint Venture
[20-00141](#) Addition No. 1 located southeast of Date Street and Beverly Street
consisting of 0.331-acres.

(Legislative)

Presenter:

Katie Carleo, Planning Supervisor, Planning and Community
Development

Peter Wysocki, Planning and Community Development Director

Staff presentation:

Katie Carleo, City Planning, presented a PowerPoint with the scope and intent
of this project.

CURRENTLY UNINCORPORATED EL PASO COUNTY

- RM-30 (Residential Multi-family)
- Existing vacant land

ENCLAVE

- Meets contiguous boundary requirement
- City Annexation Plan supports elimination of enclaves
- Close boundary and gap to services

PROPOSED APPLICATIONS

Annexation: Voluntary Annexation by property owner

Zone Change: establishing a R5 (Multi-family) for single-family attached

Preliminary Final Plat

ZONE CHANGE

Establishing R-5 (Multi-family)

Allow use by right: Single-Family Attached Residential

PRELIMINARY FINAL PLAT

Use: Single-Family Residential

4 individual lots

- Access from Date Street
- Water Quality provided on site

PUBLIC POSTING AND NOTIFICATION

- Postcards sent to 185 property owners within 1000-foot buffer
 - Internal review and prior to public hearing

PUBLIC PARTICIPATION COMMENTS

- None received

Applicant Presentation:

Applicant was present for any questions but had no presentation.

Questions:

Commissioner Slattery asked if these were anticipated for sale product or rentals? Ms. Carleo said she believed they're anticipated for sale.

Supporters:

N/A

Opponents:

N/A

Questions of Staff:

N/A

Rebuttal:

N/A

DISCUSSION AND DECISION OF PLANNING COMMISSION:

None

Motion by Commissioner McMurray, seconded by Commissioner Eubanks, to recommend approval to City Council the annexation of .331-acre as the Date Joint Venture Addition No. 1 Annexation, based upon the findings that the annexation complies with all of the Conditions for Annexation Criteria as set forth in City Code Section 7.6.203. The motion passed by a vote of 7:0:2:0

Aye: 7 - Commissioner Raughton, Commissioner McMurray, Commissioner Wilson, Chair Graham, Commissioner Slattery, Commissioner Almy and Commissioner Eubanks

Absent: 2 - Vice Chair Hente and Commissioner Rickett

6.B. [CPC ZC 21-00016](#)

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 0.331-acre located southeast of Date Street and Beverly Street establishing the R-5 (Multi-family Residential) zone.
(Legislative)

Presenter:

Katie Carleo, Planning Supervisor, Planning and Community Development

Peter Wysocki, Planning and Community Development Director

Motion by Commissioner McMurray, seconded by Commissioner Eubanks, to recommend approval to City Council the establishment of .331-acre as R-5 (Multi-family Residential) zone district, based upon the findings that the change of zone request complies with the three (3) criteria for granting of zone changes as set forth in City Code Section 7.5.603(B). The motion passed

by a vote of 7:0:3:0

Aye: 7 - Commissioner Raughton, Commissioner McMurray, Commissioner Wilson, Chair Graham, Commissioner Slattery, Commissioner Almy and Commissioner Eubanks

Absent: 2 - Vice Chair Hente and Commissioner Rickett

6.C. [AR PFP](#)
[21-00105](#)

Date Joint Venture Preliminary Final Plat for property located southeast of Date Street and Beverly Street consisting 0.331-acre. (Quasi-Judicial)

Presenter:

Katie Carleo, Planning Supervisor, Planning and Community Development

Peter Wysocki, Planning and Community Development Director

Motion by Commissioner McMurray, seconded by Commissioner Eubanks, to recommend approval to City Council the Date Joint Venture Preliminary/Final Plat, based upon the findings the proposal meets the review criteria for subdivision plats as set forth in City Code Section 7.7.102; for preliminary plat as set forth in City Code Section 7.7.204; and for final plat as set forth in City Code Section 7.7.303. The motion passed by a vote of 7:0:2:0

Aye: 7 - Commissioner Raughton, Commissioner McMurray, Commissioner Wilson, Chair Graham, Commissioner Slattery, Commissioner Almy and Commissioner Eubanks

Absent: 2 - Vice Chair Hente and Commissioner Rickett