

- 12.E.** [CPC PUP 13-00139](#) The Church for All Nations Concept Plan illustrating future development of 43.71 acres for mixed commercial and residential use located northeast of Powers Boulevard and Dublin Boulevard.
(Quasi-Judicial)

Related Files: CPC A 13-00004, CPC A 13-00004R, CPC PUZ 13-00138, CPC PUP 13-00139

Presenter:

Katie Carleo, Principal Planner, Planning and Development

Peter Wysocki, Planning and Community Development Director

Attachments: [FIGURE 7 Concept Plan](#)

[7.5.501.E Concept Plans](#)

[7.3.605 PUD Concept Plan](#)

Please see comments in Agenda item 12.B.

**Motion by President Pro Tem Strand, seconded by Councilmember Geislinger, that this Planning Case be approved Proposed Motion:
CPC PUP 13-00139
Approve the Church for All Nations PUD Concept Plan, based upon the findings that the proposal meets the review criteria for concept plans as set forth in City Code Section 7.5.501(E) and criteria for PUD concept plans set forth in City Code Section 7.3.605.. The motion passed by a vote of**

Aye: 6 - Gaebler, Geislinger, Knight, Pico, Skorman, and Strand

No: 2 - Avila, and Murray

Absent: 1 - Williams

- 12.F.** [CPC PUZ 19-00006](#) Ordinance No. 19-68 amending the zoning map of the City of Colorado Springs relating to 4 acres located at the southwest corner of Peterson Road and Pony Tracks Drive from R-1 6000/DF/AO (single-family residential with a design flexibility overlay and an airport overlay) to PUD/AO (single-family residential, maximum gross density of 9 dwelling units per acre with a 35-foot maximum building height with an Airport Overlay)

(QUASI-JUDICIAL)

Related Files: CPC PUZ 19-00006, CPC PUD 19-00007

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning & Community Development

Peter Wysocki, Planning & Community Development Director

Attachments: [Updated ZC ORD PonyParkResidences](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Legal Description Depicted](#)
[Vicinity Map](#)
[Pony Park Presentation - Staff](#)
[Figure 1cc - Public Comments Passed to CPC](#)
[Figure 2cc - Public Comments Received After CPC](#)
[CPC Report Pony Park](#)
[Figure 1 - Development Plan](#)
[Figure 2 - Project Statement](#)
[Figure 3 - Existing Land Uses and Surrounding Zoning](#)
[Figure 4 - Public Comments Received During Initial Review](#)
[Figure 5 - Public Comments Received Following 2nd Neighborhood Meeting](#)
[Figure 6 - Aerial Overlay](#)
[Figure 7 - PlanCOS Analysis](#)
[7.5.603.B Findings - ZC](#)
[7.3.603 Establishment & Development of a PUD Zone](#)
[CPC Minutes PonyPark draft](#)

Hannah Van Nimwegen, Senior Planner, Planning & Community Development presented the Ordinance amending the zoning map pertaining to 4 acres located at the southwest corner of Peterson Road and Pony Tracks Drive from single-family residential to planned unit development. She presented a vicinity map, gave an overview of the Pony Park residences, and staff recommendation.

John Olsen, Altitude Land Consultants, stated the first neighborhood meeting was fairly contentious so they revised the plan to a small lot planned unit development with thirty-six detached single-family homes based on their input. He gave an overview of the current development plan, concessions to plan, and support of PlanCOS.

Councilmember Pico asked if the zoning change will be with an Airport Overlay. Ms. Van Nimwegen confirmed it will be and should be added into the motion.

Motion by Councilmember Gaebler, seconded by President Pro Tem Strand, that the Ordinance for the zone change of 4 acres from R-1 6000/DF/AO (Single-family Residential with a Design Flexibility Overlay and an Airport Overlay) to PUD (Planned Unit Development: Single-family Residential with a maximum height of 35 feet and a maximum gross density of 9 dwelling units per acre, with Airport Overlay), based upon the findings that the change of zone request complies with

the three (3) review criteria for granting a zone change as set forth in City Code Section 7.5.603(B) and the criteria for establishment of a PUD zone as set forth in City Code Section 7.3.603 be approved on first reading. The motion passed by a vote of 7-1-1-0

Aye: 7 - Avila, Gaebler, Geislinger, Knight, Pico, Skorman, and Strand

No: 1 - Murray

Absent: 1 - Williams

12.G. [CPC PUD
19-00007](#)

A development plan for the Pony Park Residences, a single-family residential development located southwest corner of Peterson Road and Pony Tracks Drive and consisting of 4 acres.

(QUASI-JUDICIAL)

Related Files: CPC PUZ 19-00006, CPC PUD 19-00007

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning & Community Development

Peter Wysocki, Planning & Community Development Director

Attachments: [Figure 1 - Development Plan](#)

[7.3.606 PUD Development Plan](#)

[7.5.502.E Development Plan Review](#)

Please see comments in Agenda item 12.F.

Motion by Councilmember Geislinger, seconded by Councilmember Pico, that the development plan for the Pony Park Residences, based upon the findings that the development plan meets the review criteria for PUD development plans as set forth in City Code Section 7.3.605, and the development plan review criteria as set forth in Section 7.5.502E be approved. The motion passed by a vote of 7-1-1-0

Aye: 7 - Avila, Gaebler, Geislinger, Knight, Pico, Skorman, and Strand

No: 1 - Murray

Absent: 1 - Williams

12.H. [CPC PUZ
19-000061](#)

An ordinance amending the zoning map of the City of Colorado Springs relating to 15.67 acres located on the southwest corner of Woodmen Road and Austin Bluffs Parkway from OC/PBC/AO/SS (Office Complex and Planned Business Center with Airport and Streamside Overlay) to PUD/AO/SS (Planned Unit Development: Single-Family Residential, maximum density of 3.6 dwelling units per acre, 35-foot maximum building height with Airport and Streamside Overlay)

Peter Wysocki, Planning and Community Development Director

Attachments: [ZC ORD ChurchforAllNations](#)
[Exhibit A CFAN Zoning Legal](#)
[Exhibit B CFAN Zoning Exhibit](#)
[FIGURE 5 Surrounding Zoning](#)
[7.5.603.B Findings - ZC](#)
[7.3.603 Establishment & Development of a PUD Zone](#)

There were no comments on this item.

Motion by Councilmember Pico, seconded by Councilmember Gaebler, that the Ordinance for the establishment of the PUD (Planned Unit Development; Mixed Commercial and Residential, maximum residential density 20 DU/AC, 45-foot maximum building height with 75-feet for architectural features with Airport Overlay) zone district, based upon the findings that the change of zoning request complies with the three (3) criteria for granting of zone changes as set forth in City Code Section 7.5.603(B) as well as the criteria for establishment of a PUD zone district as set for in City Code Section 7.3.603 be finally passed. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Gaebler, Geislinger, Murray, Knight, Pico, Skorman, Strand, and Williams

10.D. [CPC PUZ 19-00006](#)

Ordinance No. 19-68 amending the zoning map of the City of Colorado Springs relating to 4 acres located at the southwest corner of Peterson Road and Pony Tracks Drive from R-1 6000/DF/AO (single-family residential with a design flexibility overlay and an airport overlay) to PUD/AO (single-family residential, maximum gross density of 9 dwelling units per acre with a 35-foot maximum building height with an Airport Overlay)

(QUASI-JUDICIAL)

Related Files: CPC PUZ 19-00006, CPC PUD 19-00007

Presenter:
Hannah Van Nimwegen, Senior Planner, Planning & Community Development
Peter Wysocki, Planning & Community Development Director

Attachments: [Updated ZC ORD PonyParkResidences](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Legal Description Depicted](#)
[Vicinity Map](#)
[Pony Park Presentation - Staff](#)
[Figure 1cc - Public Comments Passed to CPC](#)
[Figure 2cc - Public Comments Received After CPC](#)
[CPC Report Pony Park](#)
[Figure 1 - Development Plan](#)
[Figure 2 - Project Statement](#)
[Figure 3 - Existing Land Uses and Surrounding Zoning](#)
[Figure 4 - Public Comments Received During Initial Review](#)
[Figure 5 - Public Comments Received Following 2nd Neighborhood Meeting](#)
[Figure 6 - Aerial Overlay](#)
[Figure 7 - PlanCOS Analysis](#)
[7.5.603.B Findings - ZC](#)
[7.3.603 Establishment & Development of a PUD Zone](#)
[CPC Minutes PonyPark draft](#)

There were no comments on this item.

Motion by President Pro Tem Strand, seconded by Councilmember Gaebler, that the Ordinance approving the zone change of 4 acres from R-1 6000/DF/AO (Single-family Residential with a Design Flexibility Overlay and an Airport Overlay) to PUD/AO (Planned Unit Development: Single-family Residential with a maximum height of 35 feet and a maximum gross density of 9 dwelling units per acre with an Airport Overlay), based upon the findings that the change of zone request complies with the three (3) review criteria for granting a zone change as set forth in City Code Section 7.5.603(B) and the criteria for establishment of a PUD zone as set forth in City Code Section 7.3.603 be finally passed. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Gaebler, Geislinger, Murray, Knight, Pico, Skorman, Strand, and Williams

11. New Business

11.A. [19-289](#) Ordinance No. 19-70 including certain property into the USAFA Visitor's Center Business Improvement District.

(Legislative)

Presenter:
 Carl Schueler, Comprehensive Planning Manager, Planning & Community Development