

# City of Colorado Springs

*Due to COVID-19 Health Concerns, this meeting will be held remotely.*



## Regular Meeting Agenda

**Thursday, May 21, 2020**

**8:30 AM**

**Remote Meeting**

### **Planning Commission**

**HOW TO WATCH THE MEETING  
SPRINGSTV**

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***To make comments during the meeting, please wait for your specific item to be read into the record, you will remain on hold until the public comment portion:***

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To make comments during the meeting, please wait until your item is presented before calling. You will remain on hold until the public comment portion:

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Conference ID: 935 469 214#

**1. Call to Order****2. Approval of the Minutes**

- 2.A. [CPC 20-214](#) Minutes for the April 30, 2020 City Planning Commission Meeting

Presenter:  
Reggie Graham, Chair

**3. Communications**

Peter Wysocki - 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.)**

**Advanced Concrete Motocross**

- 4.A. [CPC MP 87-00381-A22 MJ18](#) A major amendment to the Banning Lewis Ranch Master Plan changing the land use of 28.11 acres from Research and Development to Commercial generally located south of the southwest corner of Drennan Road and Aerospace Boulevard.

(Legislative)

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

**Attachments:** [CPC Staff Report - Advanced Concrete Motocross](#)  
[Figure 1 - Banning Lewis Ranch Master Plan Amendment](#)  
[Figure 2 - Conditional Use Development Plan](#)  
[Figure 3 - Project Statement](#)  
[Figure 4 - Surrounding Zoning & Land Uses](#)  
[Figure 5 - Fiscal Impact Analysis](#)  
[7.5.408 Master Plan](#)

- 4.B.** [CPC CU](#)  
[18-00170](#) The Advanced Concrete Motocross Conditional Use Development for an indoor motocross training facility on 10.09 acres zoned PIP-2/CR/AO APZ-2 (Planned Industrial Park with Conditions of Record and an Airport Overlay-Accident Potential Subzone 2), located south of the southwest corner of Drennan Road and Aerospace Boulevard.

(Quasi-Judicial)

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

**Attachments:** [Figure 2 - Conditional Use Development Plan](#)  
[7.5.704 Conditional Use Review](#)  
[7.5.502.E Development Plan Review](#)

### Townhomes at Jetwing

- 4.C.** [CPC CU](#)  
[19-00128](#) The Townhomes at Jetwing Conditional Use Development Plan to allow 48 townhome units in the PBC (Planned Business Center) zone district, located northeast of Jetwing Drive and Colony Hills Circle.

(Quasi-Judicial)

Presenter:  
Lonna Thelen, Principal Planner, Planning & Community Development

**Attachments:** [CPC Staff Report Townhomes at Jetwing](#)  
[FIGURE 1 - Conditional Use Development Plan](#)  
[FIGURE 2 - Project Statement](#)  
[FIGURE 3 - Neighborhood Comments](#)  
[FIGURE 4 - Vision Map](#)  
[FIGURE 5 - Context Map](#)  
[7.5.704 Conditional Use Review](#)  
[7.5.502.E Development Plan Review](#)

**Solid Rock Christian Center**

- 4.D. [CPC ZC  
20-00026](#) The Solid Rock Christian Center zone change of 4.48 acres from R-1 6000 (Single-family Residential) to R5 (Multi-family Residential) located at 2520 Arlington Drive.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

**Attachments:** [CPC Staff Report Solid Rock Christian Center](#)

[FIGURE 1- Concept Plan](#)

[FIGURE 2 - Project Statement](#)

[FIGURE 3 - neighborhood comments](#)

[FIGURE 4 - Vision Map](#)

[Figure 5 - Context Map](#)

[7.5.603.B Findings - ZC](#)

- 4.E. [CPC CP  
20-00027](#) The Solid Rock Christian Center Concept Plan establishing a multi-family and religious institution use located at 2520 Arlington Drive.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

**Attachments:** [FIGURE 1- Concept Plan](#)

[7.5.501.E Concept Plans](#)

**Urban Collection at Briargate**

- 4.F. [CPC MP  
07-00061-A8  
MN20](#) A minor amendment to the Briargate Master Plan changing the land use of 7.29 acres from Residential-Medium High to Residential-Medium, generally located north and east of the Austin Bluffs Parkway and Research Parkway intersection along Scarborough Drive.

(Quasi-Judicial)

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning & Community Development

**Attachments:** [CPC Staff Report - Urban Collection at Briargate Square](#)  
[Figure 1 - Briargate Master Plan Amendment](#)  
[Figure 2 - Development Plan](#)  
[Figure 3 - Project Statement](#)  
[Figure 4 - Surrounding Zoning & Land Uses](#)  
[Figure 5 - Public Comments](#)  
[7.5.408 Master Plan](#)

- 4.G.** [CPC PUZ](#)  
[20-00002](#) A zone change pertaining to 7.29 acres generally located north and east of the Austin Bluffs Parkway and Research Parkway intersection along Scarborough Drive from PUD/CR/AO (Planned Unit Development with a Condition of Record and Airport Overlay) to PUD/AO (Planned Unit Development: 30-foot maximum building height, single-family attached units, density range of 8 to 11.99 dwelling units per acre with an Airport Overlay).

(Quasi-Judicial)

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning & Community Development

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

- 4.H.** [CPC PUD](#)  
[20-00003](#) The Urban Collection at Briargate Square Development Plan for 7.29 acres containing 70 single-family attached residential units generally located north and east of the Austin Bluffs Parkway and Research Parkway intersection along Scarborough Drive.

(Quasi-Judicial)

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning & Community Development

**Attachments:** [Figure 2 - Development Plan](#)  
[7.5.502.E Development Plan Review](#)  
[7.3.606 PUD Development Plan](#)

## **5. UNFINISHED BUSINESS - None**

## **6. NEW BUSINESS CALENDAR**

### **Atrium Senior Apartments**

- 6.A.** [CPC CU 19-00148](#) A conditional use development plan for the Atrium Senior Apartments project illustrating a 54-unit senior apartment complex on the 1.14-acre site with ancillary on-site improvements, located at 4921 Templeton Gap Road.

(Quasi-Judicial)

Presenter:

Daniel Sexton, Principal Planner, Planning & Community Development

**Attachments:** [CPC Report\\_Atrium](#)  
[FIGURE 1 - CU-NV Plans](#)  
[FIGURE 2 - Project Statement](#)  
[FIGURE 3 - PlanCOS Vision Map](#)  
[FIGURE 4 - Public Comments](#)  
[FIGURE 5 - Context Map](#)  
[7.5.704 Conditional Use Review](#)  
[7.5.502.E Development Plan Review](#)

- 6.B.** [CPC NV 19-00151](#) A nonuse variance to City Code Section 7.3.104 to allow a 10-foot front building setback where a 20-foot front building setback is required.

(Quasi-Judicial)

Presenter:

Daniel Sexton, Principal Planner, Planning & Community Development

**Attachments:** [FIGURE 1 - CU-NV Plans](#)  
[7.3.104.A Agricultural-Residential-Spec Use-Traditional Neighborhood zone sta](#)  
[7.5.802.B Nonuse Variance Criteria](#)

## **7. Presentations/Updates**

- 7.A.** [20-098](#) An informational presentation for the first Annual Report on PlanCOS

(Legislative)

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning & Community Development  
Carl Schueler, Comprehensive Planning Manager, Planning & Community Development

Attachments: [PlanCOS Annual Report](#)

**8. Adjourn**