

City of Colorado Springs

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



Regular Meeting Agenda - Final

Wednesday, August 9, 2023

9:00 AM

**Regional Development Center (Hearing Room)
2880 International Circle**

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: 910 370 844# 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/CityPlanningCommission-2023>

Attendees participating by telephone or MS Teams will be muted upon entry to the meeting. Please wait to be called on before speaking.

If you know you would like to comment on an agenda item, please contact the case planner for the item at 719-385-5905. If you are unable to contact them, there will still be an opportunity to speak during the meeting.

1. Call to Order and Roll Call

2. Approval of the Minutes

- 2.A [CPC 23-392](#) Minutes for the July 12, 2023, Planning Commission Meeting

Presenter:

Scott Hente, Chair of the City Planning Commission

Attachments: [CPC Minutes 07.12.23 Draft](#)

3. Communications

Peter Wysocki - Planning & Community Development Director

4. Changes to Agenda/Postponements

5. 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.)

- 5.A.** [MAPN-23-0003](#) Establishment of the 5470 E. Pikes Peak Avenue/Stockpile Investments Land Use Plan for proposed Commercial and Industrial uses consisting of 12.56 acres located at 5410 E. Pikes Peak Avenue.

(Quasi-Judicial)

Related Files: ZONE-23-0013

Presenter:
Kyle Fenner, Senior Planner, Planning & Community Development

Attachments: [Staff Report](#)
[Land Use Plan](#)
[Public Comment](#)
[PlanCOS Vision Map](#)
[7.5.514 LAND USE PLAN](#)

- 5.B.** [ZONE-23-0013](#) A zone change consisting of 8.02 acres located at 5410 E. Pikes Peak Avenue from BP/APZ-1/SS/AP-O (Business Park with Accident Potential Subzone-1, Streamside and Airport Overlay) to LI/APZ-1/SS/AP-O (Light Industrial with Accident Potential Subzone-1, Streamside and Airport Overlay).

(Quasi-Judicial)

Related Files: MAPN-23-0003

Presenter:
Kyle Fenner, Senior Planner, Planning & Community Development

Attachments: [Exhibit B - Zone Change](#)
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

- 5.C. [MAPN-23-0004](#) Establishment of the Mesa Highlands Land Use Plan for proposed religious institution, multi-family residential and office uses consisting of 28.9 acres located southeast of the West Fillmore Street and Centennial Boulevard intersection.

(Quasi-Judicial)

Related Files: ZONE-23-0011

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

Attachments:

[Staff Report](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Zone Amendment Map](#)
[PUD Zone Plan](#)
[Land Use Plan](#)
[Project Statement](#)
[Public Comment](#)
[Public Comment Response](#)
[Additional Public Comment 7.30.23](#)
[PlanCOS Vision Map](#)
[7.5.514 LAND USE PLAN](#)

- 5.D. [ZONE-23-0011](#) A zone change consisting of 28.9 acres located southeast of the West Fillmore Street and Centennial Boulevard intersection from PUD (Planned Unit Development) to MX-L (Mixed-Use Large Scale).

(Quasi-Judicial)

Related Files: MAPN-23-0004

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

Attachments:

[Exhibit A - Legal Description](#)
[Exhibit B - Zone Amendment Map](#)
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

Approval of the Consent Agenda

6. Items Called Off Consent Calendar

7. Unfinished Business**8. New Business**

- 8.A. [APPL-23-0003](#) An appeal of an administrative decision that approved a minor development plan amendment allowing site modifications along Union Boulevard in association with the Fox Bridge on Union project, located at 8015 Siltstone Point.

(Quasi-Judicial)

Presenter:

Molly O'Brien, Planner I, Planning and Community Development

Attachments:

[Staff Report](#)

[Appeal Statement](#)

[Approved Plans](#)

[Public Comment](#)

[PlanCOS Vision Map](#)

[7.5.502.E Development Plan Review](#)

[7.5.415 APPEALS](#)

9. Updates/Presentations

- 9.A [23-419](#) Public Hearing Comment Management

Presenter: Jen Cecil, Alternate Commissioner

Attachments:

[Public Hearing Comment Management](#)

10. Adjourn