

CITY OF COLORADO SPRINGS PLANNING COMMISSION

RECORD-OF-DECISION

NEW BUSINESS CALENDAR

NEW BUSINESS CALENDAR	
ITEM NO.	PROJECT DESCRIPTION
ITEM NO. 6 FILE NO.: CPC CA 15-00138 PLANNER: Carl Schueler	An ordinance creating a new Infill and Redevelopment Chapter within the existing City of Colorado Springs Comprehensive Plan in accordance with Section 7.1.107.B of the Code of the City of Colorado Springs, 2001, as amended.

NEW BUSINESS CALENDAR

DATE: December 17, 2015
ITEM: 6
STAFF: Carl Schueler
FILE NO.: CPC CA 15-00138
PROJECT: Infill Comp Plan Chapter - CS

STAFF PRESENTATION

Mr. Carl Schueler, Comprehensive Planner, presented PowerPoint slides (Exhibit A).

Comments

Commissioner Donley stated that as Planning Commission your goal is to follow the Comprehensive Plan and how it will help you make your decisions. Think of it in the context of the decisions that were made today or a month ago and how that is going to answer those questions better. We have this trendy word that is called "Infill" that we use on every single project to approve so does this document help us or not and does it get us to where we want to be.

Commissioner Donley stated that a small percentage of what is listed on the spreadsheet is not really relevant to the Planning Commission. So spend your time review the Infill document.

Commissioner Donley stated that the enclave discussion got a lot of discussion at their Infill Committee Meetings and there was a conscience decision to not go there. He knows there is a desire to keep that on the table so understand they had not forgotten it.

Commissioner Shonkwiler stated it was probably a combination of not really having the time to deal with it and also it was a bit of a sensitive issue and there was some discussion as to whether it should be dealt with as changing the comprehensive plan and technically it wasn't Infill. It needs to be addressed whether it's in this chapter or in the Comprehensive Plan chapter.

Commissioner Walkowski asked if the map was going to be a part the document. Mr. Schueler said the one in the book was more like a placeholder, but to imagine the one like he handed out today. Commissioner Walkowski said as he understands it then every parcel of the City of Colorado Springs is an Infill.

Commissioner Donley said the colors indicate density and how much infill could take place – the additional potential development that could occur.

Commissioner Markewich asked if they are prioritizing and Mr. Schueler said they are not.

Commissioner Walkowski asked how the Planning Commission was supposed to use the map.

Commissioner Donley said it gives context and measurements to the infill study. Treat it as something that tells you where things could go, it's a piece of information rather than any type of guidance, it is just informational. Mr. Schueler said no single map can capture all the detail. There will need to be clearer information. Commissioner Shonkwiler stated that detailed neighborhood planning will also have to be a part of this.

Mr. Schueler said they can bring updates to them possibly next month. So on the schedule there are numerous meetings and as they happen they can update as they go along. Then when they come back next month they hope to have all of that incorporated for your consideration. At informal on 1/14/16 we will give more information and then prepare for the item on 1/21/16 Planning Commission meeting.

Commissioner Donley said that on 1/19/16 the Infill Steering Committee will meet just 2 days before we meet for Planning Commission on 1/21/16. After that meeting on 1/19/16, Mr. Schueler may send out an email with changes that are being made. On 1/21/16, you have the ability to say we need to continue this, as we get this input

Commissioner Gibson stated she wanted to thank Commissioner Donley, Commissioner Shonkwiler and Mr. Schueler for all this work on this committee. From when she used to be on the committee she felt they have won on many points

Commissioner Shonkwiler said if they needed a special meeting that could be easily done.

Commissioner Phillips said he thought that might be a good way to go so they can make sure they understand what is being discussed. City Attorney Marc Smith said if they did a special meeting they would just need to notice it.

DISCUSSION AND DECISION OF THE PLANNING COMMISSION:

Moved by Commissioner Shonkwiler and seconded by Commissioner Gibson to continue Item 6, File No. CPC CA 15-00138, formal action on this ordinance to the January 21, 2016 Planning Commission hearing.

Motion passed **9-0**

December 17, 2015
Date of Decision

Planning Commission Chair