

City of Colorado Springs

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Regular Meeting Agenda

Wednesday, October 12, 2022

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, virtually, or via phone.

Via Telephone: Dial 1-720-617-3426, enter Conf ID: 503 838 788# and wait to be admitted.

MS Teams attendees: Copy and paste or type into your web browser to join the MS Teams meeting via the Web:
<https://rb.gy/bohwbk>

Attendees participating via the telephone or MS Teams will be muted upon entry to the meeting.

Once an item has been heard, the Chair will open the public portion of the hearing for comments. There is a three (3) minute time limit for each person. Telephone attendees must press *6 to un-mute.

If you would like to comment on an agenda item, please email your name, the item you would like to comment on, and your telephone number or MS Teams' name to Elena.Lobato@coloradosprings.gov. If you are unable to email, there will still be an opportunity to speak during the meeting.

1. Call to Order and Roll Call

2A. Approval of the Minutes

- 2A.A.** [CPC 22-609](#) Minutes for the May 19, 2022, City Planning Commission meeting.

Presenter:
Chair of the City Planning Commission

Attachments: [CPC_Minutes_05.19.22_draft](#)

- 2A.B.** [CPC 22-666](#) Minutes for the September 14, 2022, City Planning Commission meeting.

Presenter:
Scott Hente, Chair of the City Planning Commission

Attachments: [CPC_Minutes_09.14.22_draft](#)

2B. Changes to Agenda/Postponements

Amara Annexation

- 2B.A.** [CPC A
21-00197](#) Postpone Amara Addition No. 1 Annexation located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road consisting of 1.193 acres.
(Legislative)

Presenter:

Katie Carleo, Land Use Review Planning Manager, Planning & Community Development

2B.B. [CPC A](#)
[21-00198](#)

Postpone Amara Addition No. 2 Annexation located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road consisting of 4.160 acres.
(Legislative)

Presenter:

Katie Carleo, Land Use Review Planning Manager, Planning & Community Development

2B.C. [CPC A](#)
[21-00199](#)

Postpone Amara Addition No. 3 Annexation located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road consisting of 8.633 acres.
(Legislative)

Presenter:

Katie Carleo, Land Use Review Planning Manager, Planning & Community Development

2B.D. [CPC A](#)
[21-00200](#)

Postpone Amara Addition No. 4 Annexation located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road consisting of 24.430 acres.
(Legislative)

Presenter:

Katie Carleo, Land Use Review Planning Manager, Planning & Community Development

2B.E. [CPC A](#)
[21-00201](#)

Postpone Amara Addition No. 5 Annexation located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road consisting of 124.759 acres.
(Legislative)

Presenter:

Katie Carleo, Land Use Review Planning Manager, Planning & Community Development

2B.F. [CPC A](#)
[21-00202](#)

Postpone Amara Addition No. 6 Annexation located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road consisting of 218.046 acres.
(Legislative)

Presenter:

Katie Carleo, Land Use Review Planning Manager, Planning &

Community Development

2B.G. [CPC A](#)
[21-00203](#)

Postpone Amara Addition No. 7A Annexation located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road consisting of 95.566 acres.
(Legislative)

Presenter:

Katie Carleo, Land Use Review Planning Manager, Planning & Community Development

2B.H. [CPC A](#)
[22-00108](#)

Postpone Amara Addition No. 7B Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 254.149 acres.
(Legislative)

Presenter:

Katie Carleo, Land Use Review Planning Manager, Planning & Community Development

2B.I. [CPC A](#)
[21-00204](#)

Postpone Amara Addition No. 8 Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 400.348 acres.
(Legislative)

Presenter:

Katie Carleo, Land Use Review Planning Manager, Planning & Community Development

2B.J. [CPC A](#)
[21-00205](#)

Postpone Amara Addition No. 9 Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 515.841 acres.
(Legislative)

Presenter:

Katie Carleo, Land Use Review Planning Manager, Planning & Community Development

2B.K. [CPC A](#)
[21-00206](#)

Postpone Amara Addition No. 10 Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 719.719 acres.
(Legislative)

Presenter:

Katie Carleo, Land Use Review Planning Manager, Planning & Community Development

- 2B.L.** [CPC A](#)
[21-00207](#) Postpone Amara Addition No. 11 Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 858.642 acres.
(Legislative)

Presenter:

Katie Carleo, Land Use Review Planning Manager, Planning & Community Development

- 2B.M.** [CPC MP](#)
[21-00208](#) Postpone establishment of the Amara Master Plan for proposed commercial, industrial, civic, single-family residential, multi-family residential, parks and open spaces within the City of Colorado Springs. The property is located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road, and consists of 3172.796 acres.
(Legislative)

Presenter:

Katie Carleo, Land Use Review Planning Manager, Planning & Community Development

- 2B.N.** [CPC ZC](#)
[21-00209](#) Postpone establishment of an A (Agriculture) zone district, in association with the Amara Annexations, located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road, consisting of 3172.796 acres.
(Legislative)

Presenter:

Katie Carleo, Land Use Review Planning Manager, Planning & Community Development

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.)

Burgerworks on East Fillmore

- 4.A.** [ZONE-22-000](#)
[7](#) A zone change for 1.273-acres located at the northeast corner of East Fillmore Street and North El Paso Street from M1/C5 (Light Industrial and Intermediate Business) to C5 (Intermediate Business).

(Quasi-Judicial)

Presenter:

Tamara Baxter, Senior Planner, Planning & Community Development

Attachments: [CPC Staff Report_Burgerworks E Fillmore_TPB](#)

[Project Statement](#)

[Zone Change Exhibit](#)

[CONTEXT MAP](#)

[Development Plan](#)

[Public Comment](#)

[Public Comment Response](#)

[Exhibit A - Legl Description](#)

[Exhibit B - Zone Change](#)

[7.5.603.B Findings - ZC](#)

- 4.B.** [DEPN-22-007](#) Development plan for Burgerworks East Fillmore Street project to allow for a fast-food restaurant with ancillary site improvements located in the northeast corner of East Fillmore Street and North El Paso Street.

[4](#)

(Quasi-Judicial)

Presenter:

Tamara Baxter, Senior Planner, Planning & Community Development

Attachments: [Development Plan](#)
[7.5.502.E Development Plan Review](#)

Interquest Marketplace

- 4.C.** [PUDZ-22-000](#) A zone change relating to 1.64-acres located North of Federal Drive and Summit View Parkway from A/cr (Agricultural with conditions of record) to PUD (Planned Unit Development: Commercial, 35,000 square feet of non-residential building area, 45-feet maximum building height)

[3](#)

(Quasi-Judicial)

Presenter:

Austin Cooper, Planner II, Planning & Community Development.

- Attachments:** [CPC Staff Report Interquest Marketplace](#)
[Project Statement](#)
[Zone Change](#)
[PUD Concept Plan](#)
[USACE PMJM Determination](#)
[Aerial](#)
[7.3.603 Establishment & Development of a PUD Zone](#)
[7.5.603.B Findings - ZC](#)

4.D. [PUDC-22-000](#)
1 A major PUD concept plan amendment for Interquest Marketplace for commercial use located north of Federal Drive and Summit View Parkway.

(Quasi-Judicial)

Presenter:
 Austin Cooper, Planner II, Planning & Community Development.

- Attachments:** [PUD Concept Plan](#)
[7.3.605 PUD Concept Plan](#)
[7.5.501.E Concept Plans](#)

5. ITEMS CALLED OFF CONSENT

6. UNFINISHED BUSINESS

RetoolCOS - Unified Development Code

6.A. [CODE-22-000](#)
1 An ordinance update to amend City Code Chapter 7 (Zoning and Subdivision Regulations)

(Legislative)

Presenter:
 Morgan Hester, Planning Supervisor and Project Manager
 Mike Tassi, Assistant Director
 Peter Wysocki, Director

- Attachments:** [COS Retool FINAL DRAFT](#)
[RetoolCOS Final Draft Consolidated Comments](#)
[OR-OC to MX-N Table](#)
[Appeal Process Comment](#)
[Parking Comment](#)

7. NEW BUSINESS CALENDAR - None

8. PRESENTATIONS/UPDATES - None

9. Adjourn