

City of Colorado Springs

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



Regular Meeting Agenda

Thursday, November 19, 2020

8:30 AM

Remote Meeting: Call 720-617-3426

Enter Conf ID: 717 369 046#

Planning Commission

Those who wish to join/comment during the meeting by phone should wait to be admitted into the meeting after calling in.

For those who participate by calling in, you 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 those who wish to comment. There is a three (3) minute time limit for each person.

*In order to speak, you must press *6 on your phone to unmute yourself.*

How to Watch the Meeting...

Coloradosprings.gov/springstv | SPRINGS TV - Comcast Channel 18 / 880 (HD)
- CenturyLink Channel 18

How to Comment on Agenda Items

Those who wish to comment during the meeting should call 720-617-3426 and enter Conf ID: 717 369 046# and wait to be admitted into the meeting

or

Copy and paste or type into your web browser to join the MS Teams meeting via the Web:
https://teams.microsoft.com/l/meetup-join/19%3ameeting_MTY2MDNINjQtYmVINy00NmY4LWE1NmYtNDBkOWEyZTgyODVm%40thread.v2/0?context=%7b%22Tid%22%3a%2290f74bf0-a593-4c12-9591-fb8ef4ba6ad1%22%2c%22Oid%22%3a%22864b5de6-2ecc-4f9f-b29d-5e3e4727b016%22%7d

For those who participate by calling in, you 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 those who wish to comment. There is a three (3) minute time limit for each person.

In order to speak, you must press *6 on your phone to unmute yourself.

1. Call to Order

2. Approval of the Minutes

- 2.A. [CPC 20-526](#) Minutes for the August 20, 2020 City Planning Commission Meeting

Presenter:

Reggie Graham, Chair of the City Planning Commission

Attachments: [CPC_Minutes_08.20.2020_draft](#)

- 2.B. [CPC 20-569](#) Minutes for the September 17, 2020 City Planning Commission Meeting

Presenter:

Reggie Graham, Chair of the City Planning Commission

Attachments: [CPC_Minutes_09.17.2020_draft](#)

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.)

Vues Des Monts

- 4.A. [CPC ZC 17-00068](#) A zone change of 3.2 acres from R-5/M-1/R1-6/HR/DF (Multi-Family Residential/Light Industrial/Single-Family Residential/High-Rise Overlay/Design Flexibility) to R-5 (Multi-Family Residential) for development of 72 apartments, located at the northwest corner of Lower Gold Camp Road and West Moreno Avenue.

(Quasi-Judicial)

Presenter:

Tasha Brackin, Senior Planner, Planning & Community Development

Attachments: [CPC Staff Report Vues Des Monts](#)

[Context Map](#)

[Development Plan](#)

[Project Statement](#)

[Public Comments](#)

[Zone Change Exhibit](#)

[7.5.603.B Findings - ZC](#)

- 4.B. [CPC DP 18-00048](#) The Vue Des Monts Development Plan for construction of 72 apartments in six, three-story buildings on 3.2 acres, located at the northwest corner of Lower Gold Camp Road and West Moreno Avenue.

(Quasi-Judicial)

Presenter:

Tasha Brackin, Senior Planner, Planning & Community Development

Attachments: [Development Plan](#)

[7.5.502.E Development Plan Review](#)

Quick Quack Harrison

- 4.E. [CPC CU 20-00049](#) Conditional Use Development Plan for construction of an automotive wash facility located in the C-6/SS (General Business with Streamside Overlay) zone district, addressed as 1450 Harrison

Road.

(Quasi-Judicial)

Presenter:

Tasha Brackin, Senior Planner, Planning and Community Development

- Attachments:** [CPC Staff Report Quick Quack Harrison](#)
[Project Statement](#)
[Development plan](#)
[Context Map](#)
[7.5.502.E Development Plan Review](#)
[7.5.704 Conditional Use Review](#)

4.D. [CPC NV 20-00050](#)

A Non-Use Variance to City Code Section 7.3.508.E.2.b. to allow 33% of the outer streamside overlay to be covered with impervious surface, when a maximum of 25% is allowed in the C-6/ SS (General Business with Streamside Overlay) zone district, addressed as 450 Harrison Road.

(Quasi-Judicial)

Presenter:

Tasha Brackin, Senior Planner, Planning and Community Development

- Attachments:** [7.3.508.E.2.b. Site Impervious Standards](#)
[7.5.802.B Nonuse Variance Criteria](#)

PODS at Mark Dabling

4.E. [CPC CU 20-00110](#)

A Conditional Use Development Plan for PODS Storage at Mark Dabling allowing construction of a 51,200 square foot PODS mini-warehouse building on 4.05 acres, located at 5805 Mark Dabling Boulevard.

(Quasi-Judicial)

Presenter:

Gaby Serrano, Planner II, Planning & Community Development

- Attachments:** [CPC Report PODS at Mark Dabling](#)
[POD Storage at Mark Dabling - Development Plan](#)
[Project Statement](#)
[Nonuse Variance Project Statement](#)
[PlanCOS Vision Map](#)
[PlanCOS Vision Map](#)
[Context Map](#)
[7.5.502.E Development Plan Review](#)
[7.3.508.C Streamside Overlay Zone](#)
[7.5.704 Conditional Use Review](#)

4.F. [CPC NV 20-00111](#) A Nonuse Variance to City Code Section 7.3.204(A) allowing a 20-foot side yard setback where a 30-foot side yard setback is required, located at 5805 Mark Dabling Boulevard.

(Quasi-Judicial)

Presenter:
 Gaby Serrano, Planner II, Planning & Community Development

- Attachments:** [Nonuse Variance Project Statement](#)
[7.3.204 OC-Industrial-SpecPurpose Development Standards](#)
[7.5.802.B Nonuse Variance Criteria](#)

Colorado Springs Food Rescue

4.G. [CPC UV 20-00039](#) Colorado Springs Food Rescue use variance development plan for a Neighborhood Food Center located at 1090 South Institute Street.

(Quasi-Judicial)

Presenter:
 Gabe Sevigny, Principal Planner, Planning & Community Development

Attachments: [CPC Staff Report - 1090 S Institute Development Plan](#)
[Project Statement](#)
[PlanCOS Vision Map](#)
[PlanCOS Areas of Change Map](#)
[PlanCOS Renowned Culture Framework Map](#)
[Context Map](#)
[7.5.803.B Use Variance Review Criteria](#)
[7.5.502.E Development Plan Review](#)

Academy Heights Apartments

- 4.H. [CPC CU 20-00108](#) A conditional use development plan for the Academy Heights Apartments proposing construction of a 201-unit apartment complex located at the northwest corner of the Academy Park Loop and Fountain Boulevard intersection.

(Quasi-Judicial)

Presenter:

Gabe Sevigny, Principal Planner, Planning & Community Development

Attachments: [CPC Staff Report Academy Heights Development Plan](#)
[Project Statement](#)
[EOZ Map](#)
[Vision Map](#)
[Vibrant Neighborhoods Framework](#)
[Areas of Change](#)
[Thriving Economy](#)
[Context Map](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)

Villas at Pony Tracks

- 4.I. [CPC CU 20-00075](#) A Conditional Use Development Plan for the Villas at Pony Tracks project consisting of a 36-unit multi-family residential development on 2.4-acres zoned PBC (Planned Business Center) and located at 3790 Pony Tracks Drive.

(Quasi-Judicial)

Presenter:

Daniel Sexton, Principal Planner, Planning & Community Development

Attachments: [CPC Report Villas@PonyTracks](#)
[Conditional Use Development Plan](#)
[Project Statement](#)
[PlanCOS Vision Map](#)
[Public Comments](#)
[Context Map](#)
[7.5.502.E Development Plan Review](#)
[7.5.704 Conditional Use Review](#)

ITEMS CALLED OFF CONSENT

5. UNFINISHED BUSINESS - None

6. NEW BUSINESS CALENDAR

Lorraine Views

- 6.A.** [CPC SW 19-00159](#) Lorraine Views Subdivision Waiver to City Code Section 7.7.605.C, allowing two lots gaining primary access from an alley in lieu of a public street, located at 318 West Cheyenne Road.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

Attachments: [CPC Staff Report Lorraine Views](#)
[Subdivision Waiver](#)
[Preliminary Plat](#)
[Final Plat](#)
[Project Statement](#)
[Public Comments](#)
[Existing Easements diagram](#)
[Vibrant Neighborhood Framework Map](#)
[7.7.605.C Lot Standards](#)
[7.7.1302 Waiver of Subdivision Dev](#)

- 6.B.** [AR PFP 19-00735](#) Lorraine Views subdivision preliminary/final plat subdividing 14,400 square feet into three lots in the R2 (Two-Family Residential) zone,

located at 318 West Cheyenne Road.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

Attachments: [Preliminary Plat](#)
[Final Plat](#)
[7.7.102 Subdivision Plats](#)
[7.7.204 Preliminary Plat Requirements](#)
[7.7.303 Final Plat Req - Subdivision Plats Review Criteria](#)

Selby Ranch

- 6.C. [AR CP](#)
[08-00639-A2](#)
[MJ19](#) Selby Ranch concept plan amendment to change 13.19 acres from commercial to multi-family in a C6 (General Business) zone, located at the southeast corner of Silver Hawk Avenue and Hancock Expressway.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

Attachments: [CPC Staff Report Selby Ranch](#)
[Concept Plan](#)
[Conditional Use Development Plan](#)
[Project Statement](#)
[public comment](#)
[Ordinance 98-112](#)
[Context Map](#)
[PlanCOS Vibrant Neighborhoods Framework Map](#)
[7.5.501.E Concept Plans](#)

- 6.D. [CPC CU](#)
[19-00147](#) Selby Ranch conditional use development plan for a 163-unit townhome complex in a C6 (General Business) zone, located at the southeast corner of Silver Hawk Avenue and Hancock Expressway.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

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

Code Enforcement Appeals

- 6.E. [CPC AP 20-00146](#) An appeal of a Notice and Order to Abate for violation of a carport in the front yard setback on a residentially zoned (PUD) property located at 930 West Nolte Drive.

(Quasi-Judicial)

Presenter:

Kurt Arnoldussen, Senior Code Enforcement Officer, Planning and Community Development

Attachments: [CPC Staff Report 930 W Nolte](#)
[Figure 1 - Appeal Statement](#)
[Figure 2](#)
[Figure 3](#)
[Figure 4 Courtesy letter Carports - located in the front setback KDA](#)
[Figure 5 Notice and Order- KDA](#)
[7.5.906 \(A\)\(4\) Administrative Appeal.docx](#)
[7.5.1007 Appeals](#)

- 6.F. [CPC AP 20-00147](#) An appeal of a Notice and Order to Abate for violation of a carport in the front yard setback on a residentially zoned (R1-6000) property located at 4975 North Nolte Drive.

Presenter:

Kurt Arnoldussen, Senior Code Enforcement Officer, Planning and Community Development

Attachments: [CPC Staff Report 4975 N NOLTE](#)
[Figure 1 - Appeal Statement](#)
[Figure 2](#)
[Figure 3 4975 Nolte Courtesy letter](#)
[Figure 4](#)
[Figure 5 4975 Nolte Notice and Order](#)
[Figure 6](#)
[7.5.906 \(A\)\(4\) Administrative Appeal.docx](#)
[7.5.1007 Appeals](#)

SWENT Code Amendments

- 6.G.** [CPC CA
20-00144](#) An ordinance amending Section 504 (Hillside Overlay) of Part 5 (Overlay Districts) of Article 3 (Land Use Zoning Districts) of Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs 2001, as amended, pertaining to grading and erosion control.
- (Legislative)
- Presenter:
Erin Powers, Senior Engineer, Stormwater Engineering
Morgan Hester, Principal Planner, Land Use Review
- Attachments:** [CPC Staff Report Stormwater Code Amendments_EP](#)
[Ordinance HS-O REDLINE](#)
- 6.H.** [CPC CA
20-00148](#) An ordinance amending Section 508 (Streamside Overlay) of Part 5 (Overlay Districts) of Article 3 (Land Use Zoning Districts) of Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs 2001, as amended, pertaining to grading and erosion control.
- (Legislative)
- Presenter:
Erin Powers, Senior Engineer, Stormwater Engineering
Morgan Hester, Principal Planner, Land Use Review
- Attachments:** [CPC Staff Report Stormwater Code Amendments_EP](#)
[Ordinance SS-O REDLINE](#)
- 6.I.** [CPC CA
20-00149](#) An ordinance amending Part 9 (Subdivision Drainage Facilities) of Article 7 (Subdivision Regulations) of Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs 2001, as amended, pertaining to grading and erosion control and stormwater quality.
- (Legislative)
- Presenter:
Erin Powers, Senior Engineer, Stormwater Engineering
Morgan Hester, Principal Planner, Land Use Review
- Attachments:** [CPC Staff Report Stormwater Code Amendments_EP](#)
[Ordinance Drainage Facilities REDLINE](#)
- 6.J.** [CPC CA
20-00150](#) An ordinance repealing and reordaining Part 15 (Grading Plans and Erosion and Stormwater Quality Control Plans) of Article 7 (Subdivision Regulations) of Chapter 7 (Planning, Development and

Building) of the Code of the City of Colorado Springs 2001, as amended, pertaining to grading and erosion control and stormwater quality.

(Legislative)

Presenter:

Erin Powers, Senior Engineer, Stormwater Engineering
Morgan Hester, Principal Planner, Land Use Review

Attachments: [CPC Staff Report Stormwater Code Amendments_EP](#)
[Ordinance_GECP_SQCP_FINAL](#)
[Ordinance_GECP_SQCP_REDLINE](#)

Park Land Dedication Ordinance

6.K. [CPC CA
19-00135](#)

An ordinance repealing and reordaining Part 12 (Park and School Site Dedications) of Article 7 (Subdivision Regulations) of Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs 2001, as amended, pertaining to park land dedication.

(Legislative)

Presenter:

Peter Wysocki, Director of Planning and Community Development
Chris Lieber, N.E.S.

Attachments: [PLDO ORD 10.29.2020CLEAN](#)
[Meeting Presentation Planning Commission - 11-19-2020](#)

7. PRESENTATIONS/UPDATES

8. Adjourn