



City of Colorado Springs

30 S. Nevada Ave., Suite
102

Regular Meeting Agenda - Final Planning Commission Informal

Thursday, December 5, 2024

9:00 AM

30 South Nevada Ave, Suite 102

Informal CPC: All meetings are open to the public. Those who wish to participate may do so in person or via phone.

Phone: 1-720-617-3426, enter Conf ID: 706 956 685# and wait to be admitted.

Attendees participating by phone will be muted upon entry to the meeting.

No public comments are taken during the informal meetings.

REVIEW OF THE FORMAL AGENDA

1. Call to Order and Roll Call

2. Changes to Agenda/Postponements

3. Communications

Andrea Slattery - Planning Commission Chair

Kevin Walker - Planning Director

4. Approval of the Minutes

[CPC 2360](#)

Minutes for the November 13, 2024, Planning Commission Meeting

Presenter:

Andrea Slattery, City Planning Commission Chair

5. Consent Calendar

Club Car Wash - North Gate

5.A. [CUDP-24-0019](#)

A Conditional Use to allow a car wash in the MX-M (Mixed-Use Medium Scale) zone district consisting of 1.17 acres located at 2651 North Gate Boulevard.
(Quasi-Judicial)

Presenter:

Kyle Fenner, Senior Planner, Planning Department

Attachments: [Staff Report_CUDP-24-0009_Club Car Wash CPC_FINAL](#)
[Attachment 1 - Project Statement and Land Use Statement](#)
[Attachment 2 - Exhibit](#)
[7.5.601 CONDITIONAL USE](#)

Club Car Wash - North Academy

- 5.B. [CUDP-24-0018](#) A Conditional Use to allow an Automobile and Light Vehicle Wash use in the LI/CR (Light Industry with Conditions of Record) zone district consisting of 1.28 acres located at 1705 N Academy Blvd. (Quasi-Judicial)

Presenter:
Molly O'Brien, Planner II, Planning Department

Attachments: [Staff Report_Club Car Wash N Academy](#)
[Attachment 1 - Project Statement and Land Use Statement](#)
[Attachment 2 - Exhibit](#)
[7.5.601 CONDITIONAL USE](#)

Trace Church - Condition Use Permit

- 5.C. [CUDP-24-0017](#) A Conditional Use to allow an Elementary or Secondary School use in the LI (Light Industrial) zone district consisting of 5.93 acres located at 4330 Mark Dabling Boulevard. (Quasi-Judicial)

Presenter:
Chris Sullivan, Senior Planner, Planning Department

Attachments: [Staff Report_Trace Church CUP](#)
[Attachment 1 Project Summary](#)
[Attachment 2 Land Use Statement](#)
[Attachment 3 Plat](#)
[Attachment 4 Site Plan](#)
[7.5.601 CONDITIONAL USE](#)

Dutch Bros Coffee Non - Use Variance

- 5.D. [NVAR-24-0015](#) A Non-Use Variance to City Code Section 7.4.201.C (Table 7.4.2-C) to allow a 2-foot front yard parking setback off the west property line where 20-feet is required located at 1802 E Platte Avenue and 307 N Union Boulevard. (Quasi-Judicial)

Presenter:

Chris Sullivan, Senior Planner, Planning Department

Attachments:

[Staff Report_Dutch Bros NVAR](#)

[Attachment 1 Project Summary](#)

[Attachment 2 Vicinity Map](#)

[Attachment 3 Dutch Bros Land Scape Plan](#)

[Attachment 4 Dutch Bros Site Plan](#)

[7.4.201 GENERAL DIMENSIONAL STANDARDS](#)

[7.5.526 NON-USE VARIANCE](#)

Hancock/Chelton Conditional Use - SF Detached

5.E. [CUDP-24-0020](#)

A Conditional Use to allow single-family detached residential units in the MX-M (Mixed-Use Medium Scale) zone district consisting of 7.62 acres located at northwest of the Chelton Road and Hancock Expressway intersection.
(Quasi-Judicial)

Presenter:

Allison Stocker, Planner II, Planning and Neighborhood Services

Attachments:

[CUDP-24-0020 Staff Report](#)

[Exhibit 1 Project Statement](#)

[Exhibit 2 Land Use Statement](#)

[Exhibit 3 PublicComments](#)

[Exhibit 4 Vicinity Map](#)

[7.5.601 CONDITIONAL USE](#)

6. Items Called Off Consent Calendar

7. Unfinished Business

8. New Business

ADU Code Amendment

8.A. [CODE-24-0006](#)

An Ordinance amending Chapter 7 (Unified Development Code (UDC)) of the Code of the City of Colorado Springs 2001, as amended, as related to accessory dwelling units.
(Legislative)

Presenter:

Daniel Sexton, DRE Planning Manager, City Planning

Department
Kevin Walker, Planning Director, City Planning Department

Attachments: [Staff Report ADU Ordinance vf](#)
[1 - ADU Ordinance](#)
[2 - Ordinance No. 20-39](#)
[3 - Ordinance No. 20-37](#)
[4 - House Bill 24-1007](#)
[5 - House Bill 24-1152](#)
[6 - Senate Bill 24-174](#)
[7 - Public Comments](#)
[8 - ADU Ordinance - Table of Proposed Changes](#)
[7.5.702 AMENDMENT TO UDC TEXT](#)

Karman Line

- 8.B. [ANEX-23-0009](#) Karman Line Addition No. 1 Annexation consisting of 0.73 acres located northwest of the Bradley Road and Curtis Road intersection.
(Legislative)

Presenter:
Gabe Sevigny, Planning Supervisor, City Planning and Development Services

Attachments: [Staff Report Karman Line RGS](#)
[Attachment 1 - Project Statement - Annexation](#)
[Attachment 2 - Project Statement - Zone Establishment](#)
[Attachment 3 - Project Statement - Land Use Plan](#)
[Attachment 4 - City Annexations by Decade](#)
[Attachment 5 - County Zoning](#)
[Attachment 6 - Public Comments](#)
[Attachment 7 - School District Letter of Support](#)
[Attachment 8 - 3 Mile Buffer](#)
[Attachment 9 - Karman Line Additions - Annexation Plats](#)
[Attachment 10 - Fiscal Impact Analysis](#)
[Attachment 11 - Exhibit A and B - Zone Establishment](#)
[Attachment 12 - Draft Annexation Agreement](#)
[Attachment 13 - Karman Line Land Use Plan](#)
[Attachment 14 - Vicinity Map](#)
[Attachment 15 - CSPD Communication Letter](#)
[7.5.701 ANNEXATION OF LAND](#)

8.C. [ANEX-23-0010](#) Karman Line Addition No. 2 Annexation consisting of 1.57 acres located northwest of the Bradley Road and Curtis Road intersection.
(Legislative)

Presenter:
Gabe Sevigny, Planning Supervisor, City Planning and Development Services Department

Attachments: [7.5.701 ANNEXATION OF LAND](#)

8.D. [ANEX-23-0011](#) Karman Line Addition No. 3 Annexation consisting of 4.65 acres located northwest of the Bradley Road and Curtis Road intersection.
(Legislative)

Presenter:
Gabe Sevigny, Planning Supervisor, City Planning and Development Services Department

Attachments: [7.5.701 ANNEXATION OF LAND](#)

8.E. [ANEX-23-0012](#) Karman Line Addition No. 4 Annexation consisting of 11.60 acres located northwest of the Bradley Road and Curtis Road intersection.
(Legislative)

Presenter:
Gabe Sevigny, Planning Supervisor, City Planning and Development Services Department

Attachments: [7.5.701 ANNEXATION OF LAND](#)

8.F. [ANEX-23-0013](#) Karman Line Addition No. 5 Annexation consisting of 17.83 acres located northwest of the Bradley Road and Curtis Road intersection.
(Legislative)

Presenter:
Gabe Sevigny, Planning Supervisor, City Planning and Development Services Department

Attachments: [7.5.701 ANNEXATION OF LAND](#)

8.G. [ANEX-23-0014](#) Karman Line Addition No. 6 Annexation consisting of 1,876.24 acres located northwest of the Bradley Road and Curtis Road

intersection.
(Legislative)

Presenter:
Gabe Sevigny, Planning Supervisor, City Planning and
Development Services Department

Attachments: [7.5.701 ANNEXATION OF LAND](#)

- 8.H. [ZONE-23-0009](#) The establishment of a A/SS-O (Agriculture with Streamside Overlay) zone district in association with the Karman Line Addition No. 6 Annexation consisting of 1,760.74 acres located northwest of the Bradley Road and Curtis Road intersection.
(Legislative)

Presenter:
Gabe Sevigny, Planning Supervisor, City Planning and
Development Services Department

Attachments: [7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

- 8.I. [MAPN-23-0002](#) Establishment of the Karman Line Land Use Plan for Residential Very Low Density, Residential Low Density, Residential Medium Density, Residential High Density, Mixed-Use, Commercial, Light Industrial, Civic, Open Space, Parks, Public Safety, and Streets/Utility Rights-of-Way, consisting of 1,912.62 acres located northwest of Bradley Road and Curtis Road intersection.
(Legislative)

Presenter:
Gabe Sevigny, Planning Supervisor, City Planning and
Development Services Department

Attachments: [7.5.514 LAND USE PLAN](#)

9. Presentations

10. Adjourn