



City of Colorado Springs

Regional Development
Center (Hearing Room)
2880 International Circle

Regular Meeting Agenda - Final Planning Commission

Wednesday, November 13, 2024

9:00 AM

**2880 International Cir., 2nd Floor,
Hearing Room**

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

Online: coloradosprings.gov/springstv | Facebook Live: Colorado Springs City Council Facebook Page | TV:
Comcast Channel 18 and 880 (HD); - Stratus IQ Channel 99 (Streaming)

By phone: Dial 1-720-617-3426, enter Conf ID: 375 704 624# and wait to be admitted.

If 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.

Attendees participating by phone will be muted upon entry to the meeting. Please wait to be called on before speaking.

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. Phone attendees must press *6 to un-mute.

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

4.A. [CPC 2359](#)

Minutes for the October 9, 2024, City Planning Commission Meeting

Presenter:

Andrea Slattery, City Planning Commission Chair

Attachments: [CPC Minutes 10.9.24 Draft](#)

5. Consent Calendar

Office Club Pt. Rezone

- 5.A. [ZONE-24-0016](#) A zone change consisting of 2.1 acres located at 1860 Office Club Point from MX-M/BP/AF-O (Mixed-Use Medium Scale and Business Park with United States Air Force Academy Overlay) to the MX-M/AF-O (Mixed-Use Medium Scale with United States Air Force Academy Overlay) zone district. (Quasi-Judicial)

Presenter:

Logan Hubble, Planner II, Planning Department

Attachments:

[Staff Report_1860 Office Club Point Zone Change_final](#)

[Attachment 1-Project Statement](#)

[Attachment 2-Zoning Exhibit](#)

[Attachment 3-Land Use Statement](#)

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

Crest at Woodmen

- 5.B. [PUDZ-24-0001](#) A zone change consisting of 10.181 acres located at 6855 Campus Road from PDZ/SS-O (Planned Development Zone: Commercial, Industrial, and Residential Uses; maximum building height of 45-feet, 25-30 dwelling units per acre (Lot 6 only), and maximum building square footage of 677,257 square feet (Lots 1-6) with Streamside Overlay) to PDZ/AF-O (Planned Development Zone: Commercial Uses; maximum building height of 65-feet, and maximum building square footage of 150,000 square feet (Lot 2) with United States Air Force Academy Overlay). (Quasi-Judicial)

Presenter:

Logan Hubble, Planner II, Planning Department

Attachments:

[Crest at Woodmen Staff Report_final](#)

[Attachment 1-Project Statement](#)

[Attachment 2-Zoning Exhibit](#)

[Attachment 3-Legal Description](#)

[Attachment 4-Land Use Plan](#)

[Attachment 5-Citizen Comments](#)

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

- 5.C. [LUPL-24-0008](#) A Major Modification to the Crest at Woodmen Land Use Plan changing 10.181 acres to allow a 65' maximum building height where 45' was previously allowed located at 6855 Campus Road. (Quasi-Judicial)

Presenter:
Logan Hubble, Planner II, Planning Department

Attachments: [Attachment 4-Land Use Plan](#)
[7.5.514 LAND USE PLAN](#)

Gilligan's Island Filing No. 1

- 5.D. [CUDP-24-0008](#) A Conditional Use to allow an Integrated Accessory Dwelling in the R-E/WUI-O (Residential-Estate with Wildland Urban Interface Overlay) zone district consisting of a 4.7 acre site located at 10 El Encanto Drive.
(Quasi-Judicial)

Presenter:
Chris Sullivan, Senior Planner, Planning Department

Attachments: [Staff Report - CPC 111324](#)
[Attachment 1 - Project Statement - CPC 111324](#)
[Attachment 2 - Development Plan - CPC 111324](#)
[7.5.601 CONDITIONAL USE](#)

- 5.E. [DEPN-24-0088](#) The Gilligans Island Filing No. 1 Development Plan establishing a Detached Single-Family Dwelling with an Integrated Accessory Dwelling consisting of a 4.7 acre site located at 10 El Encanto Drive.
(Quasi-Judicial)

Presenter:
Chris Sullivan, Senior Planner, Planning and Neighborhood Services

Attachments: [Attachment 2 - Development Plan - CPC 111324](#)
[7.5.515 DEVELOPMENT PLAN](#)

6. Items Called Off Consent Calendar

7. Unfinished Business

8. New Business

1220 Eagle Rock Rd. Retaining Wall - Nonuse Variance

- 8.A. [NVAR-24-0007](#) A Non-Use Variance to City Code Section 7.2.610.D.1.d to allow a nine (9) foot retaining wall within the hillside overlay where a maximum of four (4) feet is permitted located at 1220

Eagle Rock Road. (Quasi-Judicial)

Presenter:

Drew Foxx, Planner II, Planning and Neighborhood Services

Attachments:[Staff Report](#)[Attachment #1 - Approved Hillside Development Plan](#)[Attachment #2 - PPRBD Correspondence](#)[Attachment #3 - Notice of Opposition](#)[Attachment #4 - Public Response Letter](#)[Attachment #5 - Site Plan](#)[Attachment #6 - Existing Conditions](#)[Attachment #7 - Project Statement](#)[Attachment #8 - Entech Retaining Wall Recommendation](#)[Attachment #9 - Geological Hazard Report Validation Letter](#)[Attachment #10 - 1210 Eagle Rock Rd Hillside Site Plan](#)[Attachment #11 - Notice of Support](#)[7.5.526 NON-USE VARIANCE](#)[7.2.610 HS-O HILLSIDE OVERLAY](#)**Rock Creek Mesa - Cheyenne Mountain State Park Annexation****8.B. [ANEX-24-0001](#)**

Cheyenne Mountain State Park Addition No. 1 Annexation consisting of 53.84 acres located west of Highway 115 and south of Cheyenne Mountain State Park.
(Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Neighborhood Services

Attachments:

- [Staff Report Rock Creek Mesa RGS](#)
- [Attachment 1 - Cheyenne Mountain State Park Addition No. 1 - Petition](#)
- [Attachment 2 - Cheyenne Mountain State Park Addition No. 1 - Legal Description](#)
- [Attachment 3 - Cheyenne Mountain State Park Addition No. 1 - Annexation Plat](#)
- [Attachment 4 - Rock Creek Mesa Addition No. 1 - Petition](#)
- [Attachment 5 - Rock Creek Mesa Addition No. 1 - Legal Description](#)
- [Attachment 6 - Rock Creek Mesa Addition No. 1 - Annexation Plat](#)
- [Attachment 7 - Rock Creek Mesa Addition No. 2 - Petition](#)
- [Attachment 8 - Rock Creek Mesa Addition No. 2 - Legal Description](#)
- [Attachment 9 - Rock Creek Mesa Addition No. 2 - Annexation Plat](#)
- [Attachment 10 - Rock Creek Mesa Addition No. 3 - Petition](#)
- [Attachment 11 - Rock Creek Mesa Addition No. 3 - Legal Description](#)
- [Attachment 12 - Rock Creek Mesa Addition No. 3 - Annexation Plat](#)
- [Attachment 13 - Rock Creek Mesa Addition No. 4 - Petition](#)
- [Attachment 14 - Rock Creek Mesa Addition No. 4 - Legal Description](#)
- [Attachment 15 - Rock Creek Mesa Addition No. 4 - Annexation Plat](#)
- [Attachment 16 - Rock Creek Mesa Addition No. 5 - Petition](#)
- [Attachment 17 - Rock Creek Mesa Addition No. 5 - Legal Description](#)
- [Attachment 18 - Rock Creek Mesa Addition No. 5 - Annexation Plat](#)
- [Attachment 19 - Rock Creek Mesa Addition No. 6 - Petition](#)
- [Attachment 20- Rock Creek Mesa Addition No. 6 - Legal Description](#)
- [Attachment 21 - Rock Creek Mesa Addition No. 6 - Annexation Plat](#)
- [Attachment 22 - Statement of Authority](#)
- [Attachment 23 - Fiscal Impact Analysis](#)
- [Attachment 24 - Memorandum of Agreement - School Land Dedication](#)
- [Attachment 25 - Annexation Agreement Rock Creek Mesa 2nd Draft from Applicant Draft PC Only](#)
- [Attachment 33 - Aerial](#)
- [Attachment 34 - Neighbor Correspondence](#)
- [Attachment 35 - Project Statement](#)
- [7.5.701 ANNEXATION OF LAND](#)

8.C. [ANEX-24-0002](#)

Rock Creek Mesa Addition No. 1 Annexation consisting of 4.02 acres located west of Highway 115 and south of Cheyenne Mountain State Park.
(Legislative)

Presenter:
Gabe Sevigny, Planning Supervisor, Planning and Neighborhood Services

Attachments: [7.5.701 ANNEXATION OF LAND](#)

8.D. [ANEX-24-0003](#) Rock Creek Mesa Addition No. 2 Annexation consisting of 8.35 acres located west of Highway 115 and south of Cheyenne Mountain State Park.
(Legislative)

Presenter:
Gabe Sevigny, Planning Supervisor, Planning and Neighborhood Services

Attachments: [7.5.701 ANNEXATION OF LAND](#)

8.E. [ANEX-24-0004](#) Rock Creek Mesa Addition No. 3 Annexation consisting of 25.55 acres located west of Highway 115 and south of Cheyenne Mountain State Park.
(Legislative)

Presenter:
Gabe Sevigny, Planning Supervisor, Planning and Neighborhood Services

Attachments: [7.5.701 ANNEXATION OF LAND](#)

8.F. [ANEX-24-0005](#) Rock Creek Mesa Addition No. 4 Annexation consisting of 4.06 acres located west of Highway 115 and south of Cheyenne Mountain State Park.
(Legislative)

Presenter:
Gabe Sevigny, Planning Supervisor, Planning and Neighborhood Services

Attachments: [7.5.701 ANNEXATION OF LAND](#)

8.G. [ANEX-24-0006](#) Rock Creek Mesa Addition No. 5 Annexation consisting of 7.43 acres located west of Highway 115 and south of Cheyenne Mountain State Park.
(Legislative)

Presenter:
Gabe Sevigny, Planning Supervisor, Planning and Neighborhood Services

Attachments: [7.5.701 ANNEXATION OF LAND](#)

8.H. [ANEX-24-0007](#) Rock Creek Mesa Addition No. 6 Annexation consisting of 5.61 acres located west of Highway 115 and south of Cheyenne Mountain State Park.
(Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Neighborhood Services

Attachments: [7.5.701 ANNEXATION OF LAND](#)

- 8.I. [ZONE-23-0026](#) The establishment of a R-Flex-Med/HS-O/WUI-O (R-Flex Medium with Hillside and Wildland Urban Interface Overlay) zone district in association with the Rock Creek Mesa Addition No. 1-4 Annexation consisting of 38.11 acres located west of Highway 115 and south of Cheyenne Mountain State Park. (Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Neighborhood Services

Attachments: [Attachment 26 - Exhibit A - Legal Description - R-Flex Med - East Side](#)

[Attachment 27 - Exhibit B - Map Depiction - R-Flex Med - East Side](#)

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

- 8.J. [ZONE-23-0027](#) The establishment of a PK/WUI-O (Public Parks with Wildland Urban Interface Overlay) zone district in association with the Cheyenne Mountain State Park Addition No. 1 Annexation consisting of 53.84 acres located west of Highway 115 and south of Cheyenne Mountain State Park. (Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Neighborhood Services

Attachments: [Attachment 28 - Exhibit A - Legal Description - Public Parks](#)

[Attachment 29 - Exhibit B - Map Depiction - Public Parks](#)

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

- 8.K. [ZONE-23-0030](#) The establishment of a R-Flex-Med/WUI-O (R-Flex Medium with Wildland Urban Interface Overlay) zone district in association with the Rock Creek Mesa Addition No. 5-6 Annexation consisting of 12.51 acres located west of Highway 115 and south of Cheyenne Mountain State Park. (Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Neighborhood Services

Attachments: [Attachment 30 - Exhibit A - Legal Description - R-Flex Med - West Side](#)
[Attachment 31 - Exhibit B - Map Depiction - R-Flex Med - West Side](#)
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

8.L. [MAPN-23-0009](#) Establishment of the Rock Creek Mesa Addition No. 1-6 and Cheyenne Mountain State Park Addition No. 1 Land Use Plan for proposed Residential, Public Parks, and Streets/Utility Rights-of-Way consisting of 104.45 acres located west of Highway 115 and south of Cheyenne Mountain State Park. (Legislative)

Presenter:
 Gabe Sevigny, Planning Supervisor, Planning and Neighborhood Services

Attachments: [Attachment 32 - Rock Creek Mesa 1-6 and Cheyenne Mtn State Park Addition No 1 - Land Use Plan](#)
[7.5.514 LAND USE PLAN](#)

PLDO 2025 Acreage and Fee Update

8.M. [CODE-24-0003](#) An Ordinance amending Section 307 (Park Land Dedications) of Article 4 (Development Standards and Incentives) of Chapter 7 (Unified Development Code (UDC)) of the Code of the City of Colorado Springs 2001, as amended, pertaining to Park Land Dedications. (Legislative)

Presenter:
 Caroline Miller, Park Land Dedication Ordinance Program Administrator, Planning Department
 Lonna Thelen, Parks Design and Development Manager/TOPS Manager, Parks Recreation and Cultural Services

Attachments: [Staff Report - PLDO 2025 Acreage and Fee Update](#)
[Attachment 1 - 2024 PLDO Appraisal](#)
[Attachment 2 - Existing Fee Schedule](#)
[Attachment 3 - ACS Household Data](#)
[ORD-Park Land Dedication Acreage](#)
[7.4.307 PARK LAND DEDICATIONS](#)
[7.5.702 AMENDMENT TO UDC TEXT](#)

8.N. [CODE-24-0004](#) A Resolution amending the Fee Schedule for fees in lieu of park land dedication as provided for in the Park Land Dedication Ordinance. (Legislative)

Presenter:
 Caroline Miller, Park Land Dedication Ordinance Program

Administrator, Planning + Neighborhood Services
Lonna Thelen, Parks Design and Development Manager/TOPS
Manager, Parks Recreation and Cultural Services

Attachments: [RES-PLDO Fee Schedule](#)

- 8.O.** [CODE-24-0005](#) A Resolution amending the City of Colorado Springs Park Land Dedication Ordinance Criteria Manual. (Legislative)

Presenter:
Caroline Miller, Park Land Dedication Ordinance Program
Administrator, Planning + Neighborhood Services
Lonna Thelen, Parks Design and Development Manager/TOPS
Manager, Parks Recreation and Cultural Services

Attachments: [RES-PLDO Criteria Manual](#)

Natural Medicine

- 8.P.** [24-633](#) An Ordinance amending sections of Part 2 (allowed use and tables) and Part 3 (Use-Specific standards) of Article 3 (Use and Regulations) and Section 1003 (parking space requirement by use) of Part 10 (Parking and Loading) of Article 4 (Development Standards and Incentives) and Part 3 (Definitions) of Article 6 (Definitions and rules of construction) of Chapter 7 (Unified Development Code) of the Code of the City of Colorado Springs 2001, as amended, pertaining to Natural Medicine.

Presenter:
Kevin Walker, Director, City Planning Department

Attachments: [UDC Ordinance - NaturalMedicineORD \(Draft 1Nov24\)](#)
[240809 - FINAL ADOPTED - NMD Rules_1 CCR 213-1](#)
[Initiative-58- Natural Medicine Act](#)
[Natural_Medicine_1Mile_v3](#)

9. Presentations

10. Adjourn