



# City of Colorado Springs

30 S. Nevada Ave., Suite  
102

## Work Session Meeting Agenda - Final Planning Commission Informal

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Thursday, June 6, 2024

9:00 AM

30 South Nevada Ave, Suite 102

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### How to Watch the Meeting

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 FORMAL AGENDA ITEMS

#### 1. Call to Order and Roll Call

#### 2. Changes to Agenda/Postponements

#### 3. Communications

Peter Wysocki - Planning + Neighborhood Services Director

#### 4. Approval of the Minutes

[CPC 2310](#)

Minutes for the May 8th, 2024, Planning Commission Meeting

Presenter:

Andrea Slattery, City Planning Commission Chair

**Attachments:**

[CPC Minutes 5.8.24 Draft](#)

#### 5. Consent Calendar

##### Shops at Woodmen

##### 5.A. [ZONE-22-0001](#)

A zone change consisting of 3.28 acres located at 7410 Horseshoe Road from A/AP-O (Agriculture with Airport Overlay) to MX-M/AP-O (Mixed-Use Medium Scale with Airport Overlay).  
(Quasi-Judicial)

Presenter:

Austin Cooper, Planner II, Planning + Neighborhood Services

**Attachments:**

[Staff Report - Shops at Woodmen](#)

[Attachment 1 - Land Use Statement](#)

[Attachment 2 - Project Statement](#)

[Attachment 3 - Exhibit A - Legal Description](#)

[Attachment 4 - Exhibit B - Legal Depiction](#)

## **VCA Animal Urgent Care**

**5.B. [NVAR-24-0003](#)**

A Non-Use Variance to City Code Section 7.3.303 (A)(1)(a) to allow a small animal clinic to be located 44' from the property line where 55' is required located at 3703 Bloomington St. (Quasi-Judicial)

Presenter:

Logan Hubble, Planner II, Planning + Neighborhood Services

**Attachments:**

[VCA Animal Hospital Staff Memo](#)

[Attachment 1 Project Statement](#)

[Attachment 2 Site Plan](#)

## **6. Items Called Off Consent Calendar**

## **7. Unfinished Business**

## **8. New Business**

### **Sunset Amphitheater Parking**

**8.A. [PUDD-24-0002](#)**

Major modification to the Polaris Point South Filing No. 4 Development Plan for the Sunset Amphitheater regarding relocating off-site parking and providing for new adjacent parking that creates 274 additional parking spaces located at 13045 Spectrum Loop. (Quasi-Judicial)

Presenter:

Kyle Fenner, Senior Planner, Planning + Neighborhood Services

**Attachments:**      [Staff Report CPC Amphitheater Major Mod](#)  
[Attachment 1 - Project Statement](#)  
[Attachment 2 - Major Modification DP Sunset Amphitheater](#)  
[Attachment 3 - Parking Proximity Map](#)

## **9. Presentations**

Briefing from Academy School District 20

## **10. Adjourn**