



City of Colorado Springs

City Hall
107 N. Nevada Avenue
Colorado Springs, CO
80903

Meeting Minutes - Final Planning Commission

Thursday, September 19, 2019

8:30 AM

Council Chambers

1. Call to Order

- Present:** 8 - Vice Chair Scott Hente, Commissioner Jim Raughton, Commissioner James McMurray, Chair Reggie Graham, Commissioner Rhonda McDonald, Commissioner Alison Eubanks, Commissioner John Almy and Commissioner Marty Rickett
- Absent:** 1 - Commissioner Natalie Wilson

2. Approval of the Minutes

[CPC 19-575](#) Minutes for the July 18, 2019 City Planning Commission Meeting

Presenter:

Reggie Graham, Chair, City Planning Commission

Motion by Commissioner Raughton, seconded by Vice Chair Hente, to approve the July 18, 2019 City Planning Commission Minutes.

The motion passed by a vote of 5:0:1:3

Aye: 5 - Vice Chair Hente, Commissioner Raughton, Chair Graham, Commissioner McDonald and Commissioner Eubanks

Absent: 1 - Commissioner Wilson

Recused: 3 - Commissioner McMurray, Commissioner Almy and Commissioner Rickett

3. Communications

Meggan Herington - Assistant Director of Planning and Community Development

4. CONSENT CALENDAR - none

5. UNFINISHED BUSINESS

- 5.A.** [AR CM2](#)
[18-00636](#) An appeal of the administrative denial of the Wahsatch Ave Transit Mix US-CO-5068 CMRS Development Plan for the installation of the 80' monopine tower with equipment shelter located at 444 East Costilla Street.

(Quasi-Judicial)

Presenter:

Rachel Teixeira, Planner II, Planning & Community Development

Motion by Vice Chair Hente, seconded by Commissioner Rickett,

Proposed Motion:

Withdraw this item from the agenda per the request of the applicant who has withdrawn the appeal. The motion passed by a vote of 8:0:1:0

Aye: 8 - Vice Chair Hente, Commissioner Raughton, Commissioner McMurray, Chair Graham, Commissioner McDonald, Commissioner Eubanks, Commissioner Almy and Commissioner Rickett

Absent: 1 - Commissioner Wilson

6. NEW BUSINESS CALENDAR

FILLMORE SOUTH

- 6.A. [CPC MPA 07-00308-A7 MJ19](#) The Garden of the Gods Club Major Master Plan amendment pertaining to 66.99 acres from Private Open Space and Residential to Multi-Family Residential located south of Fillmore Street and west of Centennial Boulevard.

(Legislative)

Related Files: CPC MPA 07-00308-A7MJ19, CPC PUZ 19-00025, CPC PUP 19-00026

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

Peter Wysocki, Planning & Community Development Director

Staff presentation:

Lonna Thelen, City Planning, presented a PowerPoint with the scope and intent of this project.

Applicant Presentation:

Phil Stuepfert, HR Green, presented a PowerPoint with the scope and intent of this project.

Questions:

Commissioner Hente asked about the two accesses, one being a semicircle road and the other one Van Buren. Commissioner Hente wanted clarification on if the semicircle road was a public road and asked what the current state of Van Buren is.

Ms. Thelen said Van Buren is off to the east and connects to Centennial, but the west is currently not constructed. Commissioner Hente asked if part of the developer's obligation is to construct that. Ms. Thelen explained there are several things going on at the same time, but if the road is not constructed by the time they are ready to build, they will need to construct that road.

Commissioner Raughton asked what the dwelling unit count for the site under the current approved plan. Ms. Thelen said the current master plan for the property is private open space. Commissioner Raughton then said it would be zero units, and Ms. Thelen said except for the eight units that are residential.

Commissioner Raughton asked who was responsible for the maintenance of the open space, and Mr. Stuepfert said it was the property owner's responsibility. Commissioner Raughton asked if there was a homeowner's association involved with the maintenance of this property. Mr. Stuepfert said not right now that the property owner was doing it himself, but once it is developed, an HOA will take care of that.

Commissioner Raughton asked if the property owner developed the contiguous property and why was this property designated open space. Ms. Thelen explained the current master plan had this portion reserved as private open space. Ms. Thelen was unsure of the exact history but believed since it was very steep and had a lot of development issues through the review process, that it was decided to leave it as private open space because it didn't go through the development process. What has happened over the years due to it being private open space and not public open space, it has been dumped onto. So the proposal is to take that private open space, change it to residential, and in that process maintain 77% of it as open space either through the preservation area or through the open space of that development and would be maintained by the HOA.

Commissioner Raughton wanted to know when this area was initially planned and that open space was set aside, what the density was for the entire development. Commissioner Raughton said he presumed the developer of the adjacent and contiguous property then developed that property counting on this open space as part of their open space.

City Attorney Ben Bolinger clarified that the current owner did not develop the adjacent property and asked Commissioner Raughton which property he was speaking about.

Commissioner Raughton said he was talking about the site being developed that is currently designated as open space and was designated as part of the master plan for the Garden of the Gods area. Ms. Thelen said it was a part of

the Garden of the Gods master plan as private open space.

Ms. Thelen explained this master plan has been there for a long period of time and what is being done through this process is reevaluating those questions that are being brought up. For example, if it there was a traffic concern because of more density, a traffic study would be looked at to see if that change from private open space to residential is going to be okay for the density or the traffic study. This is also being looked at from a geo hazard perspective. Through the notifications of all the surrounding property owners, the main concern was the traffic.

Commissioner McDonald commented that the townhome heights would be 35 feet and the apartment heights at 51 feet and asked what the heights of the already constructed apartments on the mesa. Ms. Thelen said the Oasis Apartments are three story and guessed they were from 45 to 50 feet maximum. Ms. Thelen believed that the he Aberdeen Ridge, which is just to the west, could go up to 55 feet, so there are already height allowances in that area.

Commissioner McDonald said she was just trying to make sure the new development would be below or at what the other apartments are allowed. Ms. Thelen said the only ones that would be above would be for 69 feet, which is being allowed specifically for six buildings, which are tucked in much lower in the valley area and not part of the upper ridge component. The reason for allowing the 69 feet is because there is a possibility of some grading that have to happen to put those structures on. Those structures would themselves be no taller than 35 feet, but could be built up before they are constructed, giving them a hillside height from the existing grade to the very peak, potentially up to the 69 feet.

Commissioner Almy asked if historically this area was subject to mining activity. Ms. Thelen said that it did not come up in the Geo Hazard report.

Commissioner Almy mentioned the Geo Hazard report and questioned the soil suitability and stability of the area. Commissioner Almy wanted to know if there was anything in the report that would complicate the site.

Richard Phillips, Senior Principal Engineer with CTL Thompson Consulting Geotechnical Engineers, said the structures and roads primarily falls along the ridge lines and down in the lower portions of the site. The cuts and fails have been minimized as much as possible. Mr. Phillips went into detail about the study and explained how the area was evaluated.

Grant Dennis, Galloway Engineering, addressed the flooding concern and explained they were essentially maintaining the existing stream in its natural

condition and avoiding the streamside overlays and floodplains associated with the stream.

Commissioner Almy asked if public transportation would be accessible to this area as well as other active transportation modes like bikes, scooters, etc., which are within the range for those going downtown.

Meggan Herington informed that there is a bus stop either existing or planned at the Veterans Hospital right at the corner of Centennial and Fillmore.

Commissioner Almy mentioned there should be something connecting from Fillmore or Centennial down to Fontanero for those people in the gulley. Ms. Herington said they would find an answer for that and report back.

Commissioner McMurray asked if there was a requirement for open space that was determined as part of the original master plan agreement.

Ms. Herington asked Ms. Thelen to explain this from a PLDO standpoint thinking that Commissioner Raughton was thinking this was dedicated to fulfill a PLDO requirement or an open space requirement, was this credit for other developments within the master plan, and were they integrating a double dipping effect.

Ms. Thelen explained this was private open space and did not get the PLDO credit with the original development. The current development would be working on that PLDO requirement.

It was pointed out:

- New development in are all paying the fee or dedicating separately and not counting this open space as their dedication
- This developer will also need to do the same and will need to fulfill the PLDO requirements on an individual basis
- It was never the intention for this to capture that requirement for all of the development within the master plan, which is sometimes what is done, but that is always specific to the master plan.

Mr. Stuepfert added that Parks and Rec asked then to just pay the fee in lieu of dedicated space.

Commissioner McMurray said he was more concerned with the original intent of the master plan or agreements that were in place that needed to be considered.

Mr. Stuepfert reiterated that currently, that space is not being used correctly, and this development would come in and still have 77% of the site as open space, improve it, and maintain it.

Commissioner McMurray said that based on his understanding of how master plans come together, the open space was probably included as part of the master plan as a requirement or a negotiation to say this percentage of this master plan will remain as publicly accessible open space. The concern is we would be altering the terms of the agreement and then hoping it doesn't get altered further.

Ms. Thelen explained that she did look through the Garden of the Gods Master Plan, but unfortunately, there were no notes talking about the private open space. Ms. Thelen pointed out that the space was private and no meant for public access necessarily. Ms. Thelen reiterated that this was a difficult area to develop and guessed that was why it was left because of the concerns and difficulties of development.

Mr. Rickett asked if there had been any issues with debris flow on this property and if the roads were going to be all private roads. All of the roads are private roads and there has not been any debris flow issues on the property.

Commissioner Raughton was concerned with setting a precedent of being able to change dedicated open space in Master Plans in order to develop on that land. Attorney Ben Bolinger explained there was no evidence today to show that this land has been dedicated or bound in some legal manner to serve as a park or open space.

Ms. Herington further pointed out:

- There were no conservation easements and it is not counting towards an open space requirement
- There was not one master developer for the entire master, whereas this owner master planned the entire area and has sold them off piece by piece
- This is being treated like any other land use change seen in a master plan
- No evidence, notes, easements, covenants, or restrictions were found with this master plan

Ms. Thelen reiterated:

- The Parks Department was offered part of this land and Parks did not want it
- There were no ties to PLDO

Supporters:

Anthony Vacca, Homeowner in the area

- Supports the project
- Concerned about traffic flow route to go north using Centennial to Van Buren to Chestnut, which will cause a backup on Chestnut
- Safety concerns for the children attending the grammar school at the end of the street
- Concerns regarding not having enough parking for guests
- Height of the buildings; would be good to follow suit of Olson Plumbing building height

Opponents:

Tim Leigh, lives in proximity of this development

- Issues with the mesa undergoing tremendous change with the landscaping and is tragic to watch
- Grave impact to the wildlife and ecology
- Believed if the land was dedicated private or public open space, it should not be allowed to change

Barbara Novi, Mesa Springs Community Association

- Concerned about building heights
- Traffic concerns with congestion with all the new development; did traffic study take into account the new development going up
- Open space should be preserved
- Was not notified with a post card of the hearing or development

Questions of Staff:

Commissioner Hente asked for clarification on the zone change because there has been a lot of discussion about dedicated land as private open space, but the commission is being asked to rezone from Estate Single-Family Residential with Hillside and Streamside Overlay.

Ms. Thelen said that was correct that the land is zoned Estate Single-Family Residential with Hillside and Streamside Overlay, but it is master planned private open space.

Commissioner Hente asked if it was known if the zoning was designated at the same time the master plan was approved decades ago. Ms. Thelen did not have that information and was unable to pull the information electronically as they are older files.

Commissioner McMurray asked Mr. Stuepfert for a better understanding of the functionality of the open space in terms of how people will interface with the open space day to day.

Ms. Stuepfert said much of it will remain natural but there will be trail networks going through and possibly some overlooks with some benches to look at Pikes Peak.

Rebuttal:

Ms. Thelen addressed the following issues that were brought up:

- Parking
 - At the conceptual stage it is difficult to calculate the parking lot requirements
 - As a requirement on the concept plan, a note was added that says at the time of the development plan, the parking issues will be analyzed
 - The neighbors will be notified and they will get a chance to comment on the parking issues
- Public Transportation - there is a bus line that runs along Fillmore
 - One transit stop is near the Oasis Apartment Complex, which would not be far
 - One is at the VA site
- Notifications
 - Was difficult to notify people since the surrounding properties were more than 1000 feet away
 - The standard 1000-foot buffer was noticed
 - Also added were five HOAs
 - A notification was also sent to CONO who also notifies neighborhoods and organizations

Mr. Stuepfert reiterated the parking will meet the ordinance and asked for their traffic consultant to address some of the traffic concerns.

Mr. Jeff Hodson, LSC Transportation Consultants

Mr. Hodson addressed the traffic concerns along Van Buren

- There will be a small percentage of the residents of this project who might choose to use Van Buren straight across Centennial
- The new Centennial connection will be a good arterial connection and is not far from the interchange with Fontanero
- Will still have the capacity, especially for trips coming to and from the north on I-25

Commissioner McDonald asked if the traffic study only analyzed this specific project or if it included the projects that are set to be developed. Ms. Hodson said they did include those project in the surrounding area into the study.

Commissioner McDonald also stated she is concerned about the elementary

school with the traffic.

DISCUSSION AND DECISION OF PLANNING COMMISSION:

Commissioner Hente:

- No feeling he was overly bound to a master plan that was approved decades ago under rules that probably bear no semblance or similarity to what we have in place today
- The fact that the zone change is not changing from park or from open space but just changed from single family to multifamily
- Commissioner Hente said he believed this was an improvement to the area was in favor of this project and will be supporting it

Commissioner Raughton:

- He cannot support this change because of the precedent involved. Commissioner Raughton said he believed this was a question at a policy level for the administration and for city council on how this is handled concerning the reference to private open space and master plans.

Commissioner McMurray said he was concerned about:

- The question of open spaces as it relates to the master plan
- Said he believed that the master plans are created and intended to last a very long time and that they have a long range planning horizon
- The result of the master plans when they are set is an implied social contract of what is going to be taking place over a long period of time
- Issue of if it was designated or dedicated open space. I was not dedicated to the City, but is designated as natural open space
- Recognizes the applicant is attempting to do something good
- This will improve the land and may improve the usability of the open space that will be remaining
- Open space will be more readily usable by both residents in the community and the surrounding community
- Had no major problems with the concept plan
- Will be supporting the project but recommends staff, applicant take a closer look moving forward so that City Council has an opportunity to the about the questions of the original master plan

Commissioner Rickett:

- This will be an improvement for this area
- Its use for the last many years has not been a positive thing (trash dumping, etc...)
- Fact that the HOA will take care of the open space and keep the area

clear is good as well as aligning with PlanCOS with the development

- Will be supporting this project

Commissioner McDonald:

- Tough decision because agrees with both sides
- Lives in the area and already so many things that will be built in the canyon, but does not see this as a detriment based on the amount of projects
- With Centennial opening, it will help everyone in the area with traffic flow
- There will still be plenty of open space left to enjoy and have trails and will be taken care of
- Not excited about more apartments, but feels this is a solid plan and has been well thought out
- Will be supporting this project

Commissioner Wilson:

- Disagrees that this is an improvement
- Does not agree with the density that is happening in this area
- Thinks the open space should be preserved as much as possible
- Does not feel comfortable changing to a multi-family residential

Motion by Vice Chair Hente, seconded by Commissioner Rickett, to recommend approval to the City Council the major master plan amendment, based on the findings that the master plan amendment request complies with the review criteria for master plans as set forth in City Code Section 7.5.408.

The motion passed by a vote of 7:2:0:0

Aye: 7 - Vice Chair Hente, Commissioner McMurray, Chair Graham, Commissioner McDonald, Commissioner Eubanks, Commissioner Almy and Commissioner Rickett

No: 2 - Commissioner Raughton and Commissioner Wilson

- 6.B.** [CPC PUZ 19-00025](#) Ordinance No. 19-83 amending the zoning map of the City of Colorado Springs pertaining to 66.99 acres from R/HS/SS (Estate Single-Family with Hillside and Streamside Overlay) to PUD/HS/SS (Planned Unit Development with Hillside and Streamside Overlay) located south of Fillmore Street and west of Centennial Boulevard.

(Quasi-Judicial)

Related Files: CPC MPA 07-00308-A7MJ19, CPC PUZ 19-00025, CPC PUP 19-00026

Presenter:

Lonna Thelen, Principal Planner, Planning & Community

Development

Peter Wysocki, Planning & Community Development Director

See Item 6.A. (CPC MPA 07-00308-A7MJ19)

Motion by Vice Chair Hente, seconded by Commissioner Rickett, to recommend approval to City Council the rezone of 66.99 acres from R HS SS (Estate Single-Family Residential with hillside and streamside) to PUD HS SS ((Planned Unit Development: multi-family, 3.5-7.99 dwelling units per acres (not to exceed 500 units), maximum height in accordance with the concept plan (CPC PUP 19-00026) with Hillside and Streamside Overlay), based upon the findings that the change of zoning request complies with the three (3) criteria for granting of zone changes as set forth in City Code Section 7.5.603(B) as well as the criteria for establishment of a PUD zone district as set for in City Code Section 7.3.603.

The motion passed by a vote of 7:2:0:0

Aye: 7 - Vice Chair Hente, Commissioner McMurray, Chair Graham, Commissioner McDonald, Commissioner Eubanks, Commissioner Almy and Commissioner Rickett

No: 2 - Commissioner Raughton and Commissioner Wilson

6.C. [CPC PUP 19-00026](#)

The Fillmore South Concept Plan illustrating future development of 66.99 acres for multi-family development of townhomes and apartments located south of Fillmore Street and west of Centennial Boulevard.

(Quasi-Judicial)

Related Files: CPC MPA 07-00308-A7MJ19, CPC PUZ 19-00025, CPC PUP 19-00026

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

Peter Wysocki, Planning & Community Development Director

See Item 6.A. (CPC MPA 07-00308-A7MJ19)

Motion by Vice Chair Hente, seconded by Commissioner McMurray, Recommend approval to the City Council the concept plan for multi-family, based upon the findings proposal meets the review criteria for concept plans as set forth in City Code Section 7.5.501(E) and criteria for PUD concept plans set forth in City Code Section 7.3.605 subject to the following technical modifications:

1. Include the following notes on the development plan to the geologic hazard report on page 4 and page 1:
 - a. Due to problem soils, bedrock and slope instability, all detention ponds must be synthetically lined with leak detection systems so infiltration is prevented.

- b. All retaining walls placed on this site must be engineered to enhance slope stability.
- c. All cut and fill grading designs must use conservative contouring and follow existing contours as much as possible.
- 2. Revise the zoning information on pages 1-3 to state:
 - a. PUD HS SS ((Planned Unit Development: multi-family, 3.5-7.99 dwelling units per acres (not to exceed 500 units), maximum height in accordance with the concept plan (CPC PUP 19-00026) with Hillside and Streamside Overlay)
- 3. Include the following notes on page 1:
 - a. The maximum hillside height as calculated per the hillside building height calculations will be 55 feet with the exception of the following buildings:
 - i. 12, 13, 20, 21, 33, and 34. The maximum hillside height of these buildings will be a maximum of 69 feet in height using hillside height calculations.
 - b. The townhome structures will be no taller than 35 feet in height and will match the elevations shown in the concept plan.
 - c. The apartment structures will be no taller than 51 feet in height and will match the elevations shown in the concept plan.
 - 4. Include the following note:
 - a. Final location and heights of retaining walls will be determined at the development plan stage. Wherever possible retaining walls shall be 4' in height with a 4' spacing between walls and shall include landscaping between walls.
 - 5. Call out on the Site Plan and/or Grading Plan sheet that the cul-de-sac at the Van Buren intersection has a FL-FL diameter of 88'.

The motion passed by a vote of 7:2:0:0

- Aye:** 7 - Vice Chair Hente, Commissioner McMurray, Chair Graham, Commissioner McDonald, Commissioner Eubanks, Commissioner Almy and Commissioner Rickett
- No:** 2 - Commissioner Raughton and Commissioner Wilson

HANCOCK & DELTA

- 6.D. [CPC MPA 01-00177-A2 MJ19](#) A major amendment to the Spring Creek Master Plan changing the land use designations of 18.6 acres from business park and commercial to commercial and residential located between Circle Drive, Hancock Expressway and Delta Drive.

(Legislative)

Related Files: CPC MPA 01-00177-A2MJ19, CPC PUZ 19-00081, CPC PUP 19-00082

Presenter:
 Lonna Thelen, Principal Planner, Planning & Community Development
 Peter Wysocki, Planning & Community Development Director

Commissioner McMurray recused himself from this item because his firm is

involved with this site and the associated application.

Staff presentation:

Lonna Thelen, City Planning, presented a PowerPoint with the scope and intent of this project.

Applicant Presentation:

Erin Ganaway, NES, presented a PowerPoint with the scope and intent of this project.

Questions:

None

Supporters:

None

Opponents:

Lesslie Pharr, Neighborhood Resident

- Opposed the project because the ingress and egress is already congested
- Concerned for children in the area with more traffic
- Does not want to lose the mountain views
- The lot is beautiful and full of trees

Questions of Staff:

None

Rebuttal:

None

DISCUSSION AND DECISION OF PLANNING COMMISSION:

None

Motion by Vice Chair Hente, seconded by Commissioner Rickett, to recommend approval to the City Council the major amendment to the Spring Creek Master Plan, based on the findings that the master plan amendment request complies with the review criteria for master plans as set forth in City Code Section 7.5.408.

The motion passed by a vote of 8:0:0:1

Aye: 8 - Vice Chair Hente, Commissioner Raughton, Chair Graham, Commissioner McDonald, Commissioner Eubanks, Commissioner Almy, Commissioner Rickett and Commissioner Wilson

Recused: 1 - Commissioner McMurray

6.E. [CPC PUZ 19-00081](#) Ordinance No. 19-84 amending the zoning map of the City of Colorado Springs pertaining to 18.6 acres from C5/CR, C5/P and PBC to a PUD (Planned Unit Development: commercial, multi-family, and single-family detached, 12-24.99 dwelling units per acre, maximum building height of 45 feet) zone district located between Circle Drive, Hancock Expressway and Delta Drive.

(Quasi-Judicial)

Related Files: CPC MPA 01-00177-A2MJ19, CPC PUZ 19-00081, CPC PUP 19-00082

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

Peter Wysocki, Planning & Community Development Director

See item 6.D. (CPC MPA 01-00177-A2MJ19)

Motion by Vice Chair Hente, seconded by Commissioner Rickett, to recommend approval to City Council the rezone of 18.6 acres from C5/cr, C5/P and PBC to PUD (Planned Unit Development: commercial, multi-family, and single-family detached (specific commercial uses per CPC PUP 19-00082), 12-24.99 dwelling units per acre, maximum building height of 45 feet), based upon the findings that the change of zoning request complies with the three (3) criteria for granting of zone changes as set forth in City Code Section 7.5.603(B) as well as the criteria for establishment of a PUD zone district as set for in City Code Section 7.3.603.

The motion passed by a vote of 8:0:0:1

Aye: 8 - Vice Chair Hente, Commissioner Raughton, Chair Graham, Commissioner McDonald, Commissioner Eubanks, Commissioner Almy, Commissioner Rickett and Commissioner Wilson

Recused: 1 - Commissioner McMurray

6.F. [CPC PUP 19-00082](#) The Hancock and Delta Concept Plan illustrating future development of 18.6 acres for mixed commercial and residential use located between Circle Drive, Hancock Expressway and Delta Drive.

(Quasi-Judicial)

Related Files: CPC MPA 01-00177-A2MJ19, CPC PUZ 19-00081, CPC PUP 19-00082

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

Peter Wysocki, Planning & Community Development Director

See item 6.D. (CPC MPA 01-00177-A2MJ19)

Motion by Vice Chair Hente, seconded by Commissioner Rickett, to recommend approval to the City Council the concept plan for commercial and residential, based upon the findings proposal meets the review criteria for concept plans as set forth in City Code Section 7.5.501(E) and criteria for PUD concept plans set forth in City Code Section 7.3.605.

The motion passed by a vote of 8:0:0:1

CORDERA COMMERCIAL SOUTH

- Present:** 8 - Vice Chair Scott Hente, Commissioner Jim Raughton, Commissioner James McMurray, Chair Reggie Graham , Commissioner Alison Eubanks, Commissioner John Almy, Commissioner Marty Rickett and Commissioner Natalie Wilson
- Excused:** 1 - Commissioner Rhonda McDonald

6.G. [CPC ZC 19-00070](#) Ordinance No. 19-73 amending the zoning map for the City of Colorado Springs pertaining to 12.88 acres from A (Agricultural) to OC (Office Complex).
(Quasi-Judicial)

Related Files: CPC ZC 19-00070, CPC ZC 19-00071, CPC ZC 19-00072, CPC ZC 19-00073, CPC CP 19-00074

Presenter:
Peter Wysocki, Director of Planning and Community Development
Katie Carleo, Principal Planner, Planning & Community Development

Commissioner Raughton recused himself from this item because his wife and her family were owners of Briargate and this is a remnant of the Briargate development.

Staff presentation:
Katie Carleo, City Planning, presented a PowerPoint with the scope and intent of this project.

Applicant Presentation:
Don Gravette, La Plata Communities, explained this project is the first step to implement the existing master plan and rezoning the holding zone A (Agricultural) to the more specific site zoning.

Questions:
Commissioner McMurray asked for more detail on the management and functionality of the proposed Park area. Mr. Gravette explained the park would be primarily mouse so will not totally be open space for use, but the owners' associations for commercial and multifamily will be managed individually and

separately.

Commissioner Rickett asked Mr. Gravette to clarify if the park area would or would not be available to the public. Mr. Gravette said the mouse area restricts access and it would only be open space that nobody can access.

Supporters:

None

Opponents:

Debbie Wilson, Homeowners in Cordera area

- Was told that luxury townhomes would be built where the multifamily is zoned
- Did not get a notice of this hearing
- Increased traffic concerns on the Cordera Crest and Old Ranch Road intersection if a 300-unit apartment was built
- Potential loss of sight lines to the west and wants to see drawings as far what the height of the buildings will be

Ila Elson, Resident in Cordera area

- Wants the new multifamily buildings to be similar in height to a public storage building in the area
- Wants the developer/owner to use CAD software to calculate some line of sight views to see at what height a building would take away the views

Questions of Staff:

None

Rebuttal:

Ms. Carleo addressed the citizen comments as follows:

- Notifications:
 - addresses are pulled from the assessor's database to send postcards, as well as posters being posted on the site. When people move and there are new owners, it takes some time for the assessor's office to update that information and this is why some individuals do not receive a postcard, however, the posters on the sites is what is actually identified in code for notice.
 - Homeowners' associations are noticed as well as CONO, who further notices surrounding HOAs
- Traffic:
 - A traffic memorandum was completed on July 22 of this year in preparation of this project
 - This looked at all of the uses proposed in this area as well as

those that have already developed and met what the needs and the volume will be for the proposed project

- Height of buildings:
 - Pointed out that Cordera Commercial North is currently zoned PBC, which allows a maximum building height of 45 feet, which is the same as the public storage facility Ms. Elson mentioned
 - Two of the zone changes being asked for is the OC district which would allow the same maximum building height of 45 feet
- City code does not have specific view protection corridors
- We are not at a level of development where we would see what the elevations would be for building in certain sections. This is a concept plan and we are not at the development plan level
- When the development plan applications come in, the same notification process will be conducted with postcards and posters on site and the public will be able to review those plans and make comments

DISCUSSION AND DECISION OF PLANNING COMMISSION:

None

Motion by Vice Chair Hente, seconded by Commissioner McMurray, to recommend approval to City Council the zone change of 12.88 acres from A (Agricultural) to OC (Office Complex), based upon the findings that the change of zone request complies with the three (3) review criteria for granting a zone change as set forth in City Code Section 7.5.603(B).

The motion passed by a vote of 7:0:1:1

Aye: 7 - Vice Chair Hente, Commissioner McMurray, Chair Graham, Commissioner Eubanks, Commissioner Almy, Commissioner Rickett and Commissioner Wilson

Absent: 1 - Commissioner McDonald

Recused: 1 - Commissioner Raughton

6.H. [CPC ZC 19-00071](#)

Ordinance No. 19-74 amending the zoning map of the City of Colorado Springs relating to 7.24 acres located along the eastern side of Powers Boulevard stretching from just south of Old Ranch Road to north of Union Boulevard from A (Agricultural) to PF (Public Facility)

(Quasi-Judicial)

Related Files: CPC ZC 19-00070, CPC ZC 19-00071, CPC ZC 19-00072, CPC ZC 19-00073, CPC CP 19-00074

Presenter:

Peter Wysocki, Director of Planning and Community Development

Katie Carleo, Principal Planner, Planning & Community Development

See item 6.G. (CPC ZC 19-00070)

Motion by Vice Chair Hente, seconded by Commissioner Rickett, to recommend approval to City Council the zone change of 7.24 acres from A (Agricultural) to PF (Public Facility), based upon the findings that the change of zone request complies with the three (3) review criteria for granting a zone change as set forth in City Code Section 7.5.603(B).

The motion passed by a vote of 7:0:1:1

Aye: 7 - Vice Chair Hente, Commissioner McMurray, Chair Graham, Commissioner Eubanks, Commissioner Almy, Commissioner Rickett and Commissioner Wilson

Absent: 1 - Commissioner McDonald

Recused: 1 - Commissioner Raughton

6.I. [CPC ZC 19-00072](#) Ordinance No. 19-75 amending the zoning map of the City of Colorado Springs relating to 15.86 acres located along the eastern side of Powers Boulevard stretching from just south Old Ranch Road to north of Union Boulevard from A (Agricultural) to OC (Office Complex)

(Quasi-Judicial)

Related Files: CPC ZC 19-00070, CPC ZC 19-00071, CPC ZC 19-00072, CPC ZC 19-00073, CPC CP 19-00074

Presenter:

Peter Wysocki, Director of Planning and Community Development
Katie Carleo, Principal Planner, Planning & Community Development

See item 6.G. (CPC ZC 19-00070)

Motion by Vice Chair Hente, seconded by Commissioner Eubanks, to recommend approval to City Council the zone change of 15.86 acres from A (Agricultural) to OC (Office Complex), based upon the findings that the change of zone request complies with the three (3) review criteria for granting a zone change as set forth in City Code Section 7.5.603(B).

The motion passed by a vote of 7:0:1:1

Aye: 7 - Vice Chair Hente, Commissioner McMurray, Chair Graham, Commissioner Eubanks, Commissioner Almy, Commissioner Rickett and Commissioner Wilson

Absent: 1 - Commissioner McDonald

Recused: 1 - Commissioner Raughton

6.J. [CPC ZC 19-00073](#) Ordinance No. 19-76 amending the zoning map of the City of Colorado Springs from A (Agricultural) to PK (Parkland) zoning district consisting of 29.99 acres.
(Quasi-Judicial)

Related Files: CPC ZC 19-00070, CPC ZC 19-00071, CPC ZC 19-00072, CPC ZC 19-00073, CPC CP 19-00074

Presenter:
Peter Wysocki, Director of Planning and Community Development
Katie Carleo, Principal Planner, Planning & Community Development

See item 6.G. (CPC ZC 19-00070)

Motion by Vice Chair Hente, seconded by Commissioner Rickett, to recommend approval to City Council the zone change of 29.99 acres from A (Agricultural) to PK (Park), based upon the findings that the change of zone request complies with the three (3) review criteria for granting a zone change as set forth in City Code Section 7.5.603(B).

The motion passed by a vote of 7:0:1:1

Aye: 7 - Vice Chair Hente, Commissioner McMurray, Chair Graham, Commissioner Eubanks, Commissioner Almy, Commissioner Rickett and Commissioner Wilson

Absent: 1 - Commissioner McDonald

Recused: 1 - Commissioner Raughton

6.K. [CPC CP 19-00074](#) A Concept Plan for Cordera Commercial South, which illustrates 28.74 acres for Office Complex; 7.24 acres for an existing public detention facility and 29.99 acres of Open Space.
(Quasi-Judicial)

Related Files: CPC ZC 19-00070, CPC ZC 19-00071, CPC ZC 19-00072, CPC ZC 19-00073, CPC CP 19-00074

Presenter:
Peter Wysocki, Director of Planning and Community Development
Katie Carleo, Principal Planner, Planning & Community Development

See item 6.G. (CPC ZC 19-00070)

Motion by Vice Chair Hente, seconded by Commissioner Rickett, to recommend approval to City Council the Concept Plan for Cordera Commercial South, based upon the findings that the concept plan meets the review criteria for establishing a concept plan as set forth in City Code Section 7.5.501.E.

The motion passed by a vote of 7:0:1:1

Aye: 7 - Vice Chair Hente, Commissioner McMurray, Chair Graham, Commissioner Eubanks, Commissioner Almy, Commissioner Rickett and Commissioner Wilson

Absent: 1 - Commissioner McDonald

Recused: 1 - Commissioner Raughton

NOOK AT SHILOH MESA

- 6.L.** [CPC MPA 06-00206-A1 2MJ19](#) A major master plan amendment for the Woodmen Heights Master Plan changing the land use designation for 20.93 acres from Multi-Family/Regional Commercial/Office to Single Family Detached Residential, located northwest of the Marksheffel Road and Woodmen Road intersection.

(LEGISLATIVE)

Related Files: CPC MPA 06-00206-A12MJ19, CPC PUP 07-00100-A2MJ19, CPC PUZ 19-00011, and CPC PUD 19-00013

Presenter:

Peter Wysocki, Director Planning and Community Development
Daniel Sexton, Principal Planner, Planning and Community Development

Commissioner Hente disclosed at one time he was on the board of the Woodmen Heights Metro District but has not been on the board for several years. Commissioner Hente said he does not own property with the district and has no financial considerations. Commissioner Hente said he did not feel there was any conflict and would not be recusing himself.

Staff presentation:

Katie Carleo, City Planning, presented a PowerPoint with the scope and intent of this project. Ms. Carleo made the presentation for Daniel Sexton, City Planner, as he was at a conference.

Applicant Presentation:

Jim Houk, Thomas and Thomas, presented a PowerPoint with the scope and intent of this project.

Questions:

Commissioner Raughton asked if the narrower streets/drives maintained by the Homeowners Association. Mr. Houk said that was correct, it is to be maintained by the HOA.

Commissioner Raughton asked Mr. Houk if the full spectrum detention will be

used as park and open space or are the grades so acute that you can't use it as a playground or open space. Mr. Houk said there has been a lot of effort put into sizing it and grading so that it is more of an asset than a liability. The trail does meander beyond it, but there has been no specific use designated for those areas.

Commissioner Raughton said for the low impact development we really need to detain, retain, filter, and discharge the water as necessary in Sand Creek and hopes this will be a model project.

Supporters:

None

Opponents:

None

Questions of Staff:

None

Rebuttal:

None

DISCUSSION AND DECISION OF PLANNING COMMISSION:

None

Motion by Vice Chair Hente, seconded by Commissioner Rickett, to recommend approval to City Council the major master plan amendment for the Woodmen Heights Master Plan, based upon the findings that the request meets the review criteria for granting a major master plan amendment as set forth in City Code Section 7.5.408.

The motion passed by a vote of 8:0:1:0

Aye: 8 - Vice Chair Hente, Commissioner Raughton, Commissioner McMurray, Chair Graham, Commissioner Eubanks, Commissioner Almy, Commissioner Rickett and Commissioner Wilson

Absent: 1 - Commissioner McDonald

- 6.M.** [CPC PUP 07-00100-A2 MJ19](#) A major PUD concept plan amendment for the Woodmen Heights Commercial Center development illustrating a new site design, layout and land use for 20.93 acres, located northwest of the Marksheffel Road and Woodmen Road intersection.

(QUASI-JUDICIAL)

Related Files: CPC MPA 06-00206-A12MJ19, CPC PUP 07-00100-A2MJ19, CPC PUZ 19-00011, and CPC PUD 19-00013

Presenter:

Peter Wysocki, Director Planning and Community Development
 Daniel Sexton, Principal Planner, Planning and Community Development

See Item 6.L. (CPC MPA 06-00206-A12MJ19)

Motion by Vice Chair Hente, seconded by Commissioner Rickett, to recommend approval to City Council the major PUD concept plan amendment for the Woodmen Heights Commercial Center development, based upon the findings that the request meets the review criteria for granting a PUD concept plan, as set forth on City Code Section 7.3.605, and a concept plan, as set forth in City Code Section 7.5.501(E).

The motion passed by a vote of 8:0:1:0

Aye: 8 - Vice Chair Hente, Commissioner Raughton, Commissioner McMurray, Chair Graham, Commissioner Eubanks, Commissioner Almy, Commissioner Rickett and Commissioner Wilson

Absent: 1 - Commissioner McDonald

6.N. [CPC PUZ 19-00011](#)

Ordinance No. 19-77 amending the zoning map of the City of Colorado Springs pertaining to 20.93 acres of land from PUD/AO/SS (Planned Unit Development with Airport and Streamside Overlays) to PUD/SS/AO (Planned Unit Development: Small Lot Single-Family Detached Residential, 35-foot maximum building height, and 4.35 dwelling units per acre; with Streamside and Airport Overlays), located northwest of the Marksheffel Road and Woodmen Road intersection.

(QUASI-JUDICIAL)

Related Files: CPC MPA 06-00206-A12MJ19, CPC PUP 07-00100-A2MJ19, CPC PUZ 19-00011, and CPC PUD 19-00013

Presenter:

Peter Wysocki, Director Planning and Community Development
 Daniel Sexton, Principal Planner, Planning and Community Development

See Item 6.L. (CPC MPA 06-00206-A12MJ19)

Motion by Vice Chair Hente, seconded by Commissioner Rickett, to recommend approval to City Council the zone change from (PUD/AO/SS) Planned Unit Development with Airport and Streamside Overlay Zones to (PUD/SS/AO) Planned Unit Development: Small Lot Single-Family Detached Residential, 35-foot maximum building height, and 4.35 dwelling units per acre; with Streamside and Airport Overlay Zones, based upon the findings that the request meets the review criteria for the establishment and development of a PUD zone, as set forth in City Code Section 7.3.603, and

zone change as set forth in City Code Section 7.5.603.

The motion passed by a vote of 8:0:1:0

Aye: 8 - Vice Chair Hente, Commissioner Raughton, Commissioner McMurray, Chair Graham, Commissioner Eubanks, Commissioner Almy, Commissioner Rickett and Commissioner Wilson

Absent: 1 - Commissioner McDonald

6.O. [CPC PUD 19-00013](#)

A PUD development plan for the Nook at Shiloh Mesa project illustrating a small lot single-family detached residential development with 91-lots and ancillary public and private improvements, located northwest of the Marksheffel Road and Woodmen Road intersection.

(QUASI-JUDICIAL)

Related Files: CPC MPA 06-00206-A12MJ19, CPC PUP 07-00100-A2MJ19, CPC PUZ 19-00011, and CPC PUD 19-00013

Presenter:

Peter Wysocki, Director Planning and Community Development
Daniel Sexton, Principal Planner, Planning and Community Development

See Item 6.L. (CPC MPA 06-00206-A12MJ19)

Motion by Vice Chair Hente, seconded by Commissioner Rickett, to recommend approval to City Council the PUD development plan for the Nook at Shiloh Mesa project, based upon the findings that the request meets the review criteria for granting a PUD development plan, as set forth on City Code Section 7.3.606, and a development plan, as set forth in City Code Section 7.5.502(E).

The motion passed by a vote of 8:0:1:0

Aye: 8 - Vice Chair Hente, Commissioner Raughton, Commissioner McMurray, Chair Graham, Commissioner Eubanks, Commissioner Almy, Commissioner Rickett and Commissioner Wilson

Absent: 1 - Commissioner McDonald

TOTAL GREEN

6.P. [CPC CU 19-00040](#)

A conditional use to allow relocation of an Optional Premises Cultivation Operation in the PBC (Planned Business Center) zone district, addressed as 1105 South Chelton Road.

(Quasi-Judicial)

Presenter:

Morgan Hester, Principal Planner, Planning and Community

Development

Staff presentation:

Meggan Herington, Assistant Director of Planning and Community Development, presented a PowerPoint with the scope and intent of this project. Ms. Herington presented for Morgan Hester who was not available for the meeting.

Applicant Presentation:

None

Questions:

Commissioner Rickett asked if this was a currently a grow and dispensary. The applicant confirmed it was and the use would not be changing.

Supporters:

None

Opponents:

None

Questions of Staff:

Commissioner Raughton asked if the discharge from the grow is filtered. The applicant confirmed it is filtered and there would be upgrades made to the filtering after the move.

Ms. Herington explained that through a building permit review, City Planning will make sure the filters are in place and if any complaints about smell are received, then code enforcement will investigate.

Rebuttal:

None

DISCUSSION AND DECISION OF PLANNING COMMISSION:

None

Motion by Commissioner Eubanks, seconded by Commissioner Rickett, to approve the conditional use development plan for the Total Green Optional Premises Cultivation, based upon the findings that the request meets the review criteria for granting a conditional use as set forth in City Code Section 7.5.704 and a development plan as set forth in City Code Section 7.5.502(E).

The motion passed by a vote of 8:0:1:0

Aye: 8 - Vice Chair Hente, Commissioner Raughton, Commissioner McMurray, Chair Graham, Commissioner Eubanks, Commissioner Almy, Commissioner Rickett and Commissioner Wilson

Absent: 1 - Commissioner McDonald

THE RIDGE AT SAND CREEK

- 6.Q.** [CPC PUZ 19-00053](#) An ordinance amending the zoning map of the City of Colorado Springs pertaining to 19.26 acres from PIP-1/AO/SS (Planning Industrial Park/Airport Overlay/Streamside Overlay Zone) to PUD/AO/SS (Planned Unit Development/Airport Overlay/Streamside Overlay; single-family residential, 4.67 DU/AC, 30-foot maximum building height) zone district located at the southeastern corner of Galley Road and Babcock Road.

(Quasi-Judicial)

Related Files: CPC PUZ 19-00053, CPC PUD 19-00054

Presenter:

Peter Wysocki, Director Planning and Community Development
Morgan Hester, Principal Planner, Planning and Community Development

Staff presentation:

Meggan Herington, Assistant Director of Planning and Community Development, presented a PowerPoint with the scope and intent of this project for Morgan Hester, City Planning.

Applicant Presentation:

Jeff Mark, The Landhuis Company, informed the commissioners about the property, Loving Action (owners of the property), and that the profitability from the project will go towards Christian mission projects.

Jim Houk, Thomas and Thomas, presented a PowerPoint with the scope and intent of this project.

Questions:

Commissioner Raughton said he was concerned because of the outer buffer of the creek is encroached upon several times by roads and lots and wanted to know what the rationale was. Mr. Houk explained they were still under the criteria of encroachment and will not exceed that minimum impact. Mr. Houk said part of the goal was to make sure there was an open view and that was done by way of neighborhood connections and hoops and how the streets kind of all point towards the creek. Mr. Houk said the houses themselves will not be in the setback.

Commissioner Raughton asked if the streets were being dedicated to the City.

Mr. Houk said that was correct. Commissioner Raughton said he finds the design questionable without cul-de-sac heads, hammerheads, or without any design consideration. Commissioner Raughton asked for the traffic engineer to address how we rationalize that for fire protection and all the other things that have to go on public streets. Mr. Houk said they did go through all this with fire in detail as far as the turnarounds, but everything is manageable with less than 200 foot hose.

Commissioner Raughton commented that our City ordinances seem to be permissive in terms of narrower public streets without that type of access.

Jeff Mark, Landhuis Company, said the vast majority of the site sits up high and is flat. The creek then drops off significantly to Sand Creek where there will be improvements by grading to an approximate three to one slope to remove that safety issue.

Commissioner Hente said he knew the project went to the Airport Advisory Committee but asked if they had spoken with the military, specifically Peterson Air Force Base. Additionally, Commissioner Hente wanted to know if they would be putting anything in the contract to advise people that this is an airport overlay and there will be jet noise over their heads. Mr. Mark explained that disclosure is made via the title commitment and the applicable documents that are recorded against the property but offered to make a recommendation to the builder who would subsequently communicate that to potential homebuyers.

Assistant Director of Planning & Community Development, Meggan Herington, commented that plans were sent to Peterson Air Force Base, and while she was not the planner, there were no comments received from Peterson Air Force.

Commissioner Almy said he was pleased to see the Galley Road improvements that are included in this project because that is a messy area on Galley Road. Commissioner Almy also complimented the project for providing attainable housing.

Commissioner Rickett mentioned there was not much buffer between hard surface and the creek and wanted to know how they would be filtering any of the dirt oil off of those hard surfaces before the creek. Mr. Houk explained that everything would be slipping away from the creek going towards the detention at the south end of the site. He further explained that the open space would be going towards the creek with developable boundaries going towards the detention.

Commissioner Rickett asked City Traffic for more information on what is

actually proposed in the 1,200 feet on Galley Road. Todd Frisbee, City Traffic Engineer, commented that it will include a second eastbound lane along the entire length of the project as we know that area was missing that lane, and then there will be access to the development on Galley Road.

Commissioner Rickett asked if there would be a right in-right out for the street. Mr. Frisbee stated currently there is not median on the street and will function as a full movement access.

Supporters:

Kris Medina, Executive Director/CEO of Pikes Peak Habitat for Humanity

- Honored to build relationships with companies such as Landhuis, as well as other not for profits, Love in Action
- 30 families will come out ahead where they will be between 35% AMI and 80% AMI, so for a family of four that is around \$50,000 a year
- Great project for lifting people up

Roxanne Turnbloom, Family owns property to the south of this project

- Supportive of uplifting families from poverty
- Concerns
 - Would like a cement fence put across the site property where meets her property because it is zoned industrial and is being looked at to develop
 - Traffic on Babcock because of the volume with a bus barn right off Geiger and Babcock
 - Wanted to make sure whatever is done to Sand Creek does not impact her portion of that area because her property is in complete compliance with the redevelopment and the drainage that is required for their portion of the creek

Opponents:

George Richards, resident on Branding Iron Drive

- Not against development of the land but thinks more suitable for commercial
- Believed the density is too high for residential area
- Traffic is an issue on Galley, 3 fatal accidents, several fender benders
- Mr. Richards' neighbors were killed at the intersection of Galley and Babcock
- Infrastructure needs improvement to handle more traffic

Lyn Fleharty, resident on Branding Iron Drive

- Supports the idea, but believes the density is too high

- Access onto Galey Road is dangerous, would like to see a traffic light put in
- Likes that the area is getting cleaned up
- Main issue is with density
- Would like the notification (Notice) to be more than 1,000 feet

Ross Clinger

- Thinks City Planning needs to increase smaller lots for senior citizens
- Encouraged the commission to vote in favor of this project for seniors

Questions of Staff:

Rebuttal:

Jeff Mark, Landhuis Company

- Developers have either build improvements or pay for improvements from the traffic impact
- Will be providing the fee to the city in lieu of making improvement themselves
- This is more of a medium density project, whereas high density would be an apartment project or townhomes in the tune of 10 to 20 to the acre
- Project will not impact Ms. Turnbloom's property. The scope of the development will be solely within the property of the project

Commissioner Rickett asked what the setback from the side of the house to property. Mr. Mark said the setback was 5 feet on each side, so 10 feet between houses.

DISCUSSION AND DECISION OF PLANNING COMMISSION:

Commissioner Raughton commented that he had concerns with city standards in traffic engineering in that the private drives need to be evaluated as we evaluate our subdivision regulations. Commissioner Raughton said we need to create a design that allows cul-de-sacs, hammerheads, devices by which emergency vehicles can get in and out. Otherwise, Commissioner Raughton said he would be supportive of this project.

Commissioner Hente said he was kind of on the fence on this project but will probably support it and is a big believer of Habitat for Humanity. Commissioner Hente was still concerned about the noise from airplanes and emphasized that it should be documented that noise will be associated with this development.

Commissioner Graham said he would be supporting this project and did not see

this as a high density project. Commissioner Graham said we have a housing shortage in our city and believed that smaller lots are needed with affordable homes. Commissioner Graham stated this meets infill requirements for the city and that the cleanup in this area was desperately needed.

Commissioner Rickett said he believed this was a great use for the property. He was not worried about airplane noise and the density was not an issue because the smaller product seems to be successful today. He agreed that the area needed a cleanup.

Motion by Commissioner Eubanks, seconded by Commissioner Almy, to recommend approval to City Council the rezone from PIP-1/AO/SS (Planning Industrial Park/Airport Overlay/Streamside Overlay Zone) to PUD/AO/SS (Planned Unit Development/Airport Overlay/Streamside Overlay; single-family residential, 4.67 DU/AC, 30-foot maximum building height) zone district, based upon the findings that the change of zoning request complies with the three (3) criteria for granting of zone changes as set forth in City Code Section 7.5.603(B) and the criteria for the establishment and development of a PUD zone as set forth in City Code Section 7.3.603.

The motion passed by a vote of 8:0:1:0

Aye: 8 - Vice Chair Hente, Commissioner Raughton, Commissioner McMurray, Chair Graham, Commissioner Eubanks, Commissioner Almy, Commissioner Rickett and Commissioner Wilson

Absent: 1 - Commissioner McDonald

6.R. [CPC PUD 19-00054](#) The Ridge at Sand Creek Development Plan for development of 19.26 acres for 90 lots of single-family residential development located at the southeastern corner of Galley Road and Babcock Road.

(Quasi-Judicial)

CPC PUZ 19-00053, CPC PUD 19-00054

Presenter:

Peter Wysocki, Director Planning and Community Development
 Morgan Hester, Principal Planner, Planning and Community Development

See Item 6.Q. (CPC PUZ 19-00054)

Motion by Commissioner Eubanks, seconded by Commissioner Almy, to recommend approval to City Council the PUD Development Plan for The Ridge at Sand Creek, based upon the findings that the development plan meets the review criteria for PUD development plans as set forth in City Code Section 7.3.606, and the development plan review criteria as set forth in Section 7.5.502E.

The motion passed by a vote of 8:0:1:0

Aye: 8 - Vice Chair Hente, Commissioner Raughton, Commissioner McMurray, Chair Graham, Commissioner Eubanks, Commissioner Almy, Commissioner Rickett and Commissioner Wilson

Absent: 1 - Commissioner McDonald

7. Presentations/Updates

[19-576](#)

Prairie Necklace

Presenter: Judy von Ahlefeldt, PhD, Landscape Ecologist

8. Adjourn