



# City of Colorado Springs

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

## Meeting Minutes - Final City Council

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Tuesday, September 24, 2019

10:00 AM

Council Chambers

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**12.H.** [CPC PUZ  
19-000061](#)

An ordinance amending the zoning map of the City of Colorado Springs relating to 15.67 acres located on the southwest corner of Woodmen Road and Austin Bluffs Parkway from OC/PBC/AO/SS (Office Complex and Planned Business Center with Airport and Streamside Overlay) to PUD/AO/SS (Planned Unit Development: Single-Family Residential, maximum density of 3.6 dwelling units per acre, 35-foot maximum building height with Airport and Streamside Overlay)

(QUASI-JUDICIAL)

Related Files: CPC PUZ 19-00061, CPC CP 08-00142-A7MN19, CPC PUD 19-00063

Presenter:

Tasha Brackin, Senior Planner, Planning & Community Development  
Peter Wysocki, Planning & Community Development Director

Tasha Brackin, Senior Planner, Planning and Community Development, presented the Ordinance amending the zoning map from office complex to planned unit development: single-family residential, the minor concept plan amendment changing the land use designation, and the PUD Development Plan relating to the Trailside at Cottonwood Creek. She presented a vicinity map, PLANCOS context maps, and area context map. Ms. Brackin gave an overview of the applications, site details, public notification, concept plan amendment, development plan, and staff recommendations.

Councilmember Knight stated he does not believe it would be a benefit to the City to change this area to residential because Woodmen Road is primarily a commercial corridor.

Councilmember Murray stated there will be issues with the proposed density of houses due to the slope and erosion down to Cottonwood Creek.

Councilmember Geislinger stated the complexity of the geography of this area is not conducive for a commercial development.

President Pro Tem Strand stated a constituent requested the density of the homes from fifty-six to forty.

Andrea Barlow, NES, representing the applicant, stated this in an infill project and gave an overview of the existing concept plan and the proposed plan. She stated the anticipated traffic volume will only be twenty percent of the original commercial concept and there will be a bridge over Cottonwood Creek to connect Cottonwood Creek Trail. She identified the comparative density in the surrounding areas and stated the proposed project has not been controversial with the neighbors.

**Motion by Councilmember Gaebler, seconded by Councilmember Geislinger, that the Ordinance amending the zoning map of the City of Colorado Springs relating to 15.67 acres located on the southwest corner of Woodmen Road and Austin Bluffs Parkway from OC/PBC/AO/SS (Office Complex and Planned Business Center with Airport and Streamside Overlay) to PUD/AO/SS (Planned Unit Development: Single-Family Residential, maximum density of 3.6 dwelling units per acre, 35-foot maximum building height with Airport and Streamside Overlay) be approved on first reading. The motion failed by a vote of 4-4-1-0**

**Aye:** 4 - Gaebler, Geislinger, Skorman, and Strand

**No:** 4 - Avila, Murray, Knight, and Pico

**Absent:** 1 - Williams

- 12.I. [CPC CP 08-00142-A7 MN19](#) A minor concept plan amendment changing the land use designation of 15.67 acres from commercial and medical office to single-family residential, located at the southwest corner of Woodmen Road and Austin Bluffs Parkway.

(QUASI-JUDICIAL)

Related Files: CPC PUZ 19-00061, CPC CP 08-00142-A7MN19, CPC PUD 19-00063

Presenter:

Tasha Brackin, Senior Planner, Planning & Community Development  
Peter Wysocki, Planning & Community Development Director

Please see comments in Agenda item 12.H.

**Motion by President Pro Tem Strand, seconded by Councilmember Gaebler, that the minor concept plan amendment, based upon the findings that the amended concept plan meets the review criteria for granting approval of a concept plan as set forth in City Code Section 7.5.501.E be approved. The motion failed by a vote of 4-4-1-0**

**Aye:** 4 - Gaebler, Geislinger, Skorman, and Strand

**No:** 4 - Avila, Murray, Knight, and Pico

**Absent:** 1 - Williams

**12.J.** [CPC PUD  
19-00063](#)

The Trailside at Cottonwood Creek PUD Development Plan proposing 56 single-family lots on 15.67 acres with a maximum building height of 35-feet, located at the southwest corner of Woodmen Road and Austin Bluffs Parkway.

Related Files: CPC PUZ 19-00061, CPC CP 08-00142-A7MN19, CPC PUD 19-00063

Presenter:

Tasha Brackin, Senior Planner, Planning & Community Development  
Peter Wysocki, Planning & Community Development Director

Please see comments in Agenda item 12.H.

**Motion by President Pro Tem Strand, seconded by Councilmember Gaebler, that the development plan for Trailside at Cottonwood Creek, with technical modifications to fill in blank spaces within notes on the cover page relating to the approved Geologic Hazard Report and the project and ordinance numbers, based upon the findings that the development plan meets the review criteria for PUD development plans as set forth in City Code Section 7.3.605, and the development plan review criteria as set forth in Section 7.5.502E be approved. The motion failed by a vote of 4-4-1-0**

**Aye:** 4 - Gaebler, Geislinger, Skorman, and Strand

**No:** 4 - Avila, Murray, Knight, and Pico

**Absent:** 1 - Williams