

# City of Colorado Springs

*Due to COVID-19 Health Concerns, this meeting will be held remotely.*



## Regular Meeting Agenda

Thursday, July 16, 2020

8:30 AM

Remote Meeting

Ph: 720-617-3426 Conf ID: 311 296 53#

**Planning Commission**

## How to Watch the Meeting...

Coloradosprings.gov/springstv | SPRINGS TV - Comcast Channel 18 / 880 (HD)  
- CenturyLink Channel 18

## How to Comment on Agenda Items

During the meeting, those who wish to comment should submit their name, telephone number, and the topic or agenda item for comment via [elena.lobato@coloradosprings.gov](mailto:elena.lobato@coloradosprings.gov) in addition to calling 720-617-3426 and entering this Conference ID: # 311 296 53#

### 1. Call to Order

### 2. Approval of the Minutes

- 2.A. [CPC 20-363](#) Minutes for the June 18, 2020 City Planning Commission

Presenter:

Reggie Graham, Chair, City Planning Commission

Attachments: [CPC\\_Minutes\\_06.18.20\\_draft](#)

### 3. Communications

Peter Wysocki - Director of Planning and Community Development

### 4. CONSENT CALENDAR

**These items will be acted upon as a whole, unless a specific item is called for discussion by a Commissioner/Board Member or a citizen wishing to address the Commission or Board. (Any items called up for separate consideration shall be acted upon following the Consent Vote.)**

#### Cottages at Woodmen Heights

- 4.A. [CPC PUZ 20-00053](#) A zone change pertaining to 38.98 acres from A/SS/AO (Agriculture with Streamside and Airport Overlays) to PUD/SS/AO (Planned Unit Development: 45-foot maximum height; PBC land uses and multi-family; 9.15 dwelling units per acre with Streamside and Airport Overlays).

(Quasi-Judicial)

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning & Community Development

**Attachments:** [CPC Staff Report\\_Cottages at Woodmen Heights](#)  
[Development Plan](#)  
[Project Statement](#)  
[Surrounding Zoning & Land Uses](#)  
[Public Comments](#)  
[7.5.603.B Findings - ZC](#)  
[7.3.603 Establishment & Development of a PUD Zone](#)  
[Public Comment -Concerns about Cottages at Woodman Heights CPC PUZ 20-](#)

- 4.B.** [CPC PUD  
20-00054](#) The Cottages at Woodmen Heights Development Plan for 38.98 acres containing a mix of commercial and multi-family land uses generally located south of Woodmen Road and east of the Adventure Way and Nevada Lane intersection.

(Quasi-Judicial)

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning & Community Development

**Attachments:** [Development Plan](#)  
[7.5.502.E Development Plan Review](#)  
[7.3.606 PUD Development Plan](#)

### **Austin Bluffs Heights**

- 4.C.** [CPC ZC  
19-00131](#) A Zone Change request changing 1.13-acre from R1-6000 (Single-Family Residential) to C-5/cr (Intermediate Business with Conditions of Record), located south of Austin Bluffs Parkway to the southwest of the Austin Bluffs Parkway/Meadow Lane/Regent Circle intersection.

(Quasi-Judicial)

Presenter:

Daniel Sexton, Principal Planner, Planning & Community Development

**Attachments:** [CPC Report Austin Bluffs Heights](#)  
[Zone Change Exhibit](#)  
[Development Plan](#)  
[Project Statement](#)  
[PlanCOS Vision Map](#)  
[UCCS Correspondence](#)  
[Context Map](#)  
[7.5.603 Findings - ZC](#)

- 4.D.** [CPC DP](#)  
[19-00132](#) A Development Plan for the Austin Bluffs Heights project to allow the development of the 1.13-acre site with a multi-tenant commercial building and ancillary site improvements, located south of Austin Bluffs Parkway to the southwest of the Austin Bluffs Parkway/Meadow Lane/Regent Circle intersection.

(Quasi-Judicial)

Presenter:

Daniel Sexton, Principal Planner, Planning & Community Development

**Attachments:** [Development Plan](#)  
[7.5.502.E Development Plan Review](#)

### U-Haul at Tiffany Squares

- 4.E.** [CPC UV](#)  
[19-00145](#) A Use Variance Development Plan establishing an accessory equipment rental use with a maximum of six (6) rental vehicles located at 6805 Corporate Drive.

(Quasi-Judicial)

Presenter:

Gaby Serrano, Planner II, Planning & Community Development

**Attachments:** [CPC Report U-HAUL 6805 Corporate Drive](#)  
[Development Plan](#)  
[Project Statement](#)  
[PlanCOS Vision Map](#)  
[Context Map](#)  
[PlanCOSThrivingEconomy](#)  
[7.5.803.B Use Variance Review Criteria](#)  
[7.5.502.E Development Plan Review](#)

- 4.F. [PD DP  
81-306-A7MN  
19](#) A minor development plan amendment for U-Haul at Tiffany Square for construction of a new 8,245 square foot self-storage building located at 6805 Corporate Drive.

(Quasi-Judicial)

Presenter:

Gaby Serrano, Planner II, Planning & Community Development

**Attachments:** [Development Plan](#)  
[7.5.502.E Development Plan Review](#)

## **ITEMS CALLED OFF CONSENT**

### **5. UNFINISHED BUSINESS**

- 5.A. [CPC AP  
20-00061](#) Postpone an appeal of the administrative 2-year extension of the temporary use permit for the Flying W Ranch office at 2870 Chuckwagon Road.

(Quasi-Judicial)

Presenter:

Meggan Herington, Assistant Director, Planning & Community Development

**Attachments:** [CPC Report Flying W Ranch Temp Use Extension](#)  
[FIGURE 1 - Flying W Temp Use Application](#)  
[FIGURE 2 - Harbor Pines Appeal](#)  
[FIGURE 3 - Temp Use Approval](#)  
[FIGURE 4 - Neighbor Comments](#)  
[FIGURE 5 - Bldg Elevation and Floor Plan.pdf](#)  
[FIGURE 6 - Photo of Office](#)  
[7.5.1403 Temporary Use](#)  
[7.5.906 \(A\)\(4\) Administrative Appeal.docx](#)

### **6. NEW BUSINESS CALENDAR**

#### **Hansen Ranch**

- 6.A. [CPC PUZ  
19-00126](#) A zone change pertaining to 12.89 acres generally located south and east of the Tutt Boulevard and Templeton Gap Road roundabout from A/AO (Agriculture with an Airport Overlay) to PUD/AO (Planned Unit Development: 35-foot maximum height, single-family detached units, 5.04 dwelling units per acre with an Airport Overlay).

(Quasi-Judicial)

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning & Community Development

**Attachments:** [CPC Staff Report\\_Hansen Ranch Development Plan](#)  
[Project Statement](#)  
[Surrounding Zoning & Uses](#)  
[Public Comments](#)  
[Map of Neighborhood Concerns](#)  
[7.5.603.B Findings - ZC](#)  
[7.3.603 Establishment & Development of a PUD Zone](#)

- 6.B.** [CPC PUD 19-00127](#) The Hansen Ranch Development Plan for 12.89 acres containing 65 single-family detached residential units generally located south and east of the Tutt Boulevard and Templeton Gap Road roundabout.

(Quasi-Judicial)

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning & Community Development

**Attachments:** [Development Plan](#)  
[7.5.502.E Development Plan Review](#)  
[7.3.606 PUD Development Plan](#)

### Appeal of 506 Hawthorne

- 6.C.** [CPC AP 20-00096](#) An appeal of the administrative denial of a single-family site plan for 506 Hawthorne Place.

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

- Attachments:** [CPC Staff Report 506 Hawthorne](#)  
[Site Plan](#)  
[Appeal Statement](#)  
[Geologic Hazard Waiver Form](#)  
[Landslide Susceptibility Layer](#)  
[2017 PPRBD code](#)  
[Vision Map](#)  
[7.5.906 \(A\)\(4\) Administrative Appeal.docx](#)  
[Public Hearing Comments-CPC AP 20-00096](#)

**7. PRESENTATIONS/UPDATES - None**

**8. Adjourn**