

City of Colorado Springs

*Regional Development Center
2880 International Circle
Colorado Springs, CO 80910*



Regular Meeting Agenda

Wednesday, November 9, 2022

9:00 AM

**Regional Development Center
(Hearing Room)**

Planning Commission

How to Watch the Meeting...

Coloradosprings.gov/springstv | SPRINGS TV - Comcast Channel 18 / 880 (HD)
- StratusIQ Channel 76/99 (Streaming)

OPTIONS FOR ATTENDING THE MEETING:

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

Conference Call: Dial 1-720-617-3426, enter Conf ID: 503 838 788# and wait to be admitted.

MS Teams: Copy and paste or type into your web browser to join the MS Teams meeting online:
https://rebrand.ly/CS_PlanningCommission

Attendees participating by telephone or MS Teams will be muted upon entry to the meeting.

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

If you know you would like to comment on an agenda item, please email your name, the item you would like to comment on, and your telephone number or MS Teams' name to Elena.Lobato@coloradosprings.gov. If you are unable to email, there will still be an opportunity to speak during the meeting.

1. Call to Order and Roll Call

2A. Approval of the Minutes - None

2B. Changes to Agenda/Postponements

- 2B.A.** [URA 22-728](#) Hancock Commons Urban Renewal Area Plan for the development of 25.01-acres of land with commercial and residential uses with the boundaries of the plan area being divided by Hancock Expressway with Chelton Road to the east and Clarendon Drive to the west.

(Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning & Community Development

Attachments: [CPC Staff Report_Hancock Commons URA_RGS](#)
[Hancock Commons Plan Final with Legal](#)
[Hancock Commons Urban Renewal Area](#)
[TIF Draft Financial Model](#)
[Conditions Survey](#)
[HancockCommons Concept Plan Approved](#)
[Vision Map](#)

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.)

Allison Valley Master Plan

- 4.A. [22-715](#) A resolution of the City of Colorado Springs approving a change to the legislative status of Allison Valley Master Plan from operative to implemented.
(Legislative)

Presenter:

Daniel Besinaiz, Senior Comprehensive Planner, Planning & Community Development

Peter Wysocki, Director, Planning & Community Development

Attachments:

[Resolution](#)

[Exhibit A](#)

[Allison Valley Master Plan](#)

[Allison Valley MP_ppt](#)

[Allison Valley Master Plan_CPC Staff Report](#)

[Allison Valley Master Plan_Attachment](#)

Concrete Coyote

- 4.B. [PUDZ-22-000](#)
[4](#) An ordinance amending the zoning map of the City of Colorado Springs relating to 5.664 acres located at 1100 S. Royer Street from M2/PUD/SS (Heavy Industrial and Planned Unit Development with the Streamside Overlay) to PUD/SS (Planned Unit Development with a maximum of 0.36 dwelling units per acre, maximum 10,000 square feet of non-residential structures, and maximum building height of 40 feet, with the Streamside Overlay)

(Quasi-Judicial)

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning & Community Development

Peter Wysocki, Planning Director, Planning and Community Development

- Attachments:** [ORD_ZC_1100SouthRoyerStreet](#)
[Exhibit A - Concrete Coyote Zone Change Legal](#)
[Exhibit B - Concrete Coyote Zone Change Depiction](#)
[CPC Staff Report Concrete Coyote RBTupdated](#)
[FIGURE 1 - Concrete Coyote Development Plan](#)
[FIGURE 2 - Concrete Coyote Project Statement](#)
[FIGURE 3 - Concrete Coyote Zoning Context Map](#)
[FIGURE 4 - PlanCOS Vision Map](#)
[FIGURE 5 - Concrete Coyote Letter of Support](#)
[7.3.603 Establishment & Development of a PUD Zone](#)
[7.5.603.B Findings - ZC](#)

- 4.C.** [PUDD-22-001](#) [8](#) The Concrete Coyote PUD Development Plan showing the construction of a roughly 1,100 square foot structure and associated improvements located west of S. Royer St. and north E. Las Vegas St.

(Quasi-Judicial)

Presenter:
 Ryan Tefertiller, Urban Planning Manager, Planning & Community Development
 Peter Wysocki, Planning Director, Planning and Community Development

- Attachments:** [FIGURE 1 - Concrete Coyote Development Plan](#)
[7.3.606 PUD Development Plan](#)
[7.5.502.E Development Plan Review](#)

City Gate Urban Renewal Area

- 4.D.** [URA 22-716](#) The City Gate Urban Renewal Area Plan for the redevelopment of 11.63-acres of land in the FBZ-CEN (Form-Based Zone - Central Sector) zone district.

(Legislative)

Presenter:
 Ryan Tefertiller, Urban Planning Manager, Planning & Community Development

Attachments: [CPC Staff Report CityGate URA RBT](#)
[FIGURE 1 - City Gate URA Plan](#)
[FIGURE 2 - City Gate Zoning Exhibit](#)
[FIGURE 3 - PlanCOS Vision Map](#)
[FIGURE 4 - CSURA-Conditions Survey-City Gate 9-16-2021](#)
[FIGURE 5 - Impact Report City Gate 2.0](#)
[City Gate 2.0 Financial Model Final](#)
[PPLD 9 6 22\(w notes\)](#)

Manning Way Home Daycare

- 4.E. [CUPD-22-000](#)
[9](#) A conditional use development plan for a licensed large daycare home with a maximum attendance of twelve (12) children and infants located at 1935 Manning Way consisting of 9,750 square feet. (Quasi-Judicial)

Presenter:

Allison Stocker, Planner II, Planning & Community Development

Attachments: [1935 Manning Way CPC Staff Report](#)
[Conditional Use Development Plan Site Plan](#)
[Project Statement](#)
[PlanCOS Vision Map](#)
[Public Comments.rev](#)
[Public Comment Response Letter](#)
[Context Map](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)

Mohawk Commercial Center

- 4.F. [MAPN-22-000](#)
[5](#) A resolution approving a major amendment to the Mohawk Commercial Center Master Plan to reconfigure the identified land uses to add residential land use and maintain areas of commercial and recreational use consisting of 28.5 acres located at the southwest intersection of Mohawk Road and Woodmen Road (Legislative)

Presenter:

Katelynn Wintz, Planning Supervisor, Planning & Community Development

Peter Wysocki, Director, Planning & Community Development

Attachments: [RES MohawkCommercialCenterMPA](#)
[Exhibit A - Master Plan Amendment](#)
[Staffreport Mohawk Commercial_KAW](#)
[Mohawk Commercial Presentation](#)
[ProjectStatement](#)
[Concept Plan Amendment](#)
[7.5.408 Master Plan](#)

- 4.G.** [COPN-22-000](#)
[9](#) A major concept plan amendment to the Mohawk Commercial Center concept plan establishing a mix of residential, commercial, and recreational land use, located at the southwest intersection of Woodmen Road and Mohawk Road.
(Quasi-Judicial)

Presenter:
Katelynn Wintz, Planning Supervisor, Planning & Community Development
Peter Wysocki, Director, Planning & Community Development

Attachments: [Concept Plan Amendment](#)
[7.5.501.E Concept Plans](#)

Church of the Front Range

- 4.H.** [CUDP-22-000](#)
[5](#) A conditional use development plan for the Church of the Front Range located at 2240, 2260 and 2380 West Montebello Drive.
(Quasi-Judicial)

Presenter:
Matthew Alcuran, Planner II, Planning and Community Development

Attachments: [CPC Staff Report_Church of the Front Range_CU DP](#)
[Project Statement](#)
[Conditional Use Development Plan](#)
[Landscape Plan](#)
[Religious Institution Floor Plan](#)
[Context Map](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)

Outlaw Canyon

- 4.I.** [CPC CM1](#)
[22-00080](#) A conditional use development plan to install a new antenna array on an 80-foot-high non-stealth monopole with associated

ground-mounted equipment to be located at 4575 Galley Road.

(Quasi-Judicial)

Presenter:

Matthew Alcuran, Planner II, Planning and Community Development

Attachments: [CPC Staff Report_Outlaw Canyon_WCF CU DP_Final Version](#)

[Project Statement](#)

[CM1 Conditional Use Development Plan](#)

[Context Map](#)

[7.5.704 Conditional Use Review](#)

[7.5.502.E Development Plan Review](#)

[7.4.607 ProcessingOfWCFApps](#)

[7.4.608 WCF ReviewProcedures&Requirements](#)

Verde Commons

- 4.J. [PUDZ-22-000](#)
[1](#) An ordinance amending the zoning map of the City of Colorado Springs pertaining to 2.03-acres located on the southeast corner of Verde Drive and Zebulon Drive from R-5/AO (Multi-family Residential with Airport Overlay) to PUD/AO (Planned Unit Development: Residential, maximum of 12.81 dwelling units per acre, and maximum building height of 36 feet with Airport Overlay)

(Quasi-Judicial)

Presenter:

Austin Cooper, Planner II, Planning and Community Development
Peter Wysocki, Director, Planning and Community Development

Attachments: [ORD_ZC_VerdeCommons](#)

[Exhibit A - Legal Desc](#)

[Exhibit B - Zone Change](#)

[CPC Staff Report_Verde Commons](#)

[Project Statement](#)

[Development Plan](#)

[Public Comments](#)

[7.3.603 Establishment & Development of a PUD Zone](#)

[7.5.603.B Findings - ZC](#)

- 4.K. [PUDD-22-000](#)
[1](#) A planned unit development plan for Verde Commons residential project to build 13 duplexes for a total of 26 units at the southwest corner of Verde Drive and Zebulon Drive.

(Quasi-Judicial)

Presenter:

Austin Cooper, Planner II, Planning and Community Development
Peter Wysocki, Director, Planning and Community Development

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

5. ITEMS CALLED OFF CONSENT

6. UNFINISHED BUSINESS

Amara Annexation

6.A. [CPC A](#)
~~Est. Time: 1~~
[21-00197](#)
minutes

An ordinance annexing to the City of Colorado Springs that area known as Amara Addition No. 1 Annexation consisting of 1.193 acres located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road.
(Legislative)

The Amara Addition items, 12I through 12V, will be heard at 2:00 PM.

Presenter:

Katie Carleo, Land Use Planning Manager, Planning & Community Development
Peter Wysocki, Planning Director, Planning & Community Development

- Attachments:** [Amara Staff Presentation CC 11.22.2022](#)
[CPC Staff Report Amara Annexation \(A.MP.ZC\) KAC](#)
[Amara Annexation Plat Add. No. 1](#)
[Amara Project Statement](#)
[Amara Annexation Vicinity Map](#)
[Public Notice Posters](#)
[Public Comments](#)
[Public Comment Response](#)
[3-Mile Buffer](#)
[Amara Annexation Plats Add. No. 1-11](#)
[Amara Additions](#)
[Surrounding Ownership and Future Roads](#)
[Draft Amara Annexation Agreement](#)
[Amara Master Plan](#)
[Amara Master Plan-Conceptual](#)
[Amara Park and Trails](#)
[School District Letters](#)
[Amara Roadway Exhibit](#)
[City Annexations by Decade](#)
[City of Fountain Coorespondence](#)
[CSFD Amara Response](#)
[CSPD Amara Response](#)
[Wastewater Service Information](#)
[7.6.203-Annexation Conditions](#)

6.B. [CPC A](#)
Est. Time: ~~4~~ [21-00198](#)
 minutes

An ordinance annexing to the City of Colorado Springs that area known as Amara Addition No. 2 Annexation consisting of 4.160 acres located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road.
 (Legislative)

The Amara Addition items,12I through 12V, will be heard at 2:00 PM.

Presenter:
 Katie Carleo, Land Use Planning Manager, Planning & Community Development
 Peter Wysocki, Planning Director, Planning & Community Development

- Attachments:** [Amara Annexation Plat Add. No. 2](#)
[7.6.203-Annexation Conditions](#)

6.C. [CPC A](#)
 ~~Est. Time: 4~~
 minutes

An ordinance annexing to the City of Colorado Springs that area known as Amara Addition No. 3 Annexation consisting of 8.633 acres located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road.
 (Legislative)

The Amara Addition items, 12I through 12V, will be heard at 2:00 PM.

Presenter:
 Katie Carleo, Land Use Planning Manager, Planning & Community Development
 Peter Wysocki, Planning Director, Planning & Community Development

Attachments: [Amara Annexation Plats Add. No. 3](#)
 [7.6.203-Annexation Conditions](#)

6.D. [CPC A](#)
 ~~Est. Time: 4~~
 minutes

An ordinance annexing to the City of Colorado Springs that area known as Amara Addition No. 4 Annexation consisting of 24.430 acres located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road.
 (Legislative)

The Amara Addition items, 12I through 12V, will be heard at 2:00 PM.

Presenter:
 Katie Carleo, Land Use Planning Manager, Planning & Community Development
 Peter Wysocki, Planning Director, Planning & Community Development

Attachments: [Amara Annexation Plats Add. No. 4](#)
 [7.6.203-Annexation Conditions](#)

6.E. [CPC A](#)
 ~~Est. Time: 4~~
 minutes

An ordinance annexing to the City of Colorado Springs that area known as Amara Addition No. 5 Annexation consisting of 124.759 acres located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road.
 (Legislative)

The Amara Addition items, 12I through 12V, will be heard at 2:00 PM.

Presenter:
 Katie Carleo, Land Use Planning Manager, Planning & Community Development
 Peter Wysocki, Planning Director, Planning & Community

Development

Attachments: [Amara Annexation Plats Add. No. 5](#)
[7.6.203-Annexation Conditions](#)

6.F. [CPC A](#)
~~Est. Time: 4~~ [21-00202](#)
 minutes

An ordinance annexing to the City of Colorado Springs that area known as Amara Addition No. 6 Annexation consisting of 218.046 acres located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road.
 (Legislative)

The Amara Addition items, 12I through 12V, will be heard at 2:00 PM.

Presenter:
 Katie Carleo, Land Use Planning Manager, Planning & Community Development
 Peter Wysocki, Planning Director, Planning & Community Development

Attachments: [Amara Annexation Plats Add. No. 6](#)
[7.6.203-Annexation Conditions](#)

6.G. [CPC A](#)
~~Est. Time: 4~~ [21-00203](#)
 minutes

An ordinance annexing to the City of Colorado Springs that area known as Amara Addition No. 7A Annexation consisting of 95.566 acres located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road.
 (Legislative)

The Amara Addition items, 12I through 12V, will be heard at 2:00 PM.

Presenter:
 Katie Carleo, Land Use Planning Manager, Planning & Community Development
 Peter Wysocki, Planning Director, Planning & Community Development

Attachments: [Amara Annexation Plats Add. No. 7A](#)
[7.6.203-Annexation Conditions](#)

6.H. [CPC A](#)
~~Est. Time: 4~~ [22-00108](#)
 minutes

An ordinance annexing to the City of Colorado Springs that area known as Amara Addition No. 7B Annexation consisting of 254.149 acres located near the northeast corner of Squirrel Creek Road and Link Road.
 (Legislative)

The Amara Addition items, 12I through 12V, will be heard at 2:00 PM.

Presenter:

Katie Carleo, Land Use Planning Manager, Planning & Community Development
 Peter Wysocki, Planning Director, Planning & Community Development

Attachments: [Amara Annexation Plats Add. No. 7B](#)
[7.6.203-Annexation Conditions](#)

6.I. [CPC A](#)
~~Est. Time:~~ [21-00204](#)
 minutes

An ordinance annexing to the City of Colorado Springs that area known as Amara Addition No. 8 Annexation consisting of 400.348 acres located near the northeast corner of Squirrel Creek Road and Link Road.
 (Legislative)

The Amara Addition items, 12I through 12V, will be heard at 2:00 PM.

Presenter:
 Katie Carleo, Land Use Planning Manager, Planning & Community Development
 Peter Wysocki, Planning Director, Planning & Community Development

Attachments: [Amara Annexation Plats Add. No. 8](#)
[7.6.203-Annexation Conditions](#)

6.J. [CPC A](#)
~~Est. Time:~~ [21-00205](#)
 minutes

An ordinance annexing to the City of Colorado Springs that area known as Amara Addition No. 9 Annexation consisting of 515.841 acres located near the northeast corner of Squirrel Creek Road and Link Road.
 (Legislative)

The Amara Addition items, 12I through 12V, will be heard at 2:00 PM.

Presenter:
 Katie Carleo, Land Use Planning Manager, Planning & Community Development
 Peter Wysocki, Planning Director, Planning & Community Development

Attachments: [Amara Addition No. 9 Annexation Plat](#)
[7.6.203-Annexation Conditions](#)

6.K. [CPC A](#)
~~Est. Time:~~ [21-00206](#)
 minutes

An ordinance annexing to the City of Colorado Springs that area known as Amara Addition No. 10 Annexation consisting of 719.719 acres located near the northeast corner of Squirrel Creek Road and Link Road.
 (Legislative)

The Amara Addition items,12I through 12V, will be heard at 2:00 PM.

Presenter:

Katie Carleo, Land Use Planning Manager, Planning & Community Development

Peter Wysocki, Planning Director, Planning & Community Development

Attachments: [Amara Annexation Plat Add. No. 10](#)
[7.6.203-Annexation Conditions](#)

6.L. [CPC A](#)
~~Est. Time: 1~~ [21-00207](#)
 minutes

An ordinance annexing to the City of Colorado Springs that area known as Amara Addition No. 11 Annexation consisting of 858.642 acres located near the northeast corner of Squirrel Creek Road and Link Road.
 (Legislative)

The Amara Addition items,12I through 12V, will be heard at 2:00 PM.

Presenter:

Katie Carleo, Land Use Planning Manager, Planning & Community Development

Peter Wysocki, Planning Director, Planning & Community Development

Attachments: [Amara Annexation Plat Add. No. 11](#)
[7.6.203-Annexation Conditions](#)

6.M. [CPC MP](#)
~~Est. Time: 1~~ [21-00208](#)
 minutes

Establishment of the Amara Master Plan for proposed commercial, industrial, civic, single-family residential, multi-family residential, parks and open spaces within the City of Colorado Springs. The property is located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road, and consists of 3172.796 acres.
 (Legislative)

The Amara Addition items,12I through 12V, will be heard at 2:00 PM.

Presenter:

Katie Carleo, Planning Manager, Planning & Community Development

Peter Wysocki, Director of Planning and Community Development

Attachments: [Amara Master Plan](#)
[Amara Master Plan-Conceptual](#)
[7.5.408 Master Plan](#)

6.N. [CPC ZC](#)
[21-00209](#)
Est. Time: 4
minutes

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 3172.796 acres located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road establishing the A (Agricultural) zone (Legislative)

The Amara Addition items, 12I through 12V, will be heard at 2:00 PM.

Presenter:
Katie Carleo, Land Use Planning Manager, Planning & Community Development
Peter Wysocki, Planning Director, Planning & Community Development

Attachments: [Amara Additions](#)
[Amara Annexation Vicinity Map](#)
[7.5.603.B Findings - ZC](#)

7. NEW BUSINESS CALENDAR

Sunset Amphitheater

7.A. [AR PUD](#)
[22-00062](#)

Postponement of the appeal of City Planning Commission's approval of the Polaris Pointes Filing No 4 (Sunset Amphitheater) project to the January 10, 2023, City Council meeting.

(Quasi-Judicial)

Related File: AR NV 22-00480; AR NV 22-00481

Presenter:
Tamara Baxter, Senior Planner, Planning and Community Development
Peter Wysocki, Director of Planning and Community Development

Attachments: [Postponement Request](#)
[Appeal Statement -Jayson Campbell](#)
[CONTEXT MAP](#)
[7.5.906 \(B\) Appeal of Commission-Board](#)
[7.3.606 PUD Development Plan](#)
[7.5.502.E Development Plan Review](#)

7.B. [AR NV](#)
[22-00480](#)

Postponement of an appeal of City Planning Commission's approval of a nonuse variance from City Code Section 7.4.204(C)(1)(d)(2) for the Polaris Pointe South Filing No. 4 (Sunset Amphitheater) project

to the January 10, 2023, City Council meeting.

(Quasi-Judicial)

Related File: AR PUD 22-00062; AR NV 22-00481

Presenter:

Tamara Baxter, Senior Planner, Planning and Community
Development

Peter Wysocki, Director of Planning and Community Development

Attachments: [Project Statement Nonuse Variances](#)

[7.4.204 Alternative Parking Options](#)

[7.5.802.B Nonuse Variance Criteria](#)

[7.5.802.E GuidelinesforReview NonuseVariance](#)

7.C. [AR NV
22-00481](#)

Postponement of an appeal of City Planning Commission's approval of a nonuse variance from City Code Section 7.4.204(B) for the Polaris Pointe South Filing No. 4 (Sunset Amphitheater) project to the January 10, 2023, City Council meeting.

(Quasi-Judicial)

Related File: AR PUD 22-00062; AR NV 22-00480

Presenter:

Tamara Baxter, Senior Planner, Planning and Community
Development

Peter Wysocki, Director of Planning and Community Development

Attachments: [Project Statement Nonuse Variances](#)

[7.4.204 Alternative Parking Options](#)

[7.5.802.B Nonuse Variance Criteria](#)

[7.5.802.E GuidelinesforReview NonuseVariance](#)

8. PRESENTATIONS/UPDATES - None

9. Adjourn