



# City of Colorado Springs

Plaza of the Rockies  
South Tower, 5th Floor  
Blue River Board Room  
121 S Tejon St, Colorado  
Springs, CO 80901

## Meeting Minutes - Draft Planning Commission

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Thursday, September 16, 2021

8:30 AM

Hybrid Meeting - Open to Public  
Call 720-617-3426 Conf ID: 815 137 01#

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### Creekwalk North Commercial

- 6.F. [CPC MP](#) [93-176-A5M](#) [N21](#) Minor Amendment to the Ivywild Master Plan to add multiple properties between E. Ramona Ave. and E. St. Elmo Ave. to the area recognized as part of the Creekwalk Commercial project.

(Quasi-Judicial)

Related Files: CPC ZC 21-00112, CPC V 21-00113, and CPC CP 18-00097-A2MJ21

Presenter:

Ryan Tefertiller, Planning Manager, Planning and Community Development

Peter Wysocki, Director, Planning and Community Development

#### Staff presentation:

Ryan Tefertiller, City Planning, presented a PowerPoint with the scope and intent of this project.

- Site located on west of S. Nevada Ave. btw E. Cheyenne Rd. and E. Ramona Ave
- Roughly 15-acre site
- Zoned C5, C5/SS, and one parcel of R5
- Mix of commercial and residential uses
- Currently being developed

#### Approval History

- South Nevada URA (2015)
- Initial Creekwalk Concept Plan (2018)
- Creekwalk South DP and FP (2019)
- Minor Amendment to Creekwalk South DP (2021)

#### Proposal

- Update plans to expand northern portion of the project
- Revise building size and placement
- Revise access and circulation

#### Applications

- **Minor Amendment** to Ivywild Master Plan

- **Zone Change** for single parcel from R5 to C5
- **ROW Vacations** for remaining Metzler Ave. and Creekwalk Ct.
- **Major Amendment** to Creekwalk Concept Plan

#### Master Plan Amendment

- Update Plan to include new project scope
- Affects 6 pages of the Plan
  - 4 maps
  - 2 pages of tables and text

#### Zone Change

- One 0.3-acre parcel currently zoned R5
- Proposed C5 zone to match the rest of the project area

#### ROW Vacation

- Previous vacations approved by Council
- Request to vacate remaining Metzler Ave. and Creekwalk Ct.
- Reserve public utility and access easements

#### Concept Plan

- Update Plan to include new project scope
- Larger buildings shown along E. Ramona Ave.
- Improved access and circulation
- Administrative DPs to follow

#### Stakeholder Notice

- Formal Public notice at:
  - Application Submittal
  - Prior to Planning Commission
- Notices sent to over 320 properties
- **No** written public comments received
- All standard City Agencies have reviewed and support the application

#### Analysis

- Project falls within the S. Nevada Urban Renewal Area - goals to cure blight and create economic growth
- Applications triggered due to additional property assemblage / expanded scope
- Project replaces three small commercial buildings with two larger buildings
  - One planned for grocery user
- All four applications evaluated using required criteria
- Staff finds that required criteria are met
- Retaining easements for vacations
- Technical modifications for the Master Plan Amendment and the Concept Plan Amendment

#### Recommendation

- Recommend approval of all four applications based on the findings that the requests meet the required criteria.
  - Technical Modifications for master plan and concept plan

**Applicant Presentation:**

Jim Houk with Kimley-Horn and Danny Mientka, owner, presented a PowerPoint with the scope and intent of this project.

**Questions:**

Commissioner McMurray said it appeared like the store frontages are not facing the street but facing internal to the parking lot. Mr. Houk confirmed that was correct the front doors are internal not facing the street and that the parking is enclosed with the buildings.

Mr. Danny Mientka said they purposely brought the buildings to the street so they could bring the creek to the public. Cheyenne Creek has become the anchor and people will come and park, shop and be able to enjoy this amenity. It's exciting to bring a restoration of the creek back to the community.

Commissioner Raughton said he was delighted with the product and commended the developers for renewing a neighborhood, dealing with the floodplain issues, and develop a vital part of the city bringing in more development.

Commissioner McMurray asked how the pedestrian connection would be made from the Ivywild School to Tejon and Nevada area. Mr. Mientka said eliminating cut through traffic on Saint Elmo will transform the traffic patterns to use Cascade and Cheyenne Road. The roundabout has been a resounding success and is very efficient. Cheyenne Boulevard would be the transportation connection to the southwest coming through the roundabout and using Ramona Avenue to get to Nevada and to this particular project. It will be more efficient than what is there today, and there are hopes and plans to get better connections on the east side of Nevada. This plan eliminates four curb cuts on Nevada Avenue.

Mr. Houk added the improvements on all the east-west corridors will be street improvements and sidewalks that are not there today.

**Supporters:**

N/A

**Opponents:**

One letter was received and distributed to the commissioners for review.

**Questions of Staff:**

Commissioner Almy asked if anyone knew who/what the Protect Colorado Springs Group was, and no one had heard of them before.

**Rebuttal:**

Mr. Houk responded to the letter that was received concerning Creekwalk North Commercial development:

- Had several outreach meetings with the neighborhood and worked through several talking points and stayed true to those conversations

- today providing the right transitions and bring things up to speed
- Mix of residential and commercial will still be part of the plan
  - Made several public improvements to include
    - Larger streetscapes - corridor of Cheyenne Road and Nevada Avenue making it more multi-modal with larger pedestrian ways and landscape buffers provided along there to improve the environment for pedestrians
    - Improved some connections by reducing some of the traffic through the neighborhood
    - Created pedestrian ways in each direction
    - Creek restoration
  - City and stakeholders completed a master plan for the creek corridor from Cheyenne Road to Brookside, which provides the framework for improvement and stabilization
  - Managing stormwater on site with subsurface drainage

Commissioner McMurray said this is right in line with the big picture and there is a lot to like with this project. Commissioner McMurray, however, expressed his concern regarding the following:

- The commercial properties south of Saint Elmo having the frontage facing away from the street
- Asked applicant if they would consider reversing the street frontage
- There is a need to have some frontages facing the parking, but would like consideration to have frontages facing the street as well

Mr. Houk said he believed he already responded to that and reiterated that the Cheyenne Creek was the amenity with the landscape opened up to Cheyenne Road and Cascade. The idea was to bring people in through that side of the property and bring them to the amenities inside the shopping center. As you come into the shopping center, the pedestrian walkways do reach towards the neighborhood towards the creek.

Commissioner McMurray said that there is a need to figure out a way to open that frontage onto Saint Elmo. Mr. Houk said with the floodplain, all those buildings needed to be raised six feet above the above the finished grade to make those facilities work within the criteria. Through the pedestrian methods and means, that will bring people up to the front door on the inside versus the outside.

Mr. Mientka added that the two buildings Commissioner McMurray referenced have to have ramps to get service to the back doors because of having to elevate the buildings for the floodplain, so it would have been a real challenge to try to have a pedestrian enter on that elevation.

**DISCUSSION AND DECISION OF PLANNING COMMISSION:**

See above.

**Motion by Commissioner Eubanks, seconded by Commissioner Raughton, to recommend approval to City Council the minor amendment to the Ivywild Master Plan, based upon the finding that the amendment complies with the**

review criteria in City Code Section 7.5.408, subject to compliance with the following technical and/or informational plan modifications:

- 1. Add the correct file number to the bottom corner of each sheet of the amendment as well as relevant plan labels.

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

**Aye:** 7 - Commissioner Raughton, Commissioner McMurray, Commissioner Wilson, Vice Chair Hente, Commissioner Slattery, Commissioner Almy and Commissioner Eubanks

**Absent:** 2 - Chair Graham and Commissioner Rickett

- 6.G. [CPC V 21-0011321-516](#) An ordinance vacating portions of a public right-of-way known as Metzler Avenue and Creekwalk Court consisting of 0.528-acres.

(Legislative)

Related Files: CPC MP 93-176-A5MN21, CPC ZC 21-00112, and CPC CP 18-00097-A2MJ21

Presenter:

Ryan Tefertiller, Planning Manager, Planning and Community Development

Peter Wysocki, Director, Planning and Community Development

**Motion by Commissioner Eubanks, seconded by Commissioner Almy, to recommend approval to City Council the vacation of Metzler Ave and Creekwalk Ct, retaining public utility and public access easements, based upon the finding that the application complies with the review criteria in City Code Section 7.7.402.C. The motion passed by a vote of 7:0:2:0**

**Aye:** 7 - Commissioner Raughton, Commissioner McMurray, Commissioner Wilson, Vice Chair Hente, Commissioner Slattery, Commissioner Almy and Commissioner Eubanks

**Absent:** 2 - Chair Graham and Commissioner Rickett

- 6.H. [CPC ZC 21-00112](#) An ordinance amending the zoning map of the City of Colorado Springs relating to 0.308-acres located at 130 Metzler St. from R5 (Multi-Family Residential) to C5 (Intermediate Business).

(Quasi-Judicial)

Related Files: CPC MP 93-176-A5MN21, CPC V 21-00113, and CPC CP 18-00097-A2MJ21

Presenter:

Ryan Tefertiller, Planning Manager, Planning and Community Development

Peter Wysocki, Director, Planning and Community Development

**Motion by Commissioner Eubanks, seconded by Commissioner Raughton, to recommend approval to City Council the zone change from R5 (Multi-Family Residential) to C5 (Intermediate Business), based upon the finding that the application complies with the review criteria in City Code Section 7.5.603.B.**

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

**Aye:** 7 - Commissioner Raughton, Commissioner McMurray, Commissioner Wilson, Vice Chair Hente, Commissioner Slattery, Commissioner Almy and Commissioner Eubanks

**Absent:** 2 - Chair Graham and Commissioner Rickett

- 6.I. [CPC CP 18-00097-A2 MJ21](#) Creekwalk North Concept Plan Amendment to expand the scope of the previously approved Creekwalk Commercial Concept Plan consisting of a total of 14.74-acres.

(Quasi-Judicial)

Related Files: CPC MP 93-176-A5MN21, CPC ZC 21-00112, CPC V 21-00113

Presenter:

Ryan Tefertiller, Planning Manager, Planning and Community Development

Peter Wysocki, Director, Planning and Community Development

**Motion by Commissioner Eubanks, seconded by Commissioner Raughton, to recommend approval to City Council the major amendment to the Creekwalk Concept Plan, based upon the finding that the application complies with the review criteria in City Code Section 7.5.501.E, subject to compliance with the following technical and/or informational plan modifications:**

1. Finalize completion of the required drainage report.
2. Add the file number to the bottom corner of all plan sheets.
3. Add access easements, both new and retained, to the concept plan to document access needs for parcel 6430209071.
4. Update the utility and grading sheets to show the stormwater pipe in E. Ramona extending all the way to the creek.

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

**Aye:** 7 - Commissioner Raughton, Commissioner McMurray, Commissioner Wilson, Vice Chair Hente, Commissioner Slattery, Commissioner Almy and Commissioner Eubanks

**Absent:** 2 - Chair Graham and Commissioner Rickett