



City of Colorado Springs

Regional Development
Center (Hearing Room)
2880 International Circle

Regular Meeting Agenda - Final Planning Commission

Wednesday, March 13, 2024

11:00 AM

Regional Development Center (Hearing
Room)
2880 International Circle

How to Watch the Meeting

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

Online: coloradosprings.gov/springstv | Facebook Live: Colorado Springs City Council Facebook Page | TV:
Comcast Channel 18 and 880 (HD); - Stratus IQ Channel 99 (Streaming)

By phone: Dial 1-720-617-3426, enter Conf ID: 375 704 624# and wait to be admitted.

If you would like to comment on an agenda item, please contact the case planner for the item at 719-385-5905. If you are unable to contact them, there will still be an opportunity to speak during the meeting.

Attendees participating by phone will be muted upon entry to the meeting. Please wait to be called on before speaking.

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

1. Call to Order and Roll Call

2. Changes to Agenda/Postponements

3. Communications

Mike Tassi - Planning + Neighborhood Services Assistant Director

4. Approval of the Minutes

4.A. [CPC 2233](#)

Minutes for the February 14, 2024 Planning Commission Meeting

Presenter:

Andrea Slattery, City Planning Commission Chair

Attachments:

[CPC 2.14.24 Minutes V2](#)

5. Consent Calendar

Valvoline at Marksheffel Road & Constitution

- 5.A. [CUDP-23-0027](#) A Conditional Use to allow automobile and light vehicle repair, minor in the MX-M/AP-O (Mixed-Use Medium Scale with Airport Overlay) zone district consisting of 0.77 acres located at the Northeast corner of Marksheffel Road and Constitution Avenue.
(Quasi-Judicial)

Presenter:

Logan Hubble, Planner II, Planning + Neighborhood Services

Attachments:

[Staff Report_Valvoline](#)

[Attachment #1 Project Statement](#)

[Attachment #2 Public Comment](#)

6. Items Called Off Consent Calendar

7. Unfinished Business

Banning Lewis Ranch Village B2

- 7.A. [MAPN-23-0001](#) Establishment of the Banning Lewis Ranch Village B2 Master Plan Major Amendment to change the existing land use classifications of R, RL, RM, RH, R, NR, ES to the following land use classifications PRO, RES-M and COM consisting of 511.20 acres located north of Tamlin Road and east of Dublin Boulevard and Banning Lewis Parkway. (Quasi-judicial)

Presenter:

Tamara Baxter, Senior Planner, Planning + Neighborhood Services

Attachments:

[Staff Rpt_BLR Village B2](#)

[Attachment 1 - Project Statement](#)

[Attachment 2 -Public Meeting Summary](#)

[Attachment 3 - Public Comments](#)

[Attachment 3A - Additional Public Comments](#)

[Attachment 4 - Public Comment Response](#)

[Attachment 5 - District 49](#)

[Attachment 6 - Master Plan Major Amendment](#)

[Attachment 11 - Fiscal Impact Analysis](#)

[Attachment 12 - CONTEXT MAP](#)

[7.5.408 Master Plan](#)

- 7.B. [SUBD-23-0052](#) A Vacation of Public Right-of-Way of Vista Del Oro Boulevard and portions of public right-of-way of Dublin Boulevard and

Banning Lewis Parkway consisting of 35.856 acres located north of Tamlin Road and east of Dublin Boulevard and Banning Lewis Parkway. (Legislative)

Presenter:
 Tamara Baxter, Senior Planner, Planning + Neighborhood Services

Attachments: [Attachment 7 - Vacation Plat](#)
 [7.7.402.C Vacation Procedures](#)

7.C. [PUDZ-23-0002](#) A zone change consisting of 502 acres located at the northeast corner of Dublin Boulevard and Banning Lewis Parkway from PDZ/R-5-cr/R-1 6/MX-M-cr/AP-O/SS-O (Planned Development Zone District, Multi-Family High Residential with Conditions of Record, Single Family-Medium Residential, Mixed-Use Medium Scale with Conditions of Record, and Airport and Streamside Overlays) to PDZ/AP-O/SS-O (Planned Development Zone District with Airport and Streamside Overlays: single-family and/or two-family residential; density of 3.5-7.99 du/ac; and a maximum building height of 35 feet). (Quasi-Judicial)

Presenter:
 Tamara Baxter, Senior Planner, Planning + Neighborhood Services

Attachments: [Attachment 8 - PDZ Rezone](#)
 [7.5.603.B Findings - ZC](#)
 [7.3.603 Establishment & Development of a PUD Zone](#)

7.D. [PUDC-23-0002](#) Establishment of the Banning Lewis Ranch Village B2 PDZ Concept Plan consisting of 502 acres to allow for single-family and/or two-family residential with medium residential density (3.5-7.99 du/ac and a maximum building height of 35 feet) consisting of 502 acres located north of Tamlin Road and East of Dublin Boulevard and Banning Lewis Parkway extension. (Quasi-judicial)

Presenter:
 Tamara Baxter, Senior Planner, Planning + Neighborhood Services

Attachments: [Attachment 10 - PDZ Concept Plan and Concept Plan](#)
 [7.5.501.E Concept Plans](#)
 [7.3.605 PUD Concept Plan](#)

7.E. [ZONE-23-0008](#) A zone change consisting of 9.2 acres located at the northeast

corner of Dublin Boulevard and Banning Lewis Parkway from PDZ/R5/AP-O/SS-O (Planned Development Zone District and Multi-Family Residential with Airport and Streamside Overlays) to MX-M/AP-O/SS-O (Mixed-Use Medium Scale with Airport and Streamside Overlays).(Quasi-Judicial)

Presenter:

Tamara Baxter, Senior Planner, Planning + Neighborhood Services

Attachments: [Attachment 9 - Rezone Commercial](#)

[7.5.603.B Findings - ZC](#)

- 7.F. [COPN-23-0010](#) Establishment of the Banning Lewis Ranch Village B2 Concept Plan for proposed commercial consisting of 9.2 acres located at the northeast corner of Dublin Boulevard and Banning Lewis Parkway. (Quasi-judicial)

Presenter:

Tamara Baxter, Senior Planner, Planning + Neighborhood Services

Attachments: [Attachment 10 - PDZ Concept Plan and Concept Plan](#)

[7.5.501.E Concept Plans](#)

8. New Business

1307 E Monroe Street

- 8.A. [DVSA-23-0002](#) A Development Standards Adjustment to City Code Section 7.2.204.B and to provide a 15' front yard setback located at 1307 E Monroe Street. (Quasi-Judicial)

Presenter:

Drew Foxx, Planner II, Planning + Neighborhood Services

Attachments: [Staff Report](#)

[Attachment #1 Site Plan](#)

[Attachment #2 Project Statement](#)

[Attachment #3 Letter of Support](#)

UDC Amendment for Hearing Scheduling

- 8.B. [CODE-24-0002](#) An ordinance amending section 415 (Appeals) of part 4 (General Procedures) of article 5 (Administration and Enforcement) of Chapter 7 (Unified Development Code) of the Code of the City of Colorado Springs 2001, as amended,

pertaining to scheduling of hearing. (Quasi-Judicial)

Presenter:

Mike Tassi, Assistant Planning Director, Planning +
Neighborhood Services

Attachments:

[UDC-AppealsORD-2024-2-2](#)

[Exhibit 1 - Redline of amendment to UDC Subsection 7.5.415 -Appeals
- Scheduling of Hearing](#)

Colorado Springs Fire Station #24

- 8.C. [ZONE-23-0034](#) A zone change consisting of 4.78 acres located at 2465
Interquest Parkway from A (Agricultural) to PF (Public Facility).
(Quasi-Judicial)

Presenter:

Kyle Fenner, Senior Planner, Planning + Neighborhood
Services

Attachments:

[Staff Report ZONE-23-0034 CSFD Station #24](#)

[Attachment #1 Rezone Project Statement](#)

[Attachment #2 Land Use Statement & Waiver Request](#)

[Attachment #3 Zone Change Exhibit](#)

9. Presentations

- 9.A. [CPC 2209](#) CSFD Emergency Response

Presenter: Brett Lacey, Fire Marshal

Attachments:

[Fire Department Emergency Response 2024](#)

10. Adjourn