



City of Colorado Springs

Regional Development
Center (Hearing Room)
2880 International Circle

Regular Meeting Agenda - Final Planning Commission

Wednesday, August 14, 2024

9:00 AM

2880 International Cir., 2nd Floor,
Hearing Room

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

Brass-Oliver Additions No. 1-2

2.A. [ANEX-23-0054](#)

The annexation of property known as Brass-Oliver Addition No. 1 located at 7830 Black Forest Road Annexation has been withdrawn.
(Legislative)

Presenter:

Tamara Baxter, Planning Supervisor, Planning +
Neighborhood Services

Kevin Walker, Interim Planning Director, Planning +
Neighborhood Services

Attachments:

- [Staff Report Brass-Oliver](#)
- [Attachment 1 - Petition for Annexation No. 1](#)
- [Attachment 2 - Project Statement Addition No. 1](#)
- [Attachment 3 - Land Use Statement Project Statement](#)
- [Attachment 4 - Public Comments](#)
- [Attachment 5 - Public Comment Response](#)
- [Attachment 6 - Annexation Plat Addition No. 1](#)
- [Attachment 7 - Legal Descriptions Addition No. 1-2](#)
- [Attachment 8 - Draft Annexation Agreement 6.23.24](#)
- [Attachment 9 - FIA Memo](#)
- [Attachment 10 - Zone Change Exhibit A](#)
- [Attachment 10a - Zone Change Exhibit B](#)
- [Attachment 11 - Mineral Rights Notification](#)

2.B. [ANEX-23-0016](#) The annexation of property known as Brass-Oliver Addition No. 2 Annexation located at 7830 Black Forest Road has been withdrawn.
(Legislative)

Presenter:
 Tamara Baxter, Planning Supervisor, Planning + Neighborhood Services
 Kevin Walker, Interim Planning Director, Planning + Neighborhood Services

Attachments:

- [Attachment 1a - Petitions for Annexation No. 2](#)
- [Attachment 2a - Project Statement Addition No. 2](#)
- [Attachment 6a - Annexation Plat Addition No. 2](#)
- [Attachment 7 - Legal Descriptions Addition No. 1-2](#)

2.C [ZONE-24-0001](#) The establishment of an MX-N/AP-O (Mixed-Use Neighborhood Scale with Airport Overlay) zone district in association with the Brass-Oliver Addition No. 2 Annexation located at 7830 Black Forest Road has been withdrawn.
(Legislative)

Presenter:
 Tamara Baxter, Planning Supervisor, Planning + Neighborhood Services
 Kevin Walker, Interim Planning Director, Planning + Neighborhood Services

Humble Paws

2.D. [CUDP-24-0003](#) A Conditional Use to allow an Animal Care Facility use in the

LI (Light Industrial) zone district consisting of 20,800 square feet located at 1516 Dustry Drive.
(Quasi-Judicial)

Presenter:
William Gray, Senior Planner, Planning and Neighborhood Services

- Attachments:** [Staff Report Humble Paws](#)
[Attachment 1-Zoning Map](#)
[Attachment 2- Context Map](#)
[Attachment 3-Project Statement](#)
[Attachment 4-Vicinity Map](#)
[7.5.601 CONDITIONAL USE](#)

2.E. [NVAR-24-0008](#) A Non-Use Variance to City Code Section 7.3.303.A.1.a to allow an Animal Care Facility to be zero feet (existing conditions) to any property line where 55 feet is required located at 1516 Dustry Drive.
(Quasi-Judicial)

Presenter:
William Gray, Senior Planner, Planning and Neighborhood Services

- Attachments:** [7.5.526 NON-USE VARIANCE](#)

3. Communications

Kevin Walker - Interim Planning Director + Neighborhood Services

4. Approval of the Minutes

[CPC 2354](#) Minutes for the July 10, 2024, Planning Commission Meeting

Presenter:
Andrea Slattery, City Planning Commission Chair

- Attachments:** [CPC minutes 7.10.24 DRAFT revised](#)

5. Consent Calendar

6. Items Called Off Consent Calendar

7. Unfinished Business

8. New Business

Short Term Rental Appeal 6060 Briarcliff Road

- 8.A. [APPL-24-0004](#) An appeal of the administrative approval of the Short Term Rental permit application for 6060 Briarcliff Road.
(Quasi-Judicial)

Presenter:

Carli Hiben, Program Administrator, Planning +
Neighborhood Services

Attachments:

[Staff Report 6060 Briarcliff Rd_V2](#)

[Attachment No. 1 - Public Comments](#)

[Attachment No. 2 - Code Enforcement Case](#)

[Attachment No. 3 - Appeal Submittal Form](#)

[Attachment No. 4 - Appeal Statement](#)

[Attachment No. 5 - Easement](#)

[Attachment No. 6 - Appeal Response](#)

[Attachment No. 7 - 2024 Renewal Application](#)

[7.5.415 APPEALS](#)

Colorado Ave Tire Sales

- 8.B. [CUDP-24-0005](#) A Conditional Use to allow a Minor Automotive and Light Vehicle Repair and Accessory Outdoor Display of Goods use in the MX-M (Mixed-Use Medium Scale) zone district consisting of 13,100 square feet located at 822 West Colorado Avenue.
(Quasi-Judicial)

Presenter:

William Gray, Senior Planner, Planning + Neighborhood
Services

Attachments:

[Staff Report Colorado Ave Tire Shop](#)

[Attachment 1-Violation Notice](#)

[Attachment 2-7.3 Written Interpretation](#)

[Attachment 3-Notice and Order](#)

[Attachment 4-Zoning Map](#)

[Attachment 5-Context Map](#)

[Attachment 6-Project Statment](#)

[Attachment 7-Review Criteria Statement](#)

[Attachment 8-Vicinity Map](#)

[Attachment 9-Site Plan](#)

[7.5.601 CONDITIONAL USE](#)

- 8.C. [NVAR-24-0004](#) A Non-Use Variance to City Code Section 7.3.303.I.1.c to allow a 16-foot separation between the nearest point of the building in which the repair activity of an Automobile and Light Vehicle Repair use occurs to any residential zone district where 100 feet is required consisting of 13,100 square feet located at 822 West Colorado Avenue.
(Quasi-Judicial)

Presenter:

William Gray, Senior Planner, Planning + Neighborhood Services

Attachments: [7.5.526 NON-USE VARIANCE](#)

Optical Engines

- 8.D. [UVAR-24-0001](#) A Use Variance to allow the establishment of a light industrial land use within the MX-L (Mixed-Use Large Scale) zone district consisting of 10,916 square feet located at 2732 W. Colorado Ave.

Presenter:

Johnny Malpica, Planner II, Planning + Neighborhood Services

Attachments: [Optical Engines Use Variance - Staff Report - JPM](#)
[Attachment 1 - Use Variance Development Plan](#)
[Attachment 2 - Project Statement](#)
[Optical Engines - CPC Staff Presentation - JPM](#)
[7.5.527 USE VARIANCE](#)

Park Vista Addition No. 10

- 8.E. [ANEX-22-0002](#) Park Vista Addition No. 10 Annexation consisting of 2.18 acres located at 4372 Siferd Boulevard.
(Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Neighborhood Services
Kevin Walker, Interim Planning Director, Planning and Neighborhood Services

- Attachments:** [Staff Report Park Vista Addition No 10 RGS](#)
 [Attachment 1 Project Statement Park Vista Addition No 10](#)
 [Attachment 2 Annexation Agreement-Applicant Executed only Park Vista Addition No. 10](#)
 [Attachment 3 Exhibit A - Legal Description](#)
 [Attachment 4 Park Vista Addition No 10 - Annexation Plat 3-5-24](#)
 [Attachment 5 Petition - Park Vista Addition No 10](#)
 [Park Vista Addition No. 10 Formal Presentation RGS](#)
 [7.6.203-Annexation Conditions](#)

8.F. [ZONE-22-0006](#) The establishment of R-5 (Multi-Family High) zone district in association with the Park Vista Addition No. 10 Annexation consisting of 0.89 acres located at 4372 Siferd Boulevard. (Legislative)

Presenter:
 Gabe Sevigny, Planning Supervisor, Planning and Neighborhood Services
 Kevin Walker, Interim Planning Director, Planning and Neighborhood Services

- Attachments:** [7.5.603.B Findings - ZC](#)

8.G. [SUBD-22-0021](#) Park Vista Subdivision No. 10 Preliminary/Final Plat for 0.89 acres located 4372 Siferd Boulevard. (Quasi-Judicial)

Presenter:
 Gabe Sevigny, Planning Supervisor, Planning and Neighborhood Services
 Kevin Walker, Interim Planning Director, Planning and Neighborhood Services

- Attachments:** [Attachment 8 Park Vista Addition Subdivision Filing No 10](#)
 [7.7.204 Preliminary Plat Requirements](#)
 [7.7.303 Final Plat Req - Subdivision Plats Review Criteria](#)

UDC Code Amendment

8.H. [24-397](#) An Ordinance amending City Code Section 7.3.303.F (Marijuana-Related Services) of the Unified Development Code of the City of Colorado Springs. (Legislative)

Presenter:
 Michael Allen, District Attorney, Colorado 4th Judicial District

Attachments:

[Draft Ordinance to City Council CAO Approved](#)

[Staff Report - RMS Council Ordinance Referral v3](#)

[UDC 7.5.702 Text changes](#)

[UDC 7.3.303 Marijuana-Related Uses](#)

[City Council Draft Minutes](#)

9. Presentations

10. Adjourn