

City of Colorado Springs

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



Regular Meeting Agenda

Wednesday, May 10, 2023

9:00 AM

**Regional Development Center (Hearing Room)
2880 International Circle
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: 693 573 707 # 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/PlanningCommission2023>

Attendees participating by telephone or MS Teams will be muted upon entry to the meeting. Please wait to be called on before speaking.

If you know 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.

1. Call to Order and Roll Call

2. Approval of the Minutes

- 2.A. [CPC 23-229](#) Minutes for the April 12, 2023, Planning Commission Meeting

Presenter:

Scott Hente, Chair of the City Planning Commission

Attachments: [CPC Minutes 04.12.23 Draft](#)

3. Changes to Agenda/Postponements

4. Communications

Peter Wysocki - Planning & Community Development Director

5. 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.)

Roller Coaster Commercial Center

- 5.A. [ZONE-23-001](#) A zone change consisting of 3.53 acres from PBC/CR (Planned Business Center with Conditions of Record) to PBC (Planned Business Center [to be known as MX-M (Mixed Use Medium Scale)]) located at the southwest intersection of Roller Coaster Road and [0](#)

North Gate Boulevard

Presenter:
Katelynn Wintz, Planning Supervisor, Planning & Community
Development

Attachments: [Staff Report](#)
[Project Statement](#)
[Exhibit A - Legal](#)
[Exhibit B - Depiction](#)
[PlanCOS Vision Map](#)
[7.5.603 Findings - ZC](#)

6. ITEMS CALLED OFF CONSENT

7. UNFINISHED BUSINESS

8. NEW BUSINESS CALENDAR

Capri at Flying Horse

- 8.A. [CUDP-22-002](#) A Conditional Use Development Plan covering 5.154 acres allowing
[0](#) multi-family residential development in the PBC (Planned Business
Center) zone district.

(Quasi-Judicial)

Presenter:
Kyle Fenner, Senior Planner, Planning & Community Development

Attachments: [Staff Report](#)
[Project Statement](#)
[Flying Horse No. 21 Filing No. 5 Capri](#)
[Public Comment](#)
[PlanCOS Vision Map](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)

9. PRESENTATIONS/UPDATES

10. Adjourn