

City of Colorado Springs

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



Regular Meeting Agenda

Thursday, August 19, 2021

8:30 AM

Hybrid Meeting - Call 720-617-3426

Conf ID: 815 137 01#

Planning Commission

How to Watch the Meeting...

Coloradosprings.gov/springstv | SPRINGS TV - Comcast Channel 18 / 880 (HD)
- CenturyLink Channel 18

How to Comment on Agenda Items

Those who wish to comment during the meeting should call 720-617-3426 and enter Conf ID: 815 137 01# and wait to be admitted into the meeting

or

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[https://teams.microsoft.com/join/19%3ameeting_ZjE5ZjBjNWYtZWU4Zi00Y2VILWlxNDAtNjI3NmI0OWFkY2Yw%40thread.v2/0?](https://teams.microsoft.com/join/19%3ameeting_ZjE5ZjBjNWYtZWU4Zi00Y2VILWlxNDAtNjI3NmI0OWFkY2Yw%40thread.v2/0?context=%7b%22id%22%3a%2290f74bf0-a593-4c12-9591-fb8ef4ba6ad1%22%2c%22oid%22%3a%22864b5de6-2ecc-4f9f-b29d-5e3e4727b016%22%7d)

[context=%7b%22id%22%3a%2290f74bf0-a593-4c12-9591-fb8ef4ba6ad1%22%2c%22oid%22%3a%22864b5de6-2ecc-4f9f-b29d-5e3e4727b016%22%7d](https://teams.microsoft.com/join/19%3ameeting_ZjE5ZjBjNWYtZWU4Zi00Y2VILWlxNDAtNjI3NmI0OWFkY2Yw%40thread.v2/0?context=%7b%22id%22%3a%2290f74bf0-a593-4c12-9591-fb8ef4ba6ad1%22%2c%22oid%22%3a%22864b5de6-2ecc-4f9f-b29d-5e3e4727b016%22%7d)

For those who participate by calling in, you 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 those who wish to comment. There is a three (3) minute time limit for each person. In order to speak, you must press *6 on your phone to unmute yourself.

1. Call to Order

Roll Call

2. Approval of the Minutes

- 2.A. [CPC 21-480](#) Minutes for the June 17, 2021 City Planning Commission meeting.

Presenter:

Reggie Graham, Chair

Attachments: [CPC Minutes_06.17.21_draft](#)

3. Communications

Peter Wysocki - Director of Planning & 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.)

Garden of the Gods West

- 4.A. [CPC ZC 21-00053](#) A zone change for the 2.78 acres of land associated with the Garden of the Gods West project, rezoning it from PIP2/C5/P (Planned

Industrial Park and Intermediate Business with Planned Provisional Overlay) to C5 (Intermediate Business), located at 1105 W Garden of the Gods and 4470 Forrest Hills Road.

(Quasi-Judicial)

Presenter:

Daniel Sexton, Planning Supervisor, Planning & Community Development

Attachments: [CPC Report_Garden of the Gods West](#)

[Exhibit A - Legal Desc](#)

[Exhibit B - Zone Change](#)

[Concept Plan](#)

[Project Statement](#)

[Vision Map](#)

[Context Map](#)

[7.5.603.B Findings - ZC](#)

4.B. [CPC CP
21-00054](#)

A concept plan for the Garden of the Gods West project illustrating a the redevelopment of two commercially developed lots into three new lots for a mix of commercial uses and ancillary site improvements, located at 1105 W Garden of the Gods and 4470 Forrest Hills Road.

(Quasi-Judicial)

Presenter:

Daniel Sexton, Planning Supervisor, Planning & Community Development

Attachments: [Concept Plan](#)

[7.5.501.E Concept Plans](#)

NEC Peterson & Carefree (Sand Creek Townhomes)

4.C. [CPC ZC
21-00062](#)

A zone change for 6.9 acres of land associated with the NEC Peterson & Carefree Townhomes project, rezoning it from R5/cr/AO (Multi-Family Residential with Conditions of Record and Airport Overlay) to R5/AO (Multi-Family Residential with Airport Overlay), located at the northeast corner of Peterson Road and North Carefree Circle.

(Quasi-Judicial)

Presenter:

Daniel Sexton, Planning Supervisor, Planning & Community

Development

- Attachments:** [CPC Report_NECPeterson&CarefreeTownhomes](#)
[Zone Change](#)
[Concept Plan](#)
[Project Statement](#)
[Vision Map](#)
[PublicComment](#)
[Context Map](#)
[7.5.603.B Findings - ZC](#)

4.D. [CPC CP 21-00063](#) A concept plan for the NEC Peterson & Carefree Townhomes project, located at the northeast corner of Peterson Road and North Carefree Circle.

(Quasi-Judicial)

Presenter:
 Daniel Sexton, Planning Supervisor, Planning & Community Development

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

PACE Program

4.E. [CPC CU 21-00076](#) A Conditional Use Development Plan for a Program of All-Inclusive Care for the Elderly (PACE) project illustrating the change of use from religious worship/office to adult daycare in an existing 58,774 square foot commercial building and ancillary site changes, located at 8595 Explorer Dr.

(Quasi-Judicial)

Presenter:
 Andrew Bowen, Senior Planner, Planning & Community Development

- Attachments:** [CPC Report_PACE](#)
[PROJECT STATEMENT](#)
[DEVELOPMENT PLAN](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)

ITEMS CALLED OFF CONSENT

5. UNFINISHED BUSINESS

- 5.A. [CPC PUD
20-00109](#) Postpone a PUD development plan for the Creekside at Rockrimmon project to the August 19, 2021 Planning Commission meeting.

(Quasi-judicial)

Presenter:

Kerri Schott, Planner II, Planning & Community Development

Attachments: [CPC Report Creekside at Rockrimmon](#)

[PUD Development Plan](#)

[Project Statement](#)

[Physical Characteristics](#)

[Public Comments](#)

[Context Map](#)

[Emergency Evacuation Letter](#)

[Environmental Consultant Letter](#)

[CGS Final Geohazard Review Letter](#)

[Plan COS Vibrant Neighborhood Map](#)

[7.3.606 PUD Development Plan](#)

[7.5.502.E Development Plan Review](#)

- 5.B. [CPC AP
21-00064](#) Postpone an appeal of a Notice and Order to Abate Zoning Violation for the property located at 1830 Palmer Park Boulevard to the September 16, 2021 Planning Commission Hearing.
(Quasi-Judicial)

Presenter:

Kurt Arnoldussen, Senior Code Enforcement Officer, Planning and Community Development

Attachments: [CPC Staff Report 1830 Palmer Park](#)

[Project Statement 1830 Palmer Park](#)

[Aerial Photo 1830 Palmer Park](#)

[Six foot chain link fence photo 1830 palmer park](#)

[Fence with no screening 1830 Palmer Park](#)

[Municipal Notice Parking lot used as storage 1830 Palmer Park - KDA](#)

[Courtesy Letter Non compliance -outdoor storage in parking lot 1830 Palmer pa](#)

[PP 1830 Palmer Park Appeal](#)

[7.5.906 \(A\)\(4\) Administrative Appeal](#)

[7.5.1007 Appeals](#)

- 5.C. [CPC AP 20-00178](#) Postpone an appeal of a Notice and Order to Abate for violation of a carport for the property located at 1325 Challenger Drive to the November 18, 2021 Planning Commission hearing.

(Quasi-Judicial)

Presenter:

Kurt Arnoldussen, Senior Code Enforcement Officer, Planning and Community Development

- 5.D. [CPC AP 21-00001](#) Postpone an appeal of a Notice and Order to Abate for violation of a carport for the property located at 1315 Challenger Drive until the November 18, 2021 Planning Commission hearing.

(Quasi-Judicial)

Presenter:

Kurt Arnoldussen, Senior Code Enforcement Officer, Planning and Community Development

6. NEW BUSINESS CALENDAR

Date Joint Venture Addition No. 1 Annex

- 6.A. [CPC A 20-00141](#) Date Joint Venture Addition No. 1 Annexation located southeast of Date Street and Beverly Street consisting .331-acre.

(Legislative)

Presenter:

Katie Carleo, Planning Supervisor, Planning & Community Development

Attachments: [CPC Staff Report Date Joint Venture Annexation KAC](#)

[PROJECT STATEMENT](#)

[PARK VISTA Enclave Analysis](#)

[DATE JOINT VENTURE ANNEXATION PLAT](#)

[DATE JOINT VENTURE FIA MEMO](#)

[DATE JOINT VENTURE ANNEXATION AGREEMENT_DRAFT](#)

[PARK VISTA Surrounding Uses \(DJV\)](#)

[DATE JOINT VENTURE PRELIMINARY FINAL PLAT](#)

[7.6.203-Annexation Conditions](#)

- 6.B. [CPC ZC 21-00016](#) Dickerson zone change establishing the R-5 (Multi-family Residential) zone located southeast of Date Street and Beverly Street consisting .331-acre.

(Legislative)

Presenter:

Katie Carleo, Planning Supervisor, Planning & Community Development

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

- 6.C.** [AR PFP 21-00105](#) Date Joint Venture Preliminary/Final Plat for property located southeast of Date Street and Beverly Street consisting .331-acre.

(Quasi-Judicial)

Presenter:

Katie Carleo, Planning Supervisor, Planning & Community Development

Attachments: [DATE JOINT VENTURE PRELIMINARY FINAL PLAT](#)

[7.7.102 Subdivision Plats](#)

[7.7.204 Preliminary Plat Requirements](#)

[7.7.303 Final Plat Req - Subdivision Plats Review Criteria](#)

Gold Hill Mesa

- 6.D.** [CPC ZC 21-00051](#) Zone Change of 33.3 acres from TND (Traditional Neighborhood Development) and PBC (Planned Business Center) to TND (Traditional Neighborhood Development) and PBC (Planned Business Center) located southeast of Highway 24 and 21st Street

(Quasi-Judicial)

Presenter:

Hannah Van Nimwegen-McGuire, Senior Planner, Planning & Community Development

Attachments: [Staff Report - Gold Hill Mesa](#)

[Concept Plan](#)

[Project Statement](#)

[Surrounding Zoning & Context Map](#)

[Public Comments](#)

[Proposed Zoning Diagram](#)

[July 2, 2021 CGS Review](#)

[7.5.603.B Findings - ZC](#)

- 6.E.** [CPC CP
04-00127-A7
MJ21](#) Major Amendment to the Gold Hill Mesa Concept Plan illustrating a mix single-family detached, single-family attached, an amphitheater, and commercial land uses located southeast of Highway 24 and 21st Street

(Quasi-Judicial)

Presenter:

Hannah Van Nimwegen-McGuire, Senior Planner, Planning & Community Development

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

- 6.F.** [AR NV
21-00388](#) A nonuse variance to code section 7.3.907.A.11 to allow 750 square foot accessory dwelling units on lots less than 7,000 square feet in size within the Concept Plan Amendment area located southeast of Highway 24 and 21st Street

(Quasi-Judicial)

Presenter:

Hannah Van Nimwegen-McGuire, Senior Planner, Planning & Community Development

Attachments: [7.3.907 Architecture and Design](#)
[7.5.802.B Nonuse Variance Criteria](#)
[7.5.802.E GuidelinesforReview NonuseVariance](#)

- 6.G.** [AR NV
21-00389](#) A nonuse variance to code section 7.3.907.A.2 to allow to allow 75% lot coverage within the Concept Plan Amendment area located southeast of Highway 24 and 21st Street

(Quasi-Judicial)

Presenter:

Hannah Van Nimwegen-McGuire, Senior Planner, Planning & Community Development

Attachments: [7.5.802.B Nonuse Variance Criteria](#)
[7.5.802.E GuidelinesforReview NonuseVariance](#)
[7.3.907 Architecture and Design](#)

- 6.H.** [AR NV
21-00390](#) A nonuse variance to code section 7.3.907.A.5 to allow a roof or enclosed second story above a first story porch and to allow stoops in lieu of front porches within the Concept Plan Amendment area located southeast of Highway 24 and 21st Street

(Quasi-Judicial)

Presenter:

Hannah Van Nimwegen-McGuire, Senior Planner, Planning & Community Development

- Attachments:** [7.5.802.E GuidelinesforReview_NonuseVariance](#)
[7.5.802.B Nonuse Variance Criteria](#)
[7.3.907 Architecture and Design](#)

- 6.I.** [AR NV](#)
[21-00391](#) A nonuse variance to code section 7.3.908.A.2 to allow a 5 to 25-foot build-within-zone on all residential lots within the Concept Plan Amendment area located southeast of Highway 24 and 21st Street

(Quasi-Judicial)

Presenter:

Hannah Van Nimwegen-McGuire, Senior Planner, Planning & Community Development

- Attachments:** [7.5.802.E GuidelinesforReview_NonuseVariance](#)
[7.5.802.B Nonuse Variance Criteria](#)
[7.3.908 Streetscape](#)

- 6.J.** [AR NV](#)
[21-00392](#) A nonuse variance to code section 7.3.104.A.8 to allow a 40-foot building height within the Concept Plan Amendment area located southeast of Highway 24 and 21st Street

(Quasi-Judicial)

Presenter:

Hannah Van Nimwegen-McGuire, Senior Planner, Planning & Community Development

- Attachments:** [7.5.802.E GuidelinesforReview_NonuseVariance](#)
[7.5.802.B Nonuse Variance Criteria](#)
[7.3.104 AG, Res, SU, TND Dev Standards](#)

- 6.K.** [AR NV](#)
[21-00393](#) A nonuse variance to code section 7.3.907.A.15 to allow garage faces to be even with the front façade of the home within the Concept Plan Amendment area located southeast of Highway 24 and 21st Street

(Quasi-Judicial)

Presenter:

Hannah Van Nimwegen-McGuire, Senior Planner, Planning & Community Development

Attachments: [7.5.802.E GuidelinesforReview_NonuseVariance](#)

[7.5.802.B Nonuse Variance Criteria](#)

[7.3.907 Architecture and Design](#)

6.L. [AR NV](#)
[21-00394](#)

A nonuse variance to code section 7.3.907.A.14 to allow 24-foot wide driveways for a maximum of 50 residential lots within the Concept Plan Amendment area located southeast of Highway 24 and 21st Street

(Quasi-Judicial)

Presenter:

Hannah Van Nimwegen-McGuire, Senior Planner, Planning & Community Development

Attachments: [7.5.802.E GuidelinesforReview_NonuseVariance](#)

[7.5.802.B Nonuse Variance Criteria](#)

[7.3.907 Architecture and Design](#)

6.M. [AR NV](#)
[21-00395](#)

A nonuse variance to code section 7.3.907.A.16 to allow 50% of the front façade of home to be a garage face for a maximum of 50 residential lots within the Concept Plan Amendment area located southeast of Highway 24 and 21st Street

(Quasi-Judicial)

Presenter:

Hannah Van Nimwegen-McGuire, Senior Planner, Planning & Community Development

Attachments: [7.5.802.E GuidelinesforReview_NonuseVariance](#)

[7.5.802.B Nonuse Variance Criteria](#)

[7.3.907 Architecture and Design](#)

Almagre Community Housing - Zebulon Flats URA - Lofts at 1609

6.N. [CPC MP](#)
[21-00123](#)

The Zebulon Flats Urban Renewal Area Plan for the redevelopment of 3.3-acres for a 137-unit multi-family affordable housing community in the PBC/AO (Planned Business Center with Airport Overlay) zone district.

(Legislative)

Presenter:

Tasha Brackin, Senior Planner, Planning & Community Development

- Attachments:** [CPC Report Almagre](#)
[URA Plan](#)
[Project Statement](#)
[URA Conditions Survey](#)
[URA application-Tax Increment Financing](#)
[URA Resolution 01-21](#)
[Development Plan](#)
[Public Comment and Applicant Response](#)
[Variance Requests](#)
[vicinity map](#)

- 6.O.** [CPC CU 21-00046](#) A conditional use development plan for Zebulon Flats (aka Lofts at 1609) to develop a 137-unit multi-family affordable housing community.
 (Quasi-Judicial)

Presenter:
 Tasha Brackin, Senior Planner, Planning & Community Development

- Attachments:** [CPC Report Almagre](#)
[Project Statement](#)
[Development Plan](#)
[Public Comment and Applicant Response](#)
[Variance Requests](#)
[vicinity map](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)

- 6.P.** [CPC NV 21-00120](#) A non-use variance to City Code section 7.3.204 and 7.4.102.C.2 to allow an overall building height of 59'-10" where maximum building height is 45-feet with an additional 5' for ornamental features.

Presenter:
 Tasha Brackin, Senior Planner, Planning & Community Development

- Attachments:** [Variance Requests](#)
[7.5.802.E GuidelinesforReview NonuseVariance](#)
[7.5.802.B Nonuse Variance Criteria](#)
[7.3.204 Development Standards](#)
[7.4.102 General Standards](#)

Short Term Rental Permit Appeals

6.Q. [CPC AP
21-00098](#)

An appeal of the administrative denial of the Short Term Rental permits for 430 & 440 N 24th Street for an ownership change, pursuant to City Code Section 7.5.1702.B.

(Quasi-Judicial)

Presenter:

Carli Hiben, Program Coordinator, Planning and Community Development

Attachments: [Staff Report - 430 & 440 N 24th St STR Denials](#)
[Appellant Statement](#)
[430 & 440 W 24th Street - 500' Buffer 8.5x11](#)
[PlanCOS Vision Map](#)
[Public Comments 24thSTR](#)
[7.5.1702.B STR PermitRequired](#)
[7.5.906 \(A\)\(4\) Administrative Appeal](#)

6.R. [CPC AP
21-00119](#)

An appeal of the administrative denial of the Short Term Rental permits for 1950 & 1952 Woodburn Street for an ownership change, pursuant to City Code Section 7.5.1702.B.

(Quasi-Judicial)

Presenter:

Carli Hiben, Program Coordinator, Planning and Community Development

Attachments: [Staff Report - 1950 & 1952 Woodburn STR Denials](#)
[Appellant Statement](#)
[1950 & 1952 Woodburn Street - 500' Buffer](#)
[PlanCOS Vision Map](#)
[Public Comments WoodburnSTR](#)
[7.5.906 \(A\)\(4\) Administrative Appeal](#)
[7.5.1702.B STR PermitRequired](#)

7. PRESENTATIONS/UPDATES-None**8. Adjourn**