

# 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, April 21, 2022

8:30 AM

Open to Public

Call 720-617-3426 Conf ID: 785 230 166 #

**Planning Commission**

## How to Watch the Meeting...

Coloradosprings.gov/springstv | SPRINGS TV - Comcast Channel 18 / 880 (HD)  
- StratusIQ Channel 76/99 (Streaming)

## How to Comment on Agenda Items

Those who wish to comment during the meeting should call 720-617-3426 and enter Conf ID: 785 230 166# and wait to be admitted into the meeting

or

Copy and paste or type into your web browser to join the MS Teams meeting via the Web:

<https://rb.gy/ifa9h1>

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 and Roll Call

## 2. Changes to Agenda/Postponements

### 739 & 741 East High Street

- 2.A.** [CPC UV  
21-00149](#) Postpone a use variance to legalize an existing duplex and accessory dwelling unit located at 739 & 741 East High Street to the May 19, 2022 hearing.

Presenter:

Matthew Alcuran, Planner II, Planning and Community Development

- 2.B.** [CPC NV  
21-00150](#) Postpone a nonuse variance for 739 & 741 East High Street to the May 19, 2022, hearing.

(Quasi-Judicial)

Presenter:

Matthew Alcuran, Planner II, Planning and Community Development

- 2.C.** [CPC NV  
21-00151](#) Postpone a nonuse variance for 739 & 741 East High Street to the May 19, 2022, hearing.

(Quasi-Judicial)

Presenter:

Matthew Alcuran, Planner II, Planning and Community Development

## 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.)

- 4.A.** [CPC 22-248](#) Minutes for the March 17, 2022, City Planning Commission meeting.

Presenter:

Scott Hente, Chair of the City Planning Commission

Mountain View Recovery Center

- 4.B.** [CPC CU 21-00195](#) A conditional use development plan to allow a human service facility providing access to mental health care for drug and alcohol rehabilitation in an M-1/CU (Light Industrial/Conditional Use) zone district located at 329 South 18th Street.

(Quasi-Judicial)

Presenter:

Matthew Alcuran, Planner II, Planning and Community Development

**Attachments:** [CPC Staff Report CPC CU 21-00195 Mountain View Recovery Center Update](#)  
[Conditional Use Development Plan](#)  
[Project Statement](#)  
[Context Map](#)  
[PlanCOS Vision Map](#)  
[Public Comments](#)  
[Applicant's Response Letter](#)  
[7.5.704 Conditional Use Review](#)  
[7.5.502.E Development Plan Review](#)

#### **5. ITEMS CALLED OFF CONSENT**

#### **6. UNFINISHED BUSINESS**

#### **7. NEW BUSINESS CALENDAR**

Little Monkey Tree House - Large Daycare

- 7.A. [CPC CU 21-00196](#) A conditional use development plan for a licensed large daycare home with attendance of seven (7) to twelve (12) children and infants. The site is zoned R1-6/ AO (Single-Family with Airport Overlay), is 0.19 acres in size, and located at 8265 Clifton Drive. (Quasi-Judicial)

Presenter:

Tamara Baxter, Senior Planner, Planning & Community Development

**Attachments:** [CPC Staff Report\\_Little Monkey Treehouse](#)  
[Conditional Use Development Plan](#)  
[Project Statement](#)  
[PlanCOS\\_Vision Map](#)  
[Public Comment](#)  
[Public Comment Response](#)  
[Context Map](#)  
[7.5.704 Conditional Use Review](#)  
[7.5.502.E Development Plan Review](#)

#### STR Appeal - 15 N Corona St

- 7.B. [CPC AP 22-00038](#) An appeal of the administrative denial of the Short Term Rental permit applications for 15 North Corona Street due to an existing short term rental located within 500', pursuant to City Code Sections 7.5.1704.C.

(Quasi-Judicial)

Presenter:

Carli Hiben, Program Coordinator, Planning and Community Development

**Attachments:** [15 N Corona St Appeal Submittal](#)  
[Staff Report - 15 N Corona St](#)  
[15 N Corona Street - 500' Buffer\\_8.5x11](#)  
[PlanCOS Vision Map](#)  
[7.5.1704.C ShortTermRentalPermitReviewCriteria](#)  
[7.5.906 \(A\)\(4\) Administrative Appeal](#)

#### STR Appeal - 214 N 20th St

- 7.C. [CPC AP  
22-00045](#) An appeal of the administrative denial of the Short Term Rental permit application for 214 North 20th Street due to an existing short term rental located within 500', pursuant to City Code Sections 7.5.1704.C.

(Quasi-Judicial)

Presenter:

Carli Hiben, Program Coordinator, Planning and Community Development

**Attachments:** [214 N 20th St Appeal](#)  
[Postponement Request](#)  
[Staff Report - 214 N 20th St](#)  
[214 N 20th Street - 500' Buffer 8.5x11](#)  
[7.5.1704.C ShortTermRentalPermitReviewCriteria](#)  
[7.5.906 \(A\)\(4\) Administrative Appeal](#)

#### Allaso at Briargate

- 7.D. [CPC ZC  
22-00008](#) A zone change pertaining to 10.4 acres from PIP1/cr (General Industrial with conditions of record) to OC/cr (Office Complex with conditions of record) for Allaso Briargate located at 2505 Dynamic Drive.

(Quasi-Judicial)

Presenter:

Katelynn Wintz, Planning Supervisor, Planning and Community Development

**Attachments:** [staff report Allaso KAW](#)  
[Zone Change Exhibit](#)  
[Concept Plan](#)  
[Project Statement](#)  
[Vision Map](#)  
[Traffic Study](#)  
[View Studies](#)  
[public comments 1](#)  
[public comments2](#)  
[public comments3](#)  
[7.5.603.B Findings - ZC](#)

7.E. [CPC CP  
22-00009](#)

A concept plan for Allaso at Briargate illustrating the development framework for 10.4-acres for multi-family residential located at 2505 Dynamic Drive.

(Quasi-Judicial)

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

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

**8. PRESENTATIONS/UPDATES - None**

**9. Adjourn**