



# City of Colorado Springs

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## Meeting Minutes - Draft Planning Commission

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Wednesday, September 14, 2022

9:00 AM Regional Building Department - 2880 International Circle

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### 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.)

#### **Carrier West - 950 Vapor Trail**

- 4.A. [CPC CU 22-00115](#) A conditional use development plan for automotive sales and service in the PIP-2/CR AO (Planned Industrial Park 2 with Conditions of Record and Airport Overlay), located at 930 N Newport.

(Quasi-Judicial)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Community Development

Peter Wysocki, Planning Director, Planning and Community Development

**This Planning Case was approved on the Consent Calendar**

#### **Centennial North**

- 4.B. **CPC MPA 00-00103-A4 MN22** A minor amendment to the Mesa Springs Community Plan for a reduction in density from Medium-High Density Residential (12-16 dwelling units per acre) to Medium Density Residential (6-12 dwelling units per acre).

(Quasi-Judicial)

Related Files: CPC PUZ 21-00143, CPC PUD 21-00144

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Community Development

Peter Wysocki, Planning Director, Planning and Community Development

This Planning Case was recommended for approval on the Consent Calendar to the City Council.

- 4.C. **CPC PUZ 21-00143** An ordinance amending the zoning map of the City of Colorado Springs relating to 5.814 acres located approximately 420 feet northeast of the Centennial Boulevard and Mesa Valley Road intersection from PUD/HS (Planned Unit Development with Hillside Overlay) to PUD/HS (Planned Unit Development: Multi-Family Residential, 9 maximum dwelling units per acre, and 50 foot maximum building height with Hillside Overlay) zone

(Quasi-Judicial)

Related Files: CPC MPA 00-00103-A4MN22, CPC PUD 21-00144

Presenter:  
 Gabe Sevigny, Planning Supervisor, Planning and Community Development  
 Peter Wysocki, Planning Director, Planning and Community Development

This Ordinance was recommended for approval on the Consent Calendar to the City Council

- 4.D. **CPC PUD 21-00144** A PUD Development Plan for Centennial North allowing 47 townhomes units

(Quasi-Judicial)

Related Files: CPC MPA 00-00103-A4MN22, CPC PUZ 21-00143

Presenter:  
 Gabe Sevigny, Planning Supervisor, Planning and Community Development  
 Peter Wysocki, Planning Director, Planning and Community Development

This Planning Case was recommended for approval on the Consent Calendar to the City Council

**Cheyenne View Apartments**

- 4.E. [CPC CP 20-00041-A1 MN21](#) An amendment to the Fountain & Union Concept Plan for 21.05 acres located southeast of East Fountain Boulevard and Union Boulevard intersection.

(Quasi-Judicial)

Presenter:  
Gabe Sevigny, Principal Planner, Planning & Community Development

**This Planning Case was approved on the Consent Calendar**

- 4.F. [CPC CU 21-00148](#) A conditional use development plan for Cheyenne View Apartments to allow for 341 multi-family units located southeast of East Fountain and Union Boulevard intersection (Quasi-Judicial)

Presenter:  
Gabe Sevigny, Principal Planner, Planning & Community Development

**This Planning Case was approved on the Consent Calendar**

**Parkside 32 Multi-family**

- 4.G. **CPC ZC 22-00087** An ordinance amending the zoning map of the City of Colorado Springs relating to 0.734 acres located on the southeast corner of North Parkside Drive and East Bijou Street from OC/R-1 6000 (Office Complex/Single-Family Residential) to OC (Office Complex) (Quasi-Judicial)

Related File: CPC DP 22-00088

Presenter:  
Matthew Alcuran, Planner II, Planning and Community Development  
Peter Wysocki, Planning Director, Planning and Community Development

**This Ordinance was recommended for approval on the Consent Calendar to the City Council**

- 4.H. **CPC DP 22-00088** A development plan for Parkside 32 converting the existing commercial building into a multi-family residential development consisting of 32 one-bedroom apartments on 0.734 acres located at 125 North Parkside Drive.

(Quasi-Judicial)

Related Files: CPC ZC 22-00087 & CPC DP 22-00088

Presenter:  
Matthew Alcuran, Planner II, Planning and Community Development  
Peter Wysocki, Planning Director, Planning and Community Development

Development

This Planning Case was recommended for approval on the Consent Calendar to the City Council

**Pikes Peak United Way**

- 4.J. [CPC UV 22-00132](#) A use variance development plan for Pikes Peak United Way for Personal Improvement Services, Proprietary School, and a Social Service Center located at 1520 Verde Drive.

(Quasi-Judicial)

Presenter:  
Gabe Sevigny, Planning Supervisor, Planning & Community Development

This Planning Case was approved on the Consent Calendar

**Retreat at Mountainside**

- 4.K. [CPC CU 22-00067](#) A conditional use development plan for the Retreat at Mountainside for a 284-unit multi-family development with ancillary site improvements located at the southwest corner of Briargate Parkway and Grand Cordera Parkway.

(Quasi-judicial)

Presenter:  
Daniel Besinaiz, Senior Planner, Planning & Community Development

This Planning Case was approved on the Consent Calendar

- 4.L. [CPC R 22-00137](#) An administrative relief request allowing a building height of 50-feet 1½ -inches where the required maximum building height is 45-feet, located at the southwest corner of Briargate Parkway and Grand Cordera Parkway.

(Quasi-judicial)

Presenter:  
Daniel Besinaiz, Senior Planner, Planning & Community Development

This Planning Case was approved on the Consent Calendar

**Stone Mesa Flats**

- 4.M. CPC MP 01-00147-A7 MJ22** A Resolution approving a major master plan amendment to the Greenbriar/Powerwood Master Plan changing land use designations from Industrial to Multifamily Residential (25+ dwelling units per acre) use consisting of 5.6 acres located at 7044 Tutt Boulevard.

(Legislative)

Related files: CPC CU 22-00113 and CPC R 22-00138

Presenter:

Daniel Besinaiz, Senior Planner, Planning & Community Development

Peter Wysocki, Director, Planning & Community Development

**This major master plan amendment for Greenbriar/Powerwood Master Plan was recommended for approval on the Consent Calendar to the City Council**

- 4.N. CPC CU 22-00113** A conditional use development plan for Stone Mesa Flats allowing a 158-unit multi-family development with ancillary site improvements in the M-1/AO (Light Industrial with Airport Overlay) zone district located at 7044 Tutt Boulevard.

Related Files: CPC MP 01-00147-A7MJ22, CPC R 22-00138

Presenter:

Daniel Besinaiz, Senior Planner, Planning & Community Development

Peter Wysocki, Director, Planning & Community Development

**This Planning Case was recommended for approval on the Consent Calendar to the City Council**

- 4.O. CPC R 22-00138** An administrative relief request allowing a building height of 51-feet 9 inches from the required maximum building height of 45-feet, located at 7044 Tutt Boulevard.

(Quasi-judicial)

Related files: CPC MP 01-00147-A7MJ22 and CPC CU 22-00113

Presenter:

Daniel Besinaiz, Senior Planner, Planning & Community Development

Peter Wysocki, Director, Planning & Community Development

**This Planning Case was recommended for approval on the Consent Calendar to the City Council**

**Winters Doggie Daycare (Kennel)**

- 4.P. [CPC CU](#)  
[22-00112](#) A conditional use development plan for an indoor/outdoor kennel. The site is zoned M-1/NNA (Light Industrial with North Nevada Avenue Overlay) is 0.55 acres in size and located at 155 Winters Drive.  
(Quasi-Judicial)

Presenter:  
William Gray, Senior Planner, Planning and Community Development

**This Planning Case was approved on the Consent Calendar**

**Woodmen and Powers**

- 4.Q. **CPC ZC**  
**22-00126** An ordinance amending Ordinance 10-1 (An ordinance amending the zoning map of the City of Colorado Springs relating to 50.2 acres located southwest of North Powers Boulevard and East Woodmen Road) to delete condition of record No. 6 as relates to parcels 6312100021, 6312100023, 6312115001, 6312115007, 6312115008, and 6312116004 consisting of 31.38 acres

Related File: CP 05-00100-6MN22

Presenter:  
Tamara Baxter, Senior Planner with Central Team, Planning & Community Development  
Peter Wysocki, Director of Planning and Community Development

**This Ordinance was recommended for approval on the Consent Calendar to the City Council**

- 4.R. **CPC CP**  
**05-00100-A6**  
**MN22** A minor amendment to the Woodmen and Powers Crossing concept plan located at the southwest corner of East Woodmen Road and North Powers Boulevard.

Related File: CPC ZC 22-00126

Presenter:  
Tamara Baxter, Senior Planner with Central Team, Planning & Community Development  
Peter Wysocki, Director of Planning and Community Development

**This Planning Case was recommended for approval on the Consent Calendar to the City Council**

**Approval of the Consent Agenda**

**Motion by Commissioner Raughton, seconded by Commissioner Rickett, that all matters on the Consent Calendar be passed, adopted, and approved by unanimous consent of the members present. The motion passed by a vote of 9:0:0:0**

**Aye:** 9 - Commissioner Raughton, Vice Chair McMurray, Chair Hente, Commissioner Slattery, Commissioner Rickett, Commissioner Almy, Commissioner Hensler, Commissioner Foos and Commissioner Briggs