

City of Colorado Springs

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Regular Meeting Agenda

Wednesday, August 10, 2022

9:00 AM

PPRBD - 2828 International Circle

Planning Commission

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- 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: 503 838 788# 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/bohwbk>

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.

1. Call to Order and Roll Call

2.A. Approval of the Minutes

2.A.A. [CPC 22-538](#) Minutes for the July 13, 2022, City Planning Commission meeting.

Presenter:

Scott Hente, Chair of the City Planning Commission

Attachments: [CPC_Minutes_07.13.22_draft](#)

2.B. Changes to Agenda/Postponements

2.B.A. [CPC A](#) Postpone the Amara Addition No. 1 Annexation located near the
[21-00197](#) northeast corner of Squirrel Creek Road and Link Road, south of
Bradley Road consisting of 1.193 acres.
(Legislative)

Presenter:

Katie Carleo, Land Use Review Planning Manager, Planning &
Community Development

Attachments: [CPC Staff Report Amara Annexation \(A.MP.ZC\) KAC](#)
[Amara Annexation Plat Add. No. 1](#)
[Amara Project Statement](#)
[Amara Annexation Vicinity Map](#)
[Public Notice Posters](#)
[Public Comments](#)
[Public Comment Response](#)
[3-Mile Buffer](#)
[Amara Annexation Plats Add. No. 1-11](#)
[Amara Additions](#)
[Surrounding Ownership and Future Roads](#)
[Draft Amara Annexation Agreement](#)
[Amara Master Plan](#)
[Amara Master Plan-Conceptual](#)
[Amara Park and Trails](#)
[School District Letters](#)
[7.6.203-Annexation Conditions](#)

**2.B.B. [CPC A](#)
[21-00198](#)**

Postpone the Amara Addition No. 2 Annexation located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road consisting of 4.160 acres.
(Legislative)

Presenter:

Katie Carleo, Land Use Review Planning Manager, Planning & Community Development

Attachments: [Amara Annexation Plat Add. No. 2](#)
[Draft Amara Annexation Agreement](#)
[Amara Annexation Vicinity Map](#)
[7.6.203-Annexation Conditions](#)

**2.B.C. [CPC A](#)
[21-00199](#)**

Postpone the Amara Addition No. 3 Annexation located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road consisting of 8.633 acres.
(Legislative)

Presenter:

Katie Carleo, Land Use Review Planning Manager, Planning & Community Development

Attachments: [Amara Annexation Plats Add. No. 3](#)
[Draft Amara Annexation Agreement](#)
[Amara Annexation Vicinity Map](#)
[7.6.203-Annexation Conditions](#)

- 2.B.D.** [CPC A](#)
[21-00200](#) Postpone the Amara Addition No. 4 Annexation located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road consisting of 24.430 acres.
(Legislative)

Presenter:
Katie Carleo, Land Use Review Planning Manager, Planning & Community Development

Attachments: [Amara Annexation Plats Add. No. 4](#)
[Draft Amara Annexation Agreement](#)
[7.6.203-Annexation Conditions](#)

- 2.B.E.** [CPC A](#)
[21-00201](#) Postpone the Amara Addition No. 5 Annexation located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road consisting of 124.759 acres.
(Legislative)

Presenter:
Katie Carleo, Land Use Review Planning Manager, Planning & Community Development

Attachments: [Amara Annexation Plats Add. No. 5](#)
[Draft Amara Annexation Agreement](#)
[7.6.203-Annexation Conditions](#)

- 2.B.F.** [CPC A](#)
[21-00202](#) Postpone the Amara Addition No. 6 Annexation located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road consisting of 218.046 acres.
(Legislative)

Presenter:
Katie Carleo, Land Use Review Planning Manager, Planning & Community Development

Attachments: [Amara Annexation Plats Add. No. 6](#)
[Draft Amara Annexation Agreement](#)
[7.6.203-Annexation Conditions](#)

- 2.B.G.** [CPC A](#)
[21-00203](#) Postpone the Amara Addition No. 7A Annexation located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road consisting of 95.566 acres.
(Legislative)

Presenter:

Katie Carleo, Land Use Review Planning Manager, Planning & Community Development

Attachments: [Amara Annexation Plats Add. No. 7A](#)
[Draft Amara Annexation Agreement](#)
[7.6.203-Annexation Conditions](#)

2.B.H. [CPC A](#)
[22-00108](#)

Postpone the Amara Addition No. 7B Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 254.149 acres.
(Legislative)

Presenter:

Katie Carleo, Land Use Review Planning Manager, Planning & Community Development

Attachments: [Amara Annexation Plats Add. No. 7B](#)
[Draft Amara Annexation Agreement](#)
[7.6.203-Annexation Conditions](#)

2.B.I. [CPC A](#)
[21-00204](#)

Postpone the Amara Addition No. 8 Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 400.348 acres.
(Legislative)

Presenter:

Katie Carleo, Land Use Review Planning Manager, Planning & Community Development

Attachments: [Amara Annexation Plats Add. No. 8](#)
[Draft Amara Annexation Agreement](#)
[7.6.203-Annexation Conditions](#)

2.B.J. [CPC A](#)
[21-00205](#)

Postpone the Amara Addition No. 9 Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 515.841 acres.
(Legislative)

Presenter:

Katie Carleo, Land Use Review Planning Manager, Planning & Community Development

Attachments: [Draft Amara Annexation Agreement](#)
[7.6.203-Annexation Conditions](#)

2.B.K. [CPC A](#)
[21-00206](#)

Postpone the Amara Addition No. 10 Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of

719.719 acres.
(Legislative)

Presenter:

Katie Carleo, Land Use Review Planning Manager, Planning & Community Development

Attachments: [Amara Annexation Plat Add. No. 10](#)
[Draft Amara Annexation Agreement](#)
[7.6.203-Annexation Conditions](#)

**2.B.L. [CPC A](#)
[21-00207](#)**

Postpone the Amara Addition No. 11 Annexation located near the northeast corner of Squirrel Creek Road and Link Road consisting of 858.642 acres.
(Legislative)

Presenter:

Katie Carleo, Land Use Review Planning Manager, Planning & Community Development

Attachments: [Amara Annexation Plat Add. No. 11](#)
[Draft Amara Annexation Agreement](#)
[7.6.203-Annexation Conditions](#)

**2.B.M. [CPC MP](#)
[21-00208](#)**

Postpone the establishment of the Amara Master Plan for proposed commercial, industrial, civic, single-family residential, multi-family residential, parks and open spaces within the City of Colorado Springs. The property is located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road, and consists of 3172.796 acres.
(Legislative)

Presenter:

Katie Carleo, Land Use Review Planning Manager, Planning & Community Development

Attachments: [Amara Master Plan](#)
[Amara Master Plan-Conceptual](#)
[7.5.408 Master Plan](#)

**2.B.N. [CPC ZC](#)
[21-000209](#)**

Postpone the establishment of an A (Agriculture) zone district, in association with the Amara Annexations, located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road, consisting of 3172.796 acres.
(Legislative)

Presenter:

Katie Carleo, Land Use Review Planning Manager, Planning & Community Development

Attachments: [Amara Additions](#)
[Amara Annexation Vicinity Map](#)
[7.5.603.B Findings - ZC](#)

3. Communications

Peter Wysocki - Director of Planning and 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.)

Victory Ridge Park

- 4.A.** [CPC ZC 22-00097](#) A zone change for Victory Ridge Park relating to 7.98-acres located northeast of the Thunder Mountain Avenue and Daydreamer Drive intersection from PUD (Planned Unit Development) to PK (Public Park).

(Quasi-Judicial)

Presenter:

Katelynn Wintz, Planning Supervisor, Planning & Community Development

Attachments: [CPC Report_Victory Ridge Park](#)
[Project Statment](#)
[Victory Ridge Zone Change](#)
[Vision Map](#)
[7.5.603.B Findings - ZC](#)

Cradle Home Daycare

- 4.B.** [CPC CU 22-00063](#) A conditional use development plan application (The Cradle Family Child Care) to allow a large daycare home with a maximum number of twelve (12) children and infants to the existing small daycare home. The project site is currently zoned R1-6,000/AO (Single-Family Residential with Airport Overlay) located at 2911 Poughkeepsie Drive.

(Quasi-Judicial)

Presenter:

Matthew Alcuran, Planner II, Planning and Community Development

Attachments: [CPC Staff Report_The Cradle Family Child Care_Matthew Alcuran](#)
[Conditional Use Development Plan](#)
[Project Statement](#)
[Public Comments](#)
[Applicant Response Letter](#)
[PlanCOS Vision Map](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)

Hancock Commons

4.C. [CPC PUZ
22-00036](#)

A zone change for 20.26 acres located west of South Chelton Road along the north and south side of Hancock Expressway from PUD/PUD/OC/CR/PBC/AO (Planned Unit Development; Planned Unit Development; Townhomes; Office Complex; Planned Business Center with Airport Overlay) to PUD/AO (Planned Unit Development; Residential and Commercial, with density and maximum building height established with CPC PUP 22-00037 with Airport Overlay).

(QUASI-JUDICIAL)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning & Community Development

- Attachments:** [Staff Report Hancock Commons](#)
[Project Statement](#)
[Public Comments](#)
[Current Zoning Depiction](#)
[Zone Change](#)
[Concept Plan](#)
[Hancock Commons - Traffic Agreement](#)
[Conditions Survey](#)
[TIF Draft Financial Model](#)
[Hancock Commons URA Plan](#)
[URA Comments](#)
[El Paso County Draft Impact Report-Hancock Commons 7-15-2022](#)
[Vision Map](#)
[Areas of Change](#)
[Vibrant Neighborhoods Framework](#)
[Unique Places Framework](#)
[Thriving Economy Framework](#)
[Aerial](#)
[7.3.603 Establishment & Development of a PUD Zone](#)
[7.5.603.B Findings - ZC](#)

- 4.D.** [CPC PUP 22-00037](#) A PUD concept plan for 20.26 acres located west of South Chelton Road along the north and south side of Hancock Expressway establishing the development parameters for a multi-family residential and commercial development.

(QUASI-JUDICIAL)

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

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

Freestyle North at Banning Lewis Ranch

- 4.E.** [CPC MP 87-00381-A30 MJ22](#) A Major Master Plan Amendment to the Banning Lewis Ranch Master Plan for 557.357-acres to accommodate a mixed residential development as well as a future roadway network, located east of Marksheffel Road and between the future extensions of Stetson Hills Boulevard, Barnes Road and Banning Lewis Parkway.

(QUASI-JUDICIAL)

Presenter:

Daniel Sexton, Principal Planner, Planning & Community Development

Attachments: [CPC Report_FreestyleNorth@BLR](#)

[Master Plan Amendment](#)

[PUD Zone Change](#)

[PUD Concept Plan](#)

[Project Statement](#)

[PlanCOS Vision Map](#)

[Public Comments](#)

[Public Comment Response](#)

[Geologic Hazard Letter](#)

[Fiscal Impact Analysis Letter](#)

[Context Map](#)

[7.5.408 Master Plan](#)

4.F. [CPC PUZ](#)
[22-00004](#)

A PUD zone change rezoning 557.357-acres from R1-6000/R1-6000/cr/R5/cr/PBC/cr/PUD/SS/AO (Single-Family Residential, Single-Family Residential with Conditions of Record, Multi-Family Residential with Conditions of Record, Planned Business Center with Conditions of Record, Planned Unit Development and Streamside and Airport Overlays) to PUD/SS/AO (Planned Unit Development: Residential, 2.0-24.99 du/ac, 35'-50' Max. Building Heights with Streamside and Airport Overlays), located east of Marksheffel Road and between the future extensions of Stetson Hills Boulevard, Barnes Road and Banning Lewis Parkway.

(QUASI-JUDICIAL)

Presenter:

Daniel Sexton, Principal Planner, Planning & Community Development

Attachments: [Exhibit A Legal Description](#)

[Exhibit B - PUD Zone Change](#)

[7.3.603 Establishment & Development of a PUD Zone](#)

[7.5.603.B Findings - ZC](#)

4.G. [CPC PUP](#)
[22-00005](#)

A PUD Concept Plan for the Freestyle North at BLR project illustrating a phased residential development with a mix of land uses and public and private improvements. The project is located east of

Marksheffel Road and between the future extensions of Stetson Hills Boulevard, Barnes Road and Banning Lewis Parkway.

(QUASI-JUDICIAL)

Presenter:

Daniel Sexton, Principal Planner, Planning & Community Development

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

Enclaves at Mountain Vista East

- 4.H. [CPC MP 87-00381-A3 MJ22](#) A major amendment to the Banning Lewis Ranch Master Plan for 184.29-acres to accommodate residential-medium, commercial, mixed commercial/residential-high, park and open space uses, located east of the North Marksheffel Road and Barnes Road intersection.
(Legislative)

Presenter:

William Gray, Senior Planner, Planning and Community Development

Attachments: [CPC Staff Report Enclaves at Mountain Vista East](#)
[Project Statement](#)
[Master Plan](#)
[Zone Change](#)
[Concept Plan](#)
[Fiscal Impact Analysis](#)
[Vicinity Map](#)
[Context Map](#)
[PlanCOS Vision Map](#)
[7.5.408 Master Plan](#)

- 4.I. [CPC PUZ 22-00034](#) A Zone Change for the Enclaves at Mountain Vista East project changing 184.29 acres from R-1 6000/PBC/AO/R-5/PUD/PK/SS/AO (Single-Family Residential, Planned Business Center, Multi-Family Residential, Planned Unit Development, and Public Parks with Streamside and Airport Overlays) to PUD/SS/AO (Planned Unit Development: Residential, 3.5 dwelling units per acre to 24.99 dwelling units per acre, and 35 feet maximum building height; and Commercial, 138,500 square feet, and 45 feet maximum building height, with Streamside Overlay and Airport Overlay), located east of the North Marksheffel Road and Barnes Road intersection.

(Quasi-Judicial)

Presenter:

William Gray, Senior Planner, Planning and Community Development

Attachments: [Exhibit B - Zone Change](#)

[7.3.603 Establishment & Development of a PUD Zone](#)

[7.5.603.B Findings - ZC](#)

- 4.J. [CPC PUP16-00013 -A4MJ22](#) A PUD Concept Plan Major Amendment for the Enclaves at Mountain Vista East project graphically representing a proposed mixed-use development with single-family and multi-family residential park and open space, and the realignment of Barnes Road, located east of the North Marksheffel Road and Barnes Road intersection.
(Quasi-Judicial)

Presenter:

William Gray, Senior Planner, Planning and Community Development

Attachments: [Concept Plan](#)

[7.3.605 PUD Concept Plan](#)

[7.5.501.E Concept Plans](#)

5. ITEMS CALLED OFF CONSENT

6. UNFINISHED BUSINESS

Short Term Rental Appeal

- 6.A. [CPC AP 22-00107](#) An appeal of the administrative denial of the Short Term Rental permit applications for 2525 & 2527 North Cascade Avenue for an ownership change, pursuant to City Code Sections 7.5.1702.B and 7.5.1704.D.

(Quasi-Judicial)

Presenter:

Carli Hiben, Program Coordinator, Planning and Community Development

Attachments: [Staff Report - 2525 N Cascade Ave STR Denial](#)
[2022-06-23 Amended Appeal Statement](#)
[STR Affidavit - Non Transfer of Ownership_11Feb2022](#)
[STR Ownership Transfer Interpretation and Policy_14Feb2022](#)
[Public Comments_2525 N Cascade Ave](#)
[PlanCOS Vision Map](#)
[7.5.906 \(A\)\(4\) Administrative Appeal](#)
[7.5.1702.B ShortTermRentalPermitRequired](#)
[7.5.1704.D. ShortTermRentalPermitReviewCriteria](#)

Dublin North Addition No. 5 Annexation

- 6.B. [CPC A](#)
[21-00137](#) Dublin North No. 5 Addition Annexation located at 6685 Templeton Gap Road consisting of 5.89-acres.
(Legislative)

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

Attachments: [StaffReport_Dublin North 5](#)
[Project Statement](#)
[Development Plan](#)
[Fiscal Impact Analysis](#)
[Zone Change](#)
[Traffic Impact Study](#)
[public comment](#)
[7.6.203-Annexation Conditions](#)

- 6.C. [CPC PUZ](#)
[21-00171](#) Dublin North No. 5 Addition - Pikes Vista zone change establishing the PUD/AO (Planned Unit Development, Airport Overlay: attached and detached single-family residential, 40-foot maximum building height, 7.7 dwelling units per acre) zone district located at 6685 Templeton Gap Road consisting of 5.89-acres.
(Legislative)

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

Attachments: [Exhibit A - ZC Legal](#)
[Exhibit B - ZoneChange](#)
[7.5.603.B Findings - ZC](#)
[7.3.603 Establishment & Development of a PUD Zone](#)

- 6.D. [CPC PUD
21-00172](#) The Pikes Vista PUD Development Plan establishing single-family residential uses, located at 6685 Templeton Gap Road intersection consisting of 5.89-acres.
(Quasi-Judicial)
(Legislative)

Presenter:

Katelynn Wintz, Planning Supervisor, Planning & Community Development

Attachments: [Development Plan](#)
[7.3.606 PUD Development Plan](#)
[7.5.502.E Development Plan Review](#)

7. NEW BUSINESS CALENDAR

2525 Concord Multi-Family

- 7.A. [CPC CU
22-00059](#) A conditional use development plan to permit a multi-family residential development on 0.8-acres in the OR (Office Residential) zone district located at 2525 Concord Street.
(Quasi-Judicial)

Presenter:

Tamara Baxter, Senior Planner, Planning and Community Development

Attachments: [CPC Staff Report 2525 Concord Street](#)
[Conditional Use Development Plan_ltr](#)
[Project Statement](#)
[Vision Map](#)
[Public comments](#)
[Public Comment-Ferguson - 8.8.22](#)
[Public Comment Response](#)
[Context Map](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)

- 7.B. [CPC NV
22-00061](#) A nonuse variance to City Code Section 7.3.104 for the 2525 Concord Street project to reduce the front yards setback to 10 feet where the minimum is 20 feet. The site is zoned OR (Office Residential) is 0.8 acres in size and located at 2525 Concord Street.
(Quasi-Judicial)

Presenter:

Tamara Baxter, Senior Planner, Planning and Community Development

Development

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

Spectrum Loop Multi-Family

- 7.C. [CPC PUZ
22-00057](#) A zone change rezoning 11.925 acres from A (Agriculture) to PUD (Planned Unit Development: Residential, 35 dwelling units per acre, and 40 feet to 60 feet maximum building height), located at the southeast corner of Voyager Parkway and Spectrum Loop intersection.
(Quasi-Judicial)

Presenter:

William Gray, Senior Planner, Planning and Community Development

Attachments: [CPC Staff Report Spectrum Loop Multi-Family](#)
[Exhibit A - Legal](#)
[Exhibit B - Zone Change](#)
[Concept Plan](#)
[Project Statement](#)
[PlanCOS Vision Map](#)
[Public Comment](#)
[Public Comment Response](#)
[Context Map](#)
[Vicinity Map](#)
[7.3.603 Establishment & Development of a PUD Zone](#)
[7.5.603.B Findings - ZC](#)

- 7.D. [CPC PUP
22-00058](#) A PUD Concept Plan for the Spectrum Loop Multi-Family project graphically representing a proposed multi-family residential development, located at the southeast corner of Voyager Parkway and Spectrum Loop intersection.
(Quasi-Judicial)

Presenter:

William Gray, Senior Planner, Planning and Community Development

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

8. PRESENTATIONS/UPDATES

9. Adjourn