

**CITY OF COLORADO SPRINGS PLANNING COMMISSION  
RECORD-OF-DECISION**

**THURSDAY, JANUARY 21, 2016  
CITY HALL COUNCIL CHAMBERS  
107 NORTH NEVADA AVENUE  
COLORADO SPRINGS, COLORADO 80903**

**CHAIRMAN PHILLIPS CALLED THE MEETING TO ORDER AT 8:33 A.M.  
THE MEETING ADJOURNED AT 4:20 P.M.**

**PRESENT:**

Markewich  
Henninger  
Gibson  
Donley  
Phillips  
Shonkwiler  
Walkowski  
McDonald  
Smith

**ABSENT:**

Henninger (afternoon session)

**ALSO IN ATTENDANCE:**

Mr. Peter Wysocki, Planning and Development Director  
Mr. Marc Smith, City Senior Corporate Attorney

**CONSENT CALENDAR**

ITEM NO.	PROJECT DESCRIPTION
<p><b>ITEM: 3.D.1</b> <b>CPC PUZ 15-00092</b> (Quasi-Judicial)</p> <p><b>ITEM: 3.D.2</b> <b>CPC PUD 15-00093</b> (Quasi-Judicial)</p> <p><b>PARCEL NO.:</b> 6318300017</p> <p><b>PLANNER:</b> Rachel Teixeira</p>	<p>A request by NES, Inc. on behalf of Park 5th Avenue Development Company LLC for approval of the following applications:</p> <ol style="list-style-type: none"> <li>1. A zone change from OC/CR/PUD/HS/SS (Office Complex with Conditions of Record and Planned Unit Development with Hillside and Streamside Overlays) to PUD/SS (Planned Unit Development with Streamside Overlay).</li> <li>2. The Wildgrass PUD Development Plan The plan illustrates the layout of 76 single-family attached (duplex) residential lots with associated parking and landscaping.</li> </ol> <p>The site consists of 14.44 acres, is currently zoned OC/CR/PUD/HS/SS (Office Complex with Conditions of Record and Planned Unit Development with Hillside and Streamside Overlays) and located at the northwest corner of South Rockrimmon Boulevard and Delmonico Drive.</p>

**CITY OF COLORADO SPRINGS PLANNING COMMISSION  
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**CONSENT CALENDAR**

**DATE:** February 18, 2016  
**ITEM:** 3.D.1 – 3.D.2  
**STAFF:** Rachel Teixeira, Planner II  
**FILE NO.:** CPC PUZ 15-00092  
CPC PUD 15-00093  
**PROJECT:** Wildgrass

**DECISION OF THE PLANNING COMMISSION**

Motion by Commission Henninger seconded by Commissioner Smith to recommend approval of CPC PUZ 15-00092 zone change from OC/CR/HS/SS, PUD/HS/SS (Office Complex with Conditions of Record and Planned Unit Development; both with Hillside and Streamside Overlays) to PUD/SS (Planned Unit Development – Single-Family Attached (Duplex); 35-foot maximum building height; 12 dwelling units/acre with Streamside Overlay), based upon the findings that the change of zoning request complies with the three (3) criteria for granting of zone changes as set forth in City Code Section 7.5.603(B) and the criteria for the establishment and development of a PUD zone as set forth in City Code Section 7.3.603.

Motion by Commission Henninger seconded by Commissioner Smith to recommend approval of CPC PUD 15-00093 the Wildgrass Development Plan based upon the finding that the development plan meets the review criteria for PUD development plans as set forth in City Code Section 7.3.605, and the development plan review criteria as set forth in Section 7.5.502E, subject to the following technical and/or informational plan modifications:

Technical and Informational Modifications to the PUD Development Plan:

1. Call out the four (4) cottonwood trees within the required streamside vegetation on Sheet 10 of 11.
2. Provide the final information for Tract C in the 'Tract Table' noting the Ownership and Maintenance on Sheet C of 11.
3. Remove the text "FINAL LANDSCAPE PLAN" from the Streamside Overlay Sheet 10 of 11.

Motion Passed: 9-0

February 18, 2016  
Date of Decision

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Planning Commission Chair