



City of Colorado Springs

City Hall
107 N. Nevada Avenue
Colorado Springs, CO
80903

Meeting Minutes - Draft Planning Commission

Thursday, September 19, 2019

8:30 AM

Council Chambers

HANCOCK & DELTA

- 6.D.** [CPC MPA 01-00177-A2 MJ19](#) A major amendment to the Spring Creek Master Plan changing the land use designations of 18.6 acres from business park and commercial to commercial and residential located between Circle Drive, Hancock Expressway and Delta Drive.

(Legislative)

Related Files: CPC MPA 01-00177-A2MJ19, CPC PUZ 19-00081, CPC PUP 19-00082

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

Peter Wysocki, Planning & Community Development Director

Commissioner McMurray recused himself from this item because his firm is involved with this site and the associated application.

Staff presentation:

Lonna Thelen, City Planning, presented a PowerPoint with the scope and intent of this project.

Applicant Presentation:

Erin Ganaway, NES, presented a PowerPoint with the scope and intent of this project.

Questions:

None

Supporters:

None

Opponents:

Lesslie Pharr, Neighborhood Resident

- Opposed the project because the ingress and egress is already

congested

- Concerned for children in the area with more traffic
- Does not want to lose the mountain views
- The lot is beautiful and full of trees

Questions of Staff:

None

Rebuttal:

None

DISCUSSION AND DECISION OF PLANNING COMMISSION:

None

Motion by Vice Chair Hente, seconded by Commissioner Rickett, to recommend approval to the City Council the major amendment to the Spring Creek Master Plan, based on the findings that the master plan amendment request complies with the review criteria for master plans as set forth in City Code Section 7.5.408.

The motion passed by a vote of 8:0:0:1

Aye: 8 - Vice Chair Hente, Commissioner Raughton, Chair Graham, Commissioner McDonald, Commissioner Eubanks, Commissioner Almy, Commissioner Rickett and Commissioner Wilson

Recused: 1 - Commissioner McMurray

6.E. [CPC PUZ 19-00081](#) An Ordinance amending the zoning map of the City of Colorado Springs pertaining to 18.6 acres from C5/CR, C5/P and PBC to a PUD (Planned Unit Development: commercial, multi-family, and single-family detached, 12-24.99 dwelling units per acre, maximum building height of 45 feet) zone district located between Circle Drive, Hancock Expressway and Delta Drive.

(Quasi-Judicial)

Related Files: CPC MPA 01-00177-A2MJ19, CPC PUZ 19-00081, CPC PUP 19-00082

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

Peter Wysocki, Planning & Community Development Director

See item 6.D. (CPC MPA 01-00177-A2MJ19)

Motion by Vice Chair Hente, seconded by Commissioner Rickett, to recommend approval to City Council the rezone of 18.6 acres from C5/cr, C5/P and PBC to PUD (Planned Unit Development: commercial, multi-family,

and single-family detached (specific commercial uses per CPC PUP 19-00082), 12-24.99 dwelling units per acre, maximum building height of 45 feet), 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) as well as the criteria for establishment of a PUD zone district as set for in City Code Section 7.3.603.

The motion passed by a vote of 8:0:0:1

Aye: 8 - Vice Chair Hente, Commissioner Raughton, Chair Graham, Commissioner McDonald, Commissioner Eubanks, Commissioner Almy, Commissioner Rickett and Commissioner Wilson

Recused: 1 - Commissioner McMurray

6.F. [CPC PUP 19-00082](#) The Hancock and Delta Concept Plan illustrating future development of 18.6 acres for mixed commercial and residential use located between Circle Drive, Hancock Expressway and Delta Drive.

(Quasi-Judicial)

Related Files: CPC MPA 01-00177-A2MJ19, CPC PUZ 19-00081, CPC PUP 19-00082

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development

Peter Wysocki, Planning & Community Development Director

See item 6.D. (CPC MPA 01-00177-A2MJ19)

Motion by Vice Chair Hente, seconded by Commissioner Rickett, to recommend approval to the City Council the concept plan for commercial and residential, based upon the findings proposal meets the review criteria for concept plans as set forth in City Code Section 7.5.501(E) and criteria for PUD concept plans set forth in City Code Section 7.3.605.

The motion passed by a vote of 8:0:0:1