



# City of Colorado Springs

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

## Meeting Minutes - Final Planning Commission

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Thursday, April 19, 2018

8:30 AM

Council Chambers

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- 6.G. [AR PUD  
06-00515-A1  
MN17](#) An appeal of the City Planning Commission's decision to uphold the administrative approval of a minor PUD development plan amendment of the Westcreek III at Wolf Ranch project illustrating a revised layout of a 95-lot single-family detached residential development on 32.8 acres located north of Cowpoke Road and Tutt Boulevard intersection.

(QUASI-JUDICIAL)

Related Files: AR PUD 06-00515-A1MN17, AR FP 17-00331

Presenter:

Peter Wysocki, Director Planning and Community Development  
Daniel Sexton, Senior Planner, Planning and Community Development

**Chair McDonald recused herself from the proceedings**

**Staff presentation**

Dan Sexton gave a power point presentation

**Appellant Presentation**

Mr. Ross Clinger gave a presentation.

Commissioner Smith asked Mr. Clinger several times to make clear to them the reason for his appeal today because the historical information isn't what is before them, it's on based on the applications presented today. They needed to have clear information to make a good decision.

*(Please note - video of the meeting is lost after this. Minutes are based on brief notes taken during the meeting.)*

**Applicant Presentation:**

Tim Seibert with NES gave a brief presentation discussing the reason for the amendment to the project.

**Questions:**

Commissioner Raughton asked about Tutt Blvd. Mr. Seibert answered (video lost during this section)

**Supporters:**

None

**Opponents:**

None

**Questions of Staff:**

Commissioner Fletcher discussed the Master Plan and expectations going further. Mr. Sexton stated that all information for the area have been already approved by the Master Plan. Further changes would involve having those discussions in more detail. What Mr. Clinger wants are more conceptual nature. His property isn't part of the city and they do not have a timeframe of when Tutt will be extended. Mr. Klinger will be required to enter into an Annexation Agreement at the time he would petition the City to annex his property.

Commissioner Fletcher asked if they can appeal the annexation. Ms. Herington stated an annexation is a negotiation and an agreement for land development moving forward. Mr. Klinger would have the opportunity to work with staff related to the annexation agreement for his specific property at a future time of annexation of his property. The minor amendment that Mr. Klinger is currently appealing is of the minor amendment to the already approved Development Plan that does not propose a realignment of Tutt. The plan amendment proposes reconfiguration of a few lots to accommodate a detention facility. IF the appeal were granted, the developer still has the original approval to build the residential subdivision per the originally approved Development Plan.

Ms. Herington stated the only thing you can review is the lot change and the detention facility as that is the only requested change with this minor amendment. Mr. Sexton stated the applicant will update the notes for the Development Plan and redesign a cross-section of Tutt. Thus causing the redesign and the need for the current amendment.

Commissioner Henninger discussed Cowpoke and how it would be affected with the bridge and how it would work. He had no concerns on lot or stormwater pond.

Mr. Sexton stated they've engaged the Public Works Department to look at the bridge.

**Rebuttal:**

Mr. Clinger stated his concerns for his future share of improvements to serve development of his property. He wants the Cowpoke crossing to be

adequate. He thinks it's on the fast track because of the Lawsuit. He doesn't feel this is best for the community.

**Applicant Rebuttal:**

None

**DISCUSSION AND DECISION OF PLANNING COMMISSION:**

Commissioner Raughton stated based on the information they have before them today he's in support of staff

Commissioner Smith state they are voting on the rephrasing of the project. This had been approved before they're just bringing up to the current standards. He's in support of staff.

**Motion by Henninger, seconded by Satchell-Smith, to Deny the appeal and uphold Planning Staff's administrative approval, based on the findings that the appellant has not substantiated that the appeal satisfies the review criteria outlined in City Code Section 7.5.906(A)(4), and that the minor PUD development plan amendment application meets the review criteria in City Code Section 7.3.606 and City Code Section 7.5.502.E. The motion passed by a vote of 5:0:3:1**

**Aye:** 5 - Henninger, Satchell-Smith, Smith, Raughton and Fletcher

**Absent:** 3 - Graham, Markewich and Walkowski

**Recused:** 1 - Chairperson McDonald

**6.H. [AR FP 17-00331](#)**

An appeal of the City Planning Commission's decision to uphold the administrative approval of the final subdivision plat for the Westcreek III at Wolf Ranch Subdivision Filing Number 13 illustrating a 52 lot subdivision on 18.4 acres of land located north of the Cowpoke Road and Tutt Boulevard intersection.

(QUASI-JUDICIAL)

Related Files: AR PUD 06-00515-A1MN17, AR FP 17-00331

Presenter:

Peter Wysocki, Director Planning and Community Development  
Daniel Sexton, Senior Planner, Planning and Community Development

**Motion by Henninger, seconded by Satchell-Smith, to Deny the appeal and uphold Planning Staff's administrative approval, based on the findings that the appellant has not substantiated that the appeal satisfies the review criteria outlined in City Code Section 7.5.906(A)(4), and that the final subdivision plat for Westcreek at Wolf Ranch Subdivision Filing Number 13 meets that review criteria in City Code Section 7.7.102 and City Code Section 7.7.303.. The motion passed by a vote of 5:0:3:1**

**Aye:** 5 - Henninger, Satchell-Smith, Smith, Raughton and Fletcher

**Absent:** 3 - Graham, Markewich and Walkowski

**Recused:** 1 - Chairperson McDonald