

City of Colorado Springs

*Regional Development Center
2880 International Circle
Colorado Springs, CO 80910*



Regular Meeting Agenda

Wednesday, April 12, 2023

9:00 AM

2nd Floor Hearing Room

Planning Commission

How to Watch the Meeting...

Coloradosprings.gov/springstv | SPRINGS TV - Comcast Channel 18 / 880 (HD)
- StratusIQ Channel 76/99 (Streaming)

OPTIONS FOR ATTENDING THE MEETING:

All meetings are open to the public. Those who wish to participate may do so in-person, online, or via phone.

Conference Call: Dial 1-720-617-3426, enter Conf ID: 693 573 707 # and wait to be admitted.

MS Teams: Copy and paste or type into your web browser to join the MS Teams meeting online:
<https://rebrand.ly/PlanningCommission2023>

Attendees participating by telephone or MS Teams will be muted upon entry to the meeting. Please wait to be called on before speaking.

If you know you would like to comment on an agenda item, please contact the case planner for the item at 719-385-5905. If you are unable to contact them, there will still be an opportunity to speak during the meeting.

1. Call to Order and Roll Call

2A. Approval of the Minutes

2A.A. [CPC 23-196](#) Minutes for the March 8, 2023, Planning Commission Meeting

Presenter:

Scott Hente, Chair of the City Planning Commission

Attachments: [CPC 3.8.23 Minutes draft](#)

2B. Changes to Agenda/Postponements

3. Communications

Peter Wysocki, Director of Planning & 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.)

535 East Costilla Street

- 4.A. [ZONE-22-001](#) A zone change pertaining to 1.779 acres from PIP-1/CR (Planned Industrial Park with Condition of Record) to C-5 (Intermediate Business (to be known as MX-M (Mixed-Use Medium Scale)) located at 535 East Costilla Street.

(Quasi-Judicial)

Presenter:

Matthew Alcuran, Planner II, Planning and Community Development

Attachments: [CPC Staff Report](#)
[Project Statement](#)
[Zone Change](#)
[Concept Plan](#)
[Public Comment](#)
[Public Comment-2 04.04.23](#)
[Public Response](#)
[Applicant Response 04.04.23](#)
[PlanCOS Vision Map](#)
[7.5.603.B Findings - ZC](#)

- 4.B. [COPN-22-001](#) A concept plan proposing multi-family residential development with a density of 30-40 dwelling units per acre located at 535 East Costilla Street.
[9](#)

(Quasi-Judicial)

Presenter:

Matthew Alcuran, Planner II, Planning and Community Development

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

2508 Gunnison Street

- 4.C. [CUDP-22-001](#) A conditional use development plan proposing conversion of an existing single-story commercial outbuilding to a single-family residence located at 2508 Gunnison Street.
[1](#)

(Quasi-Judicial)

Presenter:

Johnny Malpica, Planner II, AICP Candidate, Planning & Community Development

Attachments: [Staff Report](#)
[Project Statement](#)
[Conditional Use Development Plan](#)
[PlanCOS Vision Map](#)
[Vicinity Map](#)
[Surrounding Land Uses](#)
[7.5.502.E Development Plan Review](#)
[7.5.704 Conditional Use Review](#)

- 4.D. [NVAR-22-003](#) 9 Nonuse Variance to allow for a 3'-6" side-yard setback where 5' is required along the western portion of the property addressed as 2508 Gunnison Street.

(Quasi-Judicial)

Presenter:
Johnny Malpica, Planner II, AICP Candidate, Planning & Community Development

Attachments: [7.5.802.B Nonuse Variance Criteria](#)
[7.5.802.E GuidelinesforReview_NonuseVariance](#)

- 4.E. [NVAR-22-005](#) 0 Nonuse Variance to allow for a 2' side-yard setback where 5' is required along the eastern portion of the property addressed as 2508 Gunnison Street.

(Quasi-Judicial)

Presenter:
Johnny Malpica, Planner II, AICP Candidate, Planning & Community Development

Attachments: [7.5.802.B Nonuse Variance Criteria](#)
[7.5.802.E GuidelinesforReview_NonuseVariance](#)

Adventure Way Townhomes

- 4.F. [ZONE-23-000](#) 2 A zone change relating to 3.83 acres from A/AO (Agriculture with Airport Overlay) to PBC/AO (Planned Business Center with Airport Overlay (to be known as MX-M/AO (Mixed-Use Medium Scale with Airport Overlay)) located east of Adventure Way and Quail Brush Creek Drive.

(Quasi-Judicial)

Presenter:

Kyle Fenner, Senior Planner, Planning & Community Development

Attachments: [CPC Staff Report](#)
[Project Statement](#)
[Zone Change](#)
[Concept Plan](#)
[Public Comment](#)
[PlanCOS Vision Map](#)
[7.5.603.B Findings - ZC](#)

- 4.G. [COPN-23-000](#) 1 A concept plan for Adventure Way Townhomes illustrating multi-family development with a maximum density of 11.5 dwelling units per acre.

(Quasi-Judicial)

Presenter:

Kyle Fenner, Senior Planner, Planning & Community Development

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

5. ITEMS CALLED OFF CONSENT

6. UNFINISHED BUSINESS

- 6.A. [AR PUD](#) A referral from City Council of a 61.71 acre PUD Development Plan for the Kettle Creek North subdivision illustrating 247 single-family detached lots.
[20-00538](#)

(Quasi-Judicial)

Presenter:

Katelynn Wintz, Planning Supervisor, Planning & Community Development

- Attachments:** [KettleCreek PostponementRequest](#)
[KW_CPC Staff Report - Kettle Creek](#)
[KettleCreekNorth_DP](#)
[JulyCC Appeal Minutes](#)
[Kettle Creek North Update -- Traffic Report Update](#)
[Potential Kettle Creek North and North Fork Evacuation Routes](#)
[PublicComments_2023](#)
[Appeal Statement](#)
[CPC Staff Report - Kettle Creek](#)
[Approved Development Plan](#)
[Approved Final Plat](#)
[Appeal Statement](#)
[Surrounding Area & Context Map](#)
[Public Comments](#)
[Additional Public Comments](#)
[Briargate Master Plan](#)
[April 2020 City Planning Commission Minutes](#)
[June 9, 2020 City Council Minutes](#)
[Project Statement](#)
[CDOT Decision on Powers Boulevard Access](#)
[North Fork-Kettle Creek Potential Evacuation Routes](#)
[7.3.606 PUD Development Plan](#)
[7.5.502.E Development Plan Review](#)

6.B. [AR FP](#) A referral from City Council of a 21.33 acre final plat application for the
[20-00539](#) Kettle Creek North Filing No. 1 subdivision illustrating 74 single-family
detached lots.

(Quasi-Judicial)

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

- Attachments:** [Approved Final Plat](#)
[7.7.303 Final Plat Req - Subdivision Plats Review Criteria](#)

7. NEW BUSINESS CALENDAR

Village at Cottonwood Creek

7.A. [MAPN-22-000](#) A major amendment to the Powerwood 2 Master Plan for multi-family
[7](#) residential with a density of 7.5-12 dwelling units per acre located

southwest of the intersection of Tutt Boulevard and Sorpresa Lane.

(Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning & Community Development

Attachments: [CPC Staff Report](#)
[Project Statement](#)
[Master Plan Amendment](#)
[Aerial](#)
[Surrounding Uses](#)
[Financial Impact Analysis](#)
[7.5.408 Master Plan](#)

Reagan Ranch

- 7.B. [MAPN-22-001](#)
[0](#) A major amendment to the Reagan Ranch Master Plan adding 21.86-acres as Single-family Residential and Commercial/Office and changing the land use designation for 16.09-acres to Multi-family located south of State Highway 94 at Marksheffel Road.

(Legislative)

Presenter:

Chris Sullivan, Senior Planner, Planning and Community Development

Attachments: [CPC Staff Report](#)
[Project Statement](#)
[ReaganRanch_MPA](#)
[ZoneChange ReaganRanchMX-M](#)
[ConceptPlan_MX-M](#)
[ZoneChange ReaganRanchPDZ](#)
[ConceptPlan_PDZ](#)
[7.5.408 Master Plan](#)

- 7.C. [ZONE-22-002](#)
[3](#) A zone change for 4.54-acres from OC/CR/AO/APZ-1/RPZ (Office Commercial with Conditions of Record, Airport Overlay, Aeronautical Protection Zone-1, and Runway Protection Zone) to PBC/AO/APZ-1/RPZ (Planned Business Center (to be known as MX-M (Mixed-Use Medium Scale) with Airport Overlay, Aeronautical Projection Zone-1 and Runway Protection Zone) located at Marksheffel Road south of State Highway 94.

(Quasi-Judicial)

Presenter:

Chris Sullivan, Senior Planner, Planning and Community Development

Attachments: [Exhibit A Legal ReaganRanchMX-M](#)

[Exhibit B ZoneChange ReaganRanchMX-M](#)

[7.5.603 Findings - ZC](#)

- 7.D. [COPN-22-002](#) A major amendment to the Reagan Ranch Concept Plan adding 4.54-acres illustrating parcel outlines and land uses located at Marksheffel Road south of State Highway 94.
[7](#)

(Quasi-Judicial)

Presenter:

Chris Sullivan, Senior Planner, Planning and Community Development

Attachments: [ConceptPlan_MX-M](#)

[7.5.501.E Concept Plans](#)

- 7.E. [PUDZ-22-000](#) A zone change for 17.32-acres from OC/CR/AO/APZ-1/RPZ (Office Commercial with Conditions of Record, Airport Overlay, Aeronautical Protection Zone-1, and Runway Protection Zone) to PUD/AO (Planned Unit Development with Airport Overlay (to be known as PDZ/AP-O (Planned Development Zone with Airport Overlay) Single-family Residential, 3.5-11.99 dwelling units per acre; Multi-family, 12-24.99 dwelling units per acre; 45-foot maximum building height) located at Marksheffel Road south of State Highway 94.
[7](#)

Presenter:

Chris Sullivan, Senior Planner, Planning and Community Development

Attachments: [Exhibit A Legal ReaganRanchPDZ](#)

[Exhibit B ZoneChange ReaganRanchPDZ](#)

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

[7.5.603.B Findings - ZC](#)

- 7.F. [PUDC-22-000](#) A major amendment to the Reagan Ranch PUD Concept Plan to add 17.32-acres to the existing concept plan illustrating parcel outlines and land uses located at Marksheffel Road south of State Highway 94.
[6](#)

(Quasi-Judicial)

Presenter:
Chris Sullivan, Senior Planner, Planning and Community
Development

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

8. PRESENTATIONS/UPDATES

9. Adjourn