

City of Colorado Springs

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



Regular Meeting Agenda

Friday, November 17, 2023

9:00 AM

**Regional Development Center (Hearing Room)
2880 International Circle
Planning Commission**

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: 910 370 844# 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/CityPlanningCommission-2023>

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**2.A Approval of the Minutes**

2.A.A. [CPC-23-585](#) Minutes for the October 11, 2023, Planning Commission Meeting

Presenter:

Scott Hente, Chair of the City Planning Commission

Attachments: [CPC Minutes 10.11.23 draft](#)

2.B. Changes to Agenda/Postponements**3. Communications**

Peter Wysocki - Planning & Neighborhood Services Director

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.)

1713 Hercules Drive

4.A. [NVAR-23-0040](#) A Nonuse Variance to allow a front yard setback of 13-feet where 25-feet is required in the R1-9 (Single-Family Large) zone district, located at 1713 Hercules Drive.
(Quasi-judicial)

Presenter:

Molly O'Brien, Planner I, Planning & Neighborhood Services

Attachments: [CPC Staff Report - 1713 Hercules Dr](#)
[Project Statement - 1713 Hercules Dr](#)
[Site Plan and Elevations - 1713 Hercules Dr](#)
[Public Comment - 1713 Hercules Dr](#)
[PlanCOS Vision Map](#)
[7.5.526 NON-USE VARIANCE](#)
[7.2.203 R-1 9 SINGLE-FAMILY - LARGE](#)

305 Old West Broadmoor Road

- 4.B. [NVAR-23-0052](#) A Nonuse Variance to allow a reduced front yard setback of 10.2 feet where 20 feet is required for a garage in the R-E (Single-Family Estate) zone district, located at 305 W Old Broadmoor Rd (Quasi-judicial).

Presenter:

Molly O'Brien, Planner I, Planning + Neighborhood Services

Attachments: [Staff Report - NVAR-23-0052](#)
[Project Statement - 305 W Old Broadmoor Rd](#)
[Site Plan and Elevations - 305 W Old Broadmoor Rd](#)
[Public Comment - 305 W Old Broadmoor Rd](#)
[PlanCOS Vision Map](#)
[7.2.202 R-E SINGLE-FAMILY - ESTATE](#)
[7.5.526 NON-USE VARIANCE](#)

Guidepost Montessori School

- 4.C. [CUDP-22-0017](#) A Conditional Use to allow a children's daycare facility in the Office Residential (OR) zone district consisting of approximately 1.4 acres located at 6575 Oakwood Boulevard. (Quasi-judicial)

Presenter:

Allison Stocker AICP, Planner II, Planning + Neighborhood Services

Attachments: [Montessori School CU Staff Report Final ADS](#)
[Project Statement Guidepost Montessori ADS](#)
[Public Comments Guidepost Montessori ADS](#)
[Vicinity Map Guidepost Montessori ADS](#)
[CUDP Guidepost Montessori 20231101 ADS](#)
[PlanCOS Vision Map](#)
[7.5.704 Conditional Use Review](#)
[7.5.502.E Development Plan Review](#)

Point of the Pines Gardens

- 4.D. [ZONE-23-0023](#) A zone change consisting of 9.62 acres located at the northwest corner of Elkton Drive and Rusina Road from MX-N/HS-O-/WUI-O (Mixed-Use Neighborhood Scale with Hillside and Wildland Urban Interface Overlays) to MX-M/HS-O/WUI-O (Mixed-Use Medium Scale with Hillside and Wildland Urban Interface Overlay). (Quasi-Judicial)

Presenter:

Tamara Baxter, Senior Planner, Planning + Neighborhood Services

Attachments: [Staff Rpt Point of Pines Villas](#)
[Project Statement Land Use Statement](#)
[Project Statement Zone Change](#)
[CONTEXT MAP](#)
[Zone Change Exhibit](#)
[Public Comment](#)
[Public Comment Response](#)
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

5. Items Called Off Consent Calendar

6. Unfinished Business

7. New Business

Banning Lewis Ranch Village B2

- 7.A. [MAPN-23-0001](#) A major amendment to the Banning Lewis Ranch Village B2 Master Plan changing the existing land use classifications of R, RL, RM, RH, R, NR, ES to the following land use classifications PRO, RES-M and COM consisting of 511.20 acres located

north of Tamlin Road and east of Dublin Boulevard and Banning Lewis Parkway.
(Quasi-judicial)

Presenter:
Tamara Baxter, Senior Planner, Planning + Neighborhood Services

- Attachments:** [Staff Rpt BLR Village B2](#)
[Project Statement](#)
[Master Plan Major Amendment](#)
[Public Comment Response](#)
[Public Comments](#)
[District 49 Letter](#)
[CONTEXT MAP](#)
[7.5.408 Master Plan](#)

7.B. [ZONE-23-0008](#) A zone change consisting of 9.2 acres located at the northeast corner of Dublin Boulevard and Banning Lewis Parkway from PDZ/R5/AP-O/SS-O (Planned Development Zone District and Multi-Family Residential with Airport and Streamside Overlays) to MX-M/AP-O/SS-O (Mixed-Use Medium Scale with Airport and Streamside Overlays).
(Quasi-Judicial)

Presenter:
Tamara Baxter, Senior Planner, Planning + Neighborhood Services

- Attachments:** [Rezone Commercial](#)
[7.5.603.B Findings - ZC](#)

7.C. [COPN-23-0010](#) Establishment of the Banning Lewis Ranch Village B2 Concept Plan for proposed commercial consisting of 9.2 acres located at the northeast corner of Dublin Boulevard and Banning Lewis Parkway.
(Quasi-judicial)

Presenter:
Tamara Baxter, Senior Planner, Planning + Neighborhood Services

- Attachments:** [Concept Plan and PDZ Concept Plan](#)
[7.5.501.E Concept Plans](#)

7.D. [PUDZ-23-0002](#) A zone change consisting of 502 acres located at the northeast corner of Dublin Boulevard and Banning Lewis Parkway from

PDZ/R-5-cr/R-1 6/MX-M-cr/AP-O/SS-O (Planned Development Zone District, Multi-Family High Residential with Conditions of Record, Single Family-Medium Residential, Mixed-Use Medium Scale with Conditions of Record, and Airport and Streamside Overlays) to PDZ/AP-O/SS-O (Planned Development Zone District with Airport and Streamside Overlays: single-family and/or two-family residential; density of 3.5-7.99 du/ac; and a maximum building height of 35 feet). (Quasi-Judicial)

Presenter:
 Tamara Baxter, Senior Planner, Planning + Neighborhood Services

- Attachments:** [PDZ Rezone](#)
 [7.5.603.B Findings - ZC](#)
 [7.3.603 Establishment & Development of a PUD Zone](#)

7.E. [PUDC-23-0002](#) Establishment of the Banning Lewis Ranch Village B2 PDZ Concept Plan consisting of 502 acres to allow for single-family and/or two-family residential with medium residential density (3.5-7.99 du/ac and a maximum building height of 35 feet) consisting of 502 acres located north of Tamlin Road and East of Dublin Boulevard and Banning Lewis Parkway extension. (Quasi-judicial)

Presenter:
 Tamara Baxter, Senior Planner, Planning + Neighborhood Services

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

7.F. [SUBD-23-0052](#) A Vacation of Public Right-of-Way of Vista Del Oro Boulevard and portions of public right-of-way of Dublin Boulevard and Banning Lewis Parkway consisting of 35.856 acres located north of Tamlin Road and east of Dublin Boulevard and Banning Lewis Parkway. (Legislative)

Presenter:
 Tamara Baxter, Senior Planner, Planning + Neighborhood Services

Attachments: [Vacation Plat](#)
[7.7.402.C Vacation Procedures](#)

Autowash 5795 Tutt Center Point

- 7.G. [CUDP-23-0017A](#) A Conditional Use to allow a carwash in the MX-M (Mixed-Use Medium Scale) zone district consisting of 1.08 acres located at 5975 Tutt Center Point.
(Quasi-Judicial)

Presenter:
Austin Cooper Planner II, Planning + Neighborhood Services

Attachments: [CPC Staff Report Autowash 5975 Tutt Center Pt](#)
[Project Statement](#)
[Context Map](#)
[Public Comment Response](#)
[Public Comments](#)
[7.5.601 CONDITIONAL USE](#)

Autowash 1245 Space Center Drive

- 7.H. [CUDP-23-0016](#) A Conditional Use to allow a carwash in the MX-M (Mixed-Use Medium Scale) zone district consisting of .86 acres located at 1245 Space Center Drive. (Quasi-Judicial)

Presenter: William Gray, Senior Planner, Planning + Neighborhood Services

Attachments: [CPC Staff Report Space Center Drive Autowash_11072023](#)
[Context Map](#)
[County Zone Map](#)
[Vicinity Map](#)
[Final Plat](#)
[Land Use Statement](#)
[Development Plan](#)
[Concept Plan](#)
[Ordinance No 87-175](#)
[7.5.601 CONDITIONAL USE](#)

Humble Paws

- 7.I. [UVAR-23-0005](#) A Use Variance to allow an Animal Care Facility use within the MX-L/cr (Mixed-Use Large with prior conditions of record) zone district consisting of 7,500 square feet located at 925 W.

Cucharras St.

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning +
Neighborhood Services

Attachments:

[Humble Paws CPC Staff Report RBT](#)

[Humble Paws Aerial Photo 1](#)

[Humble Paws Aerial Photo 2](#)

[Humble Paws Lower Floor of building site plan](#)

[Humble Paws Main Floor of building site plan](#)

[Humble Paws Project Statement and Justification](#)

[Humble Paws Legal Description](#)

[All Stakeholder Communications as of 102423](#)

[Consolidated PACFA Documents](#)

[7.5.527 USE VARIANCE](#)

8. Updates/Presentations

9. Adjourn