



City of Colorado Springs

Due to COVID-19 Health Concerns, this meeting will be held remotely.

Meeting Minutes - Draft Planning Commission

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**Phone: +1 720-617-3426
Conference ID: 935 469 214#**

Thursday, April 30, 2020

8:30 AM

Council Chambers

Prospect Park Master Plan Amendment

- 6.K. [CPC MP 81-16-A2MJ20](#) A Resolution for a major amendment to the Prospect Park Master Plan to change 20.63 acres from commercial to commercial and residential, located southeast of the intersection of East Fountain Boulevard and South Union Boulevard.

(Legislative)

Related Files: CPC MP 81-16-A2MJ20, CPC CP 20-00041

Presenter:

Rachel Teixeira, Planner II, Planning and Community Development
Peter Wysocki, Director, Planning and Community Development

Staff presentation:

Rachel Teixeira, City Planning, presented a PowerPoint with the scope and intent of this project.

- Existing Property
 - Zoned PBC/SS
 - Currently a vacant property except for the empty restaurant building at 2125 E. Fountain Boulevard
- Two application(s):
 - Prospect Park Master Plan amendment
 - To change from Commercial to Commercial and Residential
 - Fountain and Union Concept Plan

To allow commercial and multi-family residential uses (12-24.99 du/ac)

Applicant Presentation:

02:24

Andrea Barlow, N.E.S., presented a PowerPoint with the scope and intent of this project.

Master Plan Amendments

- Zone 2 changed from Commercial to Commercial & Multi-family.
- Added density range of (12 - 24.99)
- Added note: Multi-family is allowed as a conditional use under PBC.
- Added note: Streamside Criteria to be addressed at time of Development Plan
- Added note: Park Land Dedication Obligation to be determined at time of Development Plan.

Proposed Concept Plan

- Retains an area for future commercial along Union Blvd.
- Provides opportunity for additional housing options, including attainable or affordable housing.
- Provides for an infill opportunity on a vacant underutilized property.

Questions:

None

Supporters:

None

Opponents:

None

Questions of Staff:

None

Rebuttal:

None

DISCUSSION AND DECISION OF PLANNING COMMISSION:

None

Motion by Vice Chair Hente, seconded by Commissioner McDonald, to approve the Prospect Park Master Plan amendment from Commercial to Commercial and Residential, 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 7:0:2:0

Aye: 7 - Vice Chair Hente, Commissioner McMurray, Chair Graham, Commissioner McDonald, Commissioner Eubanks, Commissioner Almy and Commissioner Wilson

Absent: 2 - Commissioner Raughton and Commissioner Rickett

- 6.L.** [CPC CP 20-00041](#) The Fountain and Union Concept plan for commercial and residential development in the PBC/cr/SS zone (Planned Business Center with Conditions of Record and Streamside Overlay, located southeast of the intersection of East Fountain Boulevard and South Union Boulevard.

(Quasi-Judicial)

Related Files: CPC MP 81-16-A2MJ20, CPC CP 20-00041

Presenter:

Rachel Teixeira, Planner II, Planning and Community Development
Peter Wysocki, Director, Planning and Community Development

Motion by Vice Chair Hente, seconded by Commissioner McDonald, to recommend approval the concept plan for the Fountain and Union 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). The motion passed by a vote of 7:0:2:0

Aye: 7 - Vice Chair Hente, Commissioner McMurray, Chair Graham, Commissioner McDonald, Commissioner Eubanks, Commissioner Almy and Commissioner Wilson

Absent: 2 - Commissioner Raughton and Commissioner Rickett