

**CITY OF COLORADO SPRINGS PLANNING COMMISSION
RECORD-OF-DECISION**

UNFINISHED BUSINESS CALENDAR

DATE: December 19, 2013

ITEM: 5

STAFF: Peter Wysocki

FILE NO.: CPC MP 04-00280-A1MJ13

PROJECT: Design Guidelines for the North Nevada Avenue Urban Renewal Area

Commissioner Markewich now excused

Decision made earlier in the meeting moved Item 5 to the end of the agenda.

STAFF PRESENTATION

Mr. Peter Wysocki, City Planning and Development Director, briefly reviewed the previous meeting comments and findings. The Urban Renewal Authority (URA) had no issues with the amended language and submitted the revised master plan for recommendation of approval to the City Council. Mr. Wysocki is the City's executive branch's overseer of the URA, and Mr. Rees has allowed him to represent the interests of the URA.

Commissioner Shonkwiler disclosed he serves on the CSURA as he disclosed during the previous hearing.

Ms. Britt Haley, Corporate Division Attorney, addressed enforcement of design standards. The URA is not given power under State Statute to do that. City Planning does have authority to enforce City Code. There is no authority within City Code for the City Planning Dept. to enforce beyond the City Code requirements.

CITIZENS IN FAVOR/OPPOSITION

None

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DECISION OF THE PLANNING COMMISSION

Commissioner Henninger supported the application.

Commissioner Ham felt this is another layer of checks and balances. He supported the application to help keep the city looking nice.

Commissioner Gonzalez's concerns, many of which were outlined in Steve Tuck's letter, are now adequately addressed in the revised guidelines.

Moved by Commissioner Ham, seconded by Commissioner Henninger, to approve **Item 5-File No. CPC MP 04-00280-A1MJ13**, the Master Plan Amendment to the North Nevada Area Urban Renewal Master Plan by including the North Nevada Avenue Corridor Urban Redevelopment Area Design Guidelines. Motion carried 7-0 (Commissioners Markewich and Phillips excused).

December 19, 2013

Date of Decision



Edward Gonzalez, Planning Commission Chair